

# Stonington

Route 1 Corridor Study

## PUBLIC MEETING

May 30, 2007



## WHY STUDY ROUTE 1 ?

- Residents are realizing that zoning in the corridor may not reflect what they want to see
- Desire to confirm an overall vision



## STUDY AREA ...



## STUDY PURPOSE ...

- Establish a shared vision for the Route 1 corridor
  - Look at what is there today
  - Identify what we would like to have in the future
  - Decide how to best get there

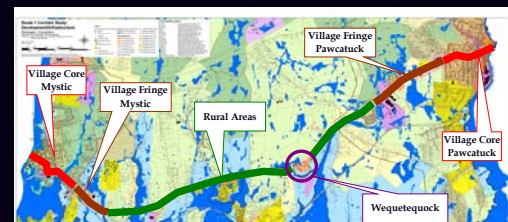


## STUDY PROCESS ...

- Issue identified / moratorium declared
- Steering Committee formed
- Consultants retained
- Community meeting held (March)
- Workshop meetings / exercises conducted
- **Community feedback (tonight)**

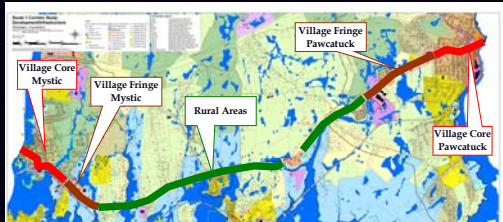
## OVERVIEW ...

- Steering Committee believes that four types of areas exist in the Route 1 corridor



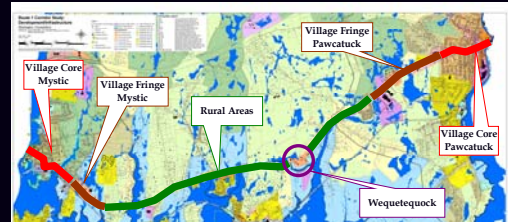
## OVERVIEW ...

- There seems to be consensus on the Steering Committee for three of these areas



## OVERVIEW ...

- Community input is being sought for all areas



## VILLAGE CORE

### ■ Mystic

- Mystic River to Mason's Island Road



### ■ Pawcatuck

- Lathrop Avenue / Stop and Shop to Pawcatuck River



## VILLAGE CORE - Vision

### ■ Commercial Areas

- Mixed use buildings / 2-3 stories with mass proportionate to height
- Traditional New England style architecture
- Buildings set close to the street / on-street parking and sidewalks
- Street trees and hedges for parking areas



### ■ Residential Areas

- Residential scale and architecture
- Buildings set close to the street / on-street parking and sidewalks
- Street trees



## VILLAGE CORE - Strategies

- Establish **design review** for commercial uses

### ■ Make **regulations** consistent with preferred patterns

- Discourage "strip-type" development (front parking, drive thru, 1-story)
- Make appropriate design mandatory (CCS 8-2j)
- Require / encourage "village-type" signage

### ■ Enhance the preferred patterns

- Reinforce and enhance existing streetscapes
- Promote pedestrian and bicycle connections
- Coordinate shared parking and access arrangements

## VILLAGE CORE - Strategies

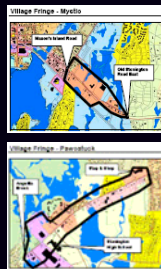
- Consider how to encourage **redevelopment** to preferred patterns
- Promote coordinated **management**
  - Existing organizations (such as Chamber of Commerce)
  - Consider new organizations (such as a Special Service District)

## VILLAGE FRINGE AREAS



## VILLAGE FRINGE

- **Mystic**
  - Mason's Island Road to Old Stonington Road East
- **Pawcatuck**
  - Lathrop Avenue / Stop and Shop to Anguilla Brook



## VILLAGE FRINGE - Vision

- **Commercial Areas**
  - Mixed use buildings / some single use buildings
  - Typical New England styles and scale
  - 1½ -2 story buildings located near street
  - Parking primarily to rear / side of buildings
- **Residential Areas**
  - Residential scale and architecture
  - Buildings located not too far from street

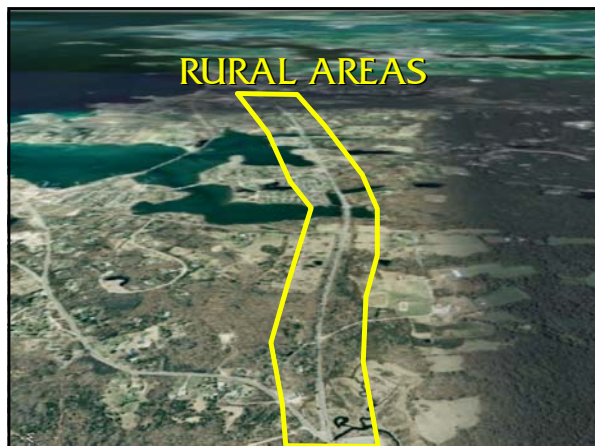


## VILLAGE FRINGE - Strategies

- Establish **design review** for commercial uses
- Make **regulations** consistent with preferred patterns
  - Make areas more "village-like" and less "strip-like"
  - Adopt regulations to encourage "village-type" elements (sidewalks, small setbacks)
  - Adopt regulations to minimize "strip-type" elements (front parking, drive thru, 1-story)
  - Make appropriate design mandatory (CGS 8-2j)

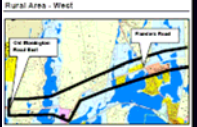

## VILLAGE FRINGE - Strategies

- **Enhance the preferred patterns**
  - Promote pedestrian and bicycle connections
  - Coordinate shared parking and access arrangements
- **Protect resources**
  - Protect natural resources
  - Preserve open space, where feasible
  - Preserve scenic views and features



# RURAL AREAS

- **Extent**
  - Old Stonington Road East to Anguilla Brook
  - Does not include Wequetequock

# RURAL AREAS - Vision

- **Residential (preferred/encouraged)**
  - Residential uses
  - Modest New England style buildings
  - Meadows, farmland, forest land, fences, stone walls
  - Scenic water views
- **Commercial Areas (historic anomalies)**
  - Quiambog Cove / Wilcox Road (office building)
  - Lord's Hill Road (Hubbell)
  - Quannaduck / Flanders (gas sta. / office bldg)
  - South Anguilla Road (office / industrial buildings)




# RURAL AREAS - Strategies

- **Protect resources and features**
  - Protect natural resources
  - Preserve open space, where feasible
  - Preserve scenic views and features
  - Promote designation as scenic road by State DOT
- **Adopt an overlay zone to promote preferred patterns**
  - Minimize business zoning / require design review
  - Promote flexible residential patterns

# RURAL AREAS - Strategies

- **Allow for reduced assessment for large undeveloped parcels**
  - PA-490 "open space"
- **Enhance the preferred patterns**
  - Promote bicycle connections





## WEQUETEQUOCK

### ■ Residential Areas

- Considered to be part of "Rural Areas"

### ■ Commercial Areas

- General Commercial
- Marine Commercial



## WEQUETEQUOCK - Issue

- Business zoning exists in an area where people do not anticipate business uses
- Zoning allows a higher intensity than people feel is appropriate



## WEQUETEQUOCK - Options

- Leave current zoning in place
- Purchase existing properties
- Rezone to a less intensive zone
- Rezone to allow existing uses
- Rezone to a more intensive zone

## WEQUETEQUOCK - Option 1

- Leave current zoning in place
  - Current uses will likely remain
  - New business uses may occur
  - May increase in intensity over time



## WEQUETEQUOCK - Option 2

### ■ Purchase existing properties

- Could cost \$15-20 million
- Could become open space or be redeveloped



## WEQUETEQUOCK - Option 3

### ■ Rezone to less intensive use

- Current uses will likely remain as non-conforming uses
- Would prevent future business uses
- May not develop as less intensive use



## WEQUETEQUOCK - Option 4

### ■ Rezone to current use

- Current uses will likely remain as permitted uses
- Would prevent future business uses
- Existing character might be locked in place



## WEQUETEQUOCK - Option 5

### ■ Rezone to more intensive use

- Allow intensity which would replace existing uses
- Intensity would be higher but character might be more village-like



## Stonington

Route 1 Corridor Study

The Steering Committee would like to hear your thoughts!



## Stonington

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TELL US WHAT YOU THINK!

