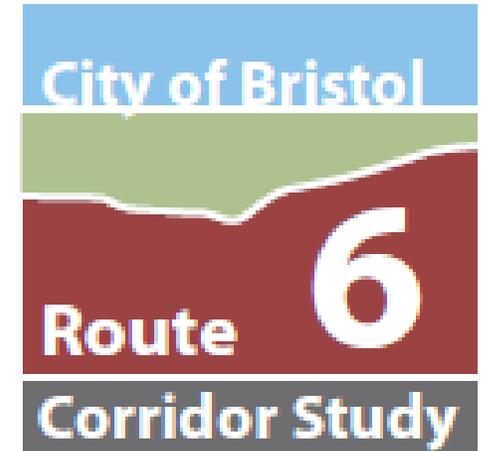


Route 6 Corridor Study Bristol Planning Commission Final Draft Plan Review

May 31, 2017

Today's Agenda

1. Study Update
2. Overview of Draft Final Plan
 2. Route 6 Vision
 3. Recommendations
 4. Implementation plan
3. Next steps

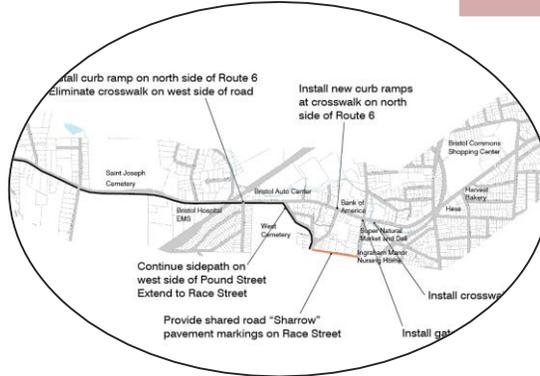
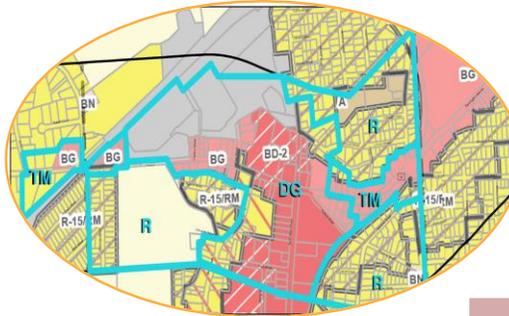


Corridor Plan Components



Guiding Policies

Land Use Typologies



Transportation Strategies

Recommendations



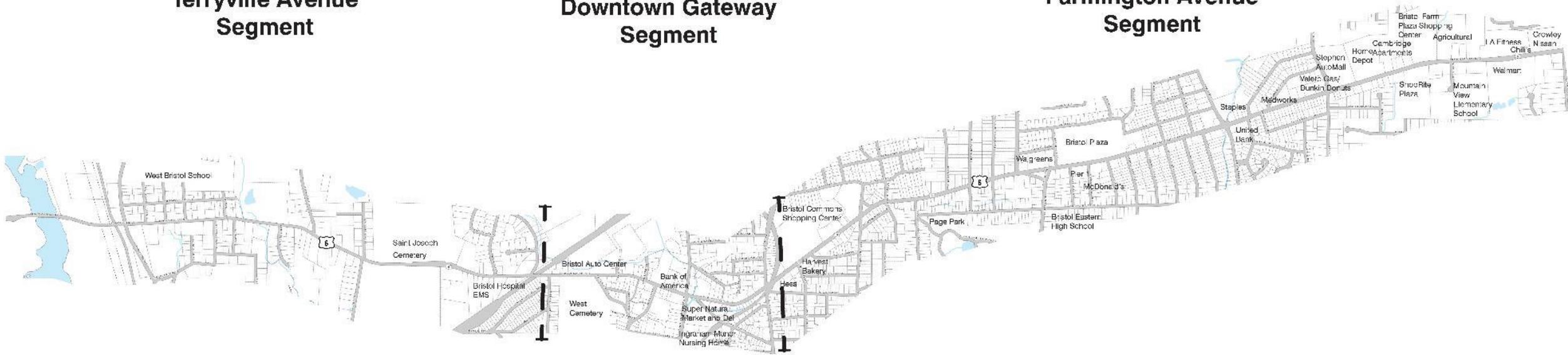
Corridor Plan with Implementation Program

Overall Approach

Terryville Avenue Segment

Downtown Gateway Segment

Farmington Avenue Segment



Plan Content

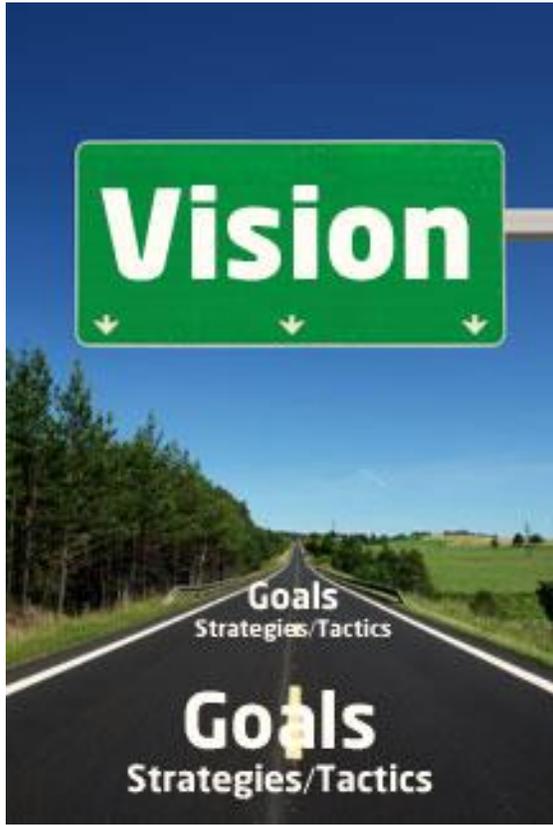
- ✓ Issues and Opportunities Assessment
- ✓ Vision and Guiding Principles
- ✓ Land Use Scenario and Transportation Strategies
- ✓ Recommendations
- ✓ Implementation Plan



Vision Statement

Over time, Route 6 in Bristol will **continue to serve its role in the community as a significant commercial corridor** where a diversity of goods and services are available to meet the needs of residents and visitors alike. **It will be a destination** for both essential day-to-day goods and for activities that enhance Bristol's quality of life. It will offer places to live, work, shop, and eat. **Most new development will result from infill and adaptive reuse and/or redevelopment of existing sites** that builds on and enhances the character of the surrounding neighborhoods and landscapes.

At the same time, there is also a recognition that there are **three distinct segments** of the Route 6 corridor. Each will continue to evolve in the following ways:



Vision Statement Continued

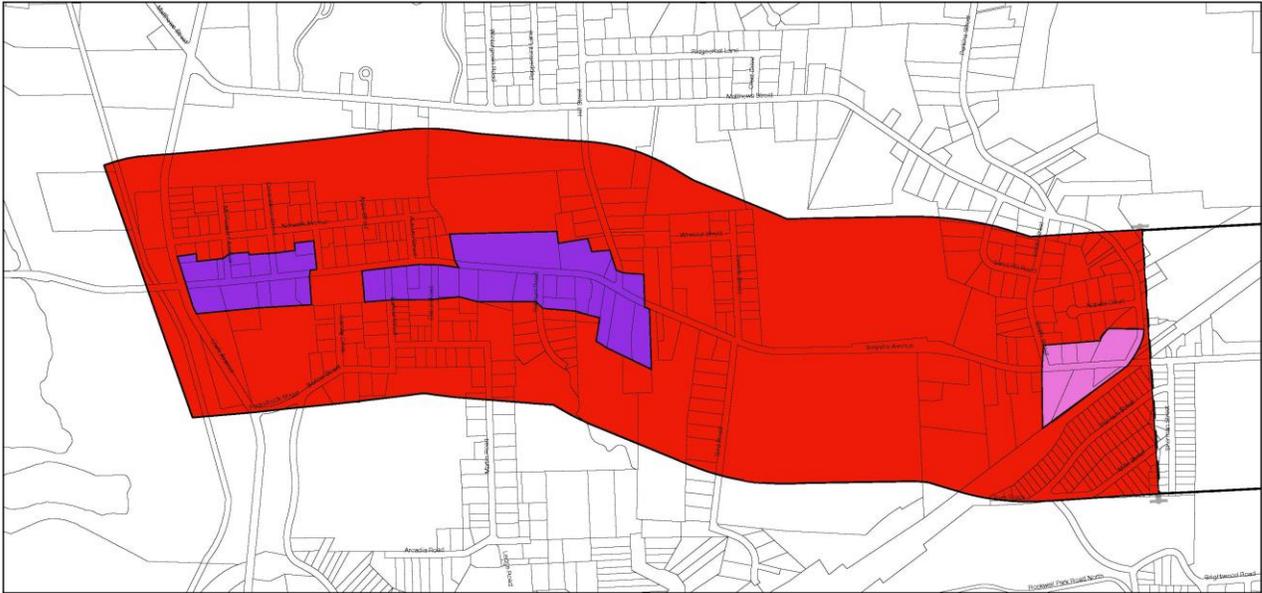


- The **Terryville Avenue segment will continue to be a rural neighborhood** with homes dispersed along Route 6 and cohesive pockets of small-scale retail to serve the everyday needs of residents and travelers passing-through.
- **The Downtown Gateway segment will continue to be a vibrant entry-point to Bristol's Downtown** with strong visual and physical connections to it. From the Downtown Gateway, people will be able to walk to the Downtown in a welcoming environment.
- **The Farmington Avenue segment of Route 6 in Bristol will continue to have a distinctive identity that is well known throughout Bristol and the region.** It will include both strong residential neighborhoods with a mix of types of homes and cohesive areas of varied commercial activities.

In the future, the Route 6 corridor will provide a balance between local needs for travel and the need to move people and goods throughout the region. The Route 6 roadway will efficiently and safely connect the corridor with the balance of the community as well as with adjoining towns. It will do so by offering opportunities to travel by automobile, walking, bicycling, and transit, along with providing key connections and logical geographic links between them.

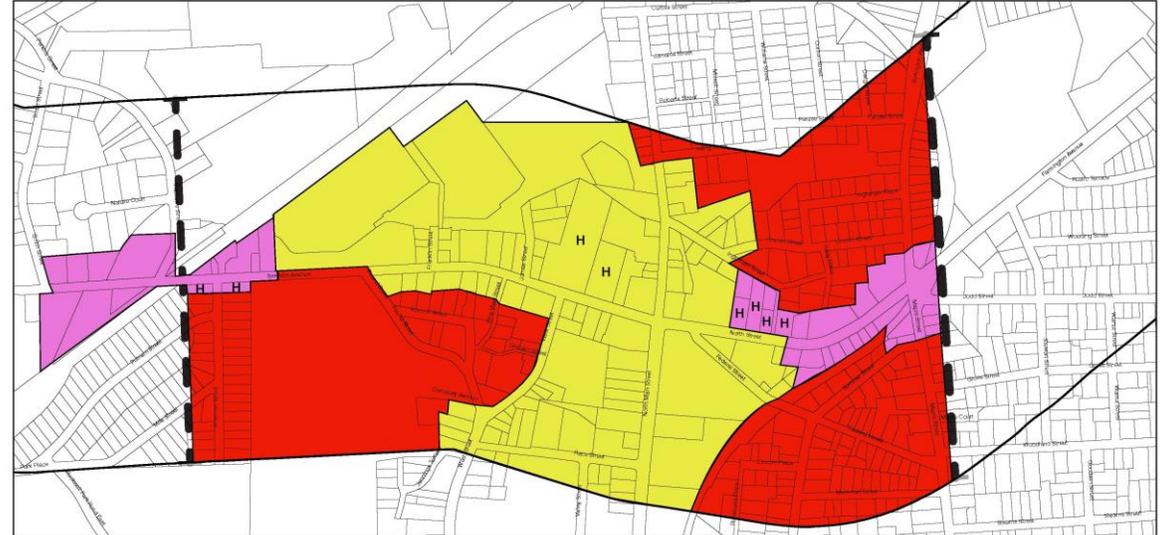
Land Use Typologies/Scenarios Terryville Avenue & Downtown Gateway Segments

Terryville Ave. Segment



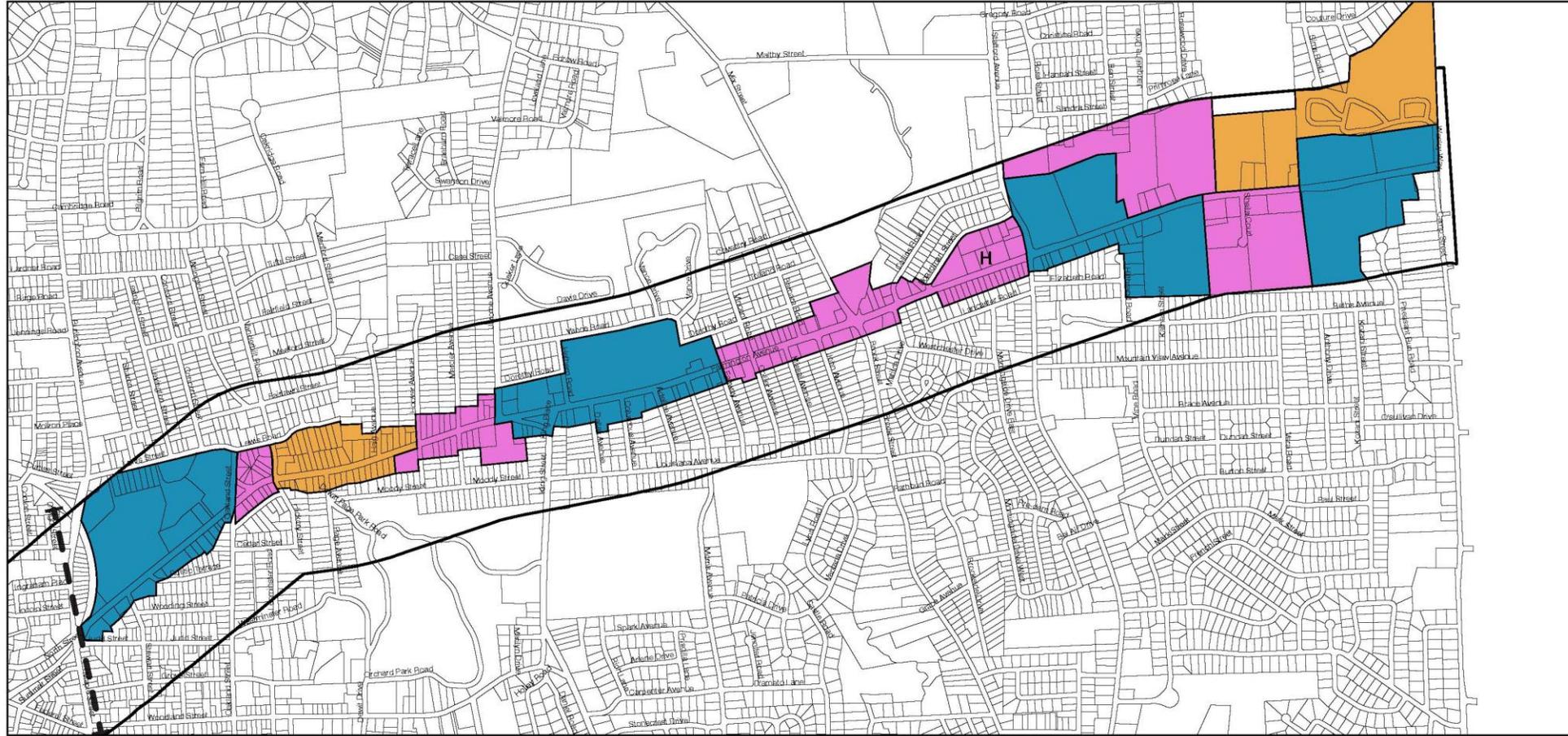
-  NM – Neighborhood Mixed
-  TM – Transition/Mixed
-  R - Residential

Downtown Gateway Segment



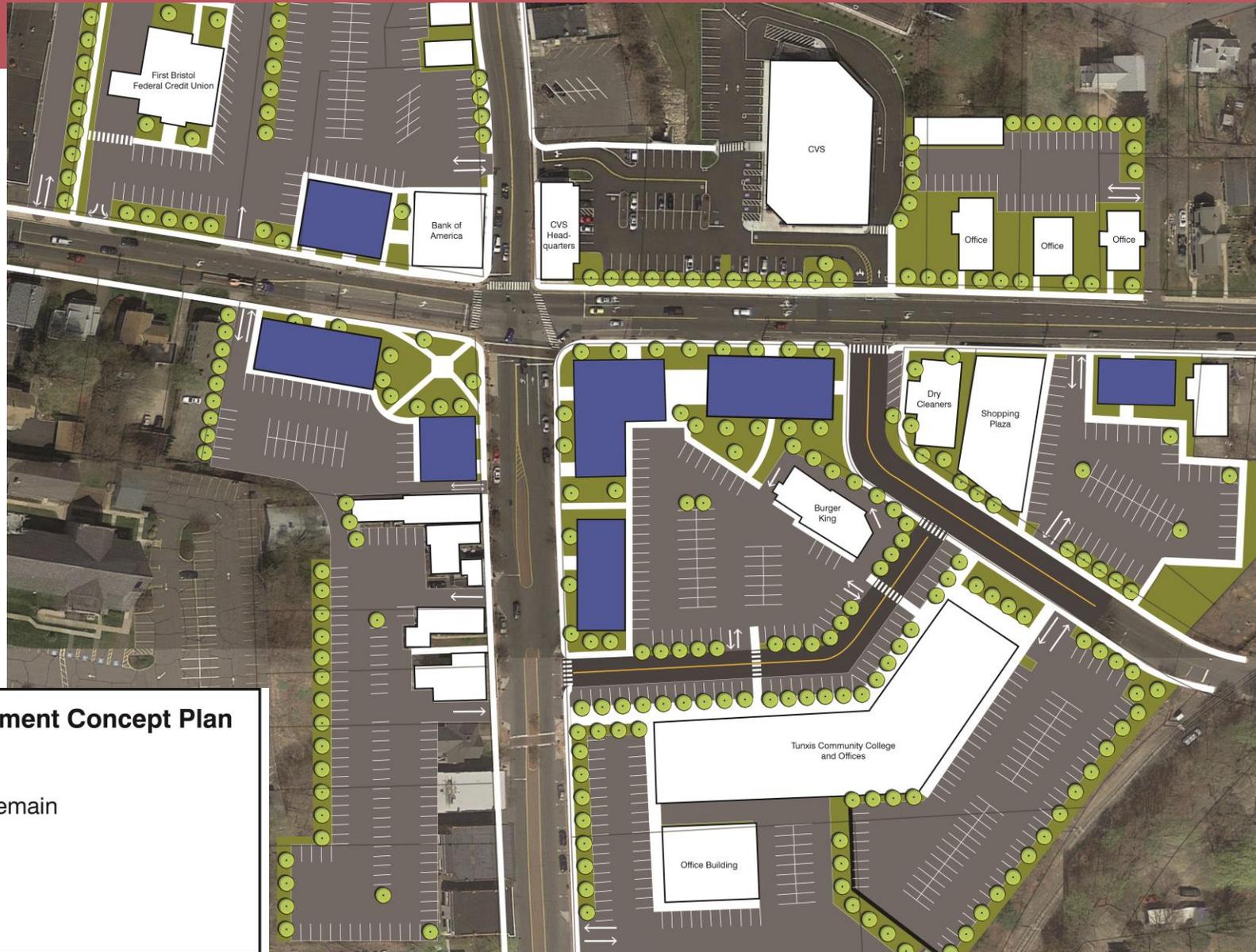
-  DG – Downtown Gateway
-  TM – Transition/Mixed
-  R - Residential

Land Use Typologies/Scenario Farmington Avenue Segment



-  C – Commercial
-  TM – Transition/Mixed
-  MR – Mixed-Density Residential

Downtown Gateway Concept



Downtown Gateway Segment Concept Plan

Legend

-  Existing building to remain
-  New building
-  Sidewalk

Key Land-use Recommendations

Guiding Policy	Recommendation
Place priority on the re-use of previously developed sites and location of new development in existing commercial areas; encourage adaptive re-use of existing resources	As commercial redevelopment occurs, encourage site plans to include narrative and plan sets that show how they contribute to creating/strengthening a defined development node
	Develop a Commercial Plaza Redevelopment guide.
	Supplement requirements related to adaptive reuse
	Offer expedited application processes or other incentives for commercial plaza redevelopment that meets or exceeds City objectives for site reuse to create destination commercial nodes
	Adjust minimum parking requirements and add maximums to avoid development of an excess of parking spaces
	Address consolidation of non-residential parcels in zoning regulations

Key Land-use Recommendations

Guiding Policy	Recommendation
Promote new businesses in the existing commercial zones along Route 6 that complement rather than compete with those in the Downtown.	Distinguish between Major and Minor developments
	Develop site design guidance for Major Developments; provide graphic examples/illustrations of preferred site layouts
	Explore options for municipal/private partnerships for parking ; expand shared parking options

Key Land-use Recommendations

Guiding Policy	Recommendation
Encourage compact, mixed-use, and walkable commercial nodes	Create a Mixed-Use Transition Zone (TMU) and apply to all relevant areas of the corridor as indicated on the Corridor Land Use Concept
	Provide minimum density requirements for TMU zone.
	Adopt site design standards and guidance for both Minor and Major Developments
	Adjust parking requirements

Key Land-use Recommendations

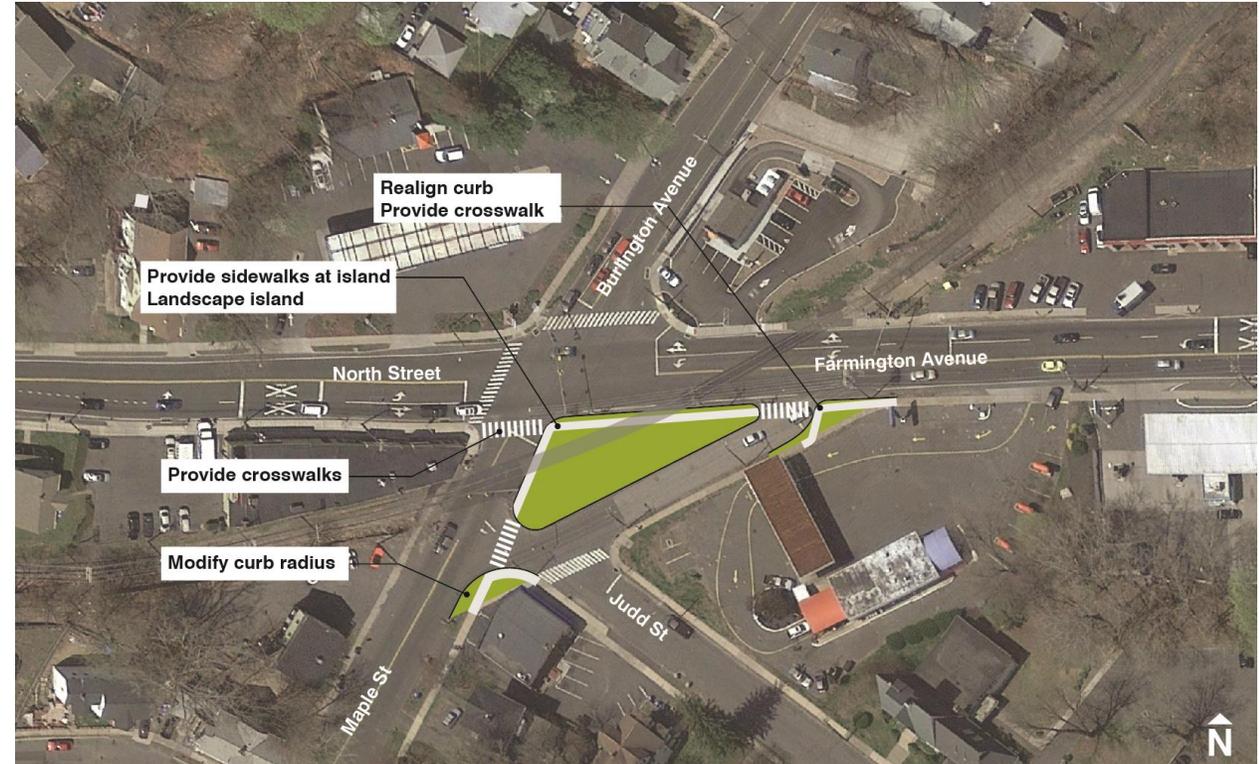
Guiding Policy	Recommendation
Maintain and protect the existing housing pattern in well-established neighborhoods that surround the corridor.	Establish the Mixed-Use Transition Zone (TMU) as indicated on the Corridor Land Use Concept
	Allow accessory dwelling units in all mixed-use zones where residential uses are allowed
	Enhance landscaping requirements to provide both effective buffers and connectivity between residential neighborhoods and commercial nodes; provide sample graphic/illustrations in the regulations
	Permit Live/Work units in the Mixed-Residential Zone as-of-right

Key Land-use Recommendations

Guiding Policy	Recommendation
<p>Enhance the Aesthetics of Route 6</p>	<p>Develop and adopt design guidelines for each of the Route 6 segments for Major and Minor developments</p>
	<p>Assess compliance of existing signage with zoning standards and work to eliminate incremental changes in intensity inconsistent with the intent of the regulations</p>
	<p>Update signage regulations and tailor to each corridor segment</p>
<p>Pursue a program of economic development that values existing established businesses and helps sustain them.</p>	<p>Seek public private partnerships for sustaining local small independent businesses</p>
	<p>Explore establishment of Business Improvement Districts (BID) in each segment of the corridor</p>
	<p>Add selective relief from regulations for small businesses</p>
	<p>Develop gateway signage to help create a sense of identity for each corridor segment</p>
	<p>Establish design standards for TMU zone Minor Developments that are favorable to stand-alone small-scale business</p>

Transportation Recommendations - Themes

- Access management
- Connectivity
- Safety
- Targeted bicycle and pedestrian enhancements

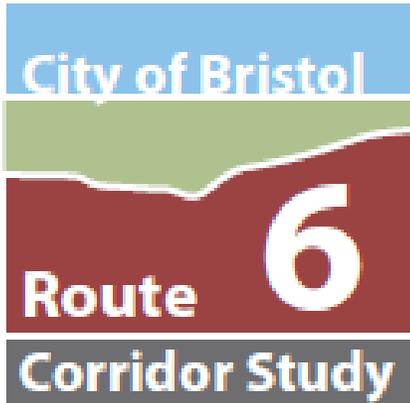


Recommended Improvements – Farmington Ave. at Maple Street

Key Transportation Recommendations

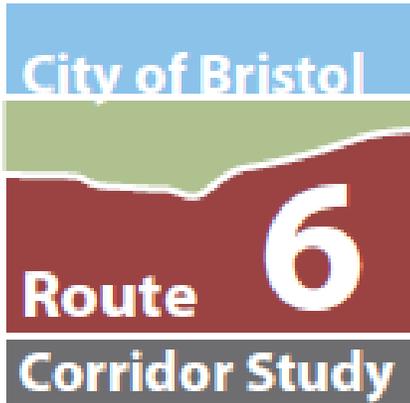
Guiding Policy	Recommendation
Seek opportunities to improve connectivity, traffic flow and safety	Evaluate intersections of Route 6 with Minor Collectors and Residential Streets
Implement access management	Consolidate multiple driveways that are on single parcels
	Reduce the width of driveway curb cuts
	Provide side road access to properties and remove driveways on Route 6
Improve the sidewalk network along Route 6 and complete the system in targeted sections	Require public sidewalk construction as a condition to new development
	Work with CT DOT to complete sidewalk network along Farmington Avenue and other targeted locations
	Complete sidewalk gaps on local streets that connect to Route 6
	Provide marked crosswalks along and across Route 6
Enhance transit accommodations	Provide bus shelters, benches, and waiting areas at bus stops
Provide bicycle accommodations on or in proximity of Route 6	Provide shared-use pathway along Route 6 in targeted locations
	Provide bicycle facilities on local roadways in proximity of Route 6

Implementation Plan



- Three initiatives
- Lead Champions
- Broad Timelines
 - Short-term: within the next one to three years
 - Medium-term: within the next 4 to 7 years
 - Long-term: within the next 10 years
 - Ongoing: within the next year and continuing beyond as necessary
- Monitoring Tool

Three Initiatives



- Zoning
 - ❖ Amendments
 - ❖ Development processes
- Development Collaboration
 - ❖ Economic development
 - ❖ Marketing
 - ❖ Partnerships
- Transportation
 - ❖ City actions
 - ❖ Further analyses and studies
 - ❖ Collaboration with CTDOT

Monitoring Tool

Development Collaboration Initiative

Recommendations	Target Completion Date	Date/Status
Develop a Commercial Plaza Redevelopment guide.		
Seek public-private partnerships for support in sustaining small local and independent businesses		
Explore establishment of Business Improvement Districts in each corridor segment		
Offer financial incentives for commercial plaza redevelopment that meets or exceeds City objectives for site reuse to create commercial destinations.		
Explore options for municipal/private parking partnerships		
Develop a Downtown branding program and apply this to future infrastructure improvements		
Adopt façade Improvement program		
Develop gateway signage for each corridor segment		

NEXT STEPS

1. Commission approve plan for forwarding to public hearing
2. Public hearing as an amendment to the POCD
3. Implementation!

