

Simsbury IHZ Study

Town of Simsbury CT

Informational Meeting – March 18, 2009

Concord Square Planning & Development, Inc.

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CSP&D Connecticut Experience

- Assistance with legislation
- Wallingford
 - IHZ in town center
 - Housing, revitalization, transit center are primary goals
 - Expect to be first submittal to OPM
- NWCT – 6 Towns
 - IHZ in 6 towns, 3 without sewer
 - Creation of housing is primary goal



Origins of the idea...

- Shortage of Housing = Escalation of Housing Costs
 - Zoning is the heart of the problem
- The Traditional New England Community
- 40R and IHZ are the response



What the Law Says (CGS Ch. 124b)

- Definitions:
 - IHZ = Incentive Housing Zone (the district)
 - IHD = Incentive Housing Development (the project)
 - IHU = Incentive Housing Unit (the restricted units)



What the Law Says (cont.)

■ Eligible Locations:

- ❑ Near transit (e.g. train station)
- ❑ Area of concentrated development (e.g. town center)
- ❑ Other: infrastructure, underutilized (e.g. vacant mill)



■ Overlay zone:

- ❑ Choice to use underlying zoning or the IHZ overlay

■ Uses:

- ❑ Residential
- ❑ Mixed-use; zoning specifies what uses are allowed



What the Law Says (cont.)

■ Density:

- ❑ Single family detached = 6 du/a
- ❑ Duplex or townhouse = 10 du/a
- ❑ Multi-family = 20 du/a
- ❑ Be at least 25% higher than underlying allows
- ❑ As-of-right (no special permits or special exceptions)

■ Incentive Housing Units:

- ❑ 20% of the units must be reserved for households earning no more than 80% median area income
- ❑ \$61,500 for family of four



Design Standards

- Establish review standards for site and building design:
 - ❑ Scale, proportion, appearance of buildings
 - ❑ Streets, sidewalks, pathways
 - ❑ Off-street parking
 - ❑ Protection of natural site features
 - ❑ Landscaping, on-site open space
 - ❑ Lighting and buffering
 - ❑ Signage

Lynnfield 40R District Design Standards *WORKING DRAFT*

5.A.6.c. Pedestrian access shall be provided such that pedestrians may safely and comfortably enter or exit the District through the Gateways. Lighted pedestrian access should be provided to link buildings with open spaces, parking areas, recreation facilities and Sidewalks on adjacent land whenever practical.

5.A.6.d. Pedestrian access shall be provided that connects the MFR Sub-district to the TNV Sub-district.

5.A.6.e. The Pedestrian Network should logically connect buildings, parking, and functions including open spaces suitable for gathering and special events.

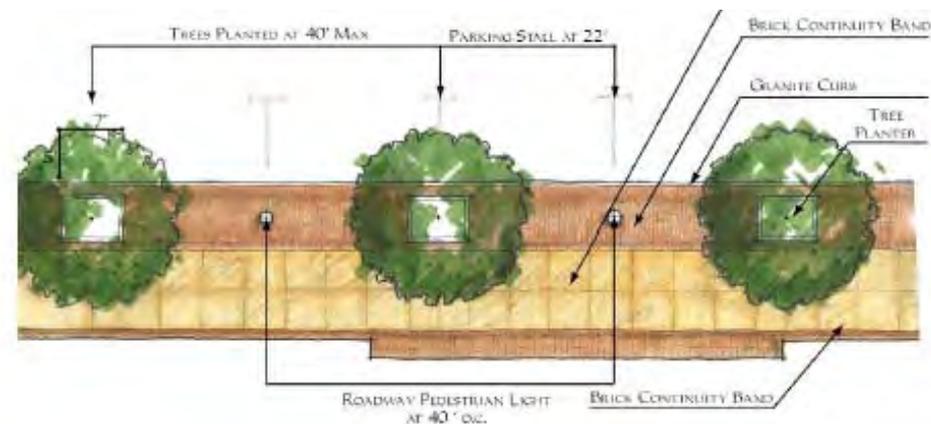
5.A.6.f. Where Pedestrian Ways cross Traveled Ways, a crosswalk shall delineate the pedestrian crossing.

5.A.6.g. Access to Pedestrian Ways shall generally remain open and unrestricted.

5.A.6.h. Lighted walkways should be provided between the TNV Sub-district and the MFR Sub-district and among points of interest within the TNV Sub-district. Lighting fixtures shall be in accordance with the Lighting Standards for Compliance in these Design Standards.

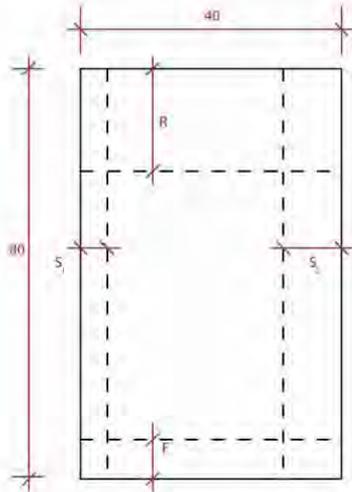


January 19 draft updated with revisions as of March 9, 2007 13 of 48



Sample

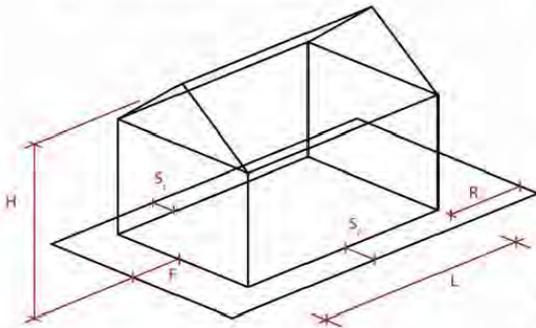
8.2 Single-Family 35'



FAR	0.6
Min. Lot Size	3,200 sf
Min. Lot Area per D.U.	1,800 sf
Min. Lot Width	40 ft
Setbacks Front:	8 ft
Rear:	25 ft
Side + Side:	$\frac{H+L}{5}$
Side:	≥ 12 ft
Rear:	$\frac{H+L}{4}$
Max. Ht.	35 ft
Ratio of Open Space to Lot Area	35%



These structures exemplify single family units with their front porches, raised ground floors, side yard parking, and small front yards with attractive landscaping.



8.2.1. *Single Family Dwelling Units are an Allowable Use in the following Sub-districts:*

	Max. Height
Arts-Culture	35'
Corcoran	35'
Ralsco	35'

8.2.2. *Additional Single Family Detached Dwelling Units Standards*

- 8.2.2.1. Recommended minimum lot dimensions and building setbacks are shown in the illustration on the left.
- 8.2.2.2. New single-family dwelling units shall include front porches or stoops located at street level to allow outdoor seating and to provide a direct connection to adjacent streets.
- 8.2.2.3. The ground floor of new Single-Family Detached Dwelling Units shall be raised above grade by at least three feet to provide separation between the street and the home, and to ensure privacy for those dwelling units with first floor windows.
- 8.2.2.4. Front yards: New construction of Single-Family Detached Dwelling Units shall include a front yard in order to create a transition space between the public domain and the privacy of the home.
- 8.2.2.5. Garages for automobiles shall have a front setback at least ten (10) feet greater than the building's front setback.



Sample *continued*

8.2 Single-Family 35'



simple additive forms

high depth to width ratio

gable ends

entrance on front facade with articulated front stoop / porch

vertically proportioned windows

raised ground floor

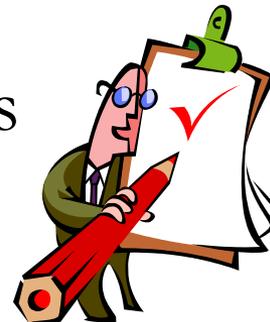
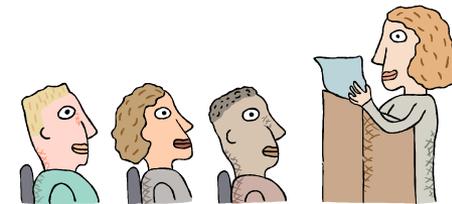
side parking

SF35 single family detached (35')



Scope of Work

- Identify potential IHZ sites
- Prioritize
- Map of potential IHZ districts
- Public meeting to introduce IHZ
- Assess existing conditions



Scope, cont.

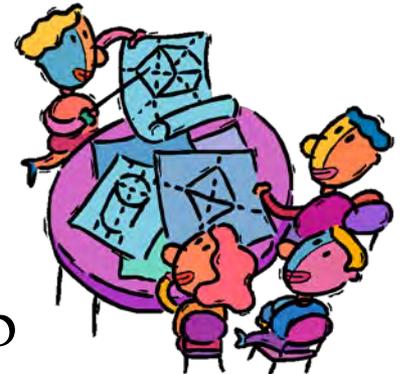
■ Analyze

- potential development within IHZ districts
- parking - each IHZ district; in the town center
- traffic



■ Public Workshop

- present findings
- proposed district boundaries
- input on design issues



■ Refine IHZ districts based on Workshop



Scope, cont.

■ Draft

- ❑ IHZ regulations
- ❑ design guidelines
- ❑ subdivision regulation amendments, if needed
- ❑ other zoning amendments, if needed

■ Hold second public workshop, if needed

■ Refine regulations and design standards

■ File eligibility application with OPM

■ Further refinement, if required

■ Local adoption



Site Selection Criteria

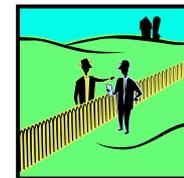
■ Eligible Location

- ❑ Transit station – not applicable
- ❑ Area of concentrated development
- ❑ Other area with existing or planned infrastructure, transportation access or underutilized facilities or location.



■ Other factors

- ❑ Developable land, feasibility
- ❑ Infrastructure – water/sewer, roads, sidewalks
- ❑ Size, abutting uses
- ❑ Potential for near-term development



Study Timeline

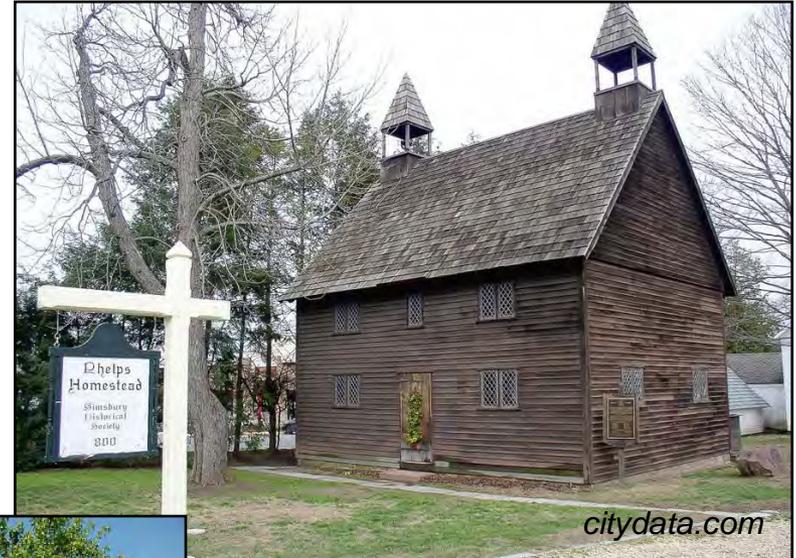


- Site analysis & prioritization – end of March
- Public meeting – April
- Detailed analysis of selected sites – April & May
- Draft zoning and design standards – May & June
- File Eligibility application with OPM – July/August
- Local adoption – October/November



Simsbury's Future

- Incentive Housing Zones:
 - Opportunity to control future
 - Increase housing
 - Significant public input
 - Design standards are key
 - Transparency
 - No surprises
- Create vibrant, active Town Center



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