

# Silver Lane Advisory Committee

## May Meeting

### Silver Lane Corridor Study



# Agenda

- Transportation Study Update
- Corridor Goals and Objectives
- Public Workshop
- Next Steps

## Anticipated Outcomes:

- Committee consensus on draft goals, objectives and actions
- Establish program for June 7<sup>th</sup> public workshop

# Transportation Study Update

- Need to confirm future assumptions for Rentschler Field for “No-Build” forecast
- Will use agreed-upon development scenarios for “Build” forecast

## Establish Assumptions

- Working with UTC / Pratt

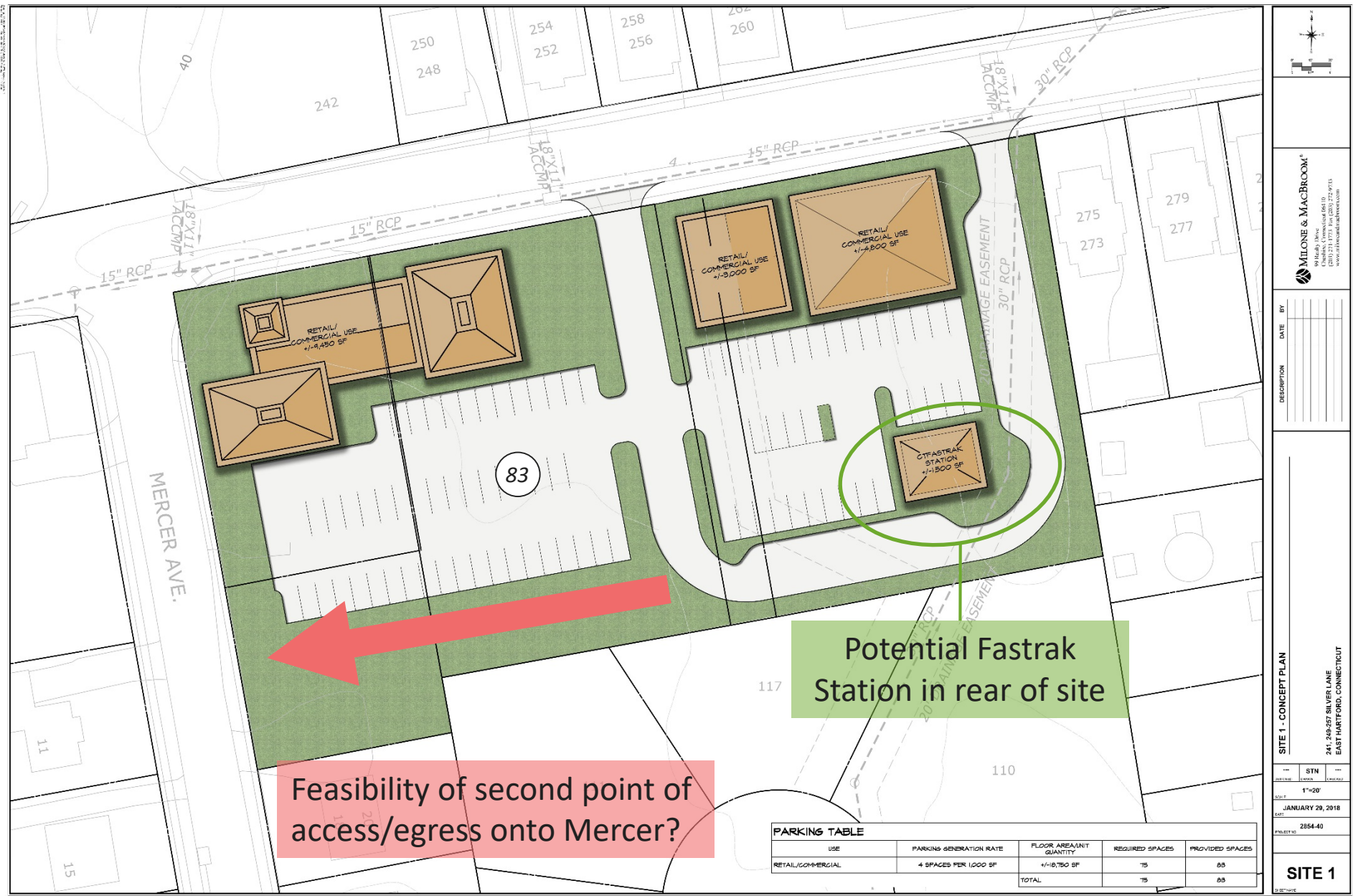
## Develop Socioeconomic Inputs

- ITE Trip Generation

## Run TDM to Develop Traffic Forecast

- Outputs: Hourly traffic volumes

# Site 1: Silver Lane at Mercer Ave





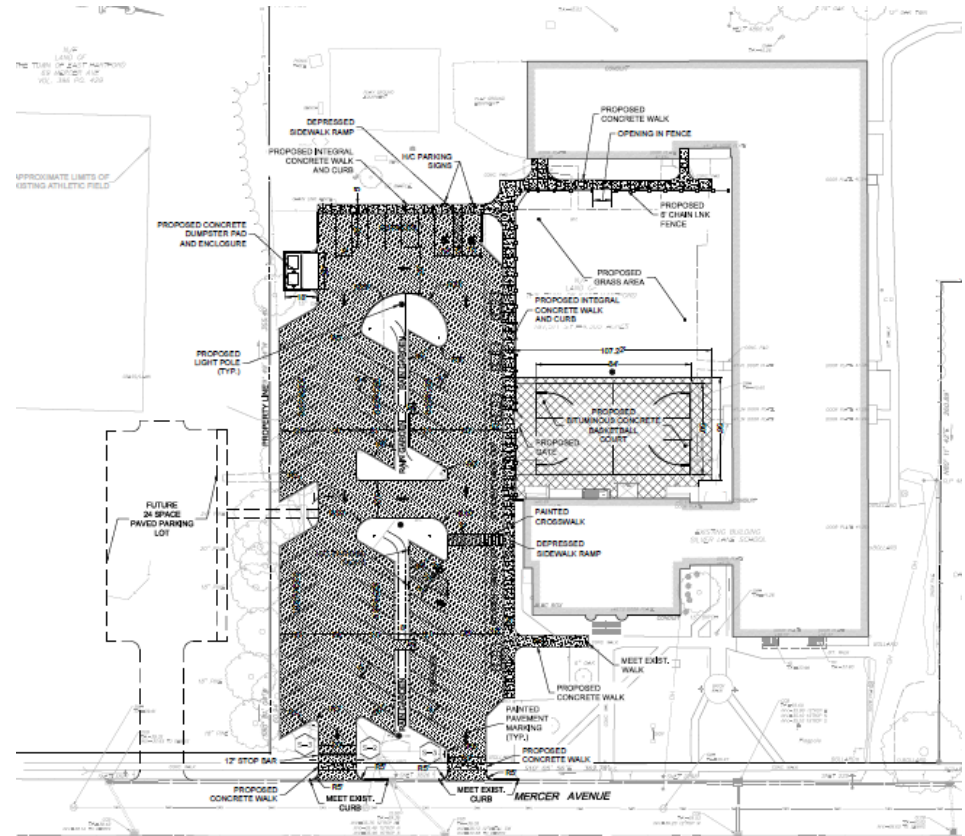
# Site 1: Silver Lane at Mercer Ave

- Anticipate pushback on access to Mercer
- Existing Conditions:
  - PM pick-up worse than AM
  - Peak period 3:20 – 3:40 (school ends 3:30)
  - Waiting vehicles queue on street, fouling operations on Mercer



# Site 1: Silver Lane at Mercer Ave

- Plans to improve parking underway
- Path forwards:
  - “Encourage” parents to use new parking capacity to minimize on-street waiting
  - Enhance bike/ped access to school to encourage mode shift
  - Potentially limit bus timetables



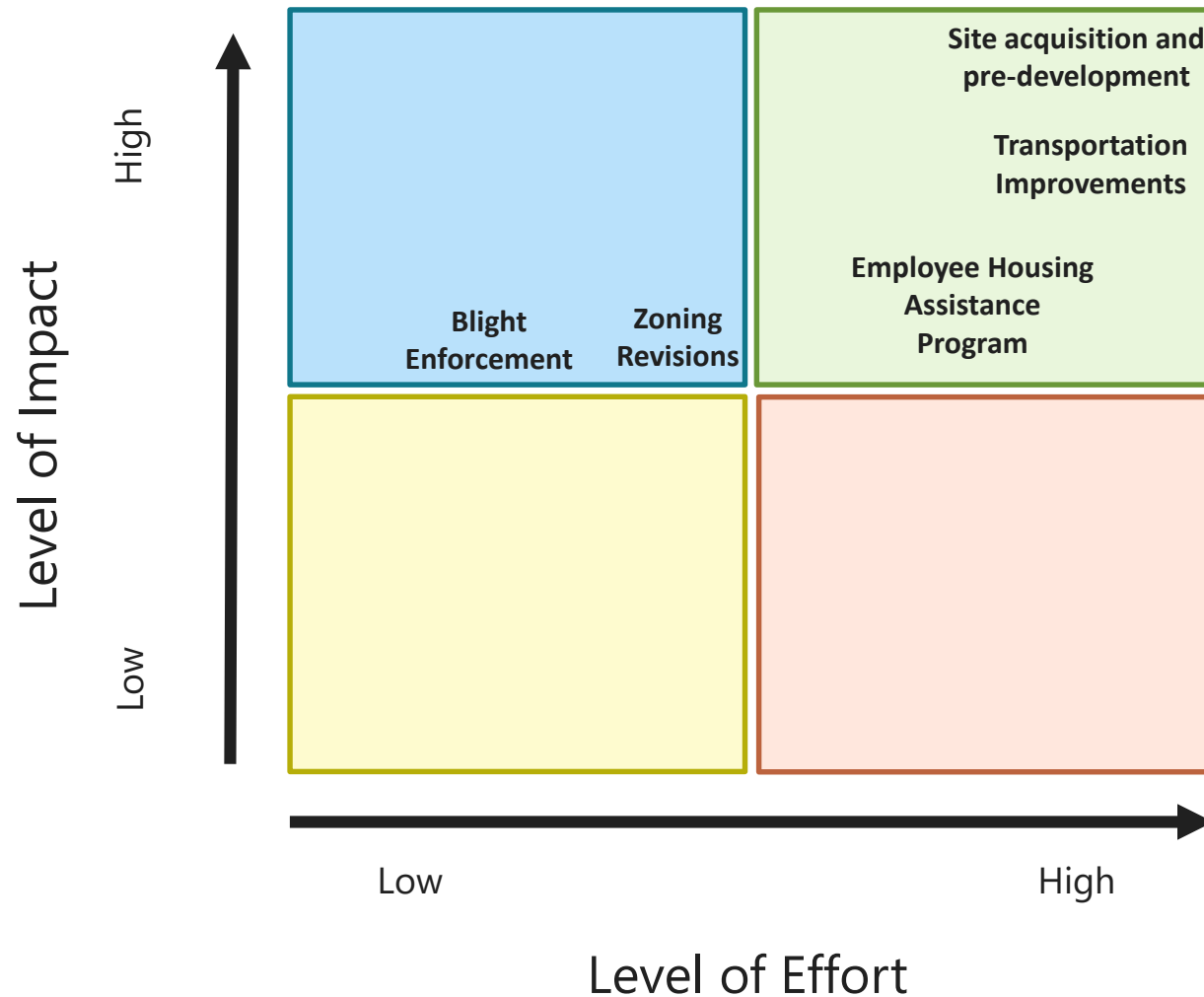
# Committee's Prioritized Goals

- Improve transportation system and infrastructure
- Enhance visual appeal of the Corridor
- Increase residential development
- Reposition obsolete land uses
- Increase commercial or mixed-use development
- Improve livability and quality of life

**Based on exercise from last meeting**

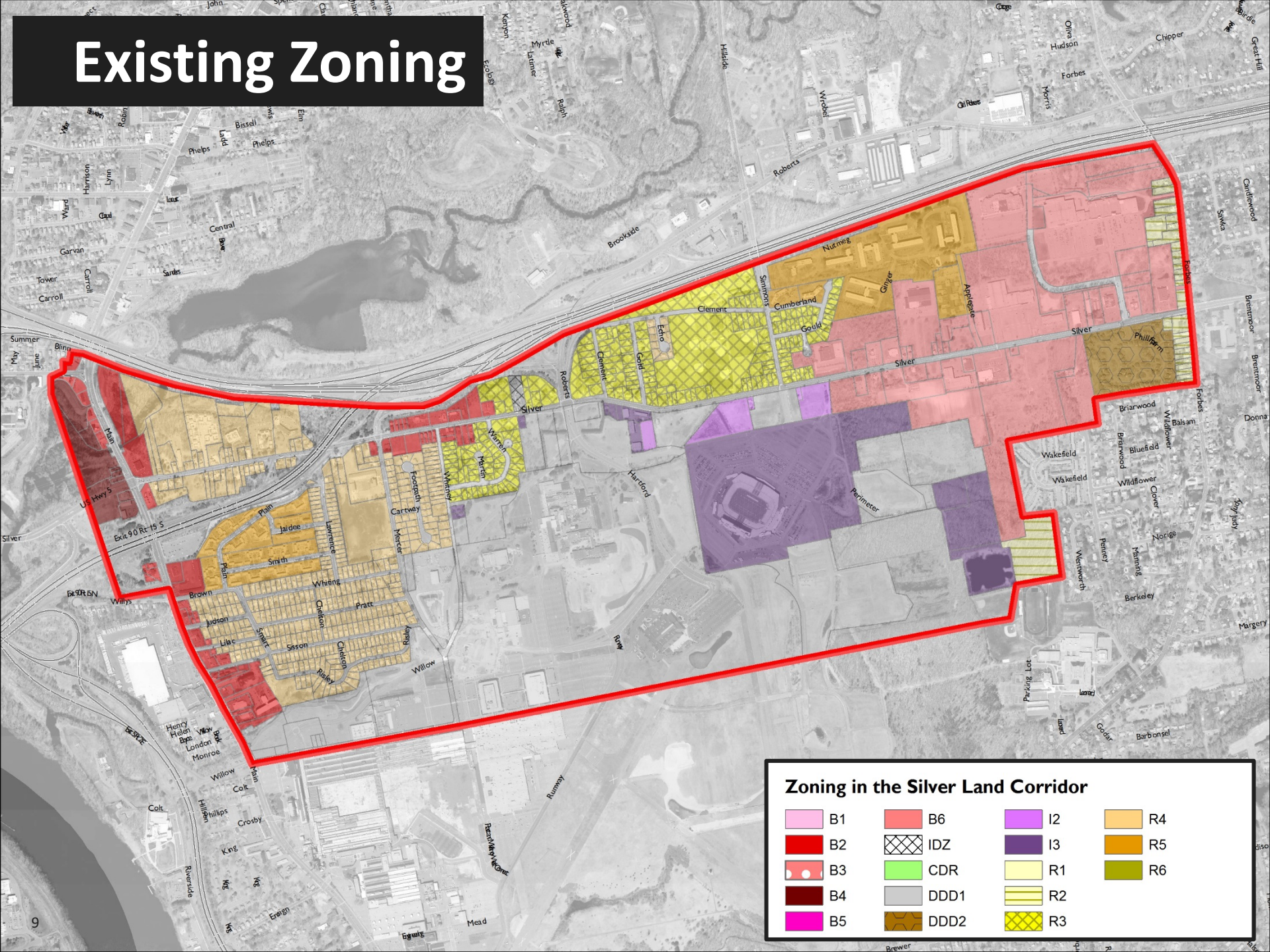
**Any additions?**

# Prioritization of Objectives





# Existing Zoning



**Zoning in the Silver Land Corridor**

B1	B6	I2	R4
B2	IDZ	I3	R5
B3	CDR	R1	R6
B4	DDD1	R2	
B5	DDD2	R3	



# Conceptual Zoning

## Residential Design District

Redevelopment and infill development focus with emphasis on design

## Silver Lane Design District

Design focus, variety of commercial and residential uses enabled to encourage redevelopment and infill

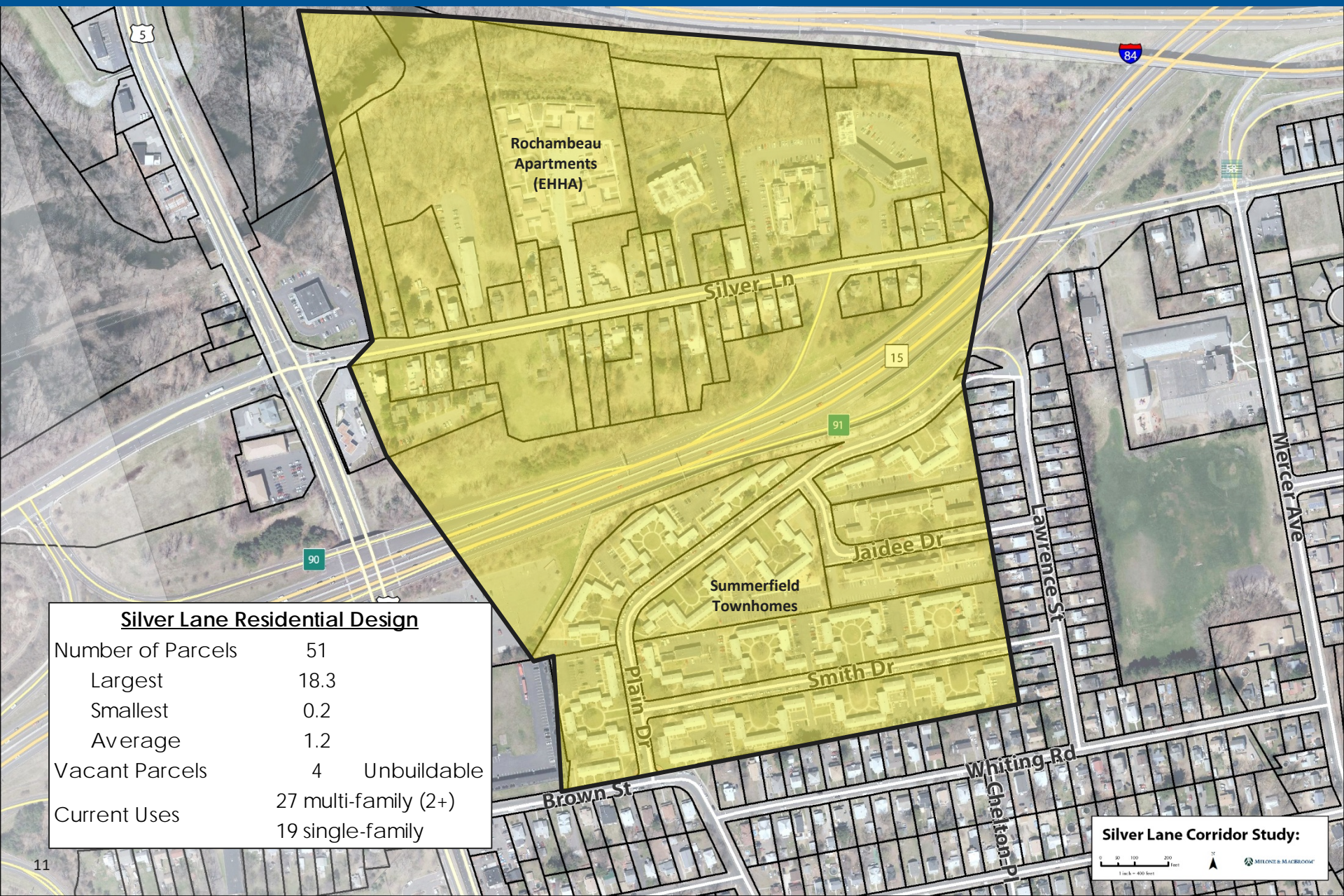
## Silver Lane Business

Redevelopment and infill retail/ commercial development focus with emphasis on access management and design

	<b>SL-RDD</b>		<b>B5</b>		<b>I3</b>
	<b>DD-SL</b>		<b>B6</b>		<b>R1</b>
	<b>B-SL</b>		<b>IDZ</b>		<b>R2</b>
	<b>B1</b>		<b>CDR</b>		<b>R3</b>
	<b>B2</b>		<b>DDD1</b>		<b>R4</b>
	<b>B3</b>		<b>DDD2</b>		<b>R5</b>
	<b>B4</b>		<b>I2</b>		<b>R6</b>



# Residential Design District



## Silver Lane Residential Design

Number of Parcels	51
Largest	18.3
Smallest	0.2
Average	1.2
Vacant Parcels	4      Unbuildable
Current Uses	27 multi-family (2+) 19 single-family

**Silver Lane Corridor Study:**

0 50 100 200 Feet  
1 inch = 400 feet



MITCHELL & MACDONALD



# Residential Redevelopment/ Infill Area

## “Silver Lane Residential Design District”

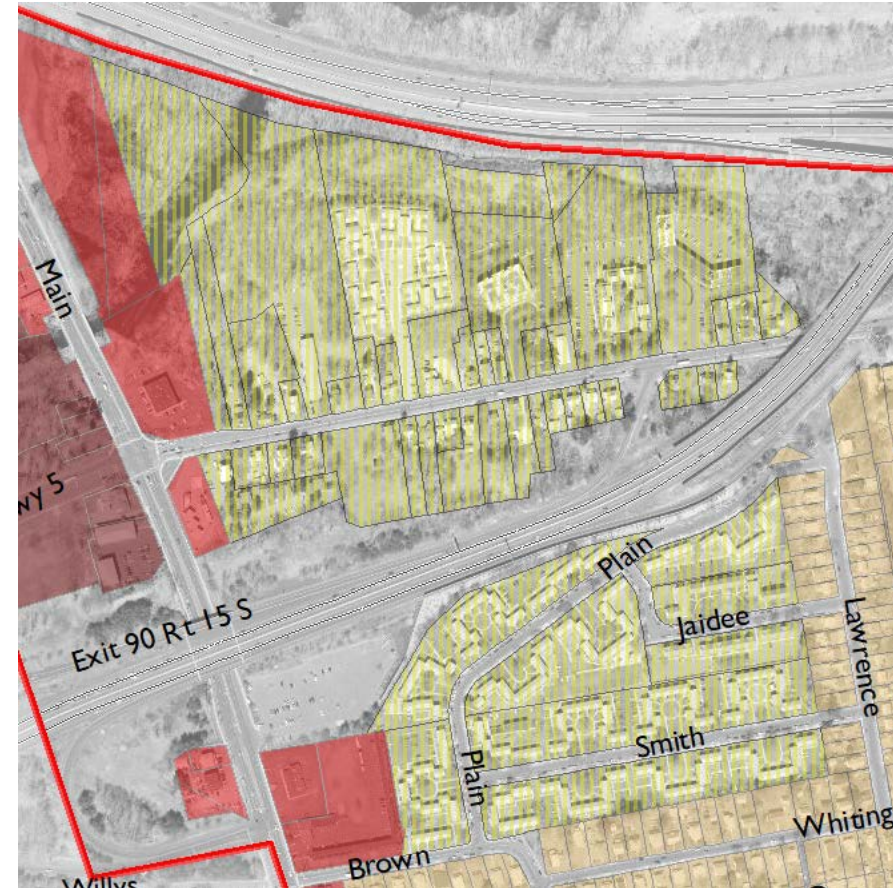
- Intent: redevelopment and infill focus that encourages high quality design
- **Enable mix of housing types** that currently exist: Single-family, 2-3 family, multi-family
- **Emphasize design standards**
  - Parking out of view of street
  - Street landscaping and green space requirements
  - Encourage architectural standards to quality/ durability of materials
- **Intensity**
  - Max density for multi-family 17 units/ acre (currently allowed in R-5) on minimum of 1 acre or more to encourage property assembly
  - Similar density and bulk requirements as current for single-, two- and three- family
- **Increase pedestrian friendly/ transit oriented design**, consider parking reductions for:
  - Car and/or bike share spaces
  - Affordable units



# Residential Redevelopment/ Infill Area

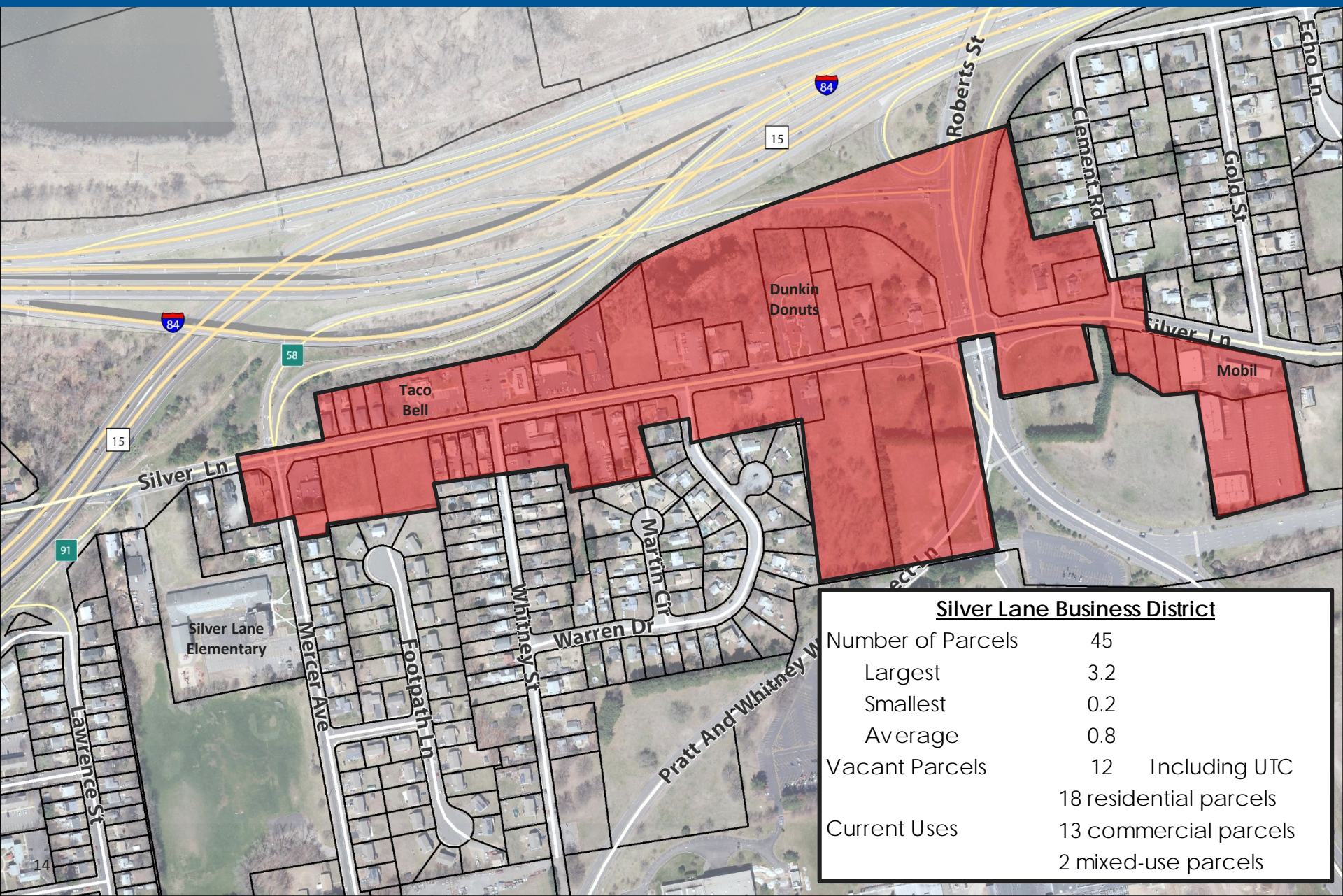
## Additional strategies to promote mixed-income housing in this area

- Target housing rehabilitation funds to the area, as applicable
- Blight enforcement
- Consider tax abatements for redevelopment of existing multi-family properties
- Public-private partnerships for public housing redevelopment in this area





# Silver Lane Business District



**Silver Lane Business District**

Number of Parcels	45	
Largest	3.2	
Smallest	0.2	
Average	0.8	
Vacant Parcels	12	Including UTC
	18	residential parcels
Current Uses	13	commercial parcels
	2	mixed-use parcels

# Neighborhood Commercial

## “Silver Lane Business District”

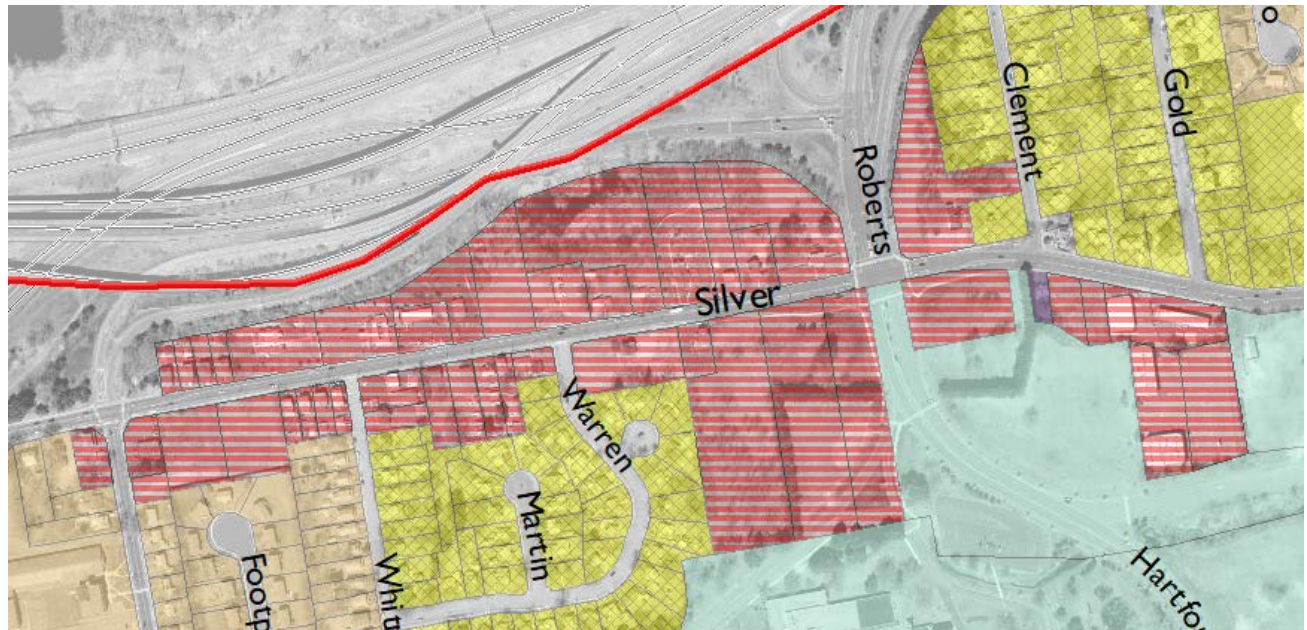
- Intent: Capitalize on existing and potential retail opportunities through redevelopment and infill in a livable, walkable corridor
  - Commercial/ retail development focus – consider no longer allowing single-family
- **Strong access management regulations**
  - Require connections and easements across properties
  - Require adjacent parking lots to share street access to reduce curb cuts
  - Consider offering financial assistance to facilitate redesign of curb cuts
- **Encourage parcel consolidation** (integrated site development of contiguous properties) through incentives
  - Bonus building/ impervious coverage
  - Reduction in parking
- **Pedestrian friendly design**
  - Building orientation, massing and height (reduce current B-2 height)
  - Site design and landscaping
  - Consider parking maximums
  - Pedestrian connections from buildings to sidewalk network



# Neighborhood Commercial

## Additional Strategies to Promote Development

- Consider establishing revolving loan fund to facilitate property assembly and/or site improvements, especially to facilitate curb cut closures
- Advocate for CTfastrak station in this area
- Pedestrian connections to Greenway
- Blight enforcement

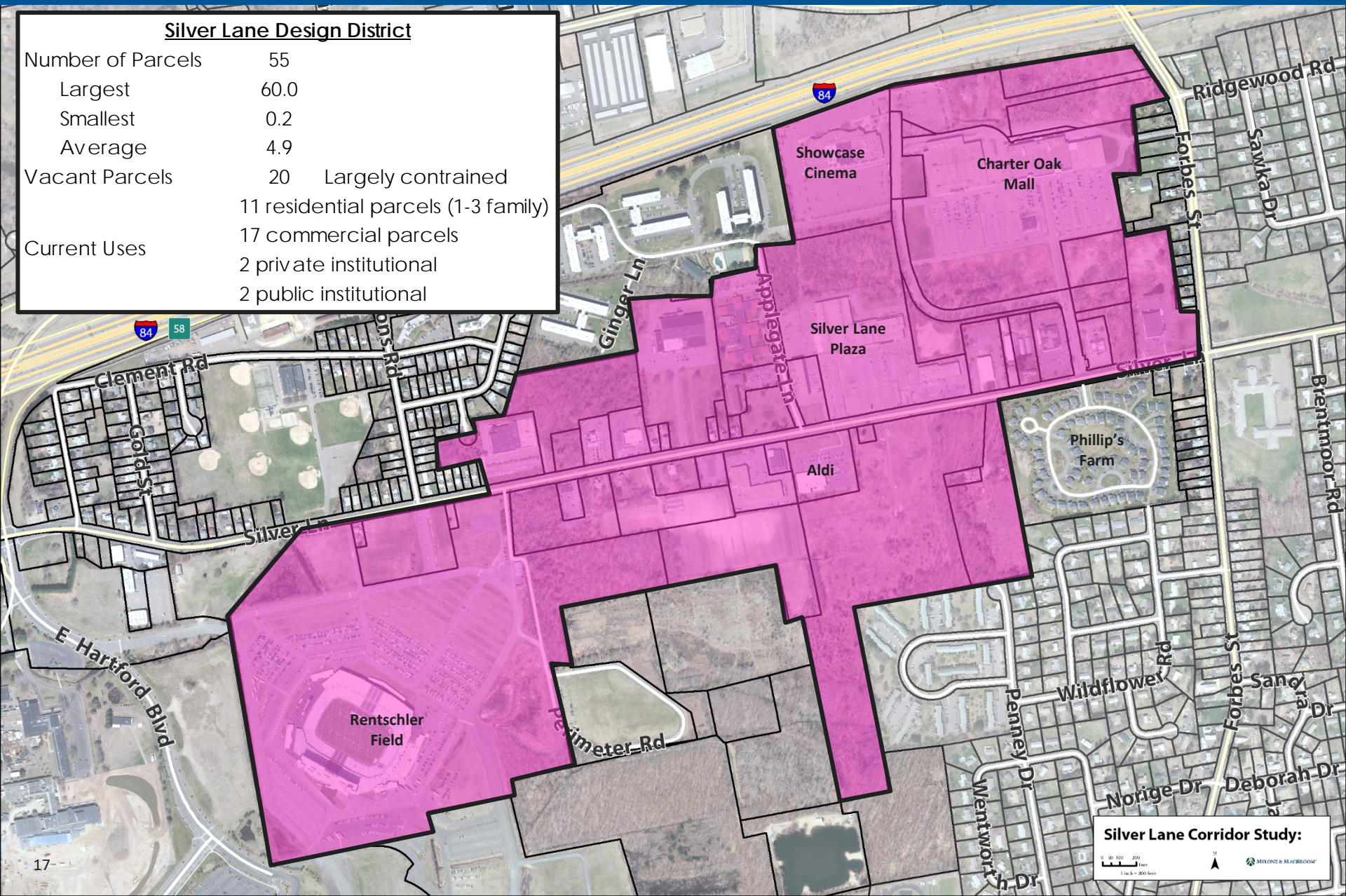




# Silver Lane Design District

## Silver Lane Design District

Number of Parcels	55	
Largest	60.0	
Smallest	0.2	
Average	4.9	
Vacant Parcels	20	Largely contained
		11 residential parcels (1-3 family)
Current Uses		17 commercial parcels
		2 private institutional
		2 public institutional



Silver Lane Corridor Study:

0 50 100 200  
feet  
Scale = 1:500 feet



MILONE & MACBROOM

# Mixed-Use Core

## “Silver Lane Design District”

- Intent: Create a node of activity in corridor through mixed-use, pedestrian-centered development and design
- **Enable wide variety of uses** - light manufacturing, commercial, retail, multi-family residential, age-restricted planned developments, mixed-uses, public parks
- **Be flexible on density** provided impervious, height, bulk requirements and demonstration of sufficient parking
- **Enable shared parking** for mixed-uses, and parking reductions for car- and bike-share spaces
- **Consider incentivizing sustainable design/ construction** to help create niche “green” product
- **Streamline approval process**
  - Require pre-application meeting
  - Third-party technical review
  - Site plan approval
- **Enable integrated site design and planning**
  - Parking
  - Stormwater management
  - Access/egress



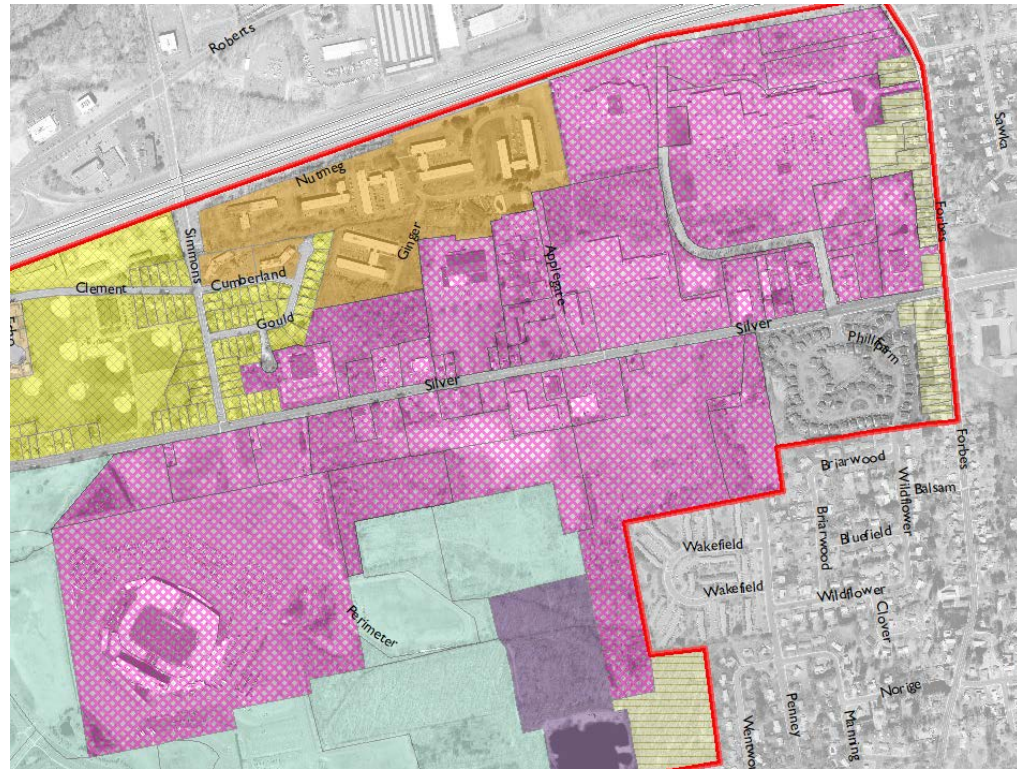
# Mixed-Use Core

- **Strong design standards with flexibility**
  - Emphasize **pedestrian orientation**
    - Reduce front yards along Silver Lane to bring buildings closer to street
    - Fenestration (windows) and main entries facing the street
    - Require or incentivize provision of public spaces (benches, plazas, etc.)
    - Encourage connections to Greenway
    - Provision of sidewalks *within* sites that connect to the sidewalk network on Silver Lane
  - **Building orientation, massing and height**
    - Consider differentiating between Silver Lane frontage and rear parcels to enable higher buildings in the rear and enable street wall creation on internal driveways
  - **Low impact design**
    - Encourage new technologies and techniques for water quality improvement and “green” niche product
  - **High quality landscaping and architecture**
    - Flexible in architectural style - quality building materials
    - Native landscaping materials
- Consider requiring site design standards to be met, as feasible, with any substantial addition to existing buildings/ sites

# Mixed-Use Core

## Additional strategies:

- Town assistance in catalytic redevelopment site(s)
  - Property acquisition
  - Environmental clean up
  - Determine financing gaps for desired projects
  - Pre-development site work
  - Developer solicitation
  - Tax abatements
- Partner with local institutions (UTC/ Pratt, Goodwin) on employer-assisted housing program for new residential development
- Town façade program to rehabilitate existing structures





# Catalyst Site(s)

	Development Area	Size (acres)	Number of Properties	Number of Owners	Residential Yield	Commercial Yield	
1.	Silver Lane at Mercer Avenue	2.3	4	2	-	17,250 SF	
2.	Silver Lane at Warren Drive	1.4	2	2	-	13,750 SF	1 vote
3.	Roberts Street Gateway (west side)	9.1	9	8	-	39,050 SF	2 votes
4.	835-835A Silver Lane (next to Aldi)	28.4	2	2	-	22,250 SF	
5.	936 Silver Lane (Showcase Cinema)	16.8	3	1	261 units	-	9 votes
6.	695-711 Silver Lane (Futtner Farm)	17.7	4	3	86 units	20,550 SF	1 vote

- Cinemas site clear short-term focus
- However, all opportunity sites that were explored during this process may be considered as catalyst sites to give Town longer-term flexibility in implementation, as conditions change

# Other Strategies

- Improve Town's capacity and ability to move projects forward
  - Noted by Committee – what are the needs here?
  - Strengthen relations with UTC/ Pratt
- Support existing residential neighborhoods – engage residents
  - Integration of this Plan with Working Cities Challenge?
  - Special outreach for residents around catalyst site(s) to ensure plans are clearly understood prior to soliciting private developer
- Target prospective developers – marketing
  - Work with planners in Bloomfield, Hartford, Manchester and South Windsor, and the CRDA to identify pool of potential developers
  - Host informational sessions/ tours for prospective developers
  - Involve large local employers in marketing and outreach efforts
  - Market redevelopment opportunities



# Other Strategies

- Public realm improvements and place-making
  - Complete Greenway through corridor
  - Work with CRDA and DOT on park/ overflow stadium parking concept in front of Rentschler Field
  - Streetscape improvements
    - Sidewalks
    - Lighting
    - Landscaping
    - Public spaces
- Establish regular corridor business visitation program – in-person, on-site meetings to build relationships with Silver Lane Business community and address ongoing challenges and opportunities
- Explore need for “next step” space for businesses coming out of CCAT incubator and potential for location within the Corridor

# Discussion

Please comment on your cards:

- What are we missing for strategies?
- Any that you don't agree with?
- Suggested changes?



# Public Workshop

June 7<sup>th</sup>, 7pm at Silver Lane Elementary

- Vision and objectives – ranking exercise to gauge community prioritization of objectives
- Explain strategies and solicit feedback in breakout groups
- Report out and next steps on draft plan