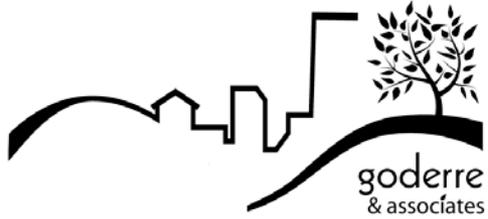




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Town of Bolton

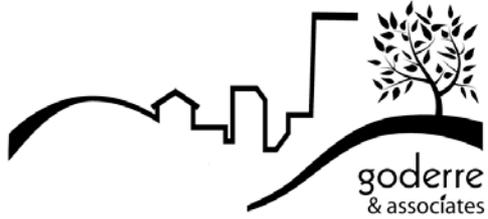
Route 44 Housing and Economic Growth Forum



Introduction

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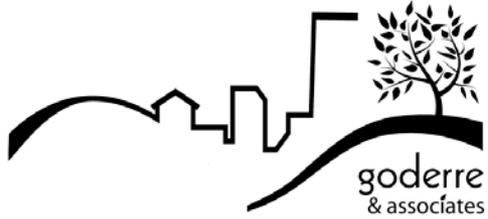
- Routes 44 and 6 corridors: Opportunities for Economic Growth
- Past studies have been completed
- Current study building from past work
- Creating new zoning for economic growth and attainable housing



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Current Study Objectives

- Develop new zoning to implement previous corridor study strategies
- Within RT 44 corridor create new zones and regulations
 - mixed-uses
 - Incentive Housing Zone (overlay)
 - Low Impact Development
 - Signage
- Create design guidelines



The Route 44 Corridor: Today

& Branse Willis and Knapp, LLC

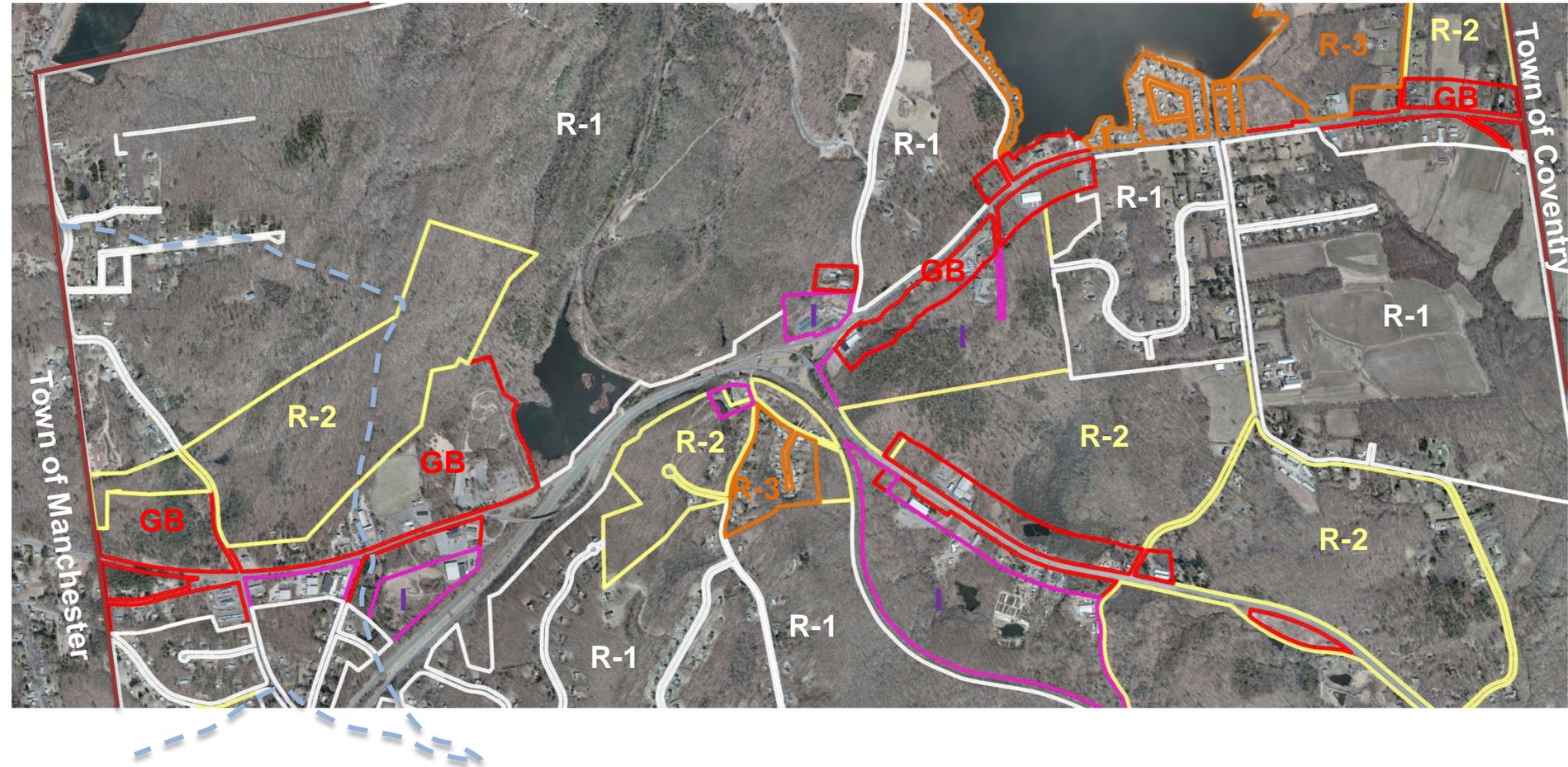


Town of Bolton: RT 44 Housing and Economic Growth Forum

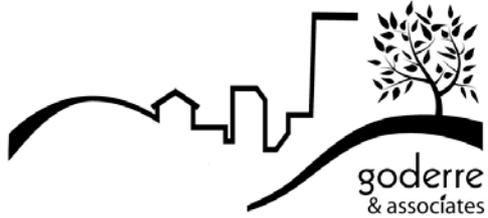


The Route 44 Corridor: Current Zoning

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The Route 44 Corridor Study: Recap

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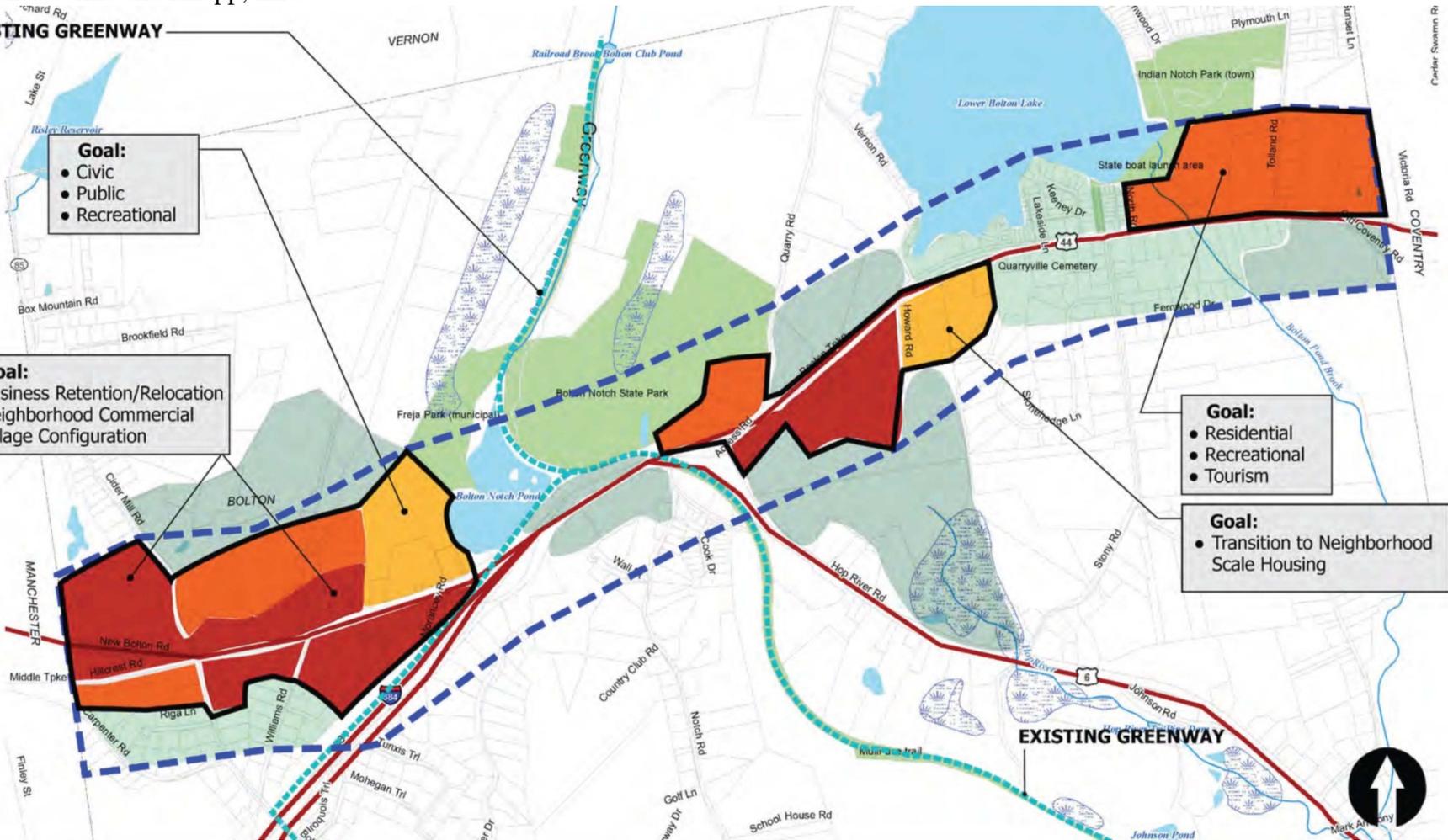
EXISTING GREENWAY

- Goal:**
- Civic
 - Public
 - Recreational

- Goal:**
- Business Retention/Relocation
 - Neighborhood Commercial
 - Village Configuration

- Goal:**
- Residential
 - Recreational
 - Tourism

- Goal:**
- Transition to Neighborhood Scale Housing



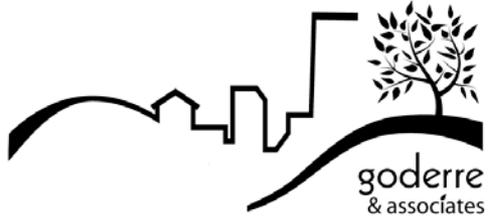


Route 44 Corridor: Proposed Zoning

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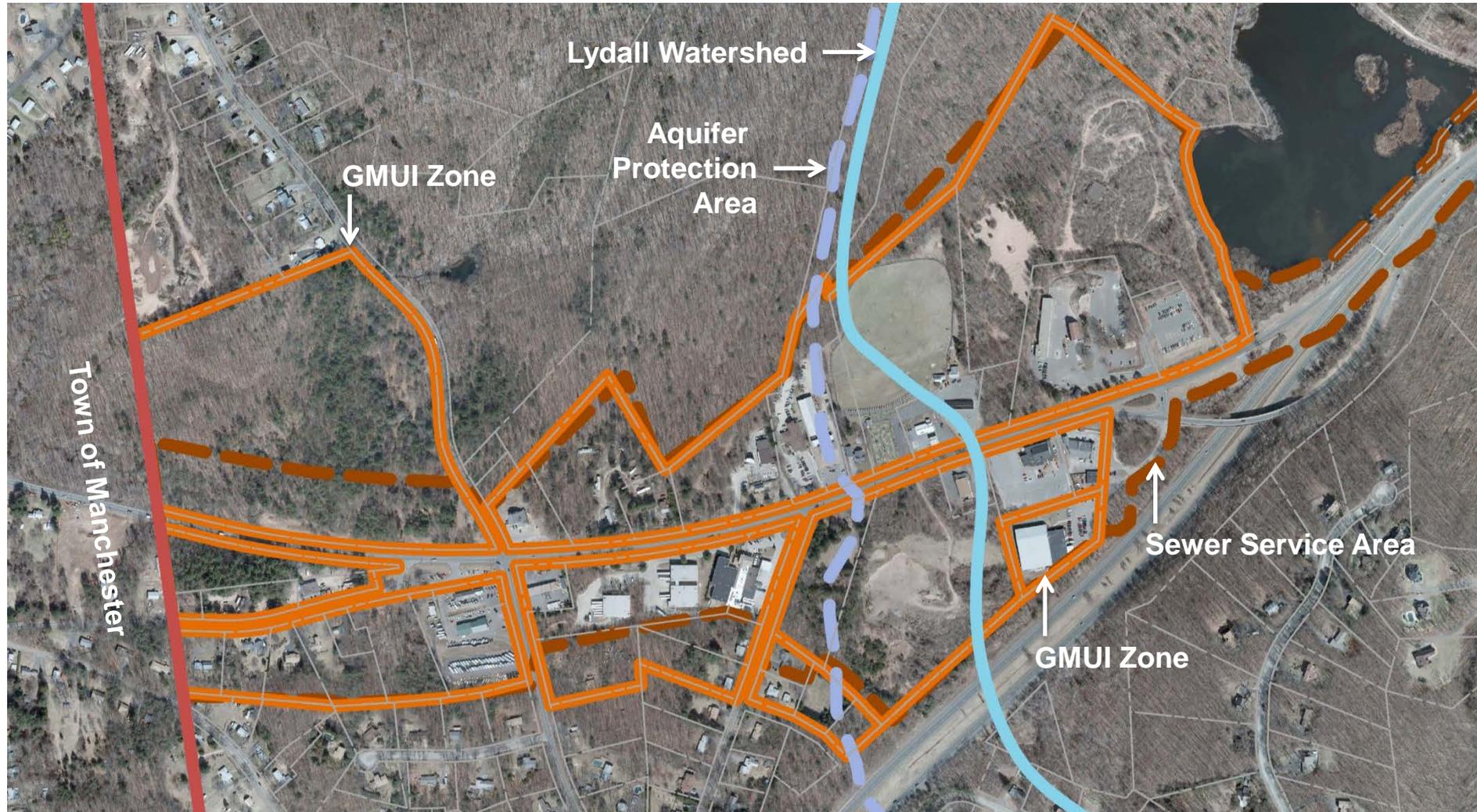
Town of Bolton: RT 44 Housing and Economic Growth Forum



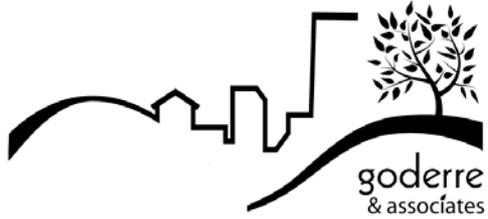
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Route 44 Corridor: GMUI Zone



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Route 44 Corridor: GB & RMU Zone

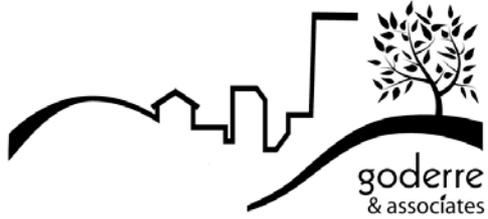




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Proposed Zones: GMUI / RMU

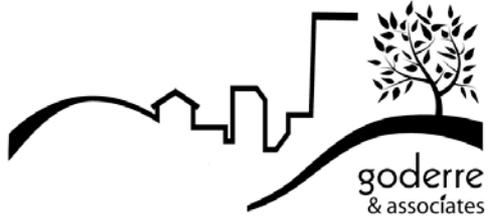
- Allows mixed uses: commercial and residential
- Promote development on under utilized sites
- To promote uses and density compatible with existing neighborhoods
- Avoid creating nonconforming uses
- Focus higher development density at western portion of RT 44 corridor
- Lower density development at eastern portion of RT 44 corridor



Proposed Zones: GMUI / RMU Process

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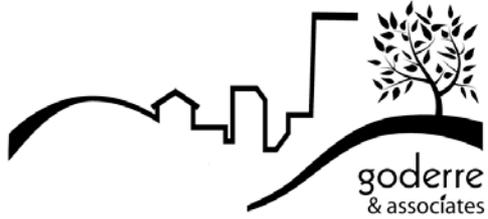
- The area will already be zoned for the listed uses.
- File for Special Permit, Public hearing required
- Site and building plans must provide size and character of each use
- If the Special Permit is granted, the next step is detailed site plan application.



Proposed Zones: GMUI / RMU Process

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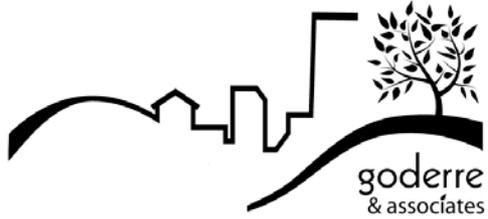
- The Site Plan application does not require a public hearing, though the Commission has the option of holding one.
- Changes to Special Permit plans or additional information not provided at the Special Permit stage, will be evaluated as amendments to the Special Permit and thus at the heightened level of discretion.
- If the Site Plan application is granted applicant proceeds to apply for the building permit and other normal pre-construction approvals.



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Low Impact Development Regulations

- Applicable to all development in GB, I, mixed use and IHZ zones
- Use of small-scale, natural biological processes to improve quality
- Helps protect
 - drinking water resources
 - natural resources (i.e. wetlands and watercourse)
- Promotes:
 - Groundwater recharge
 - Lower development costs

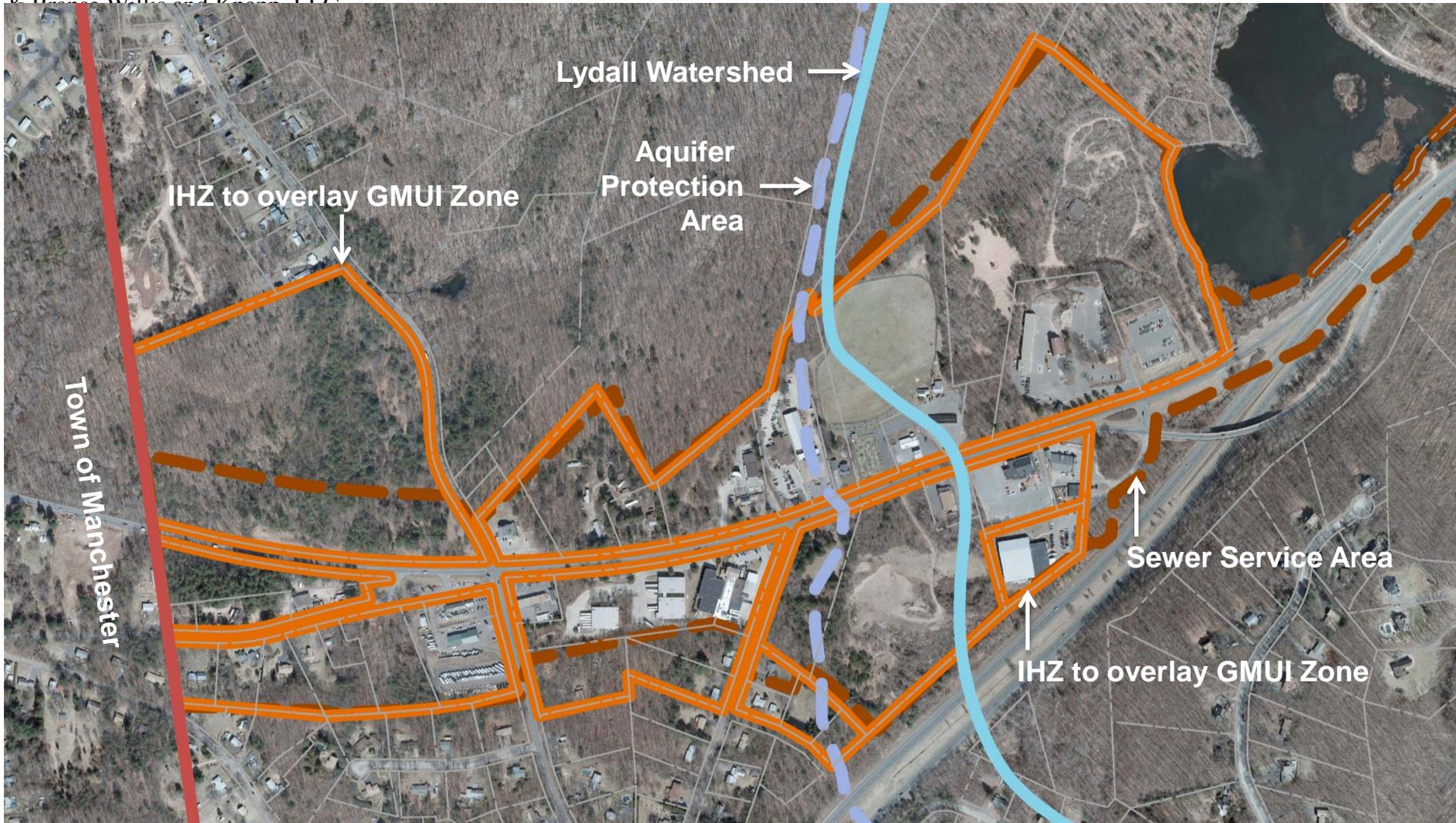


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Signage Regulations

- Provides additional signs in GMUI and RMU;
- Restricts new free-standing signs to unified planned "village" style developments
- Allows internal directory signs in multi-business developments
- Allows internal directional signs in multi-business developments

Incentive Housing Zone (IHZ)

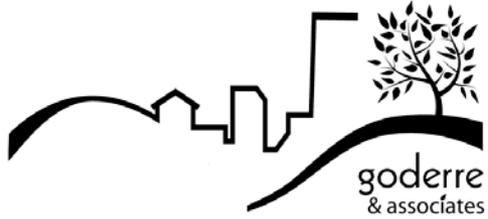




What is IHZ?

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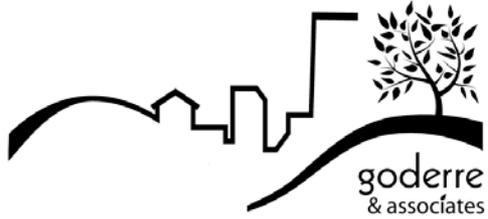
- Program began in 2008
- Provides financial incentives to towns
- Statutory tools to help sustain economic development and attainable housing
 - Facilitates Mixed Uses
 - Preserves Community Character
 - Promotes housing options through incentives
 - Guided by Town and approved by OPM



What is IHZ?

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- It is an overlay zone & can be mixed or single use
- Must dedicate 20% of units as “attainable housing” - Based upon AMI
- Located in “eligible locations”



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Why is this Important?

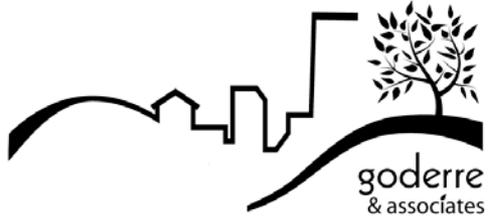
- Attainable housing is described as homes for:
 - Young professionals
 - Teachers
 - Public Service employees
 - Public Safety employees
- Presently in most areas of CT housing options are limited for this segment
- And the aging population has limited options



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Why IHZ in Bolton?

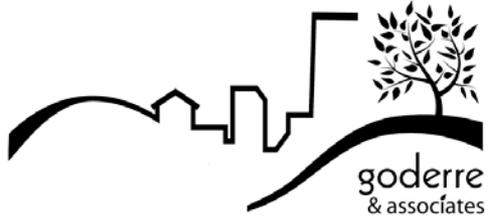
- Median sale price: Aug 11 - Oct 11 was \$270,000
- AMI (\$84,700) for family of three is \$76,200
- Workforce of 80% is \$61,000



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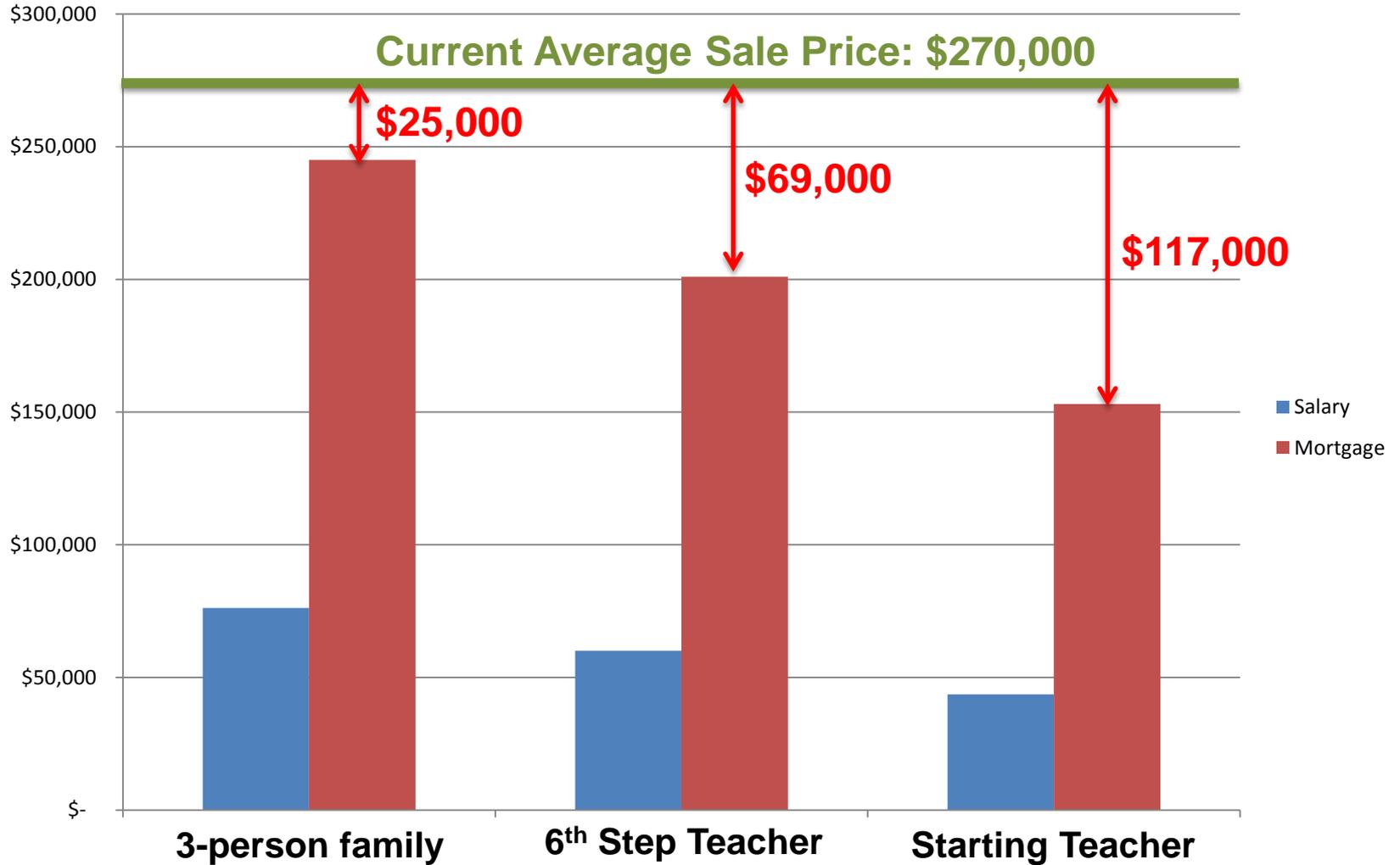
Why IHZ in Bolton?

- By salary step, teachers in Bolton earn:
 - A starting teacher earns \$43,600 (50% of AMI)
 - A 6th step teacher earns \$60,600 (80% of AMI)
- A starting teacher qualifies for a mortgage of \$155,000
- A 6th step teacher qualifies for a mortgage of \$254,800

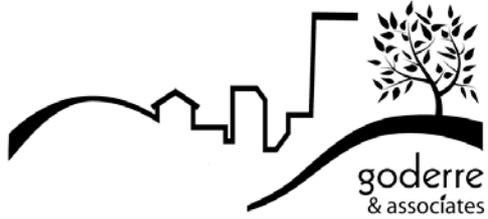


The Housing Gap

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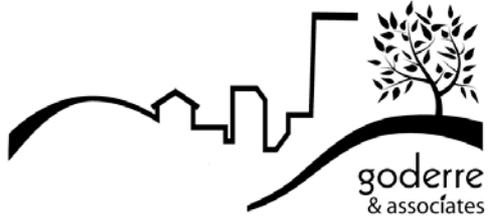


IHZ: Location

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Eligible Locations

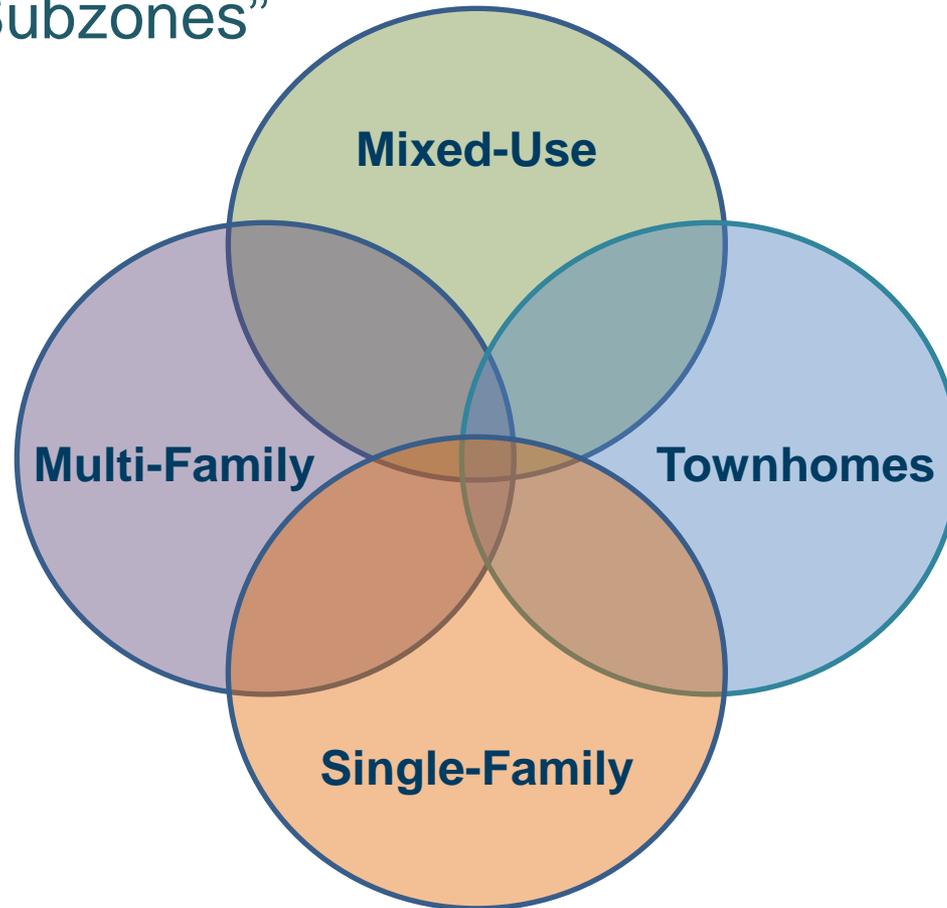
- What are the existing and proposed transit routes?
- What are the “planned or proposed infrastructure” improvements?
- What are “underutilized facilities or locations”

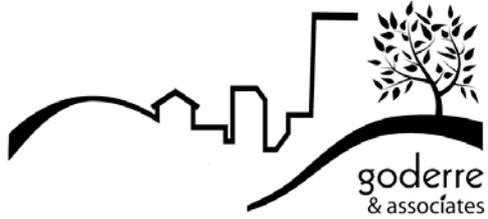


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Components of the IHZ

- “Subzones”





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IHZ: Mixed Use

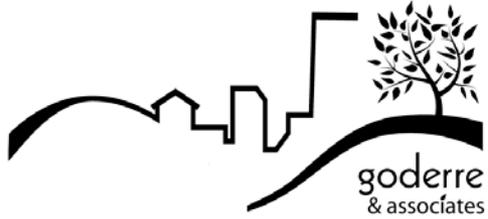
- Non-residential not counted toward density
- Municipal or institutional uses can be mixed use
- Mixed use includes:
 - recreation and schools
 - non-profits
 - houses of worship and cemeteries



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Density requirements

- Housing type has specific minimum density requirements
 - Single family: 6 units/acre
 - Townhomes: 10 units/acre
 - Multifamily: 20 units/acre
- Not for profit/municipal agencies can seek exemption
- Regulated by Design Guidelines



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Guiding Site and Building Design

Design Guidelines: Relevance

- Incentive Housing Development
- Commercial and retail uses
- Mixed use
- Residential; cluster and higher density

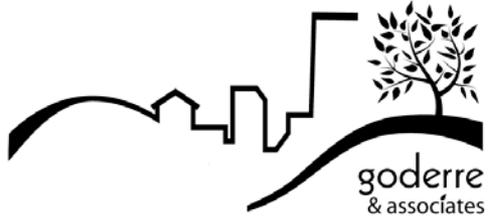


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Guiding Site and Building Design

Design Guidelines: Components

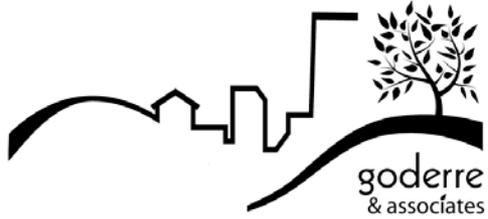
- Route 6 Corridor
- Commercial & Mixed Use
- Residential Communities
- Signage
- Lighting
- Landscaping



Next Steps

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- Obtain Community Feedback
- Finalize Regulations and Design Guidelines
- File local application
- Public hearing(s)



Next Steps

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Q&A