



PRELIMINARY STRATEGIES

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

Overall Process

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

Corridor Overview

- Four types of areas were identified along the Route 1 corridor
 - Village core
 - Village fringe
 - Rural
 - Wequetequock
- There seems to be consensus for three (3) areas
 - Village core
 - Village fringe
 - Rural
- Community input is being sought – especially for the fourth area (Wequetequock)

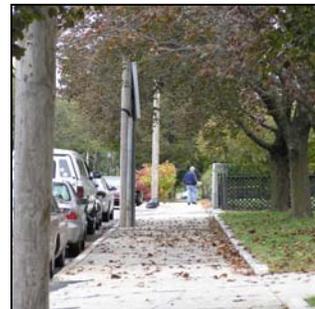
Village Core Areas

Locations

- Mystic (Mystic River to Mason's Island Road)
- Pawcatuck (Lathrop Avenue / Stop and Shop to Pawcatuck River)

Preferred Patterns (visual preference survey results)

- 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



Preliminary Strategies

1. Establish design review for commercial uses
2. Make regulations consistent with preferred patterns
 - Discourage "strip-type" development (front parking, drive thru, 1-story)
 - Make appropriate design mandatory (CGS 8-2j)
 - Require / encourage "village-type" signage
3. Enhance the preferred patterns
 - Reinforce and enhance existing streetscapes
 - Promote pedestrian and bicycle connections
 - Coordinate shared parking and access arrangements
4. Consider how to encourage redevelopment to preferred patterns
5. Promote coordinated management
 - Existing organizations (such as Chamber of Commerce)
 - Consider new organizations (such as a Special Service District)

Village Core - Mystic



Village Core - Pawcatuck



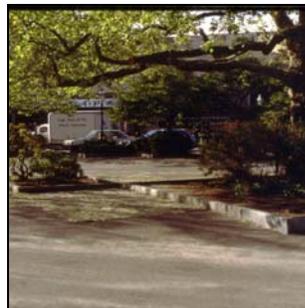
Village Fringe Areas

Locations

- Mystic (Mason's Island Road to Old Stonington Road East)
- Pawcatuck (Lathrop Avenue/Stop & Shop to Anguilla Brook)

Preferred Patterns (visual preference survey results)

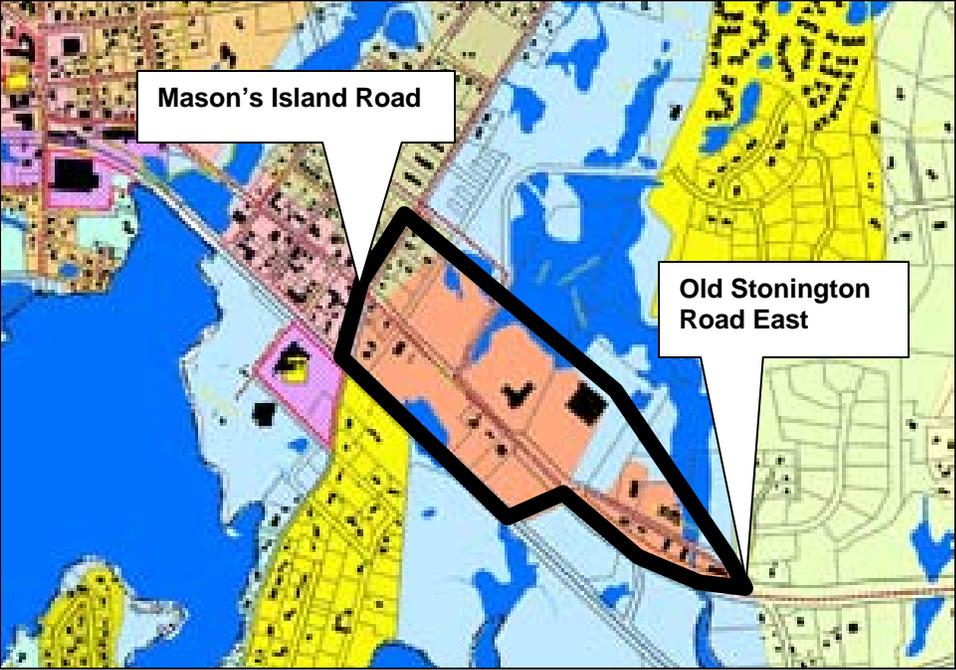
- Commercial Areas
 - combination of mixed use buildings and some single use buildings
 - typical New England architectural styles and scale
 - 1½ -2 story buildings located not too far from street
 - parking primarily to rear / side of buildings
- Residential Areas
 - residential scale and architecture
 - buildings located not too far from street



Preliminary Strategies

1. Establish design review for commercial uses
2. 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)
3. Enhance the preferred patterns
 - Promote pedestrian and bicycle connections
 - Coordinate shared parking and access arrangements
4. Protect resources
 - Protect natural resources / preserve open space, where feasible
 - Preserve scenic views and features

Village Fringe - Mystic



Village Fringe - Pawcatuck



Rural Areas

Location

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

Preferred Patterns (visual preference survey results)

- Residential Areas (preferred and encouraged)
 - residential uses in 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 Cove / Flanders Road (gas station / office building)
 - South Anguilla Road (office building, industrial buildings)



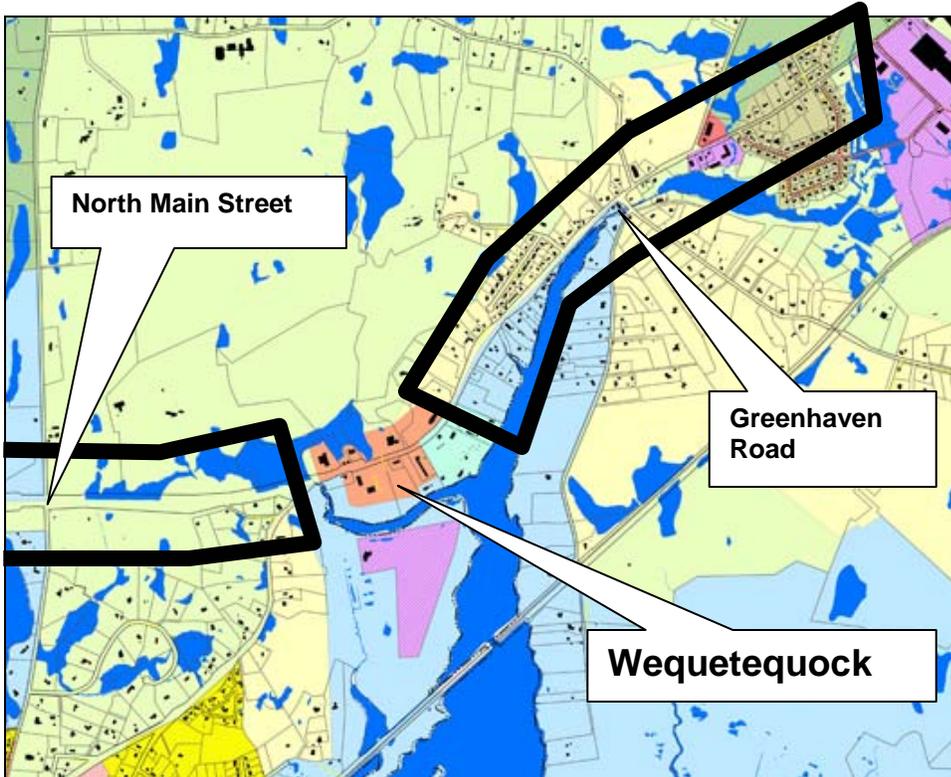
Preliminary Strategies

1. 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
2. Adopt an overlay zone to promote preferred patterns
 - Minimize business zoning / require design review
 - Promote flexible residential patterns
3. Allow for reduced assessment (PA-490 “open space”)
4. Enhance the preferred patterns
 - Promote bicycle connections

Rural Area - West

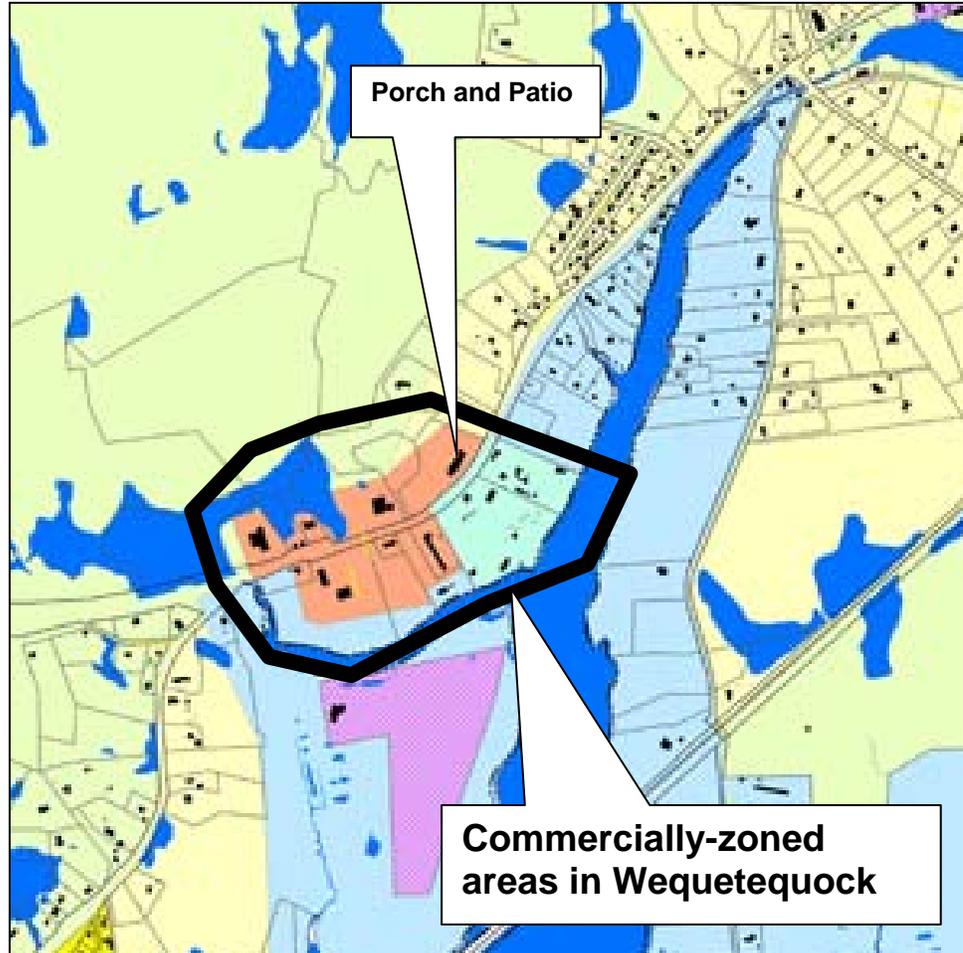


Rural Area - East



Wequetequock

Configuration



Issue

The Steering Committee is seeking input from residents about alternative futures for the Wequetequock area

Option 1 – Leave Current Zoning In Place

Leaving current zoning in place means that, at a minimum, the existing character of this area will remain.

It is considered likely that there will be pressure to rezone this area to other uses (such as multi-family). It is possible that additional business development might occur in the future in ways that are not consistent with what residents indicated they want to see.

The Steering Committee does not recommend this option.



Option 2 – Purchase Existing Properties

The Town could seek to acquire properties when they come on the market or obtain a right of refusal. It is estimated that this option might cost \$15 to \$20 million in current dollars.

The Steering Committee does not consider this to be a realistic option.

Option 3 – Rezone Properties To A Less Intensive Use

Rezoning properties to a less intensive use (such as residential) would prevent future business development in this area.

However, it is considered likely that the existing character of this area would remain. Zoning law is configured to allow:

- “non-conforming” buildings to remain, and
- “non-conforming” uses to continue.

It is considered possible that there will be pressure to rezone this area to other uses (such as multi-family).

The Steering Committee is seeking community feedback about this option.

Option 4 – Rezone Properties To Existing Use

The business zoned areas of Wequetequock could be rezoned to a new Wequetequock zone.

This would be configured to allow existing business uses to remain but would not allow expansion of existing commercial uses. Residential uses would be permitted. This would prevent future business development in this area.

Again, it is considered likely that the existing character of this area would remain. It is considered possible that there will be pressure to rezone this area to other uses (such as multi-family).

The Steering Committee is seeking community feedback about this option.

Option 5 – Rezone Properties To A More Intensive Use

At the public meeting in March, Stonington residents indicated that they preferred “village-type” development patterns to other types of development patterns.

Based on this, the Committee has been evaluating whether it might be desirable to encourage a “village-type” development pattern in Wequetequock which might:

- result in the elimination of some of the existing buildings and uses, and
- encourage the establishment of more compatible mixed use buildings and uses.

While the character of this area would change, would it be more compatible with residents perception of the Route 1 corridor?

The Steering Committee is seeking community feedback about this option.



