



Wallingford Plan of Conservation and Development 2015 Update

Town Center Workshop

November 5, 2015



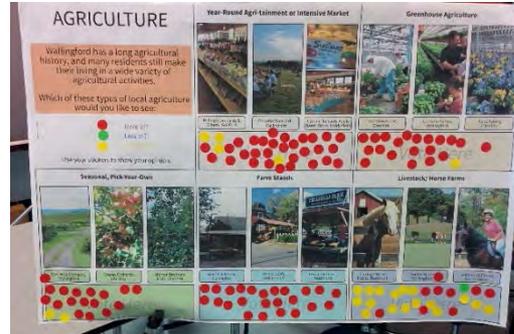
Introduction

- Introduction and Goals for Tonight
- Identifying Wallingford Town Center
- Existing Conditions
- Priority Areas
- Development Concepts – Small Group Discussions
- Wrap-Up
- Next Steps



POCD and Process

- Plan of Conservation and Development (POCD) provides policy guidance for future of the community through
 - Broad vision and goals for the next decade and beyond
 - Recommended actions
 - Focus groups and surveys
 - Community (over 1,800 responses)
 - Town Center survey (over 370 responses - still running!)
 - Public workshop
 - Celebrate Wallingford
 - Beginning to formulate goals and strategies



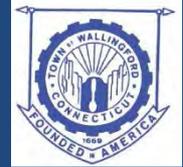


Tonight's Goal

Hear from you on some specific areas related to the Town Center:

- Extent of Town Center and supporting areas
- Planning for Transit Oriented Development (TOD)* around new commuter rail platforms and interplay with Town Center
- New and infill development ideas for priority areas

*TOD consists of concentrated, higher density mixed residential and commercial developments around transit stations, designed to maximize access and use of public transit

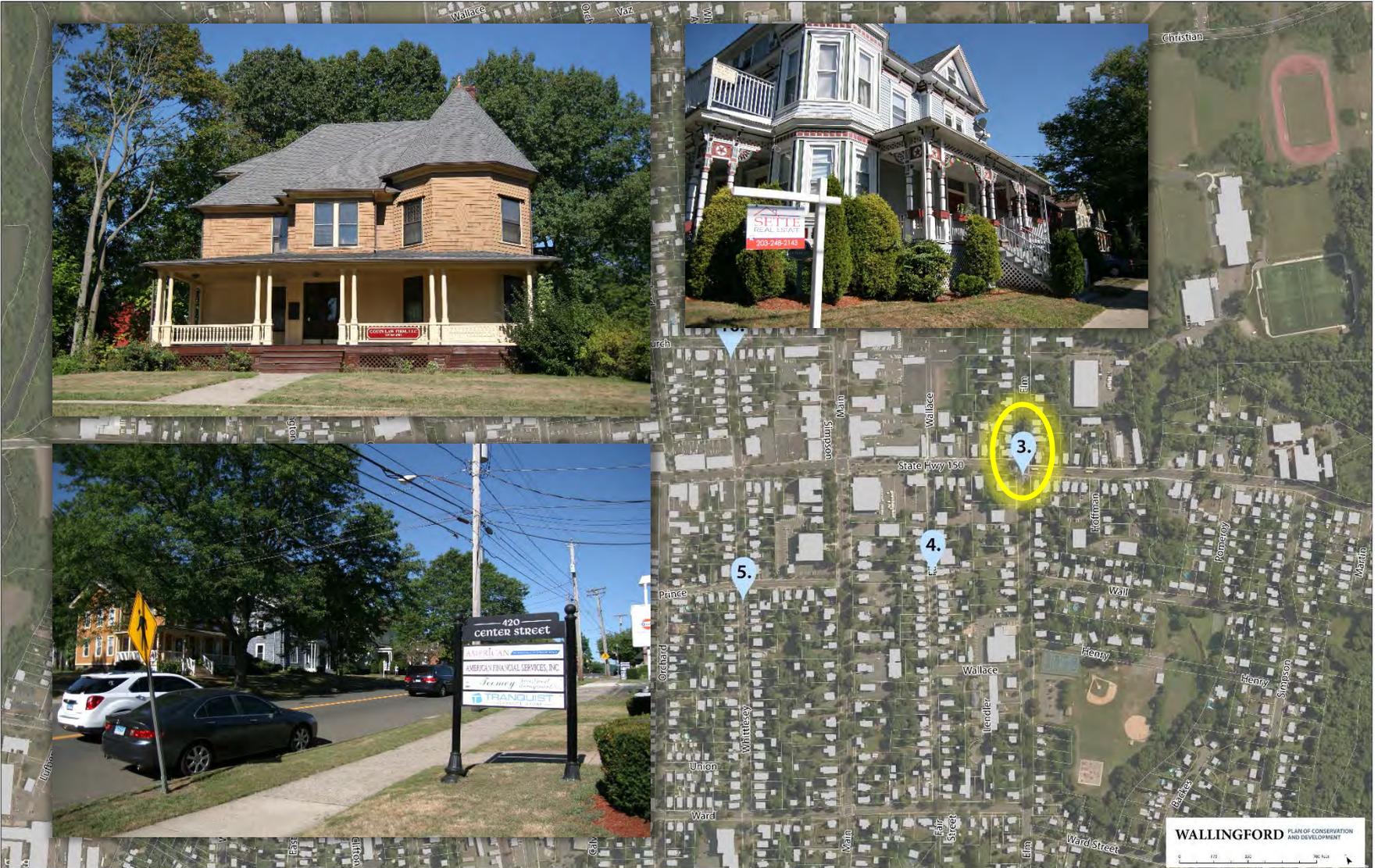


What is Wallingford Town Center?

- **Several definitions of the Town Center**
 - “Uptown” vs. “Downtown”
 - Wallingford Center Inc./Electric Division Rate District
 - Zoning
- **Why is this an important discussion?**
 - Establish a vision for the future of Town Center
 - Opportunity to consider influence of TOD planning goals
 - Thoughtfully consider advantages and disadvantages of focused areas for development versus expanded opportunity areas
 - Suggest ‘anchors’ and key corridors to promote beneficial future development



Center and North Elm



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WALLINGFORD PLAN OF CONSERVATION AND DEVELOPMENT
About this Map: Esri, DeLorme, NAVTEQ, Swire, NPS, © 2019
June 16, 2011, Rev. 04/11, Rev. 03/11, Rev. 02/11, Rev. 01/11



South Colony

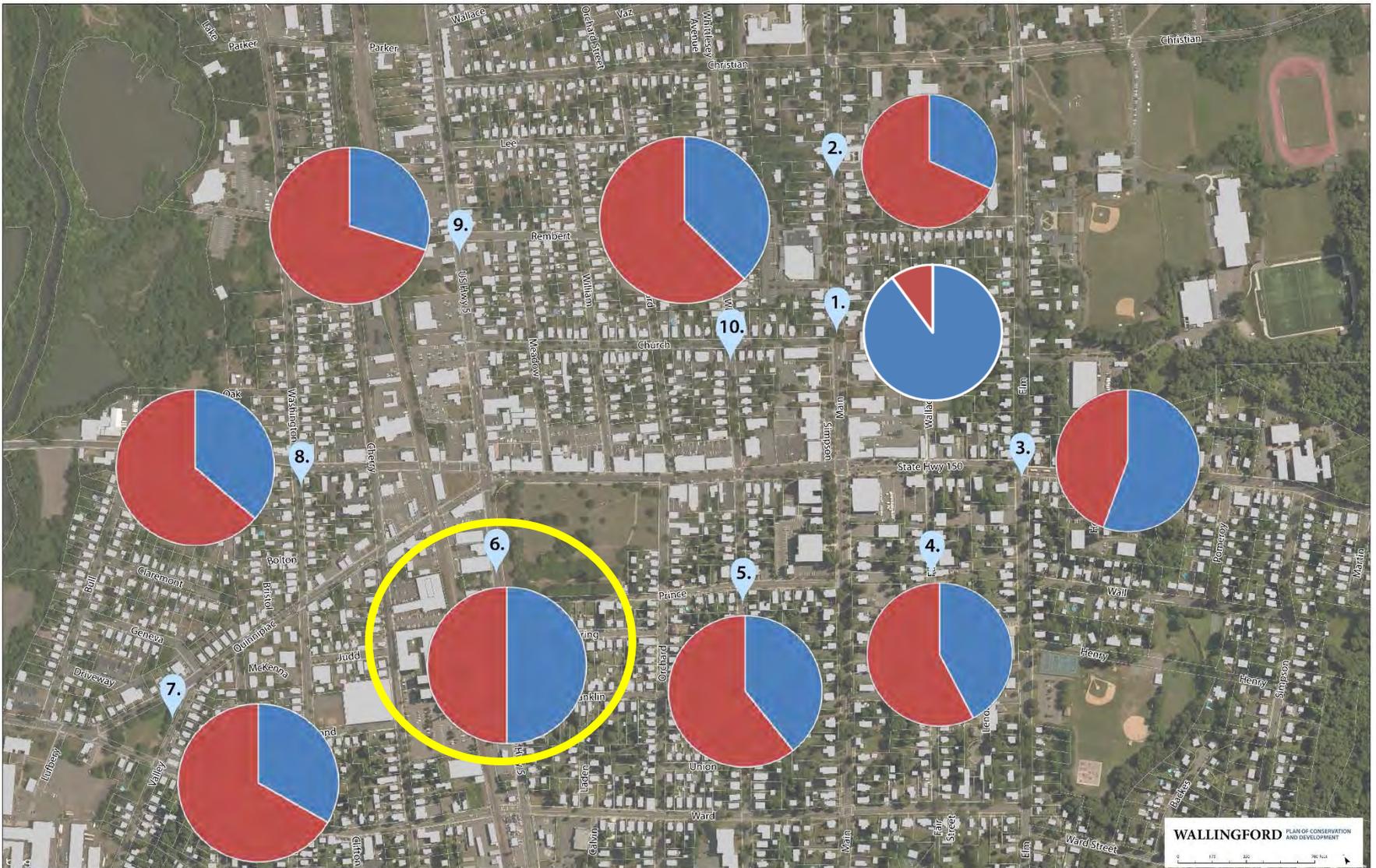


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WALLINGFORD PLAN OF CONSERVATION AND DEVELOPMENT
June 16, 2011



South Colony

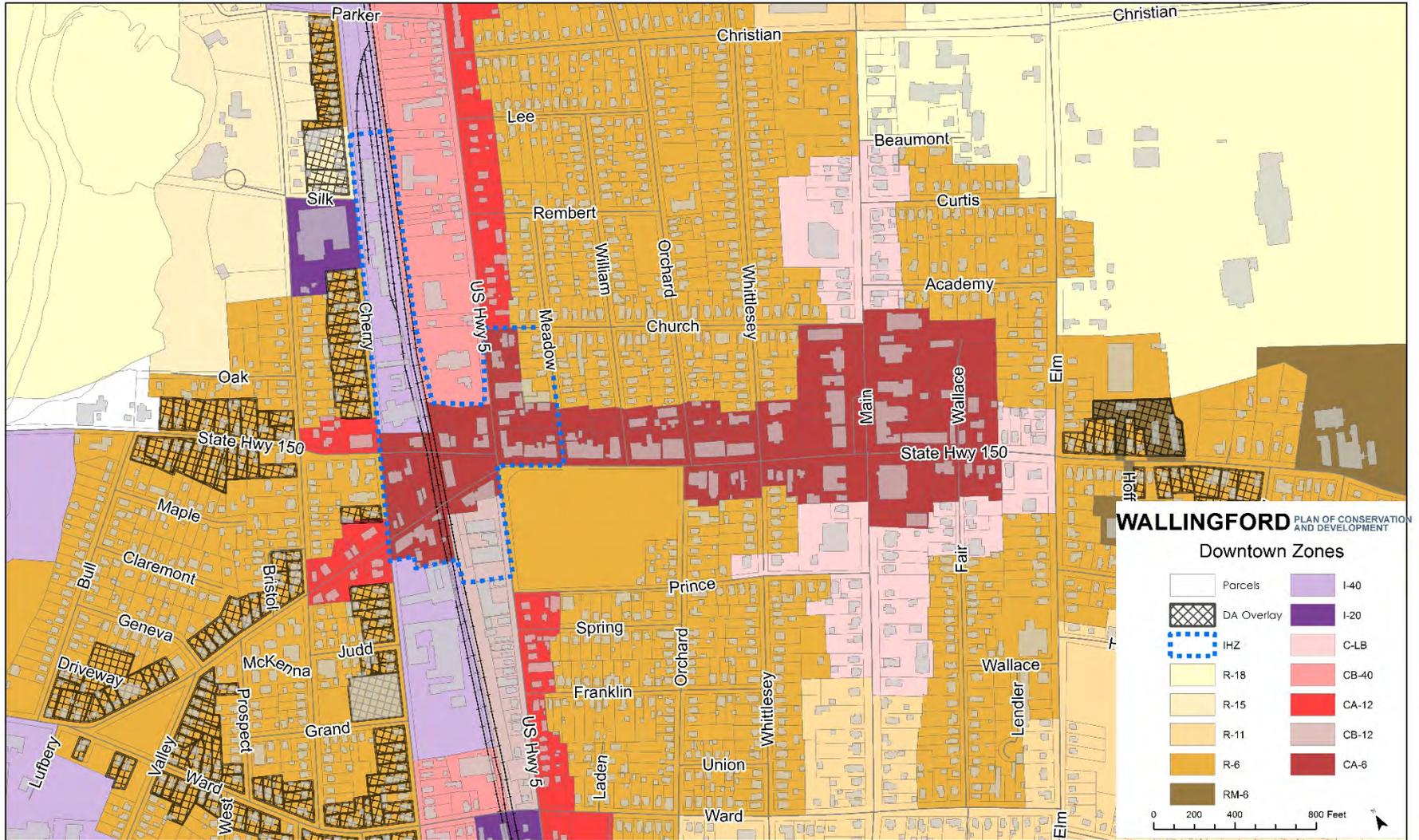


Milone & MacBroom, Inc. Wallingford, CT | May 2015

■ In WTC ■ Outside WTC



Zoning



MILONE & MACBROOM for Wallingford, CT | May 2015

This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels, Zoning: Town of Wallingford (2011)



Zoning Permitted Uses

Use	Zoning District														
	R-18	R-15	R-11	R-6	RM-6	IHZ	DA	CLB	CA-6	CA-12	CB-12	CB-40	I-40	I-20	
Residential	Single Family Home	●	●	●	●			●							
	Multi-Family Conversion	●	●	●	●			●	●	●	●	●	●	●	●
	Multi-Family Home					●	●	●							
	Elderly Housing	●	●	●	●										
	Group Home (<6 residents)	●	●	●	●				●						
Commercial and Institutional	Gov. Buildings	●	●	●	●			●	●	●	●	●	●	●	●
	Educational and Religious	●	●	●	●			●	●	●					
	Child Care Facility (<6 children)	●	●	●	●			●	●	●					
	Day Care Center	●	●	●	●			●	●	●					
	Bed and Breakfast							●							
	Professional Office						●	●	●	●	●	●	●	●	●
	Retail						●		●	●	●	●	●	●	●
	Restaurants								●	●	●	●	●	●	●
	Mobile Food Vendor								●	●	●	●	●	●	●
	Theaters								●	●	●	●	●	●	●
	Hotels								●	●	●	●	●	●	●
	Restaurants								●	●	●	●	●	●	●
	Hotels and Motels								●	●	●	●	●	●	●
Industrial	Wholesale Trade										●	●	●	●	●
	Storage Warehouses										●	●	●	●	●
	Health and Sports Clubs										●	●	●	●	●
	Auto Repair Garages										●	●	●	●	●
	Gas Stations										●	●	●	●	●
	Manufacturing												●	●	●
	Machine and Blacksmithing Shops												●	●	●
	Truck Terminals												●	●	●
	Saw and Planing Mills												●	●	●
Bulk Fuel Storage												●	●	●	

- Permitted with Site Plan Approval
- Permitted with Zoning Permit
- Permitted with Special Permit
- Permitted with Special Exception



Zoning Standards

Zone	Name	Maximum Height (ft)	Maximum Stories ²	Minimum Lot Size (sq.ft.)	Max % Coverage	FAR by Right
R-18	Residential District - 18	30	3	18,000	15%	0.45
R-15	Residential District - 15	30	3	15,000	20%	0.60
R-11	Residential District - 11	30	3	11,250	25%	0.75
R-6	Residential District - 6	30	3	6,250	33.5%	1.01
RM-6	Multi-Family District - 6	30	3	217,800	25%	0.75
IHZ	Incentive Housing Zone	30-45	3-4	25,000	10-26 DU/acre	
DA	Downtown Apartment District	30	3	25,000	10-35 DU/acre	
I-40	Industrial District I-40	30	3	40,000	25%	0.75
I-20	Industrial District I-20	30	3	20,000	33.5%	1.01
C-LB	Limited Business District	30	3	11,250	25%	0.75
CB-40 ¹	Commercial District CB-40	30	3	40,000	35%	1.05
CA-12	Commercial District CA-12	30	3	12,000	35%	1.05
CB-12	Commercial District CB-12	30	3	12,000	35%	1.05
CA-6	Commercial District CA-6	30	3	6,250	50%	1.50

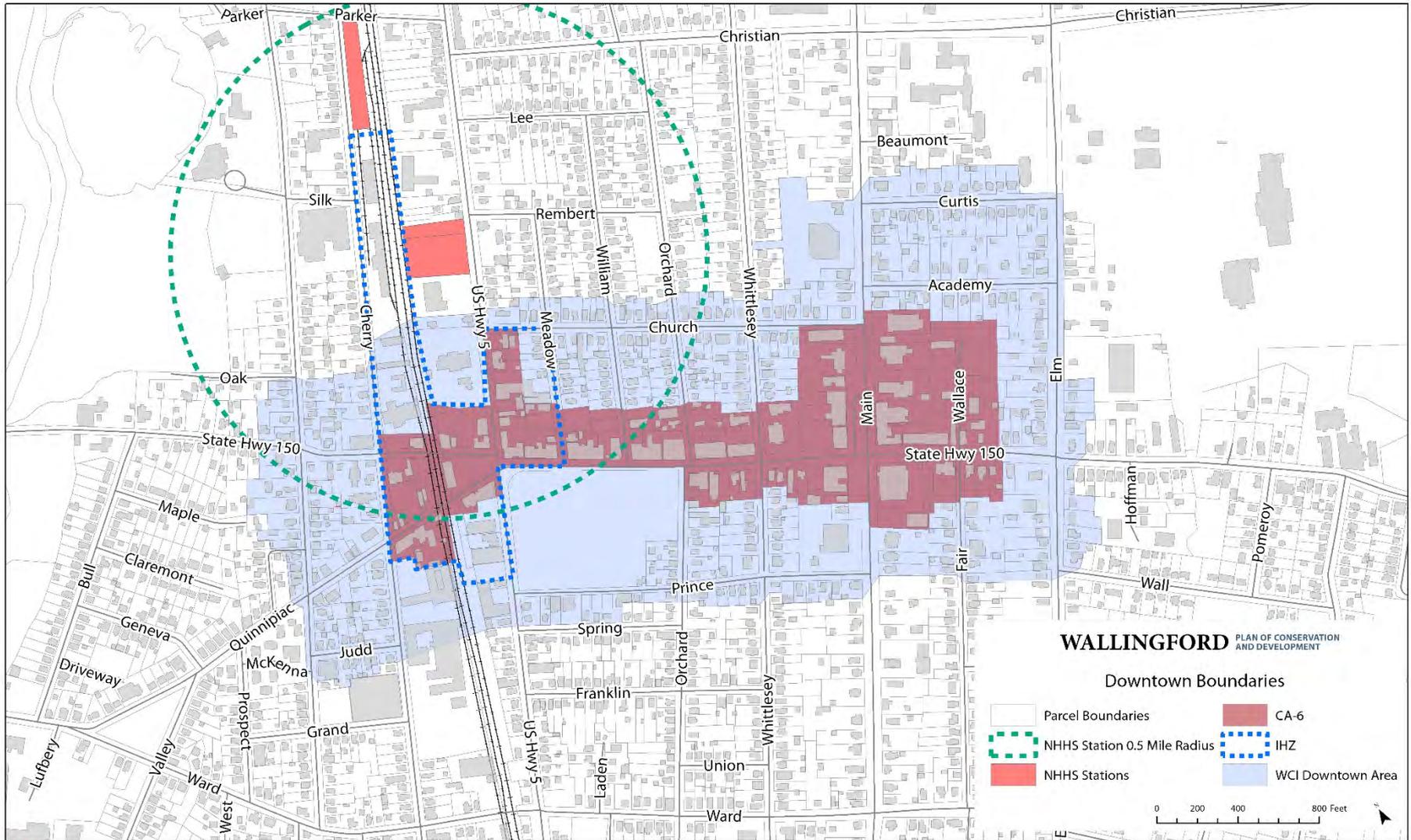
Maximum building height may be increased by one foot for each additional two feet of front, side, and rear yard setback in 1 commercial and industrial districts

2 Maximum stories were calculated by dividing the maximum building height by 10 feet

3 FAR by right was calculated by multiplying the maximum coverage by the maximum number of stories



Other "Town Center" Definitions



MILONE & MACBROOM for Wallingford, CT | May 2015

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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels, Zoning: Town of Wallingford (2015)



Town Center Potential Definition A



MILONE & MACBROOM for Wallingford, CT | November 2015
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WALLINGFORD PLAN OF CONSERVATION AND DEVELOPMENT
0 150 300 600 Feet
Image courtesy of USGS National Geographic, © 2015 Microsoft Corporation
About this map: Parcels, Streets: Town of Wallingford (2015)
Aerial Imagery: Microsoft (2015)



Town Center Potential Definition B



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About this map: Parcels, Streets: Town of Wallingford (2015)
Aerial Imagery: Microsoft (2015)



Town Center Definition

Concept A



Some expansion of existing CA-6 zone

Concept B



More significant expansion of existing CA-6 zone

Concept C

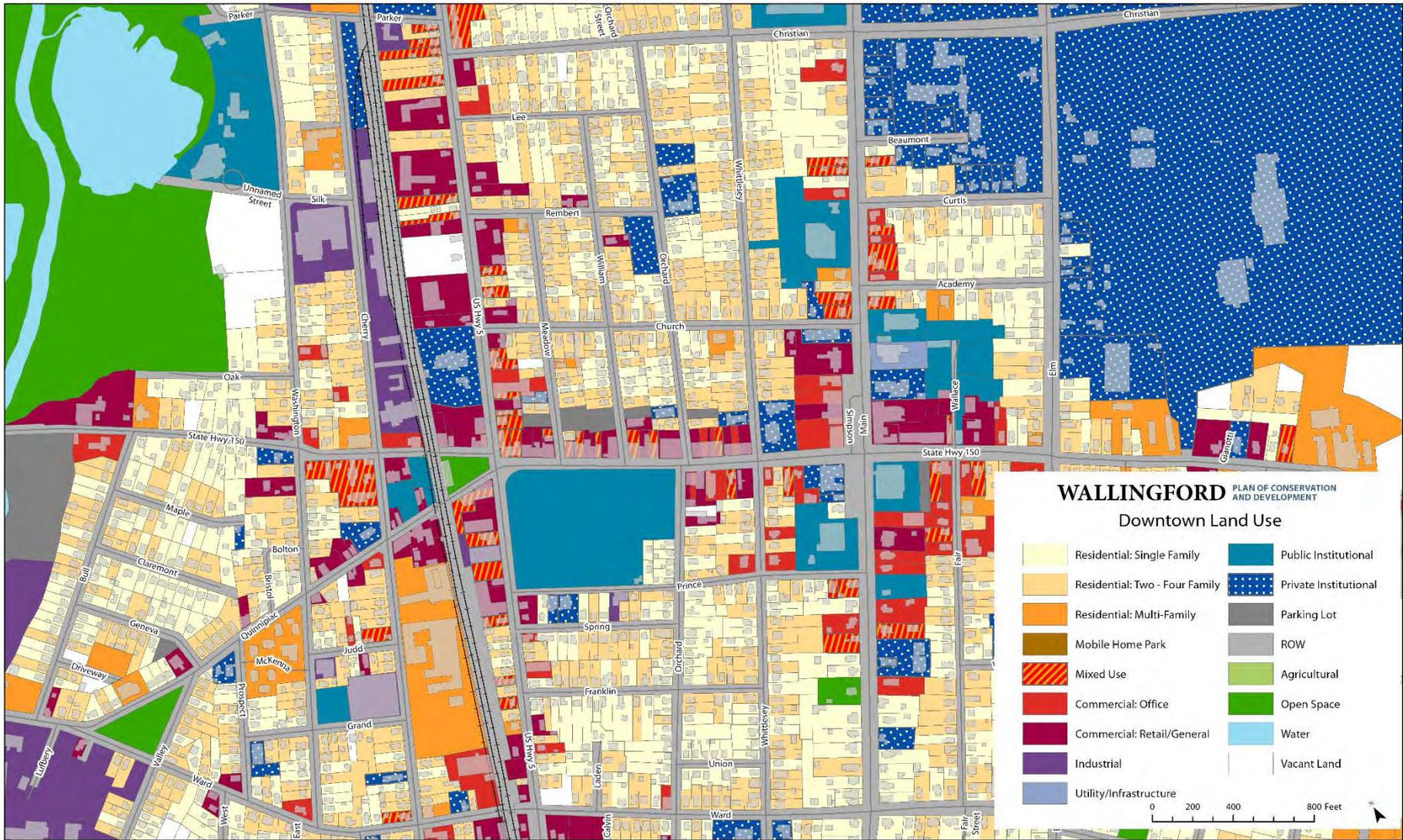


More significant expansion of existing CA-6 zone with transitional areas identified

What do *you* think?



Town Center Land Use



MILONE & MACBROOM for Wallingford, CT | May 2015

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Town Center Circulation



MILONE & MACBROOM for Wallingford, CT | May 2015

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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
SLOSS Sites: CT DOT (2012)
Streets: ESRI (2011) Parcels: Town of Wallingford (2015)



Town Center Parking



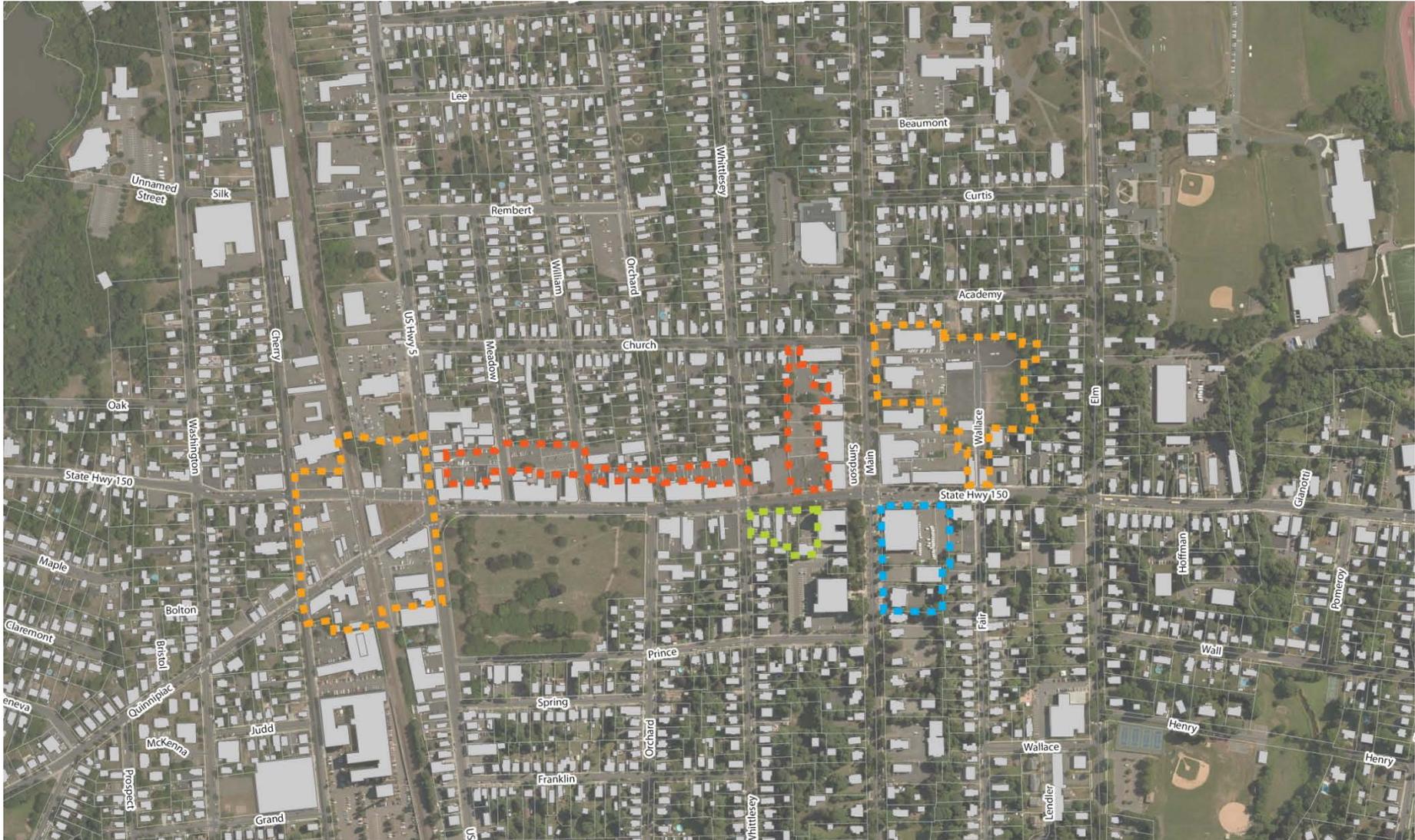
MILONE & MACBROOM for Wallingford, CT | May 2015

This map is intended for planning purposes only. Delineations may not be exact.

About this map: Streets: ESRI (2011)
Parking, Parcels: Town of Wallingford (2015)



Focus Areas



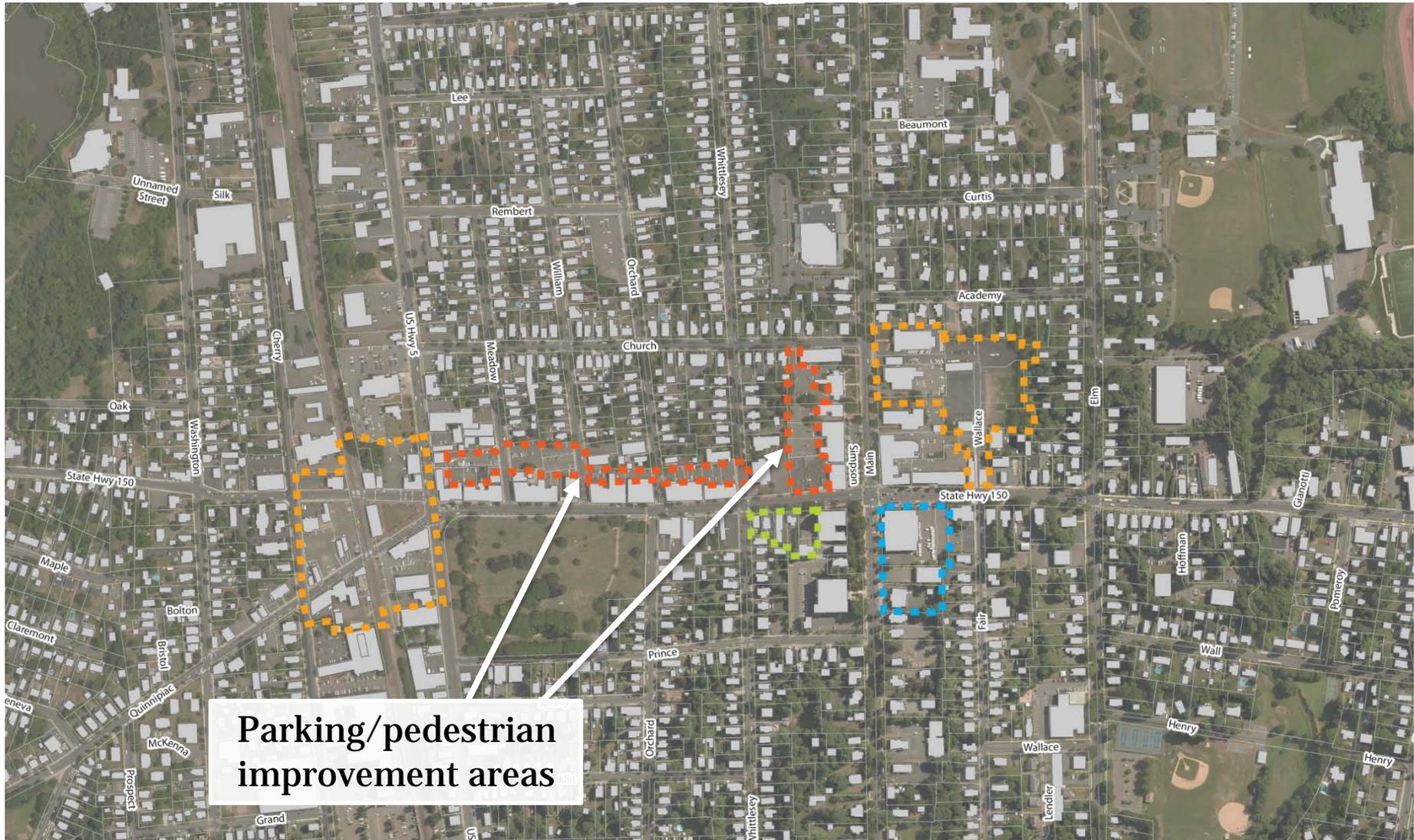


Focus Areas





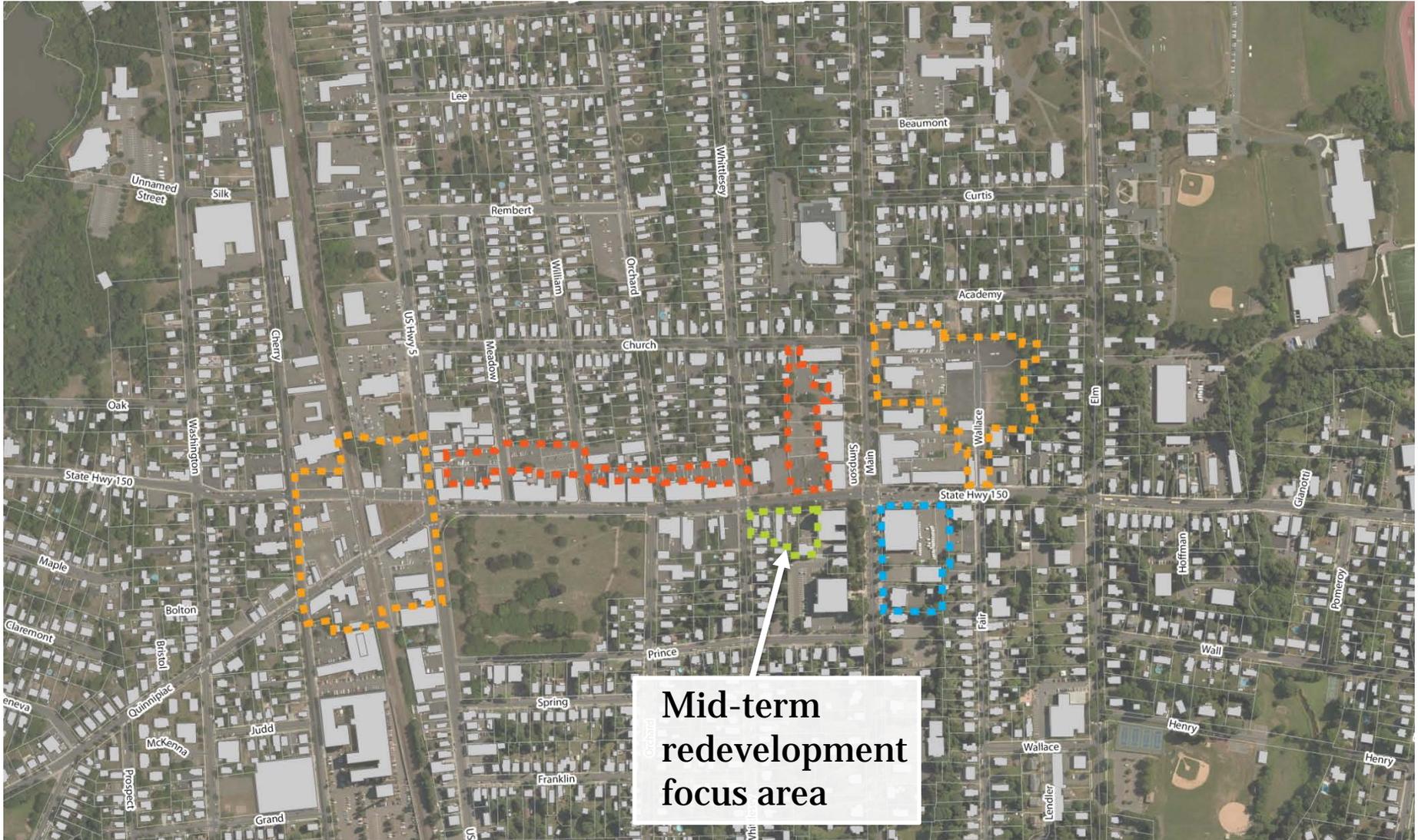
Focus Areas



Parking/pedestrian improvement areas



Focus Areas



Mid-term
redevelopment
focus area

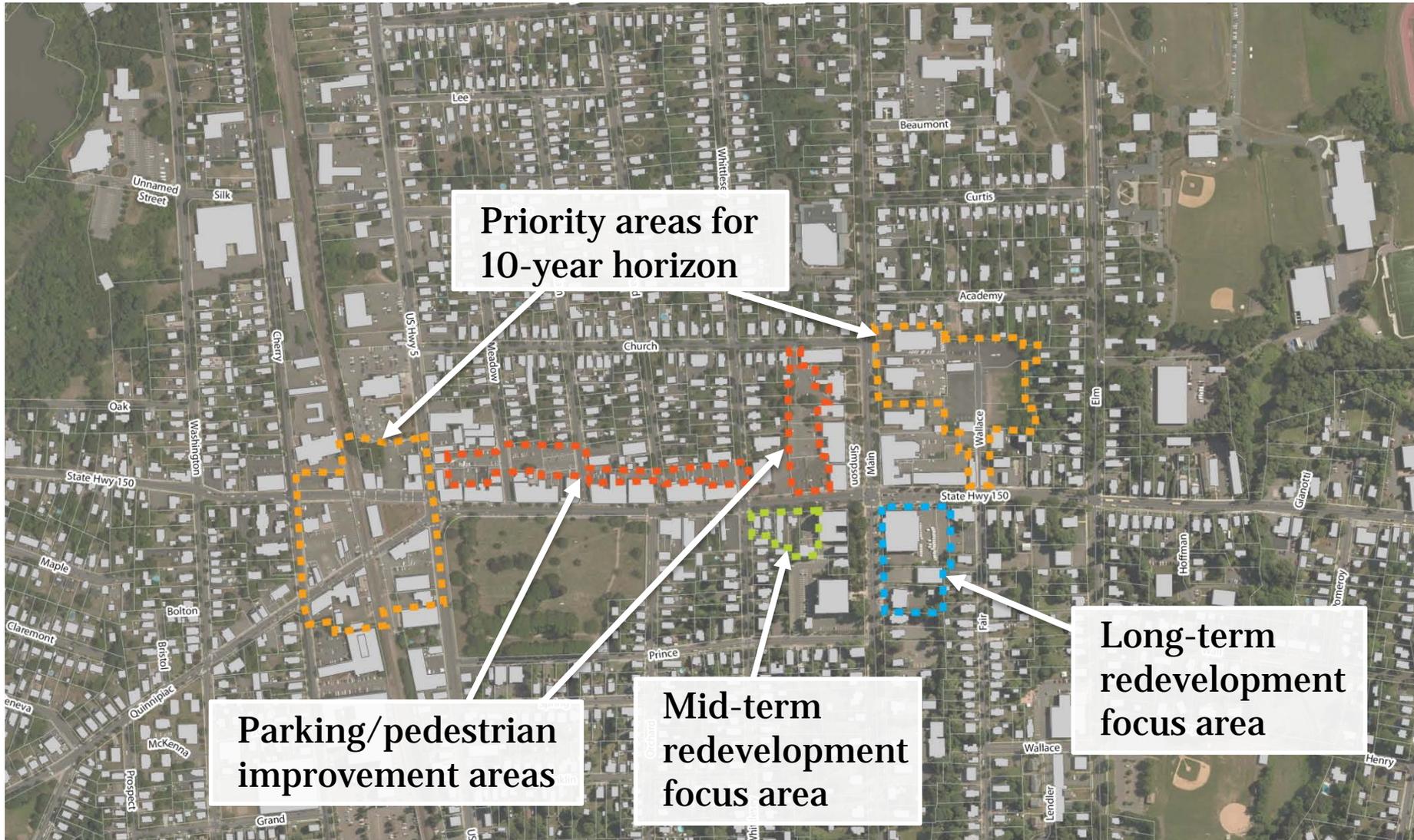


Focus Areas



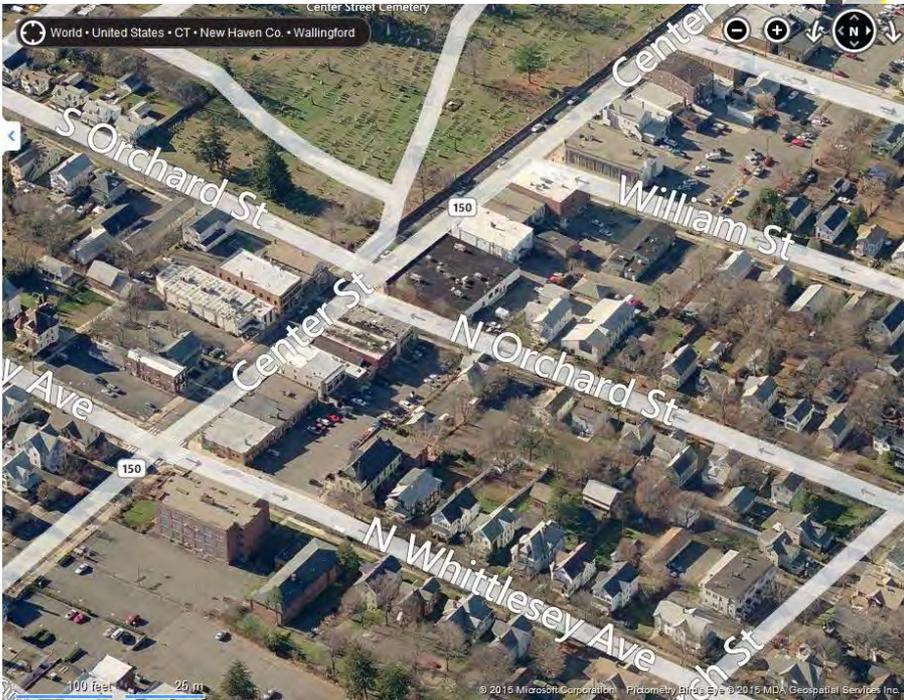


Focus Areas





Parking/ Ped Improvement Area





Parking/ Ped Improvement Area

Why Priority?

- Parking issues number one complaint!

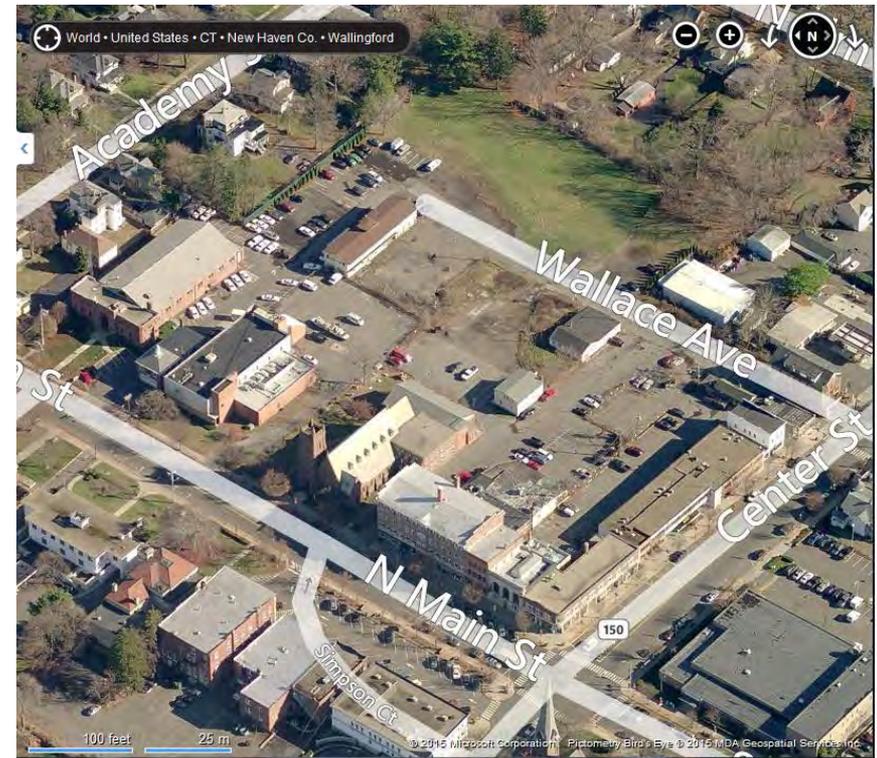
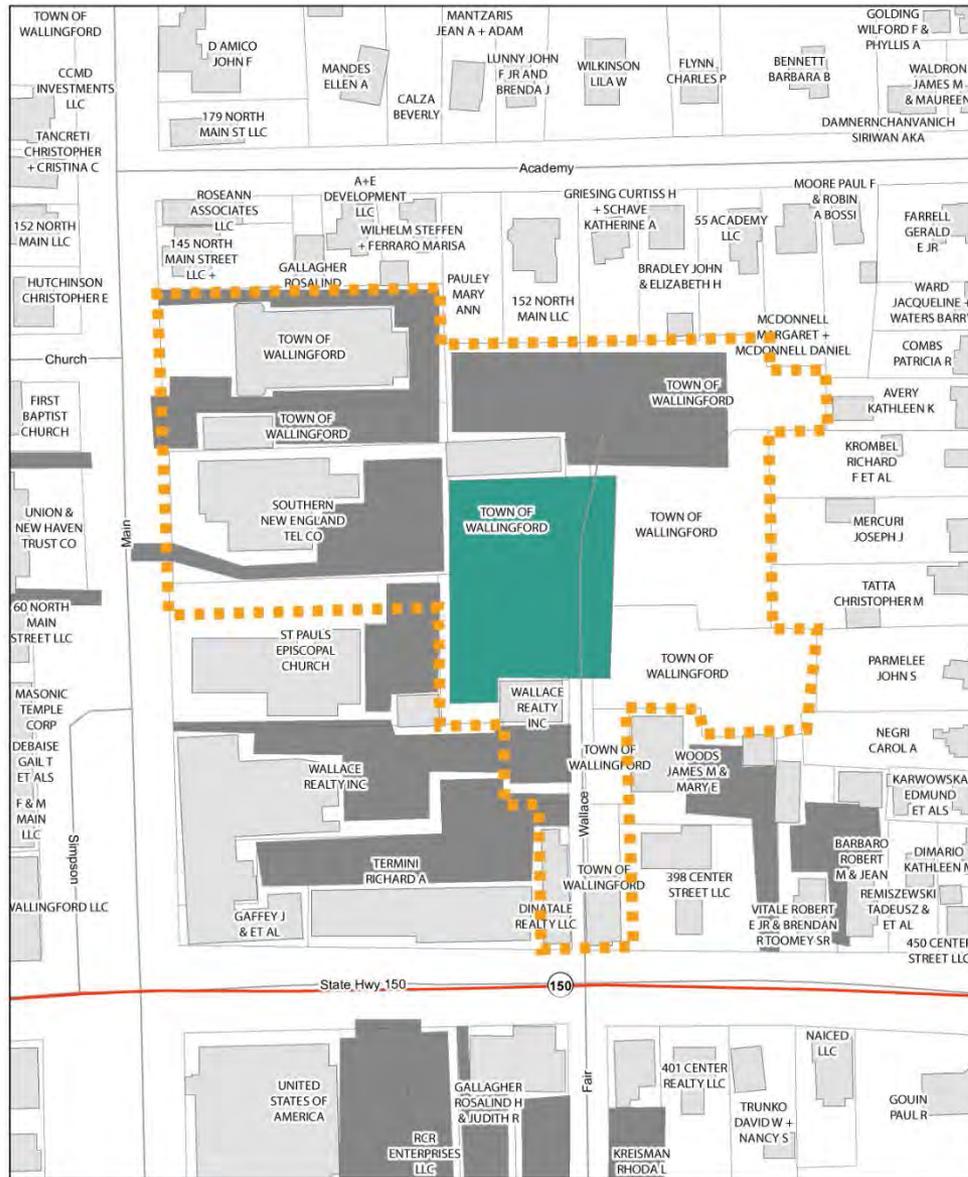
Opportunities

- Capitalize on existing parking to enhance business and pedestrian climate
- Improve circulation and connectivity
- Potential for public private partnerships





Priority Area: Upper Town Center





Priority Area: Upper Town Center

Why Priority?

- Property disposition: underutilized Town properties
- Directly adjacent and connected to thriving commercial area of Town Center



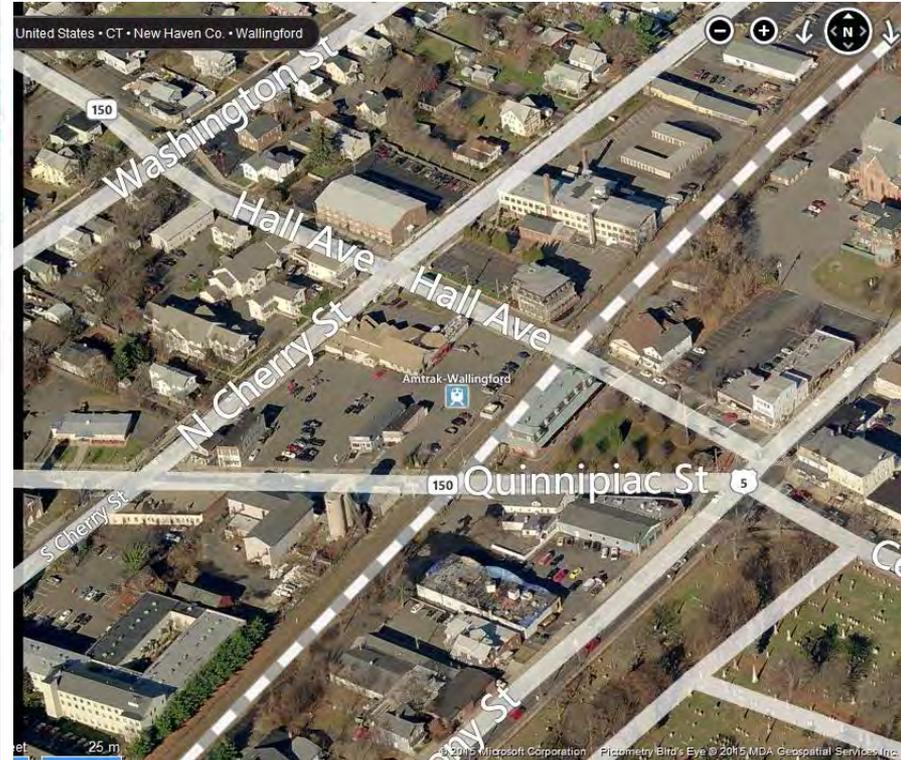
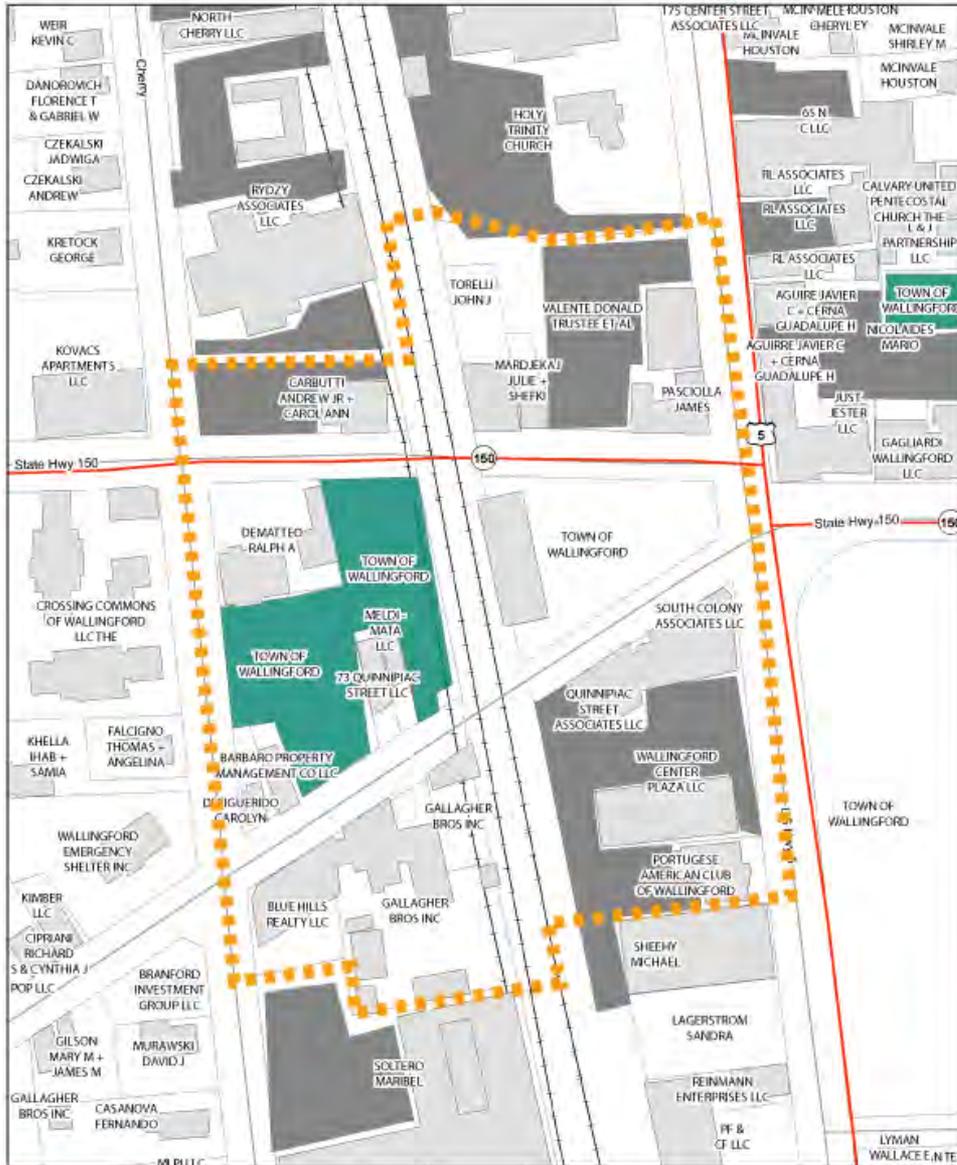
Opportunities

- Master plan for area
- Rationalizing and enhancing parking for new and existing businesses
- Potential for infill development of scale to enhance tax base
- Potential for public/private partnerships





Priority Area: Lower Town Center





Priority Area: Lower Town Center

Why Priority?

- Property disposition: significant existing Town ownership and occupancy
- Within IHZ and TOD areas
- Existing adjacent moderate density residential



Opportunities

- Master plan for area
- Potential to assemble properties
- Traffic and pedestrian improvements – improve connectivity to TOD and Center Street



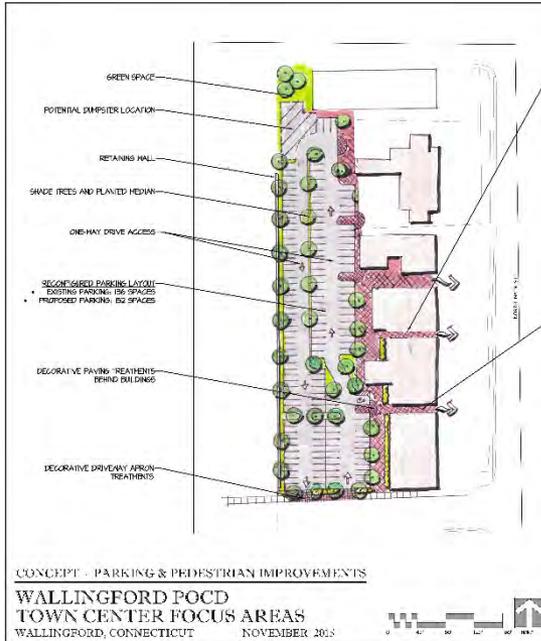


Development Concepts

- **Concepts are ideas intended to stimulate discussion only!**
 - Are these types and forms/ scale of developments appropriate for the areas?
 - What do you like and dislike about these ideas?
- **Privately owned properties are included in some concepts**
 - No intention of using eminent domain or other means to force development
 - No direct discussions with owners as part of the POCD process
- **Trying to establish the vision towards which to steer incremental change and may result in recommendations to:**
 - Revise zoning
 - Explore public-private partnerships
 - Consider and analyze potential benefits of different means of financing improvements

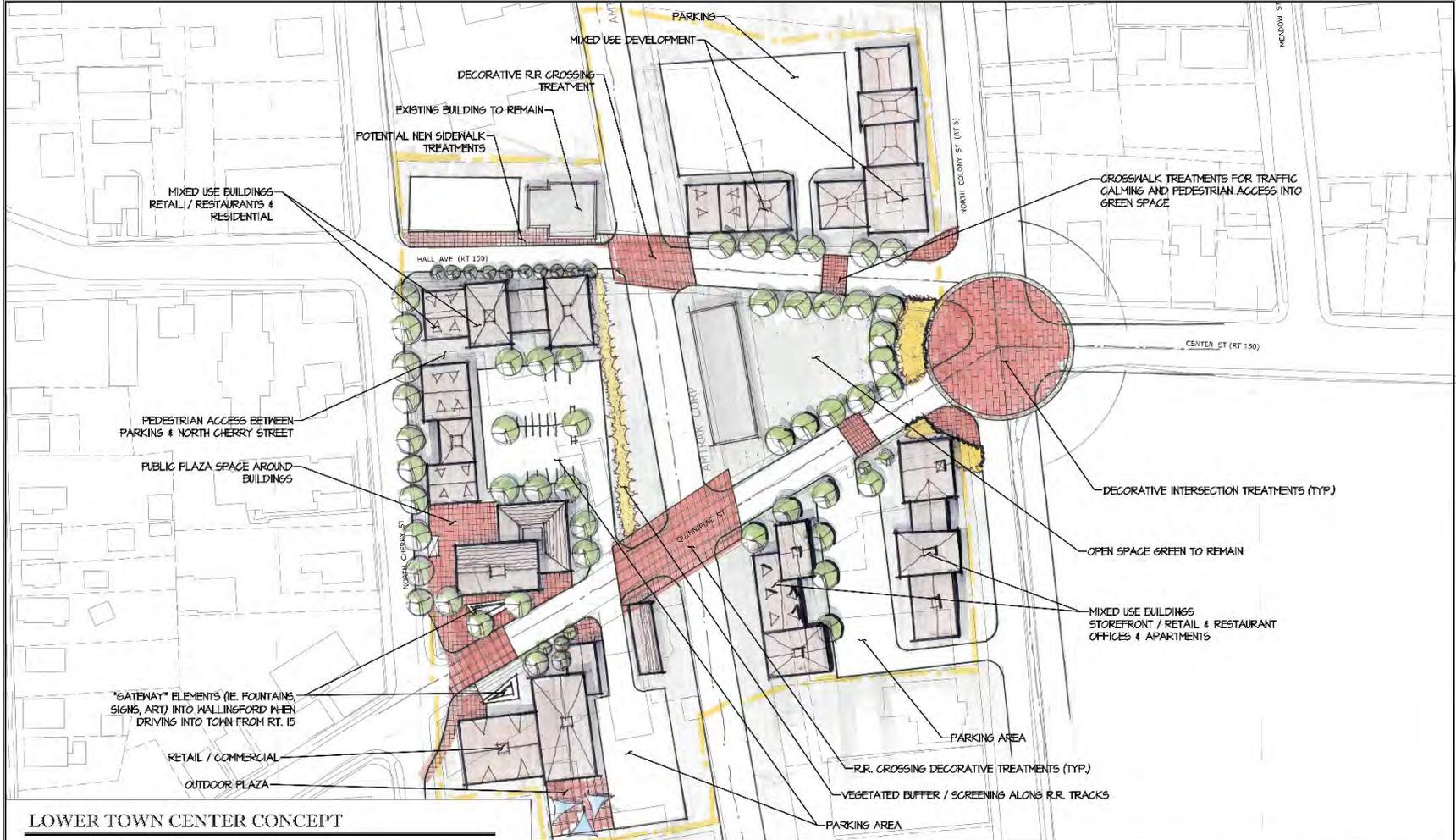


Parking/ Pedestrian Concept

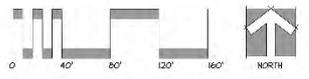
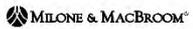




Lower Town Center Concepts



LOWER TOWN CENTER CONCEPT
WALLINGFORD POCD
TOWN CENTER FOCUS AREAS
 WALLINGFORD, CONNECTICUT NOVEMBER 2015





Wrap-Up from Groups

- **Parking/ Pedestrian Improvement Themes**
- **Lower Town Center Themes**
- **Upper Town Center Themes**



Next Steps

- Tally final Town Center survey results – open until Friday!
- Steering Committee will recommend a common vision for Town Center, and develop strategies for achieving the vision
- Draft POCD early in 2016
- All meetings and hearing dates and times posted on Town's website