

APPENDIX D
SITE BRIEFING BOOKS

Together We Can Grow Better

An Interactive Workshop on Sustainable Development for Capitol Region Municipalities

Site 3: South Windsor, CT / South Windsor Town Center Site
Site Briefing Book / 5.16.09



Workshop Site 3

South Windsor Town Center Site South Windsor, CT

Site Name: South Windsor Town Center, South Windsor, CT

Ownership: Private Owner

Location: 1739 Ellington Rd (Stop & Shop at the intersection of Ellington Road and Buckland Road), South Windsor, CT
Town of South Windsor (2007 Population Est: 25,940); Hartford County, CT (2008 Est: 877,312)

Size: +/- 25 Acres

Zoning: Restricted Commercial

Description of the site: The South Windsor Town Center site lies at the intersection of two main state roads, Route 30 (Ellington Road) and Route 194 (Sullivan Avenue/Buckland Street). This site serves as the South Windsor's Town Center and is the main hub of commercial activity diagonally across from the Town Hall and Municipal Center. The existing center is made up of a bank, Stop & Shop, and other small business and retail users. The site is within a ¼ mile of two bus routes but has few surrounding pedestrian amenities.



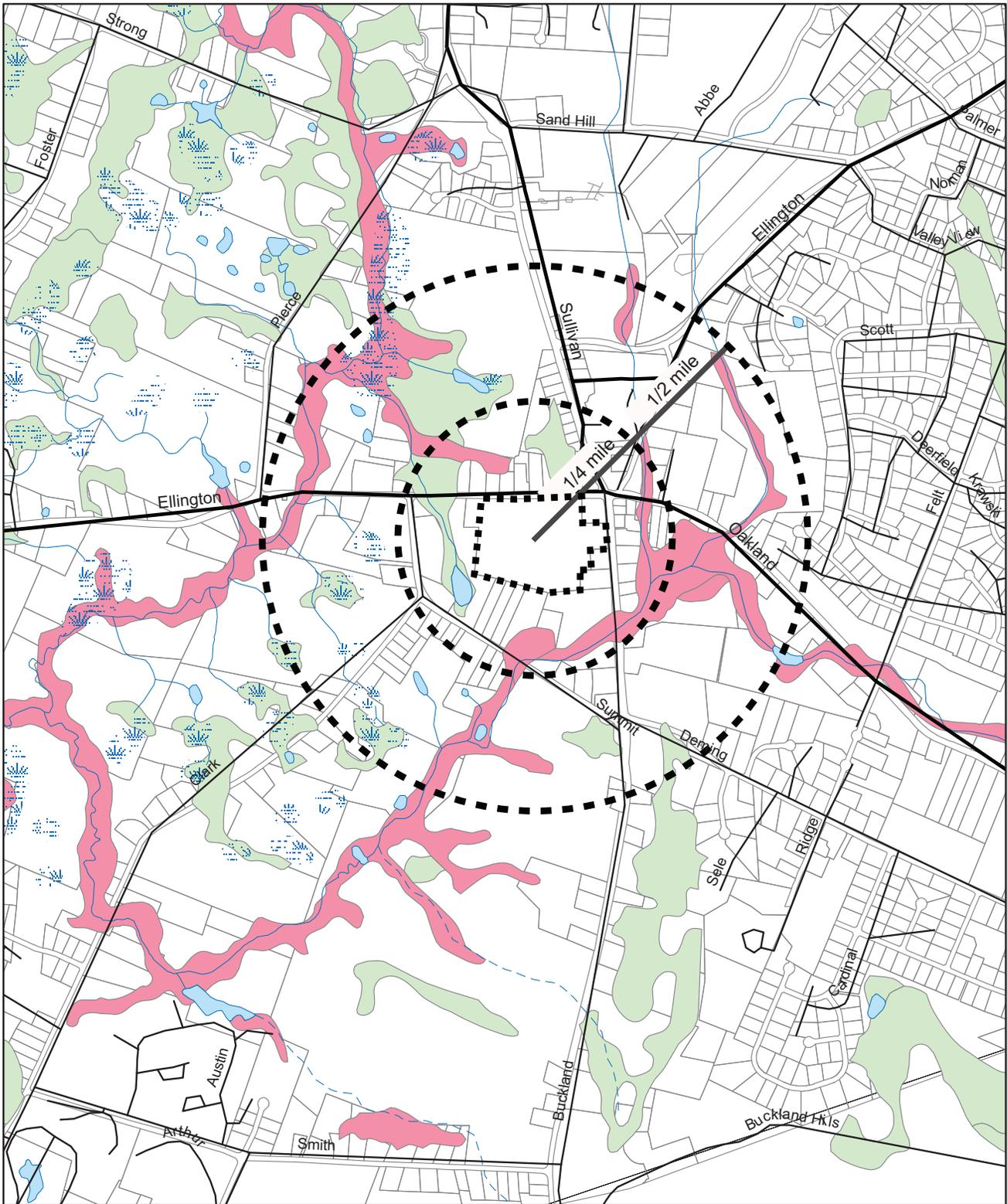
South Windsor, CT / Regional Context



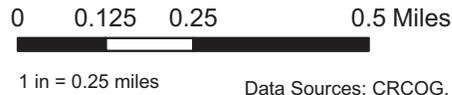
- Major Highway
- Highway
- Local Road
- Water
- Intermittent Water
- Marsh
- Water



Data Sources: CRCOG, Connecticut EPA



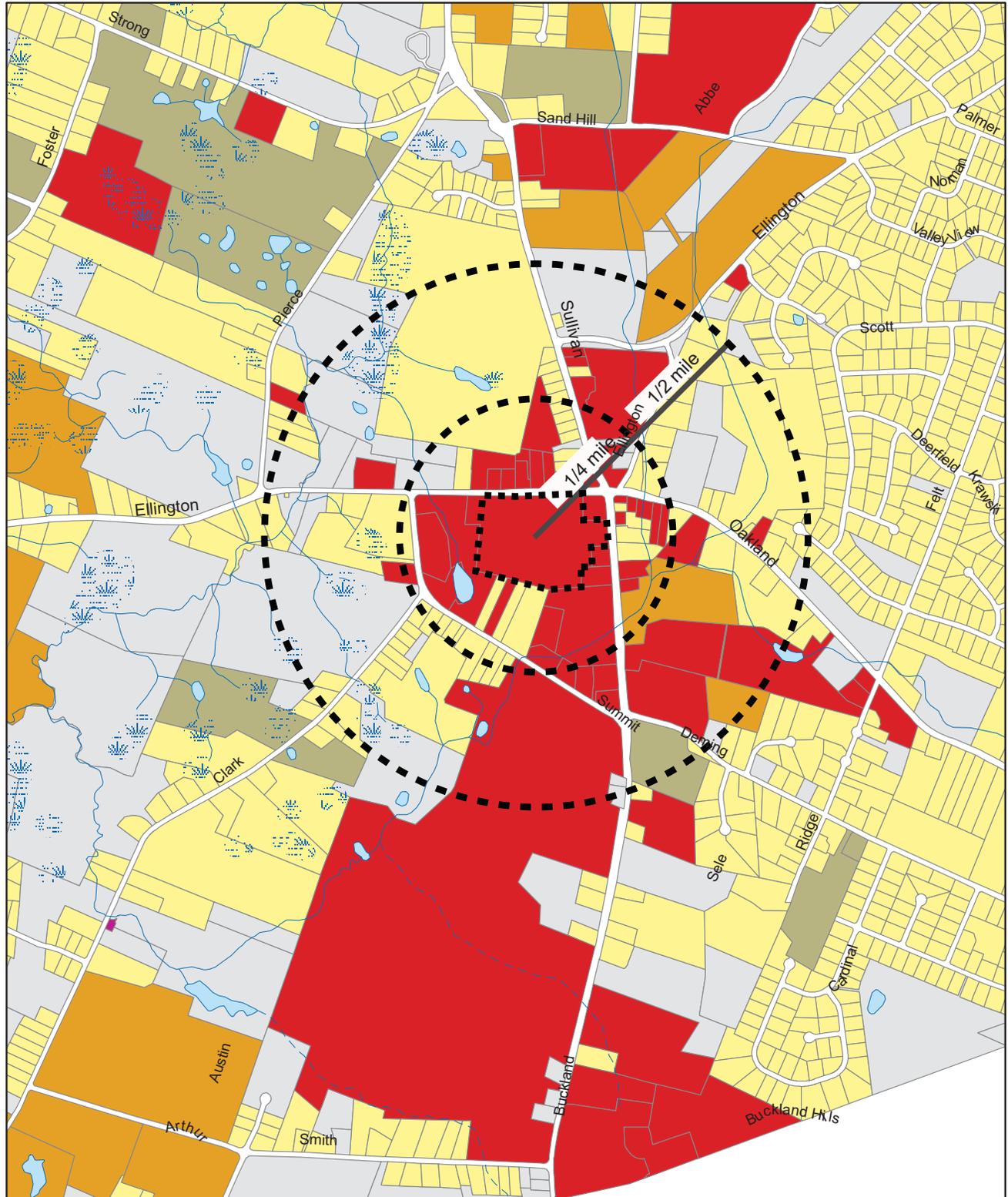
- | | |
|---|---|
| <ul style="list-style-type: none"> — Major Highway — Highway — Local Road — Water — Intermittent Water Marsh Water | <ul style="list-style-type: none"> FEMA Floodzone 100 Year Flood Zone Floodway Soils Alluvial and Floodplain Soils Poorly Drained Soils |
|---|---|



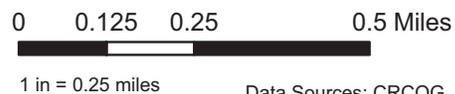
Data Sources: CRCOG, Connecticut EPA

Neighborhood Context / Site 3 South Windsor Town Center

Generalized Land Use



- | | |
|---------------------------|------------------------|
| Water | Multi-Family |
| Marsh | Commercial |
| Water | Mixed Use |
| Land Use | Institutional |
| Agriculture | Cemetery or Recreation |
| 1 or 2-Family Residential | Undeveloped or Unknown |



Data Sources: CRCOG, Connecticut EPA

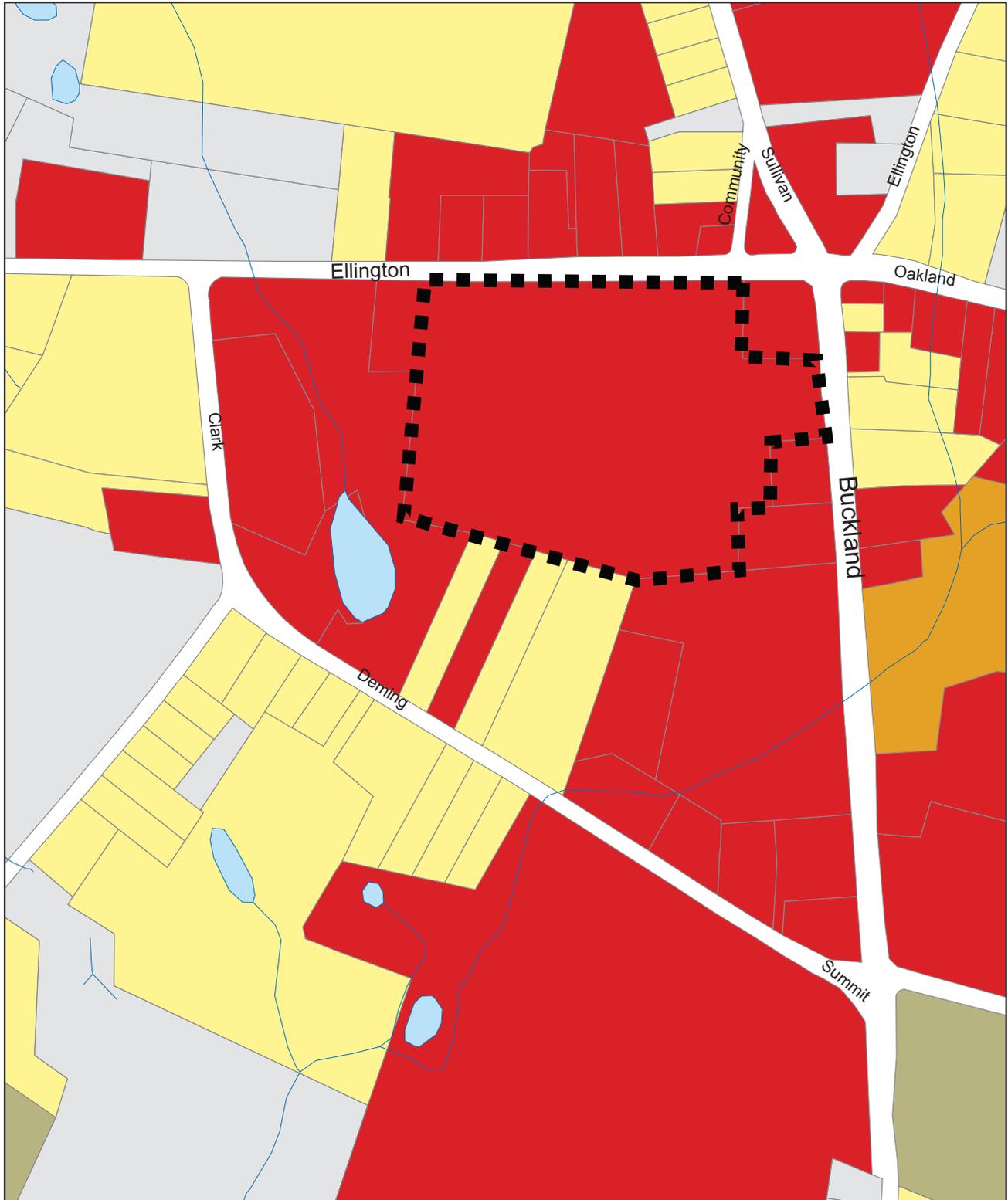
Site Aerial with Environmental Conditions



“Birds-eye” View looking North at the Site (Source: MSN Live Search Maps)

Site Context / Site 3 South Windsor Town Center

Generalized Land Use



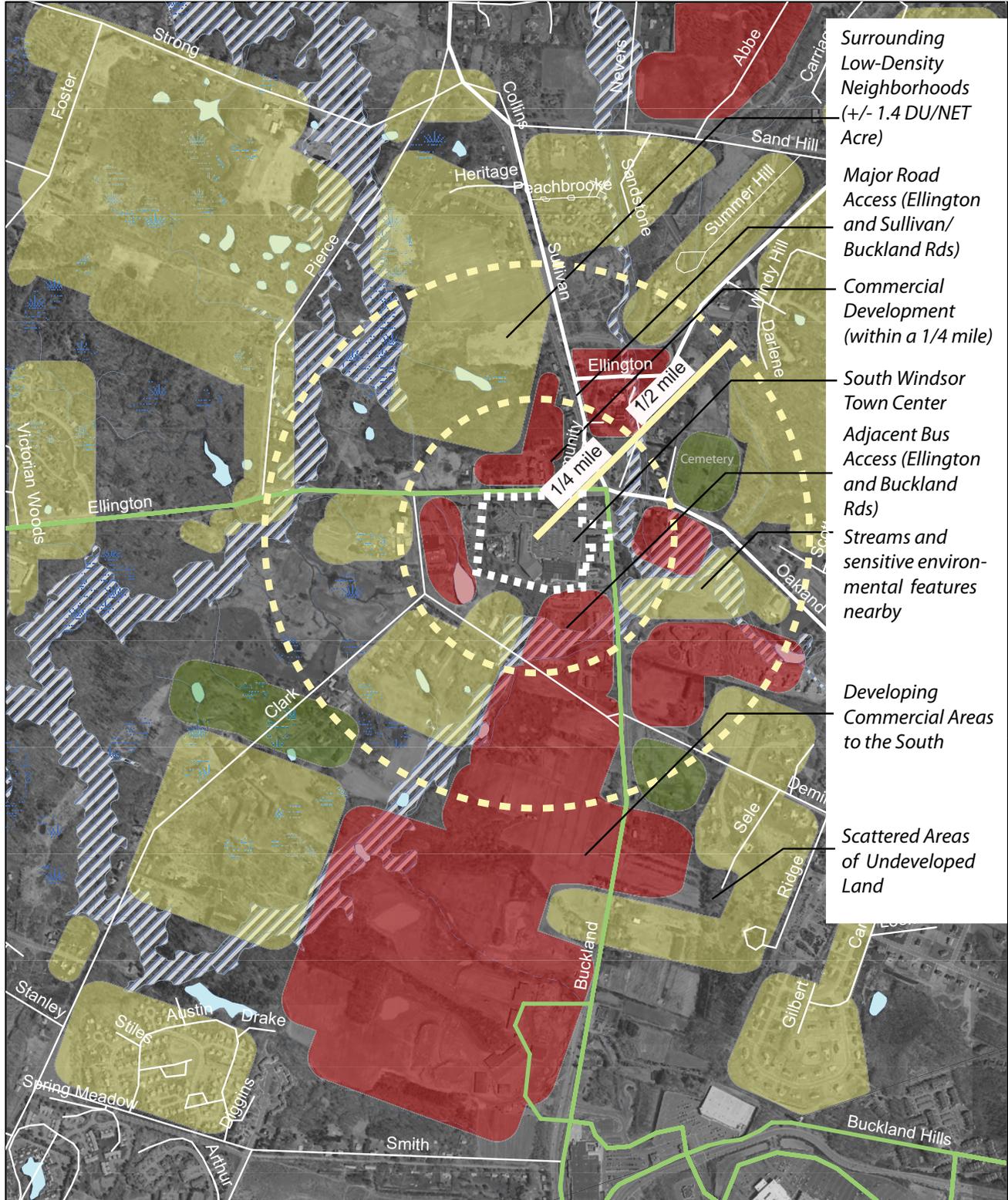
- | | |
|---------------------------|------------------------|
| Water | Commercial |
| Land Use | Mixed Use |
| Agriculture | Institutional |
| 1 or 2-Family Residential | Industrial |
| Multi-Family | Cemetery or Recreation |
| | Undeveloped or Unknown |



Data Sources: CROCOG, Connecticut EPA

Neighborhood Context / Site 3 South Windsor Town Center

Site Opportunities and Challenges



Generalized Land Uses	Transportation
■ Residential	— Bus Routes
■ Commercial	Environmental Conditions
■ Industrial/Employment	 100 Year Flood Zone
■ Parks/Recreation	■ Floodway
	■ Water
	■ Marsh

0 0.125 0.25 0.5 Miles

1 in = 0.25 miles

Data Sources: CRCOG, Connecticut EPA

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An Interactive Workshop on Sustainable Development for Capitol Region Municipalities

Site 2: Manchester, CT / Manchester Parkade Site
Site Briefing Book / 5.16.09



Workshop Site 2

Manchester Parkade Site Manchester, CT

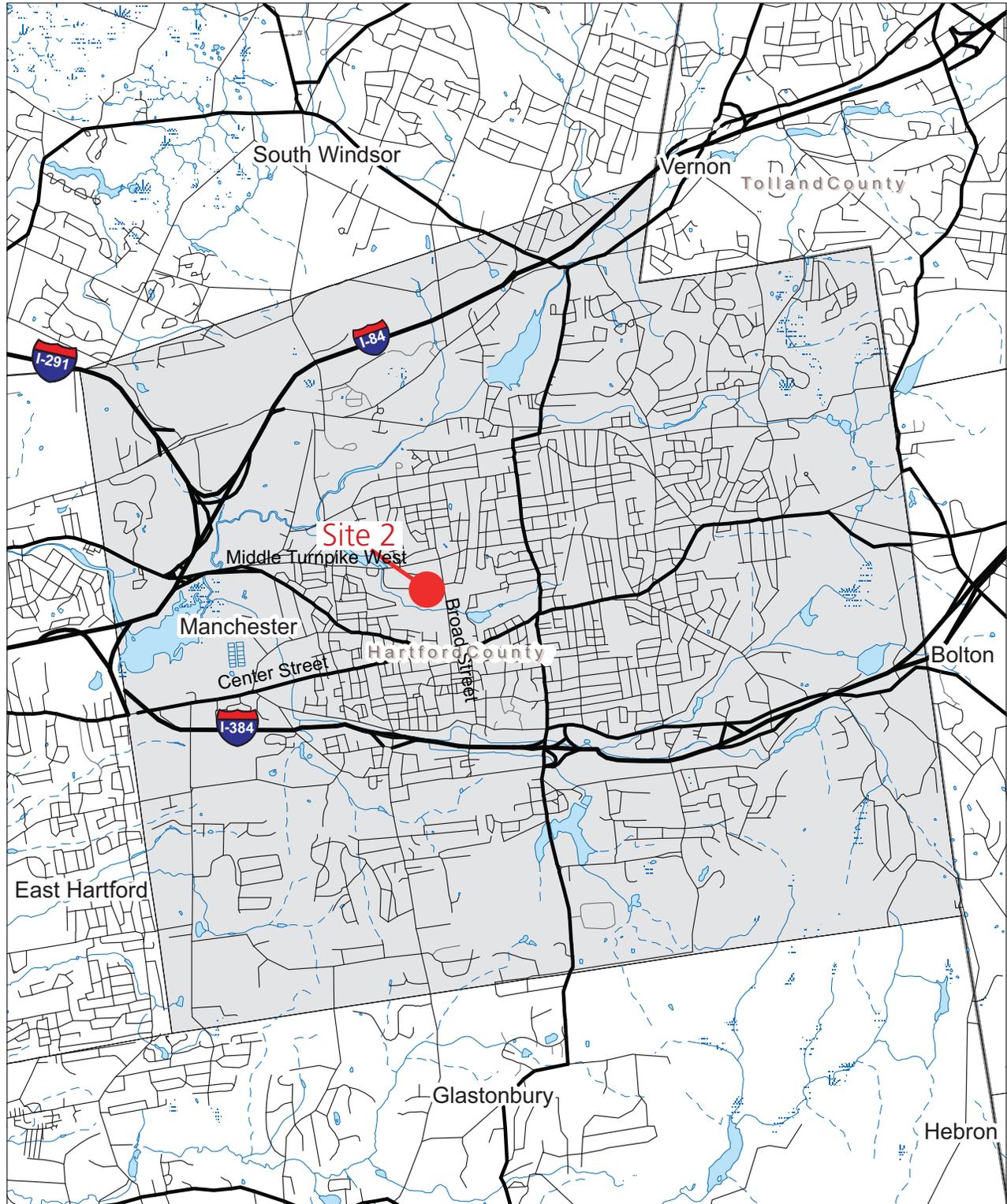
Site Name: Manchester Parkade Site, Manchester, CT
Ownership: Private Owner
Location: Broad Street and Middle Turnpike West,
Manchester, CT
Town of Manchester (2007 Population Est.:
55,857); Hartford County, CT (2008 Est.:
877,312)
Size: +/- 27.5 Acres
Zoning: General Business Zone with a Design
Overlay Zone

Description of the site: The Manchester Parkade Site is currently vacant and is located on Broad Street, a main commercial thoroughfare in the Town of Manchester. An old strip retail facility (+/-250,000 SF vacant floor in two structures) is located on the site. Surrounding land uses are commercial along Broad Street. The site is across the street from a municipal school and athletic fields and near Center Springs Park. In addition, there is a cemetery south of the Parkade Site on Broad Street. The surrounding neighborhood is generally single-family residential with some areas of multi-family housing, institutional, and industrial uses.

The Town's Redevelopment Agency prepared studies and a plan emphasizing the need for mixed uses (i.e., residential, commercial, entertainment, and civic uses) along the entire Broad Street corridor. The corridor's central location in Manchester is walkable and within a 1/2 mile of three bus routes. Streetscape improvements and reconstruction projects are planned for the corridor.



Bloomfield, CT / Regional Context



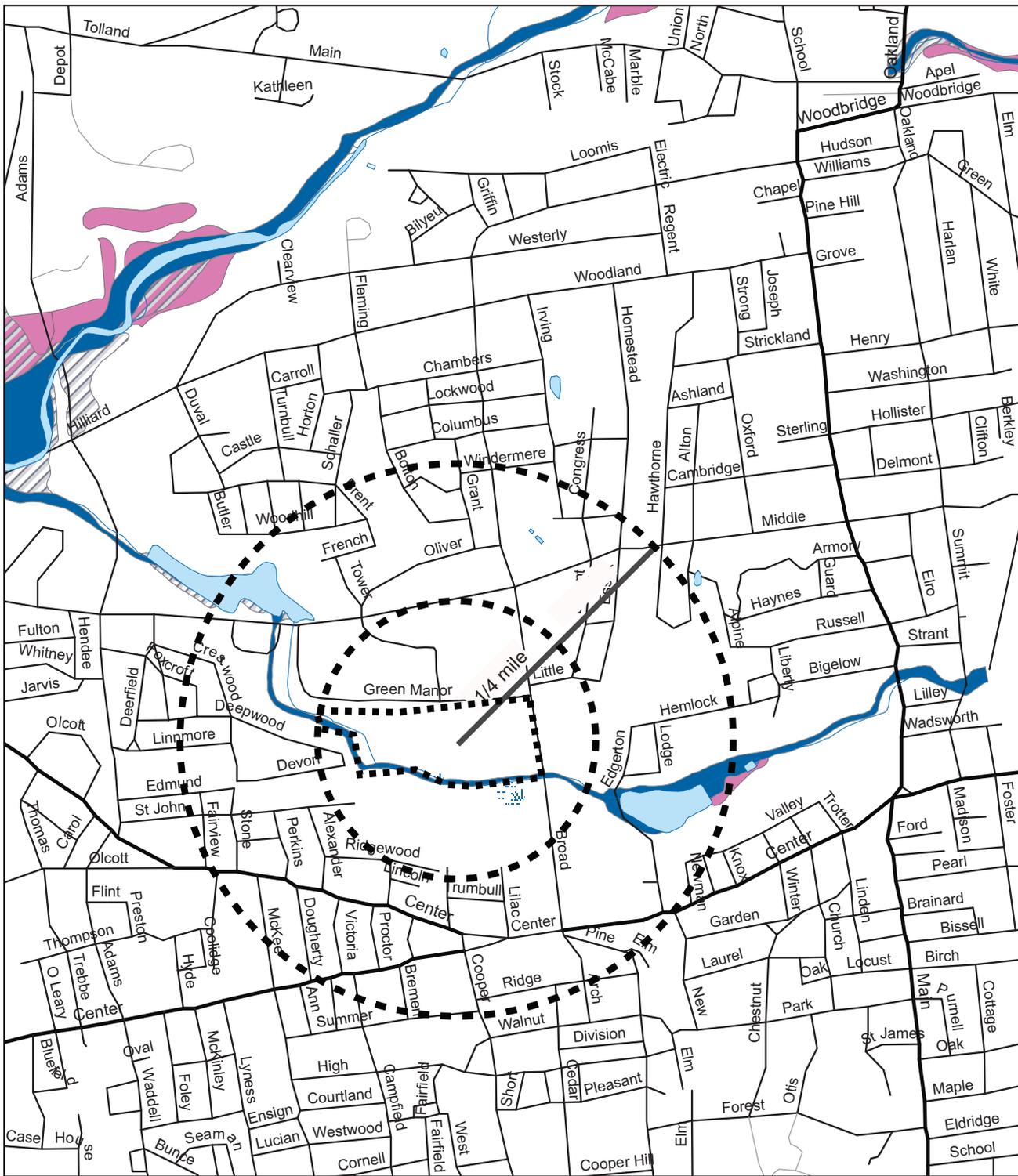
- Major Highway
- Highway
- Local Road
- Water
- Intermittent Water
- Marsh
- Water



Data Sources: CRCOG, Connecticut EPA

Neighborhood Context / Site 2 Manchester Parkade Site

Environmental Conditions



- Major Highway
- Highway
- Local Road
- Water
- Intermittent Water
- Marsh
- Water
- FEMA Floodzone**
- ▨ 100 Year Flood Zone
- ▬ Floodway
- Soils**
- ▬ Alluvial and Floodplain Soils
- ▬ Poorly Drained Soils

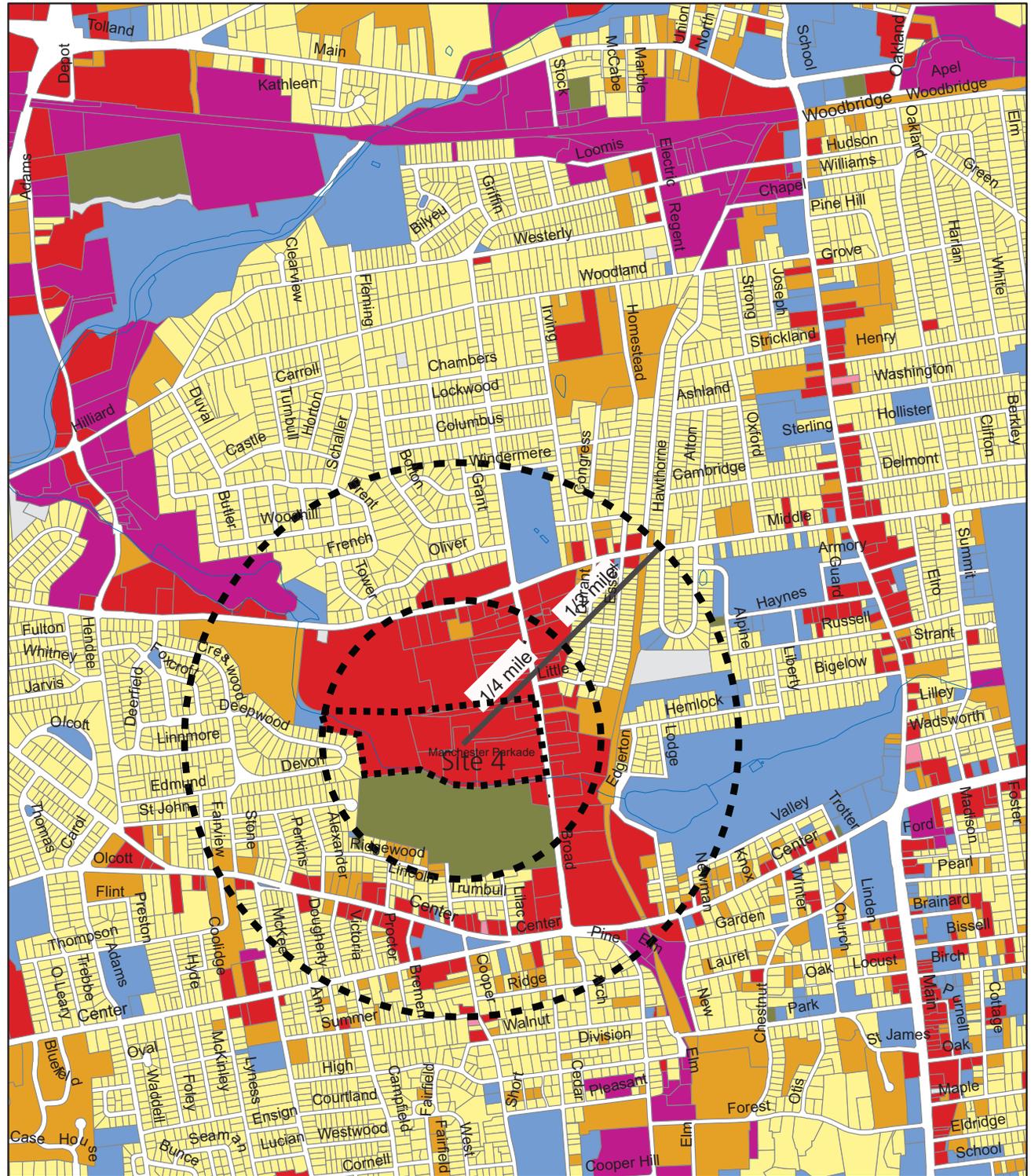
0 0.125 0.25 0.5 Miles

1 in = 0.25 miles

Data Sources: CRCOG, Connecticut EPA

Neighborhood Context / Site 2 Manchester Parkade Site

Generalized Land Use



- | | |
|---|--|
| <ul style="list-style-type: none"> Major Highway Highway Local Road Water | <ul style="list-style-type: none"> 1 or 2-Family Residential Commercial Mixed Use Institutional Industrial Cemetery or Recreation Undeveloped or Unknown |
|---|--|

0 0.125 0.25 0.5 Miles

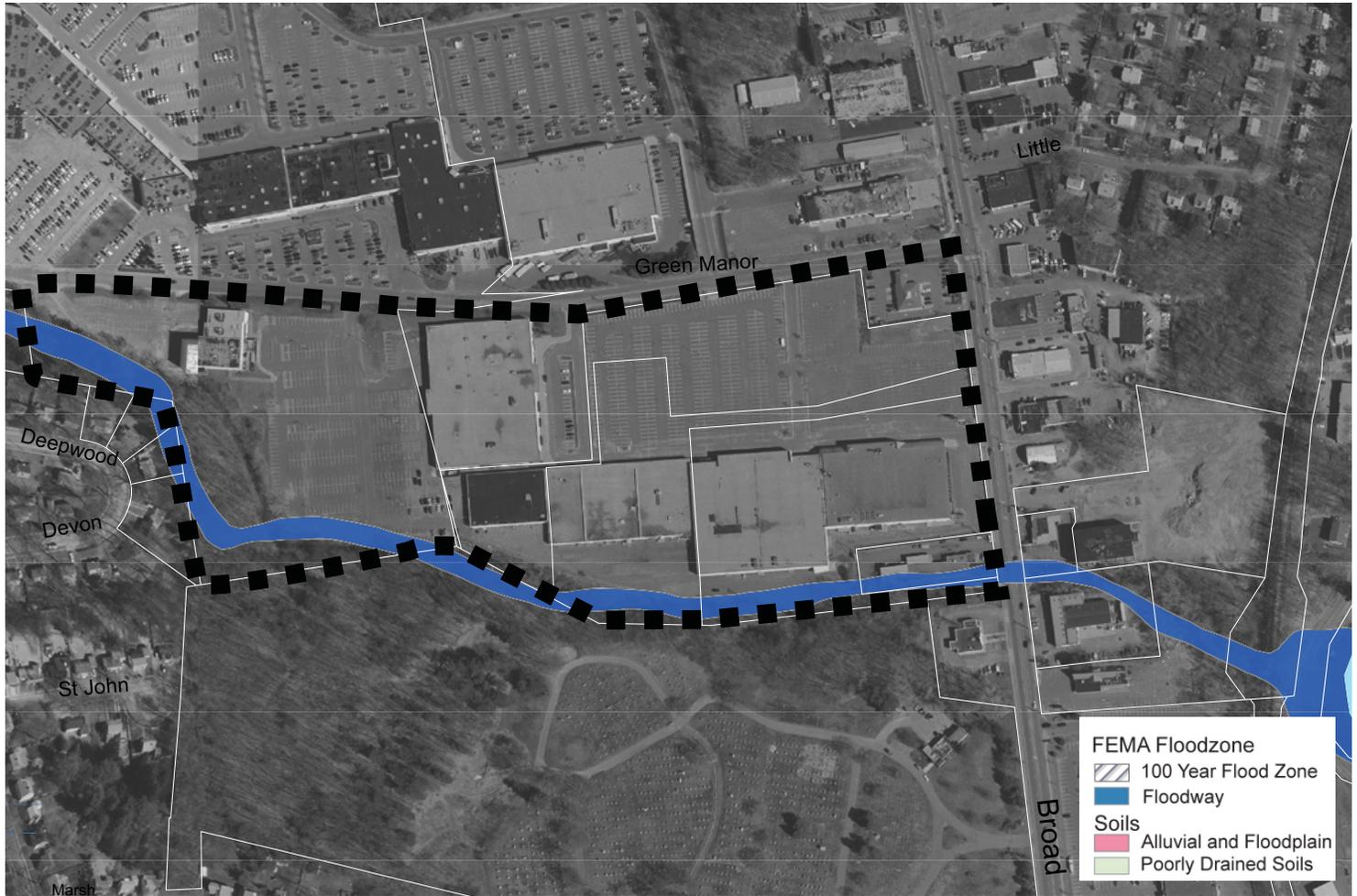


1 in = 0.25 miles



Data Sources: CRCOG, Connecticut EPA

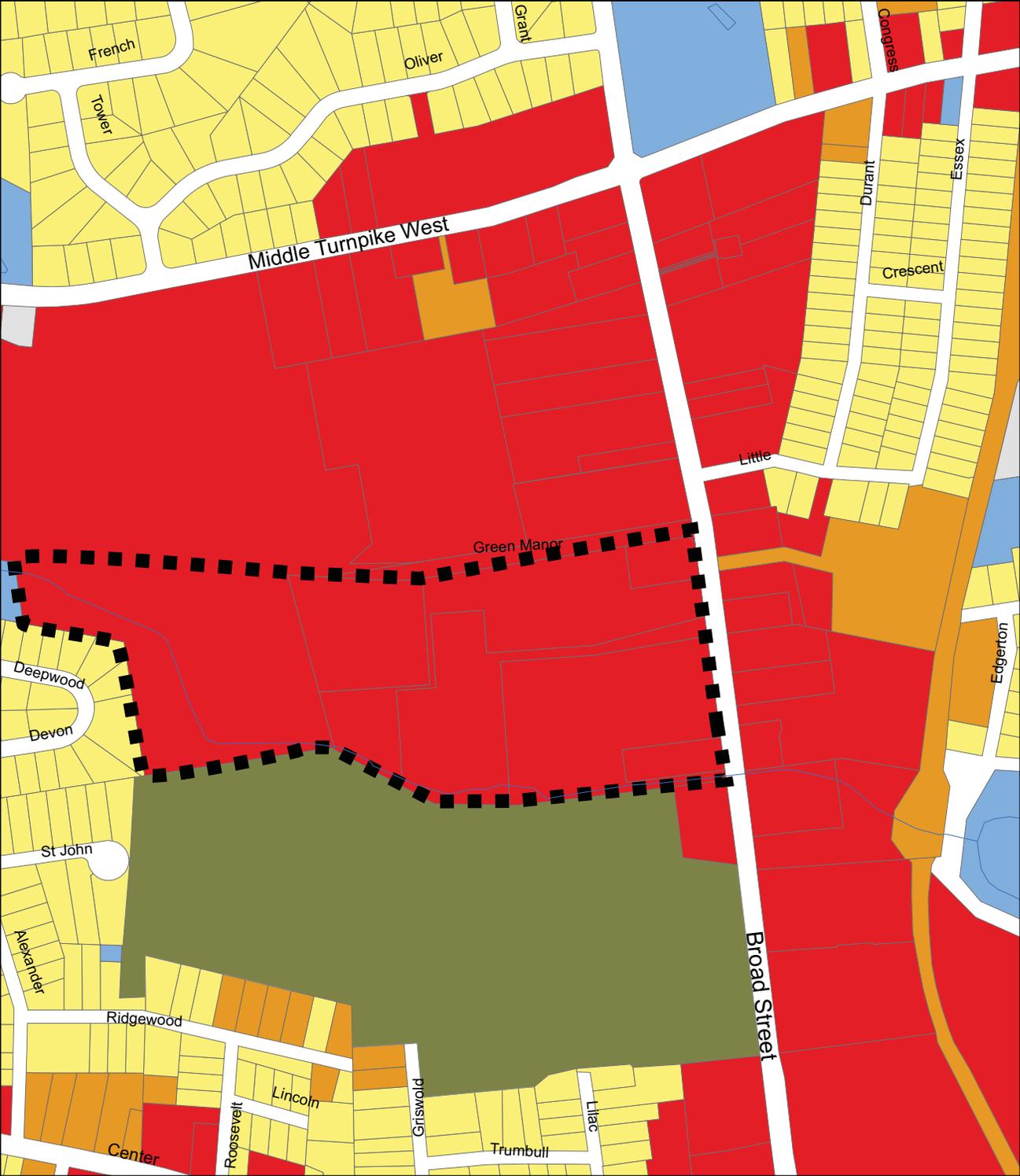
Site Aerial with Environmental Conditions



"Birds-eye" View looking North at the Site (Source: MSN Live Search Maps)

Site Context / Site 2 Manchester Parkade

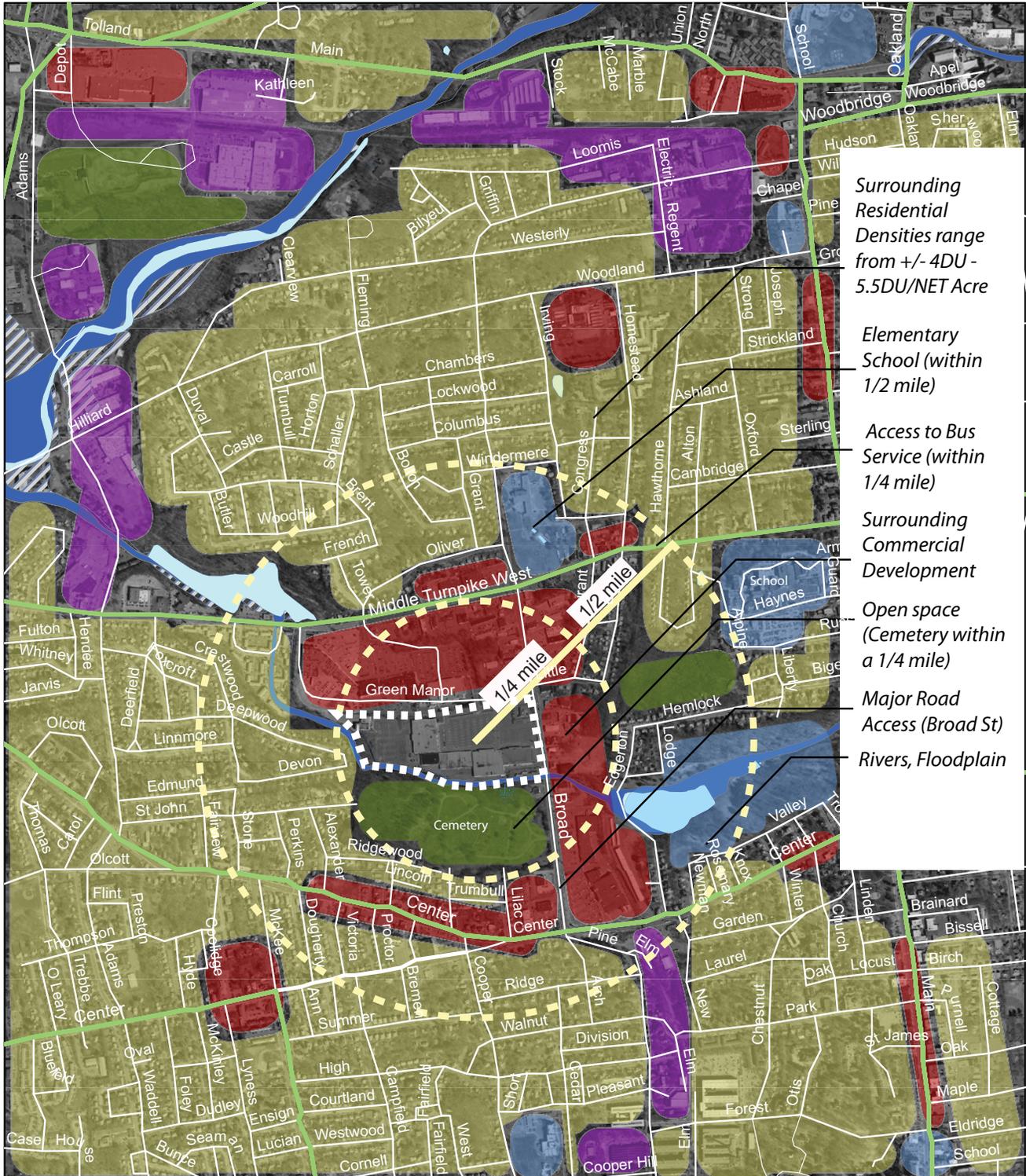
Generalized Land Use



- Major Highway
- Highway
- Local Road
- Water
- Land Use**
- Agriculture
- 1 or 2-Family Residential
- Multi-Family
- Commercial
- Mixed Use
- Institutional
- Industrial
- Cemetery or Recreation
- Undeveloped or Unknown



Data Sources: CRCOG, Connecticut EPA



Surrounding Residential Densities range from +/- 4DU - 5.5DU/NET Acre

Elementary School (within 1/2 mile)

Access to Bus Service (within 1/4 mile)

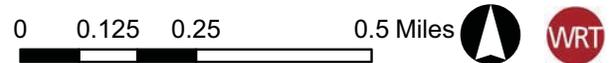
Surrounding Commercial Development

Open space (Cemetery within a 1/4 mile)

Major Road Access (Broad St)

Rivers, Floodplain

Generalized Land Uses	Transportation	Environmental Conditions
Residential	Bus Routes	100 Year Flood Zone
Commercial	Floodway	Water
Industrial/Employment		
Open Space/Undeveloped		
Public/Institutional		



Data Sources: CRCOG, Connecticut EPA

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An Interactive Workshop on Sustainable Development for Capitol Region Municipalities

Site 1: Bloomfield, CT / Rockwell Neighborhood Center
Site Briefing Book / 5.16.09



Workshop Site 1

Rockwell Neighborhood Center Bloomfield, CT

Site Name: Rockwell Neighborhood Center Facility,
Bloomfield, CT

Ownership: Town of Bloomfield

Location: 73 Rockwell Avenue

Town of Bloomfield (2007 Population
Estimate: 20,693); Hartford County, CT
(2008 Est: 877,312)

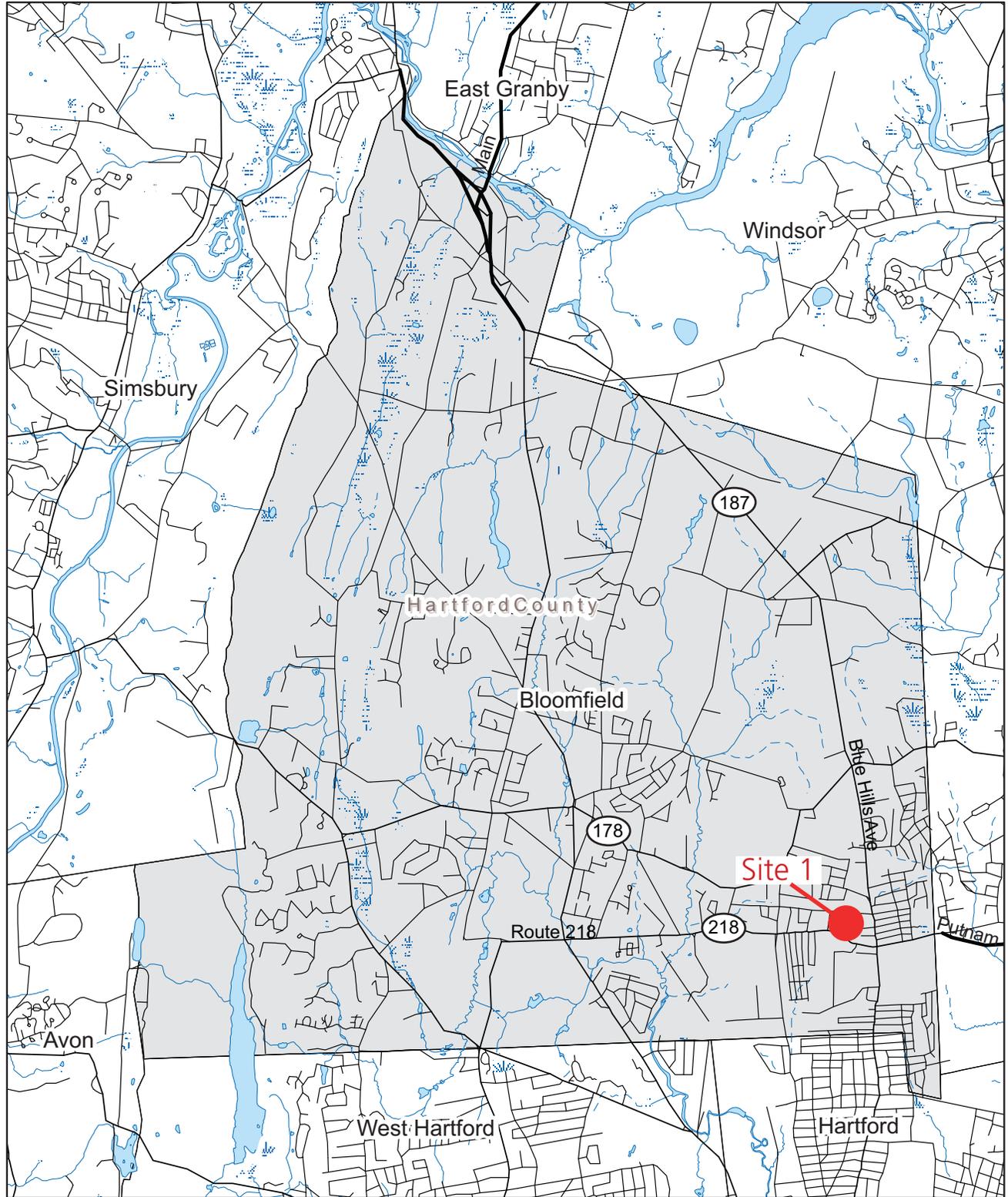
Size: +/- 9 Acres

Zoning: R10 Residential Zone and a small area of
Gateway Zone

Description of the site: The Rockwell Neighborhood Center houses an old school facility. The majority of the site is zoned R10 Residential Zone with a small portion along Blue Hills Avenue in the Gateway Zone. The parcels that border this site to the south are located on Route 218, a major state road. This site is also within five miles of the major strip retail development on Route 218 and within ½ mile of three bus routes (TX, T4, K1).



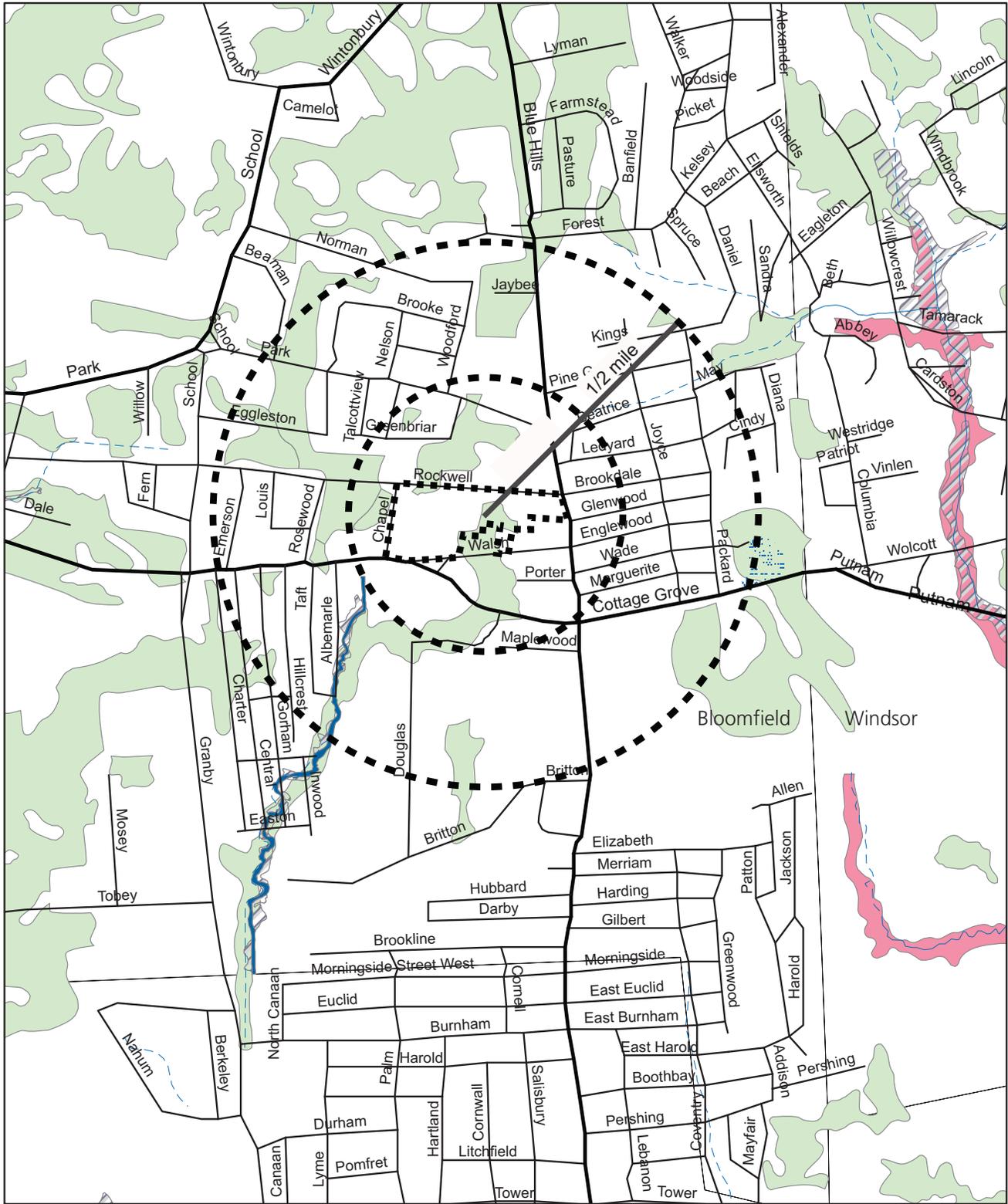
Bloomfield, CT / Regional Context



- Major Highway — Water [Marsh Symbol] Marsh
- Highway - - - Intermittent Water [Water Symbol] Water
- Local Road



Data Sources: CRCOG, Connecticut EPA



- Major Highway
 - Highway
 - Local Road
 - Water
 - Intermittent Water
 - Marsh
 - Water
- FEMA Floodzone**
 - ▨ 100 Year Flood Zone
 - ▨ Floodway
 - Soils**
 - ▨ Alluvial and Floodplain Soils
 - ▨ Poorly Drained Soils

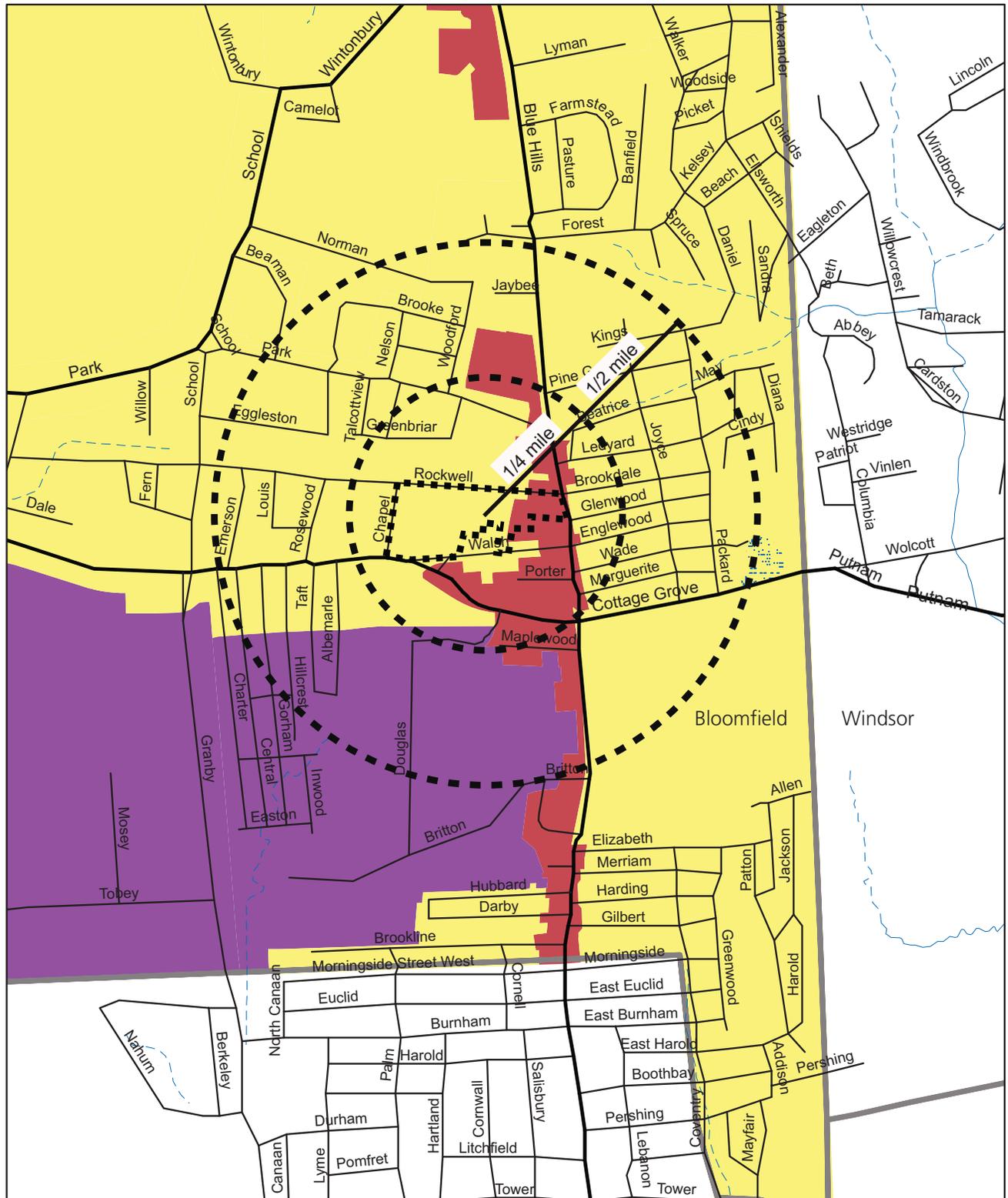
0 0.125 0.25 0.5 Miles

1 in = 0.25 miles

Data Sources: CROCG, Connecticut EPA

Neighborhood Context / Site 1 Rockwell Neighborhood Center

Generalized Zoning



- Major Highway
 - Highway
 - Local Road
 - Water
 - - - Intermittent Water
 - Marsh
 - Water
- Generalized Zoning**
- Residential
 - Business/Commercial/Office
 - Mixed Use
 - Industrial

0 0.125 0.25 0.5 Miles



1 in = 0.25 miles



Data Sources: CRCOG, Connecticut EPA

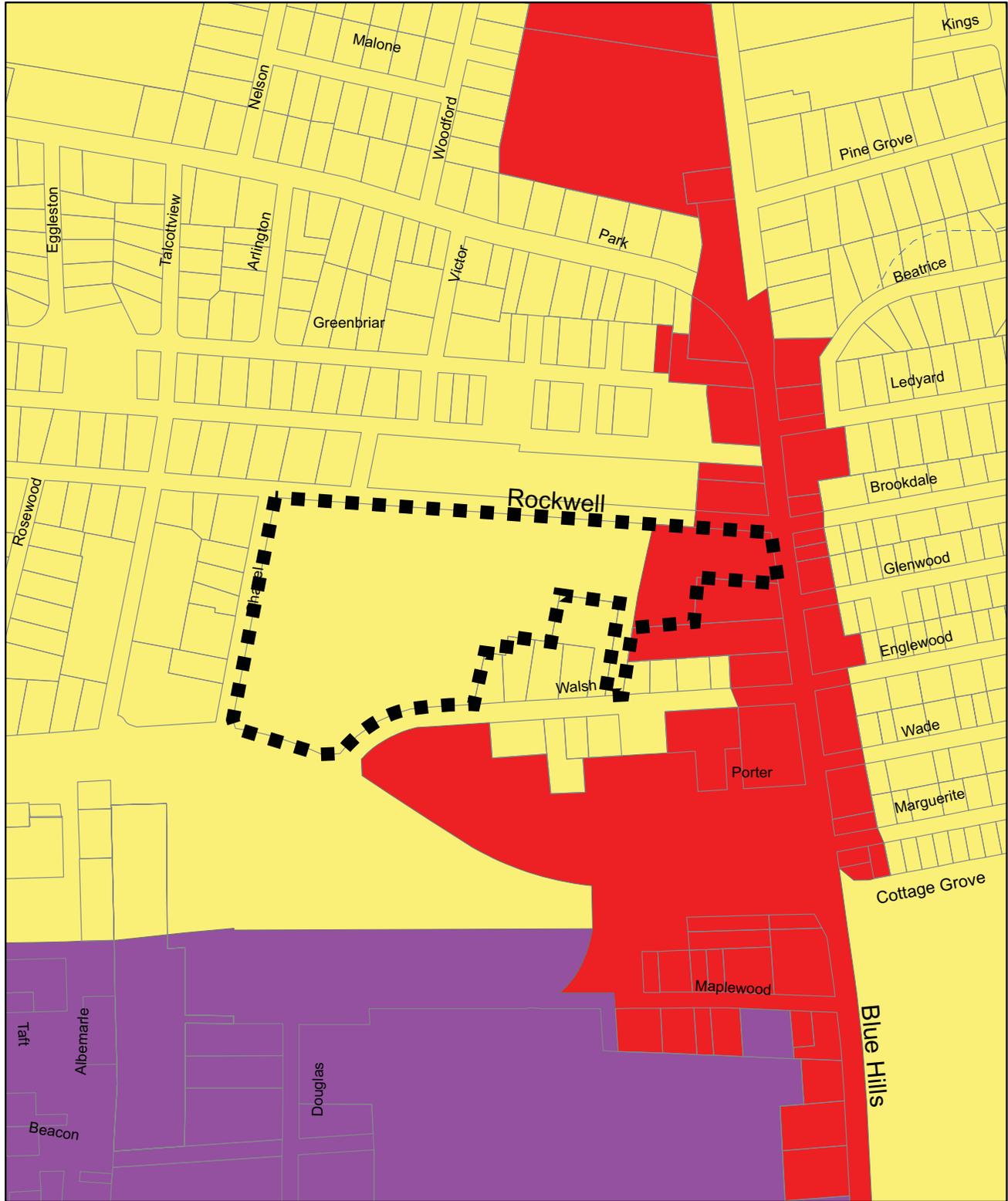
Site Aerial with Environmental Conditions



“Birds-eye” View looking North at the Site (Source: MSN Live Search Maps)

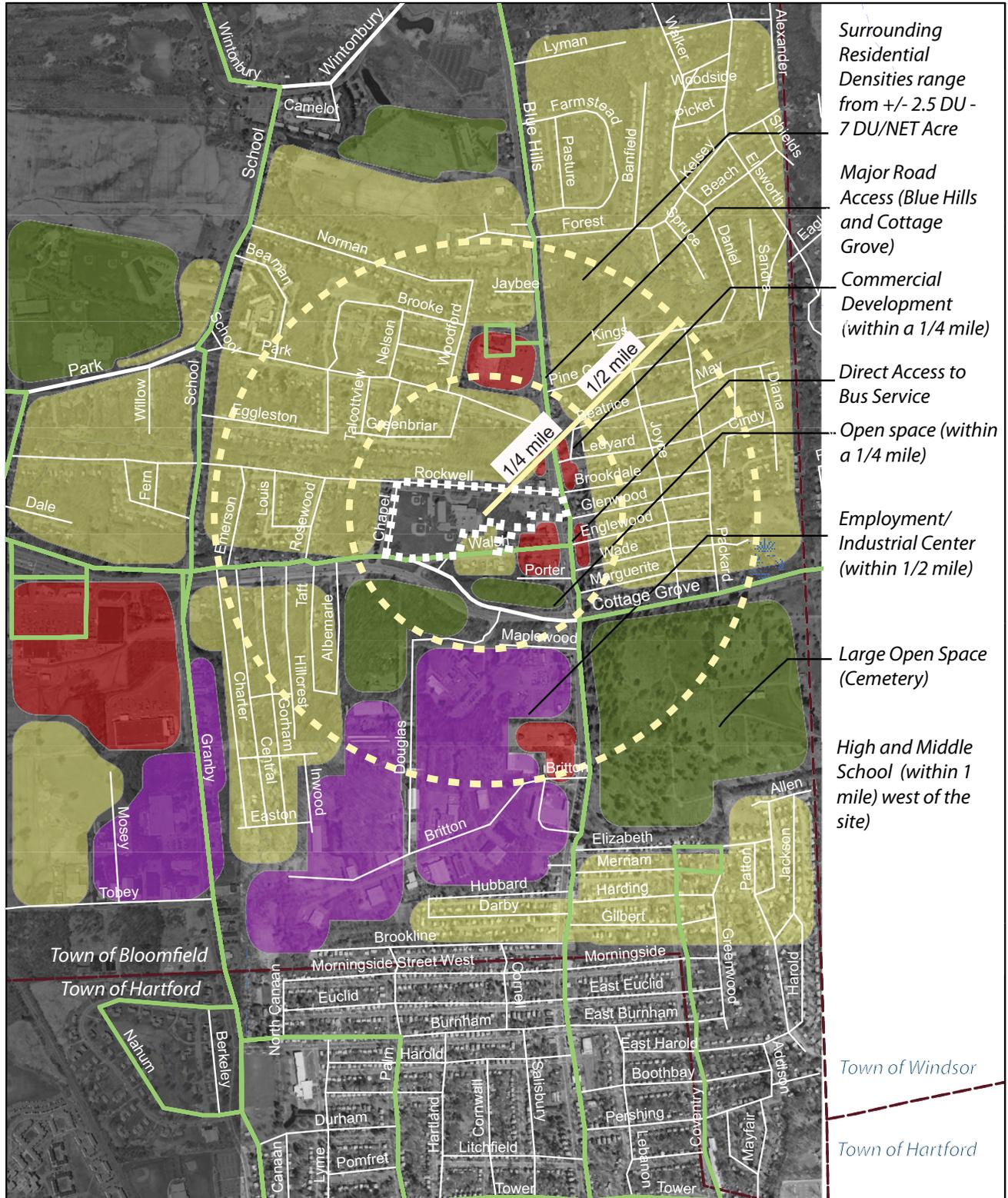
Site Context / Site 1 Rockwell Neighborhood Center

Generalized Zoning



<ul style="list-style-type: none"> Major Highway Highway Local Road Water Intermittent Water 	<p>Generalized Zoning</p> <ul style="list-style-type: none"> Residential Business/Commercial/Office Mixed Use Industrial 	<p>0 0.05 0.1 0.2 Miles</p> <p>1 in = 0.08 miles</p>	
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Data Sources: CRCOG, Connecticut EPA



- Surrounding Residential Densities range from +/- 2.5 DU - 7 DU/NET Acre
- Major Road Access (Blue Hills and Cottage Grove)
- Commercial Development (within a 1/4 mile)
- Direct Access to Bus Service
- Open space (within a 1/4 mile)
- Employment/Industrial Center (within 1/2 mile)
- Large Open Space (Cemetery)
- High and Middle School (within 1 mile) west of the site

Generalized Land Uses	Transportation
 Residential	 Bus Routes
 Commercial	 Municipal Boundaries
 Industrial/Employment	Environmental
 Open Space/Undeveloped	 Wetlands

0 0.125 0.25 0.5 Miles

1 in = 0.25 miles

Data Sources: CRCOG, Connecticut EPA

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Site 4: Tolland, CT / South Green Area Site Briefing Book / 5.16.09



Workshop Site 4

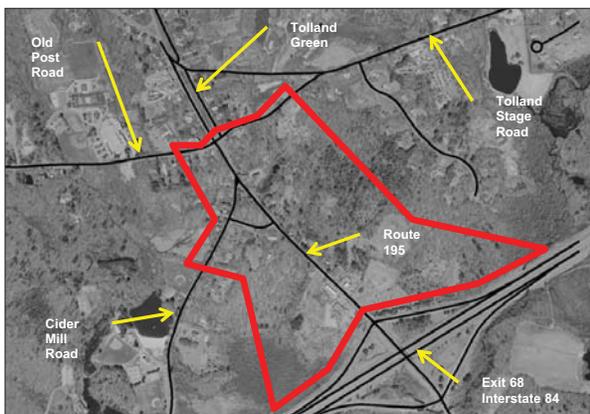
South Green Area
Tolland, CT

Site Name: South Green Area, Tolland, CT
Ownership: Mixed Private Ownership
Location: Merrow Road, South of Cider Mill and Tolland Stage Road
Town of Tolland (2007 Population Est: 14,631); Tolland County, CT (2008 Est: 148,406)
Size: +/- 90 Acres
Zoning: Residential Design District & Gateway Design District

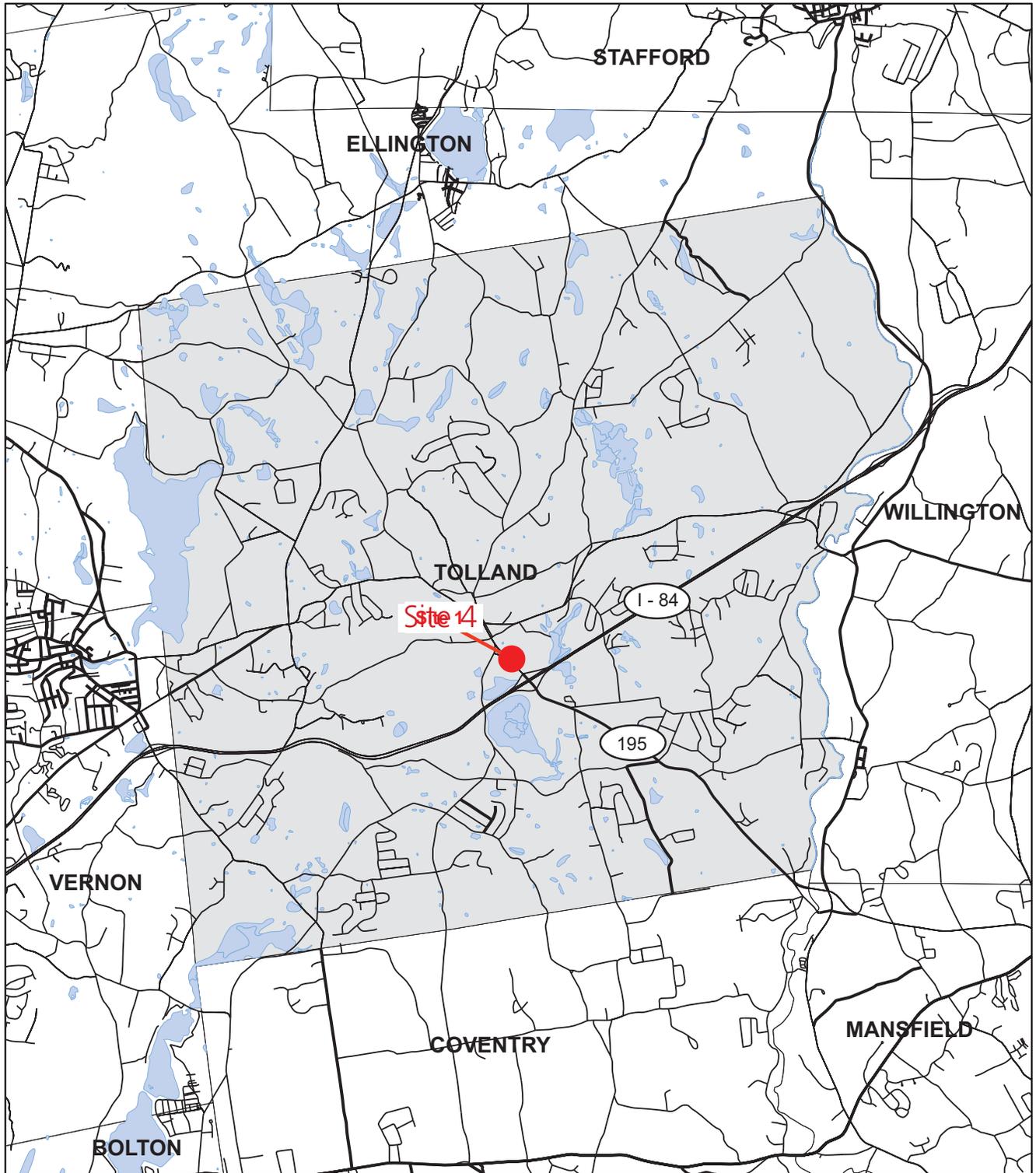
Description of the site: The Town of Tolland is currently completing a plan for the South Green Area based on the 2007 Special Area Study for the South Green and Gateway Area. This site is generally undeveloped excluding the parcels fronting SR 195 (Merrow Road). The South Green Area site is located about 1/4 mile south of the historic Tolland Green and just north of Exit 68 off Interstate 84.

The Special Area Study described an overall vision for the Tolland Gateway / South Green Area that includes the following principles:

- Preserve the character in areas near the Historic District
- Plan for more intense development in the "gateway area" adjacent to Interstate 84
- Provide for transitional use and density between these areas
- Establish and maintain buffers to adjacent residential development
- Protect important natural resources
- Provide guidelines so that development is consistent with New England village architecture



Tolland, CT / Regional Context



- Other
- RD
- ST
- TPKE
- Waterbodies

Map Produced by CRCOG

Tolland, CT / Regional Context



1 0.5 0 1 Miles

Data Sources: CRCOG, CT DEP



- Streets/Arterials/Major Roads/Interstates
- ⋯ 1/4 Mile
- ⋯ 1/2 Mile
- ▨ 100 Year Flood Zone
- Water
- Alluvial and floodplain soils
- Poorly drained soils

Environmental Conditions

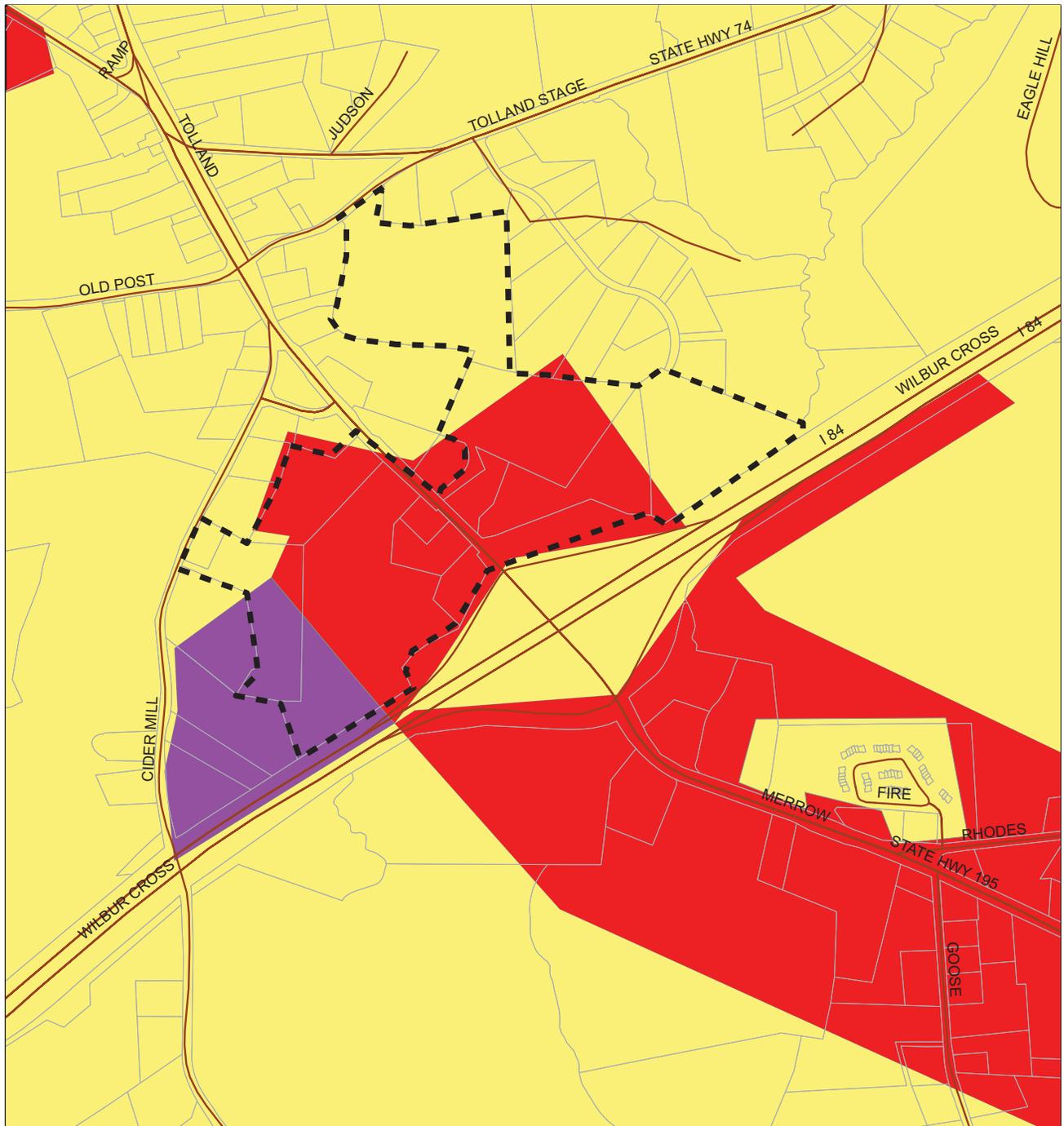


Data Sources: CT DEP, CRCOG

Map Produced by CRCOG

Neighborhood Context / Site 4 South Green Area

Generalized Zoning



Generalized Zoning

Generalized Zoning

- Industrial
- Residential
- Commercial
- Streets/Arterials/Major Roads/Interstates



Map Produced by CRCOG

Data Sources: CRCOG

Site Aerial with Environmental Conditions



"Birds-eye" View looking North at the Site (Source: MSN Live Search Maps)