

Join Us...

To discuss plans for Waterford's Town Center!

The Planning Department is considering zoning changes for Jordan Village and the Civic Triangle and we want to hear from you.

WATERFORD TOWN CENTER VISION AND STRATEGIC PLAN JORDAN VILLAGE / CIVIC TRIANGLE / POST ROAD GATEWAY

PROPOSED FOR TOWN OF WATERFORD
AUGUST 3, 2016

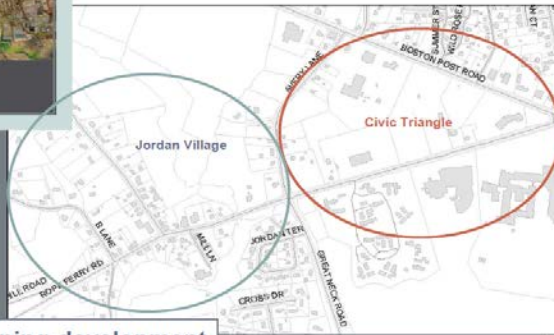


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PLANNING & DESIGN, INC. ARCHITECTURE, INTERIOR DESIGN, PLANNING & DESIGN

What: Meeting to discuss zoning updates in Jordan Village and the Civic Triangle.

When: 5:30pm, Wednesday, 9/7/2016

Where: Town Hall Auditorium, 15 Rope Ferry Rd.



For more information, visit:



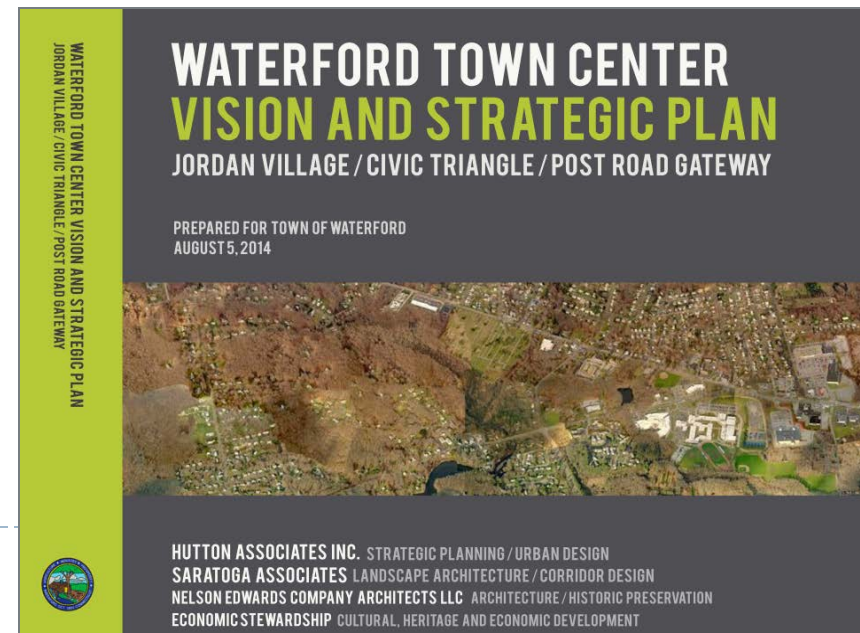
www.waterfordct.org/planning-development

Jordan Village and Civic Triangle

Implementing the Master Plan

Where We've Been

- ▶ **2005: Civic Triangle Master Plan**
 - ▶ Vision for physical improvements to Town facilities.
 - ▶ Focused on trails, green space, parking and landscaping.
- ▶ **2014: Waterford Town Center Vision and Strategic Plan**
 - ▶ Plan to address infrastructure, land use and economic development opportunities.
 - ▶ Included Boston Post Road, Civic Triangle and Jordan Village.
 - ▶ Focused on the need for these areas to relate to each other.
 - ▶ Recommended steps the Town should take to implement the plan.

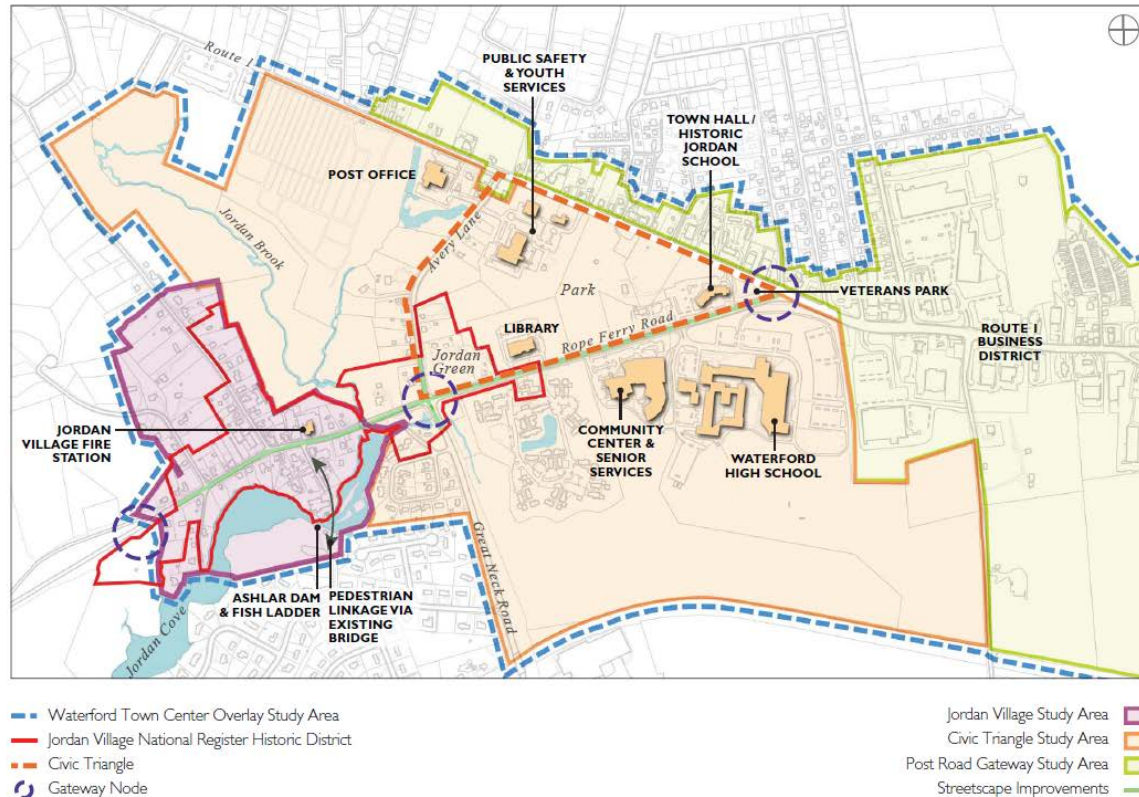


Where We've Been

Waterford Town Center: Final Report

August 5, 2014

Study Area



Where We've Been

- ▶ Recommendations from the 2014 Town Center Plan included:
 - ▶ Establish a new Jordan Village Mixed Use Zone.
 - ▶ Review zoning for the Civic Triangle and Boston Post Road Corridor.
 - ▶ Design and seek funding for infrastructure improvements such as:
 - ▶ Coordinated “welcome” and gateway signage for the area.
 - ▶ Pedestrian friendly improvements (sidewalks, curbing, lighting, crosswalks, etc.)
 - ▶ Landscaping along roads and in Town facilities



Where We're Going

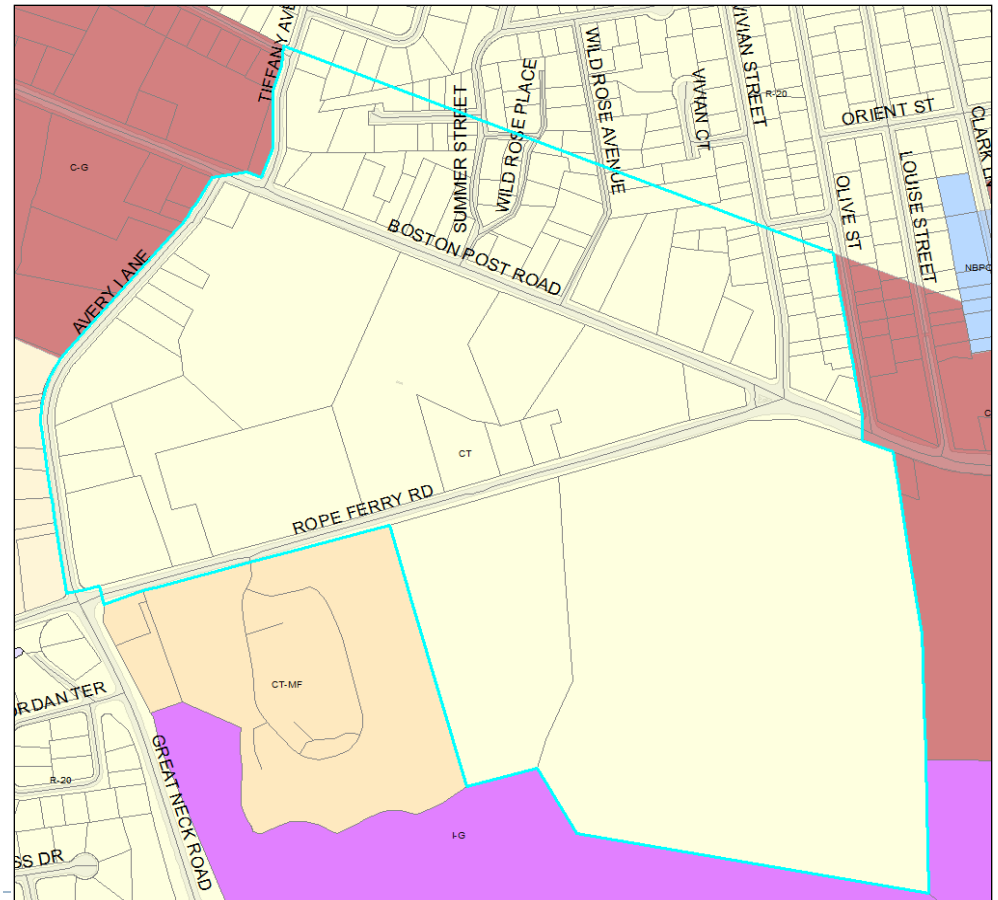
- ▶ **Step 1: Address zoning constraints and opportunities.**
 - ▶ Focus on Civic Triangle and Jordan Village first.
 - ▶ Similarities
 - Mix of residential, commercial and civic properties with different needs than the Post Road Gateway.
 - Appropriate scale of future development
 - ▶ Differences
 - Jordan Village Historic District
 - Connection to town facilities
 - ▶ Zoning
 - ▶ Provides for allowed uses in the area.
 - ▶ How does our existing zoning support the vision for this area?



Current Zoning- Allowed Uses

► Civic Triangle

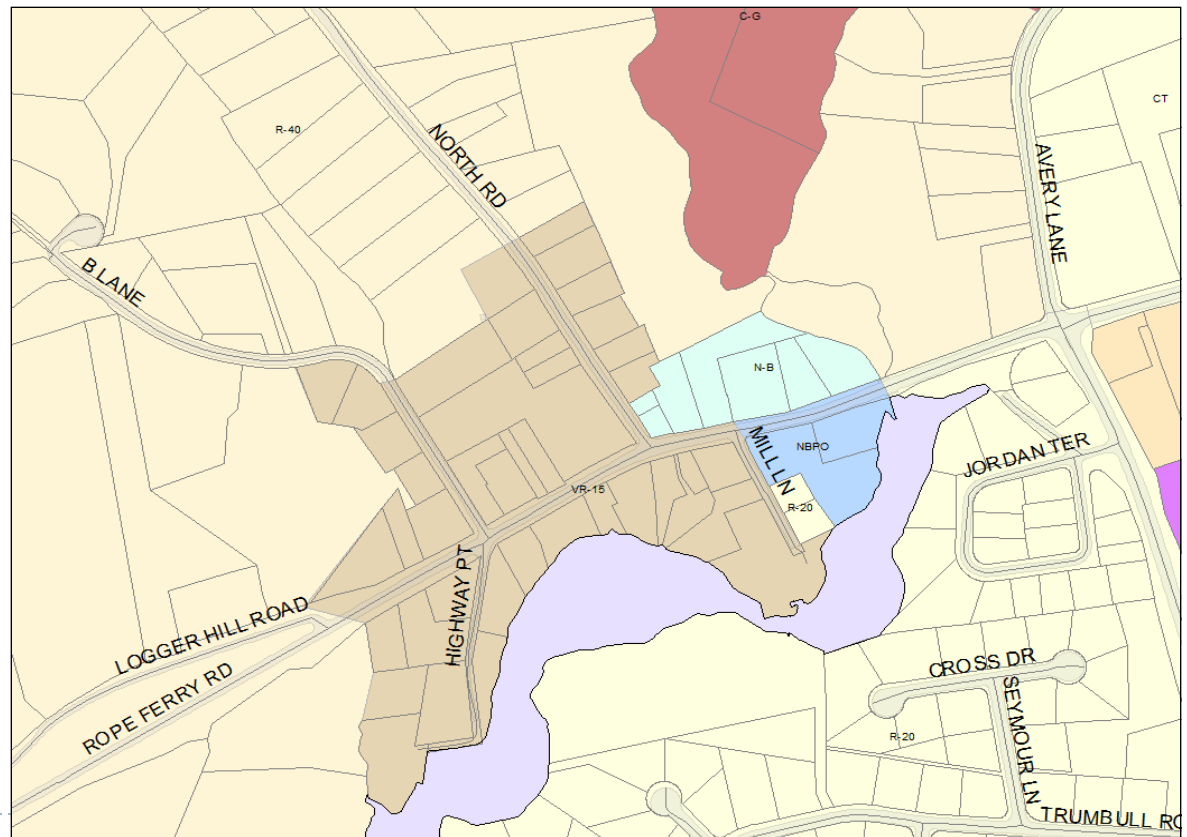
- Allows storage warehouses, but not cafes, mixed use buildings
- Cuts through residential properties parallel to Boston Post Road.



Current Zoning- Allowed Uses

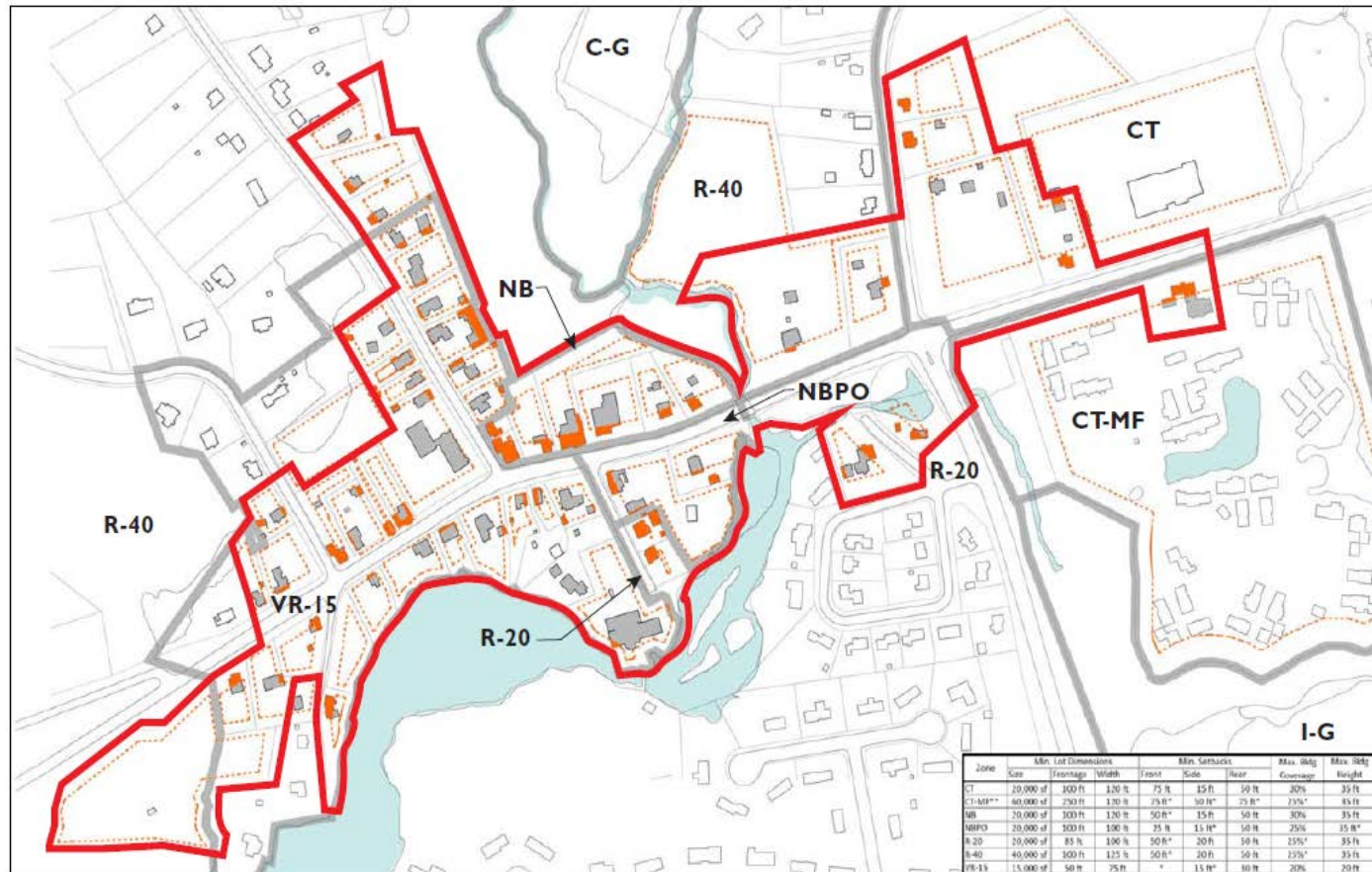
▶ Jordan Village

- ▶ Contains multiple districts and standards
- ▶ Some allowed uses make sense, others may not.
 - ▶ Service/filing station
 - ▶ Swimming club
 - ▶ Boat yard
 - ▶ Offices
 - ▶ Post Office
 - ▶ Retail (any size)
 - ▶ Restaurant



Current Zoning- Nonconforming Properties

2.2.1 - Existing Zoning Analysis - Setbacks



Existing Setback Lines as Identified by Zone ————
 Area of Existing Building Not in Compliance ■■■■
 Jordan Village National Register District ————

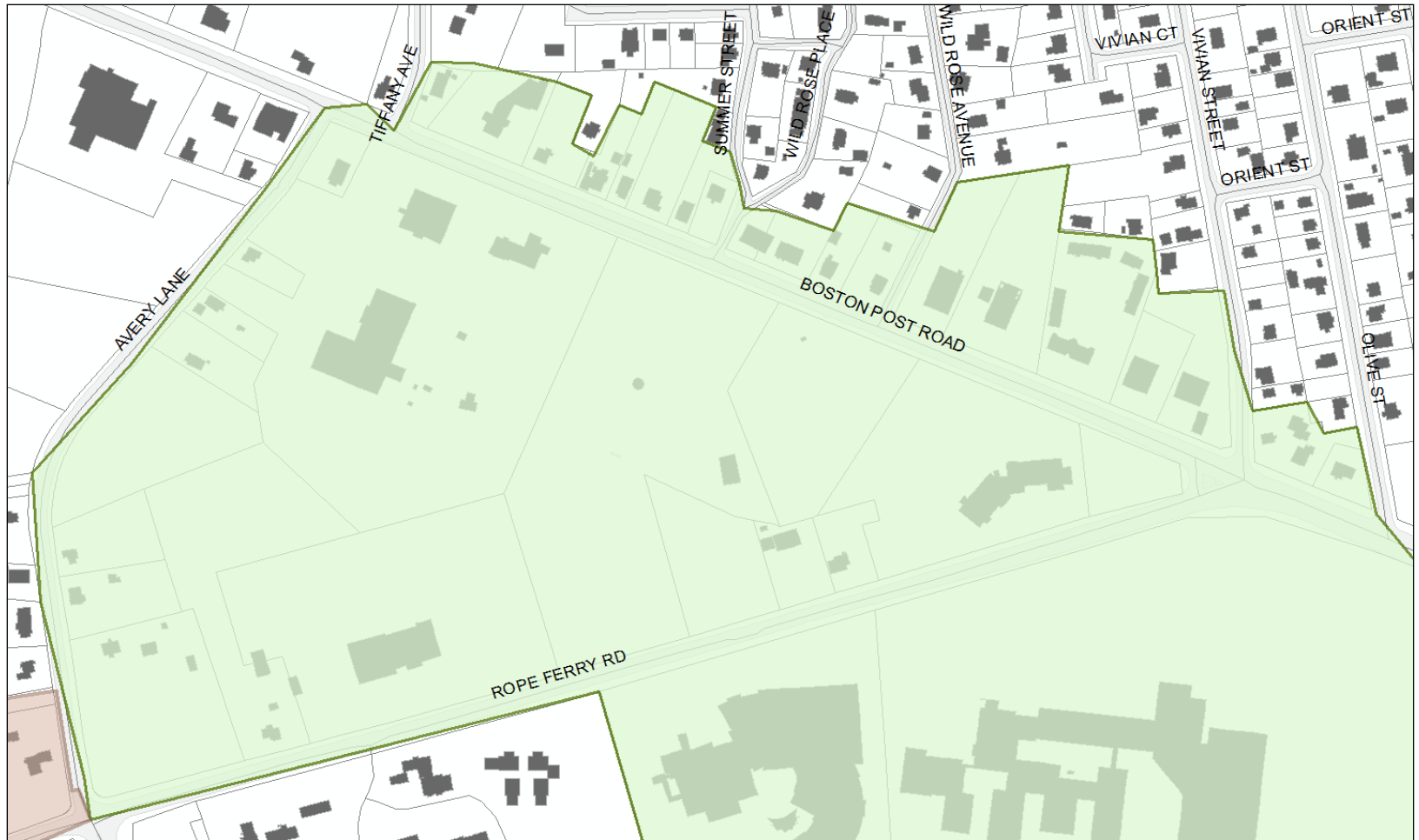
Zoning Opportunities

- ▶ Review district boundaries
- ▶ Enable uses that make sense for the area
- ▶ Review setbacks, frontage and other lot requirements
- ▶ Allow shared parking and access
- ▶ Simplify the rules
- ▶ Lay the foundation for new investment in the area



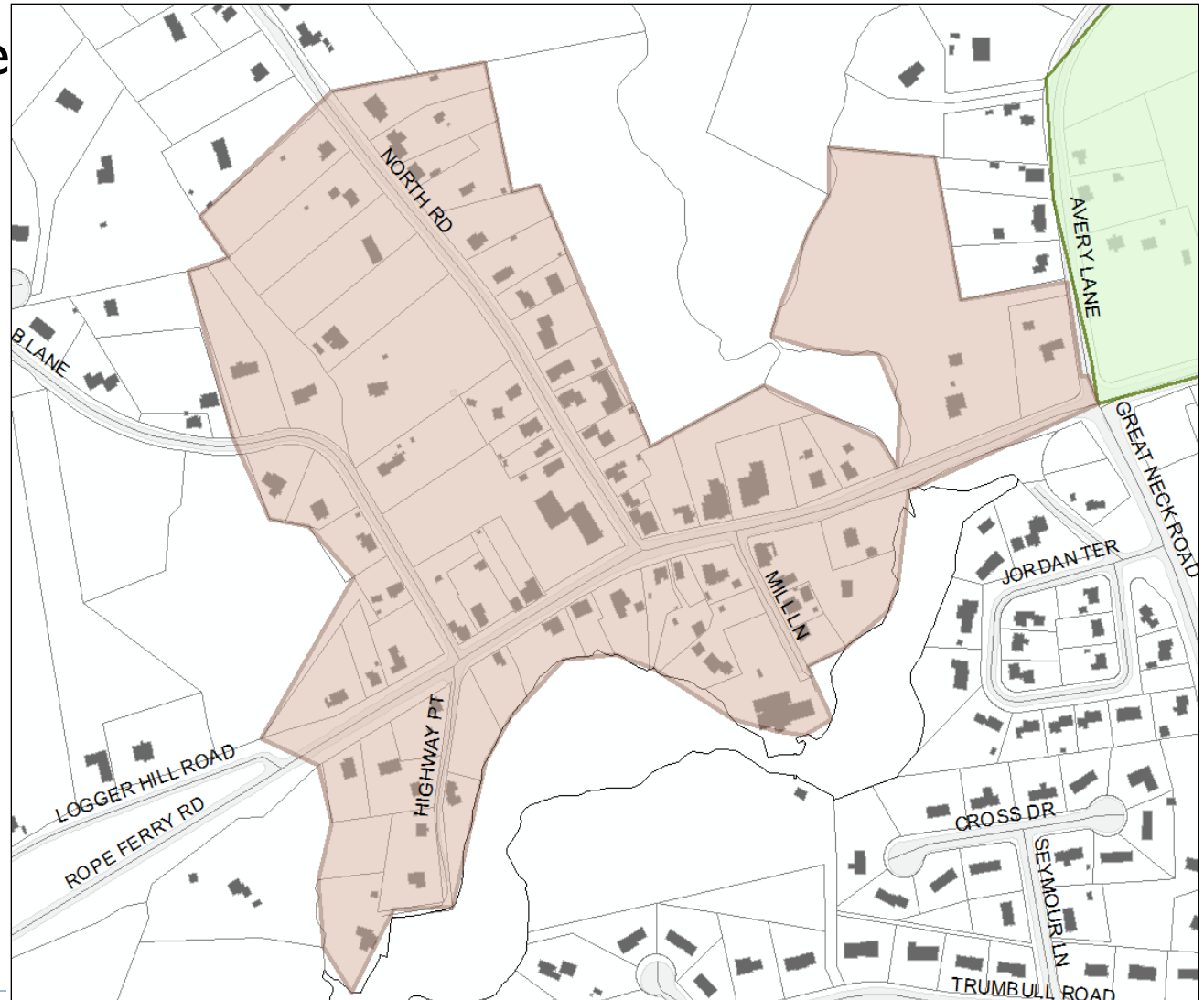
Possible District Boundaries

► Civic Triangle



Possible District Boundaries

▶ Jordan Village



Possible Uses

- ▶ Uses to consider/expand into new areas
 - ▶ Mixed use (commercial/residential) buildings
 - ▶ Daycare
 - ▶ Retail
 - ▶ Restaurants and cafes
 - ▶ Artist spaces, galleries, etc.
 - ▶ Small Event Venue
 - ▶ Bed and Breakfast
 - ▶ Others?



Next Steps

- ▶ Feedback on uses and boundaries
- ▶ Town staff will use feedback to develop a first draft of the Civic Triangle and Jordan Village Districts
- ▶ Sign up tonight or email us to receive project updates as we move forward.



Let us know what you think!

▶ Email

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