



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke – Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** April 5, 2013
2. **Date of Board Meeting:** April 8, 2013
3. **Individual or Entity making the submission:** Hiram Peck, Director of Planning
4. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):

Request BOS vote to agree to allow the Town of Simsbury to participate in The Hartford Lands Use Study.

5. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

Hiram Peck, Director of Planning and Community Development

6. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

Please see attached sheet.

Telephone (860) 658-3230
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tcooke@simsbury-ct.gov
www.simsbury-ct.gov

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8:30 – 7:00 Monday
8:30 - 4:30 Tuesday through Friday

7. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

Attachments include:

1. Copy of press release regarding this matter.
2. Copy of letter to BOS regarding establishment of The Hartford Land Use Study Subcommittee
3. Outline of The Hartford Land Use Study Committee process.

Thank you for your consideration of this matter.

For Immediate Release

Town of Simsbury and The Hartford initiate a design charrette for Simsbury Campus

Inclusive process to incorporate community stakeholder input on future of the property

Simsbury First Selectman Mary Glassman announced that the Town of Simsbury and The Hartford will collaborate on the development of a plan for the long-term use and development of The Hartford's Simsbury property on Hopmeadow Street in the Weatogue section of Simsbury.

As part of the preliminary discussions, the Town and The Hartford have decided to commission a charrette process to identify the best possible uses for the extensive property which includes 172 acres and a 640,000 square foot building. This inclusive process will involve input from a wide range of stakeholders in the community and the public and will strive to build consensus on the range of available options.

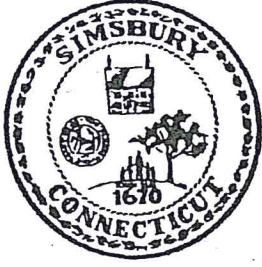
"We expect the charrette will be a valuable tool in this undertaking by making the property more marketable to a broader group of potential buyers," said Mrs. Glassman. "The same approach was used for the highly successful Town Center Charrette in 2009, with excellent results. In this case, we have the significant added assistance and support of The Hartford. The Town is grateful to The Hartford for this public-private partnership which will address the long-term vision for this important commercial property."

The Hartford recently announced its intent to sell the Simsbury campus as part of its plan to consolidate real estate holdings in Connecticut. The Simsbury Board of Selectmen agreed last week to form a special Board of Selectman subcommittee which will be comprised of elected and volunteer officials from the Board of Selectmen, Board of Finance and land use commissions to provide input on plans to market the property.

"We are pleased with the Town of Simsbury's partnership in marketing the facility, including the charrette initiative," said Simsbury resident, Alan Kreczko, Executive Vice President and General Counsel at The Hartford. "We remain focused on finding an attractive buyer for the community, and are optimistic that the charrette will help us achieve that objective."

Officials expect to begin the charrette process immediately with the issuance of requests for proposals to hire professional consultants to oversee the process. Once consultants have been selected, a review of the site including economic and traffic impacts will be conducted. The public will be involved throughout the process, Mrs. Glassman said. The process is expected to be completed by September. The cost of the charrette is estimated to be about \$175,000. The Town has budgeted \$30,000 to help fund the charrette. The Hartford will contribute the remainder of the expense.

According to Mrs. Glassman, "The Hartford has long been a valued corporate citizen of the Town of Simsbury and we are appreciative of the company's commitment to creating a plan that benefits both The Hartford and the Town. The Town has conducted several land-use studies along the Hopmeadow corridor recently, and we are confident that we will use this information as well as that gathered by the charrette to develop a win-win plan for everyone involved."



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Planning and Land Use Department

March 11, 2013

To: Mary A. Glassman, First Selectman

From: Hiram Peck, Director of Planning

Re: Hartford Land Use Study Committee

At your direction, I met last week with Tom Cooke to discuss the formation of the land use study committee for the Hartford property. Tom and I met and discussed the matter. I would like to submit the following proposal for your consideration.

I recommend that you ask the following individuals to resume their oversight function for the land use study. This is the same group that provided great oversight for the recent successful Town Center Charrette and other studies. Members to include:

- First Selectman Mary Glassman or your designee and Sean Askham.
- Chairman of the Board of Finance Paul Henault or his designee.
- Chairman of the Zoning Commission Rob Pomeroy or his designee
- Chairman of the Planning Commission Michael Paine or his designee
- Chairman of the Economic Development Commission Mark Deming or his designee
- Chairman of the Design Review Board Emil Dahlquist or his designee
- Chairman of the Conservation Comm/Inland Wetlands Agency Richard Miller or his designee

I believe this to be a great opportunity to do some great planning in this area of Town. In that light I propose this group, The Board of Selectmen Charrette Subcommittee be re-established at this time. I have several exciting ideas I would like to share with this committee and any of the business people it decides to invite to any or all of the planning sessions.

I propose the same type of transparent planning process we used for the Town Center Charrette which would, at various points also involve Simsbury residents as well. I believe this group could be an excellent catalyst for some excellent new planning for several parcels in this area of Town.

If you decide to proceed with establishing this group, I would be happy to develop a charge for the committee and some thoughts about how the committee might consider its function in this matter.

If you have any questions, please do not hesitate to let me know.

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April 5, 2013

To: Simsbury Board of Selectmen

From: Hiram Peck, Director of Planning and Community Development

Re: The Hartford Land Use Study

The Hartford Land Use Study will take the form of a broad based community charrette which will have several positive impacts and specific positive results for both the Town of Simsbury and The Hartford.

Reasons to do this study: This study will significantly increase:

1. The value of the property
2. The number of potential buyers for the site
3. The number of potential uses for the site
4. The level of broad public acceptance from the outset
5. The local land use commissions acceptance from the outset.

Chronology: (Tentative)

1. Committee established: March 2013
2. Project Outlined: April 2013
3. Project Scoped: April 2013
4. Project proposals received and interviews completed: May/June 2013
5. Project team assembled: June, 2013
6. Stakeholders meeting with Committee: June 2013
7. Plan produced: late July 2013
8. Plan presented to Hartford Late July 2013
9. Plan reviewed, revised if needed and finalized August 2013
10. Plan presented to public: September 2013.

Cost:

The study will cost \$175,000 for the entire Hartford site. The Hartford has agreed to share the costs of this study. The Town portion of this study will be \$30,000.

Other sites could be added for additional study and design costs.

OUTLINE of Study elements and products:

1. The planning study, including an Illustrative Plan for the property
2. Detailed analysis including:
 - a. Detailed plan with all land use components studied
 - b. Detailed economic analysis of the site and impact of alternative plans

- c. Graphic plan/s
 - d. Code (Zoning Regulation) for the site
 - e. Subsequent implementation of new code into existing regulations.
3. Stormwater preliminary engineering analysis (LID study basis)
 4. Traffic from Route 10 corridor study

WHY DO THIS STUDY, DESIGN AND CODE WORK?

1. Avoid the public perception of The Hartford as a "Corporate Fugitive."
2. Create public acceptance of the project.
3. Create local government acceptance of the project.
4. Ease the transition for existing to future use.
5. Create a more valuable commodity, saleable product at the site.
6. Create an essentially "shovel ready" site for a developer or purchaser.
7. Create a package which can be easily approved through the local regulatory process.
8. Create a solid footing for the municipality and the property owner for many years to come.