

Low Impact Development Guidelines Avon, Connecticut

November 9, 2010



The Cecil Group
Planning and Design

Agenda

Project Background

Village Center Planning

Existing Conditions/Context

Significance of Ensign/Bickford Realty in Village Center

Guiding Principles

Building the Village Center Concept

Implementation Strategies: Master Plans, Standards and Guidelines

Patterns of Development



Village Center Planning

- Some Towns grew around their Main Street and integral commons or open spaces – but this is neither the historic or practical option for Avon.
 - Main Street/Albany Turnpike/Route 44 is too wide and too busy to be the central focus for mixed-use, pedestrian scaled development or even for practical front doors for most uses.
 - However, it is a signature, historic environment that grants the Town part of its value and identity.

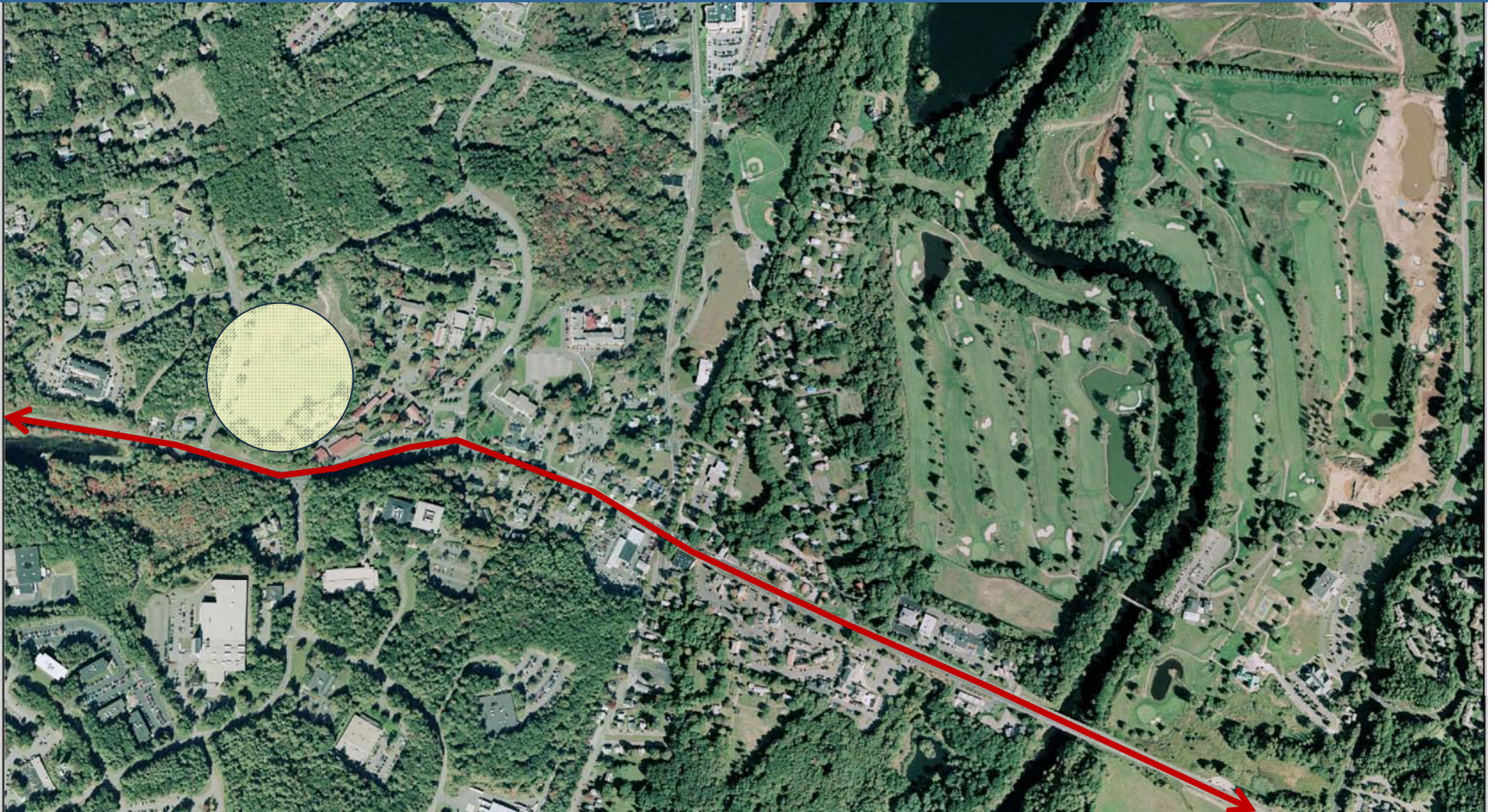
Main Street versus Main Arterial



Village Center Planning

- Master Planning and the Ensign/Bickford Opportunities
 - The amount of land is substantial, and it is not reasonable to fully or accurately predict the specific uses or timing of future investments.
 - Creating a coherent composition can be accomplished if there are underlying principles to guide increments of future development.

New Mixed Use District



A Center of Several Places



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A Network of Streets...and New Main Street



A Network of Open Spaces



A Network of Paths and Bikeways



Master Plan Regulations

- Principles for Master Planned Development
 - Clarity about land use mix, locations of districts or sub-areas, overall density and component density requirements
 - Clarity about phasing of development in terms of scale, proportions of open space, infrastructure and amenities
 - Clarity about “minor change” procedures to promote flexibility, and “major change” provisions for substantial change

Master Plan Regulations

- Principles for Design Standards and Guidelines
 - Clarity about applicability: must not be used as a use, density or other basic entitlement tool
 - Standards: compliance can be objectively determined, but promote flexibility in the manner they are achieved
 - Guidelines: compliance is subject to mutual agreement but are not objectively measurable; the process becomes essential

Zoning Regulations

➤ Other Potential Regulations and Processes

- Payment-in-lieu of Parking program
- Incentives for Structured Parking
- Incremental Changes
 - Adopt specific LID regulations in only certain select zoning districts, evaluate their effectiveness over time, and apply to additional zoning districts if appropriate
- Village Center regulations

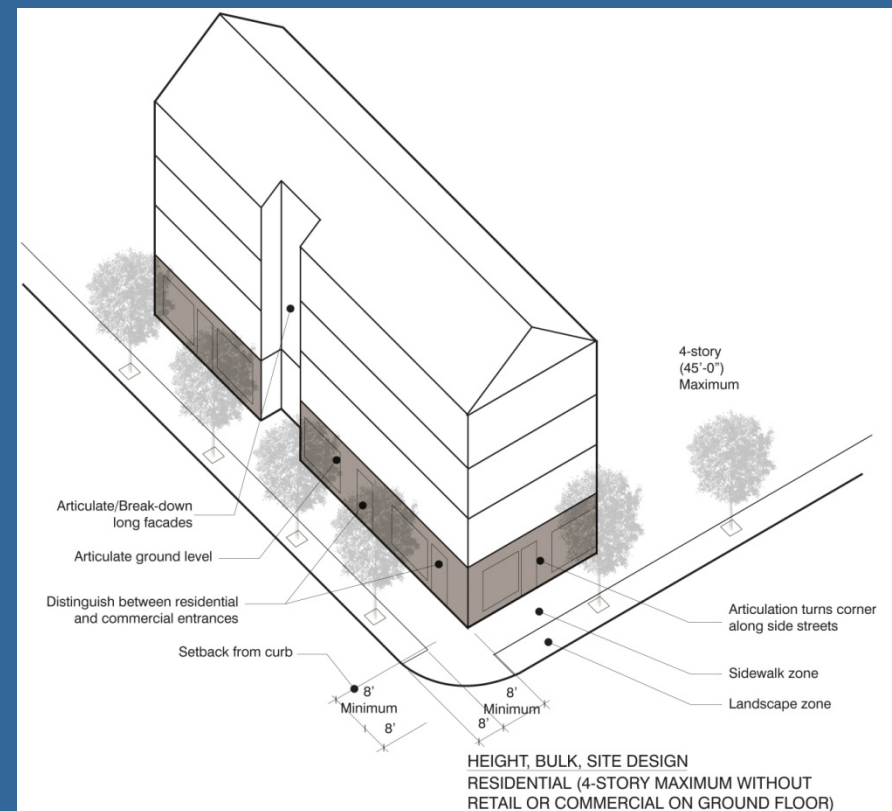
Design Standards and Guidelines

- Form-Based Standards
 - Provide predictability
 - Must be carefully assembled to promote appropriate flexibility for a long-term project



Design Standards and Guidelines

- Form-Based Standards
 - Promote effective mixed use building design if carefully prepared
 - Provide an method to establish appropriate scale



Design Standards and Guidelines

➤ Precedent Studies

- Process of reviewing desirable precedents sets the date for responsive design
- Provide an method to establish appropriate scale



Design Standards and Guidelines

- Ensuring the best outcome
 - Provisions should be included to permit projects to proceed with a design that both the proponent and the Town agree is better than would be provided by strict adherence to the Standards or Guidelines

