

Manchester POCD Process

Current Plan



Adopted December 2012

Currently updating

Connection to State POCD

“The State’s growth management principles were used as a way to think about and organize discussions of current and desired future conditions in Manchester.”

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Cross-referenced to State POCD

“Generally, we find this plan to be consistent with 29 of the 45 state policies...

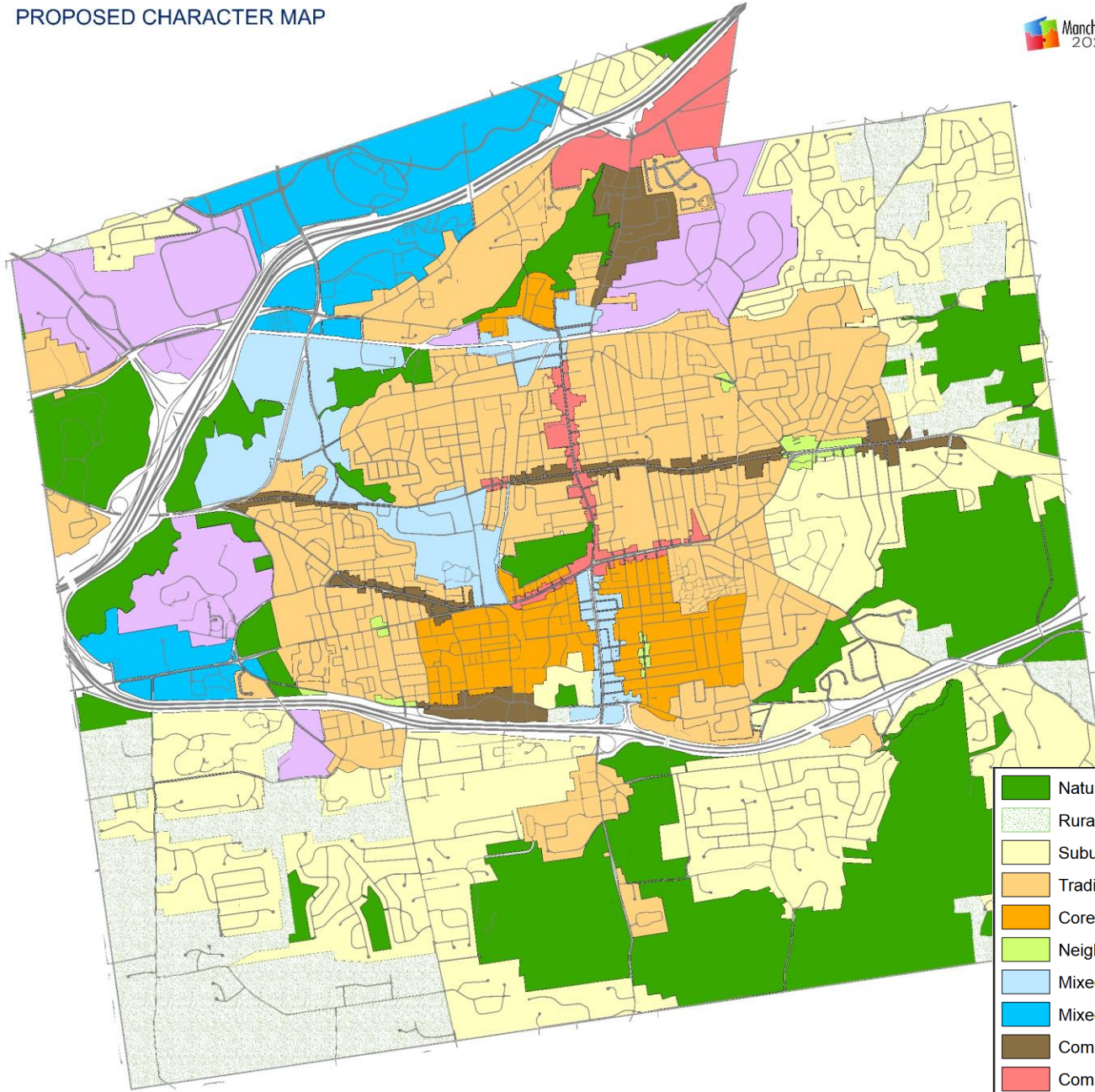
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Because this plan is organized around the state’s own growth management principles, the great majority of it is consistent with the state POCD.”

	Growth Management Principle #2 Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs	
	State Agency Policies for GMP #2	Generally consistent with state policy?
1	Enhance housing mobility and choice across income levels and promote mixed-income developments through both ownership and rental opportunities;	Yes
2	Support adaptive reuse of historic and other existing structures for use as residential housing;	Yes
3	Provide favorable loan terms for multifamily housing and mixed-use properties in targeted areas;	N/A
4	Market urban communities to people most likely attracted to living in urban environments, such as young people and “empty nesters”;	*N/A
5	Support local efforts to develop appropriate urban infill housing and neighborhood amenities to make better use of limited urban land;	Yes
6	Identify innovative mechanisms to support increased housing density in village centers that lack supporting infrastructure; and	Yes
7	Encourage and promote access to recreational opportunities, including trails and greenways, for affordable and mixed-income housing.	Yes

PROPOSED CHARACTER MAP

Manchester
2020



- Natural
- Rural/Agricultural
- Suburban
- Traditional Suburban
- Core Neighborhood
- Neighborhood Center or Corridor
- Mixed Use Center
- Mixed Use Regional Center
- Community Corridor
- Commercial Corridor
- Business Park/Industrial

Community Character Definitions

Natural

Lands in wilderness condition, including lands unsuitable for development due to topography, hydrology or resource protection. These areas are characterized by large areas of woodland, grassland, water bodies and wetlands protected for conservation, public water supply and/or recreation.



Rural/ Agricultural

Characterized by open or cultivated land with minimal physical development. These include agricultural lands, wooded areas and meadows. Some single-family, large lot homes are present with either wooded or landscaped lots. Agricultural buildings and outbuildings such as barns and farm stands are common, as are prime agricultural soils. Net residential densities are less than 1 unit per acre.



Suburban

Primarily residential areas characterized primarily by single family homes, open space and public uses including churches, schools and parks. Streets may be curvilinear to match topography or in a grid pattern with larger blocks. Residential lots are landscaped and most streets have sidewalks on one side. Trees and other plants are numerous and provide shade. Net residential densities range from 1 to 3 units per acre.



Traditional Suburban

Mixed-use but primarily residential neighborhoods consisting of single family and duplex housing, with some multifamily buildings. Streets are typically in a grid pattern and are shaded by street trees. Most streets have sidewalks and most housing is within walking distance of public transit, a neighborhood school and a neighborhood center or corridor. Structures are typically one or two stories. Net residential densities range from 3 to 10 units per acre.



Core Neighborhood

Compact, mixed-use neighborhoods consisting of a mix of single-family, duplex and multifamily housing. All streets include sidewalks and all housing is within walking distance of transit, a neighborhood school and mixed-use corridor and commercial centers. Buildings are typically two or three stories with small walkways and higher floor area ratios. Non-residential uses include schools, parks and smaller commercial uses. Net residential densities range from 3 to 30 units per acre.



Neighborhood Center

Mixed-use areas of residential, commercial, and service uses in central areas of activity. Buildings are between one and three stories and may be exclusively commercial, residential or institutional, or contain a mix of uses. Easily accessible to both pedestrians and cars. Net residential densities range from 5 to 30 units per acre.



Community Corridor

Primarily residential corridor that provides a connection between neighborhoods, carries moderate traffic levels and may include low-intensity commercial uses at key intersections. Buildings are typically two or three stories. Businesses typically serve surrounding neighborhoods. Net residential densities range from 8 to 20 units per acre.



Commercial Corridor

Primarily commercial corridor that carries relatively high volumes of automobile traffic. Businesses serve residents of Manchester and surrounding towns. May include residential components at net residential densities of 8 to over 20 units per acre.



Mixed-Use Center

Consists of a tight network of streets with wide sidewalks, tree plantings and a street wall created by building frontages. These areas are centers of activity, serving as a transit hub and containing residential, commercial and office uses. Parking is typically on street or behind primary buildings. Additional uses include parks, libraries, schools, and other institutional uses. Net residential densities range from 10 to over 20 units per acre.



Regional Center

Mixed-use center with larger-scale retail, office and multifamily residential uses adjacent to the I-93 corridor. Sidewalks and multi-use paths are present along a major automobile corridor. A transit hub, including both local and express commuter bus service offers regular access to public transit. Net residential densities range from 10 to over 20 units per acre.



Business Park

Lands developed for primarily industrial or office uses in close proximity to an interstate corridor. Some commercial, service or institutional uses may also be present. Lots are relatively level and landscaped. Building heights vary.



How “Character” Is Used in Plan

- Qualitatively describes uses, building types & heights, infrastructure & walkability, etc.
- Meant to be flexible & describe the sense of place rather than prescribing specific standards.
- Focus on character type vs strictly land use, this plan aims to be more descriptive and aspirational

Community Character Definitions

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Rural/ Agricultural

Characterized by open or cultivated land with minimal physical development. These include agricultural lands, wooded areas and meadows. Some single-family, large lot homes are present with either wooded or landscaped lots. Agricultural buildings and outbuildings such as barns and farm stands are common, as are prime agricultural soils. Net residential densities are less than 1 unit per acre.



Suburban

Primarily residential areas characterized primarily by single family homes, open space and public uses including churches, schools and parks. Streets may be curvilinear to match topography or in a grid pattern with larger blocks. Residential lots are landscaped and most streets have sidewalks on one side. Trees and other plants are numerous and provide shade. Net residential densities range from 1 to 3 units per acre.








Traditional Suburban

Mixed-use but primarily residential neighborhoods consisting of single family and duplex housing, with some multifamily buildings. Streets are typically in a grid pattern and are shaded by street trees. Most streets have sidewalks and most housing is within walking distance of public transit, a neighborhood school and a neighborhood center or corridor. Structures are typically one or two stories. Net residential densities range from 3 to 10 units per acre.



2020 PLAN SUMMARY MATRIX

Table G

Goals and Objectives	Character Area										
	Natural	Rural/Agricultural	Suburban	Traditional Suburban	Core Neighborhood	Neighborhood Center or Corridor	Mixed Use Center	Mixed Use Regional Center	Community Corridor	Commercial Corridor	Business Park/Industrial
GOAL I: Redevelop and invest in existing and potential corridors and activity nodes											
1. Adopt zoning regulations that permit intensified mixed-use development in and near existing or potential mixed-use districts, transit nodes, and corridors.						●	●	●	●	●	
2. Provide financial incentives, including tax assessment agreements for increased development at transit nodes and along corridors.						●	●	●	●	●	
3. Identify locations for future transit-oriented development and park and ride facilities at transit nodes						●	●	●	●	●	
4. Adopt zoning regulations that facilitate the adaptive reuse of vacant or underutilized sites and buildings in mixed-use districts and transit and community corridors.					●	●	●	●	●	●	
5. Identify and market vacant buildings and sites for redevelopment.					●	●	●	●	●	●	●
6. Consider allowing residential units above street-level commercial by right in all mixed-use districts.					●	●	●	●	●	●	
Goal II: Promote vibrant, walkable neighborhoods											
1. Adopt zoning regulations that promote vibrant, walkable neighborhoods by incorporating design standards for streets and public spaces that create a sense of place, require a mix of uses within walking distance of a transit stop, promote business uses on street level, and creates attractive and well lit pedestrian corridors					●	●	●	●	●	●	

Quarterly Progress Checks

Instructions: For each quarter in which a stated objective was addressed, place an "X" in the corresponding cell. Totals and percentages will calculate automatically & be pulled onto summary tab. Note. All Cells with Formulas are Locked. To unlock, go to Review, Unprotect										
	FY2018					FY2019				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY18 Total	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY19 Total
GOAL I: Redevelop and invest in existing and potential corridors and activity nodes										
Adopt zoning regulations that permit intensified mixed-use development in and near existing or potential mixed-use districts, transit nodes, and corridors.					-		x	x	x	X
Provide financial incentives, including tax assessment agreements for increased development at transit nodes and along corridors.				x	X	x	x	x		X
Identify locations for future transit-oriented development and park and ride facilities at transit nodes	x			x	X	x		x	x	X
Adopt zoning regulations that facilitate the adaptive reuse of vacant or underutilized sites and buildings in mixed-use districts and transit and community corridors.	x	x	x		X			x	x	X
Identify and market vacant buildings and sites for redevelopment.	x	x	x	x	X	x	x	x		X
Consider allowing residential units above streetlevel commercial by right in all mixed-use districts		x			X					-
GOAL I: # of Objectives Addressed	3	3	2	3	5	3	3	5	3	5
GOAL I: % of Objectives Addressed	50%	50%	33%	50%	83%	50%	50%	83%	50%	83%
GOAL II: Promote vibrant, walkable neighborhoods										
Adopt zoning regulations that promote vibrant, walkable neighborhoods by incorporating design standards for streets and public spaces that create a sense of place, require a mix of uses within walking distance of a transit stop, promote business uses on street level, and creates attractive and well lit pedestrian corridors		x	x	x	X	x	x	x	x	X
Consider allowing limited, non-residential, neighborhood uses in existing neighborhoods and in new developments while maintaining neighborhood character.					-		x		x	X
GOAL II: # of Objectives Addressed	0	1	1	1	1	1	2	1	2	2
GOAL II: % of Objectives Addressed	-	50%	50%	50%	50%	50%	100%	50%	100%	100%



Manchester 2020

Progress & Implementation Status

May 2022



The Town's acquisition of 262 Center Street enabled the extension of the Cheney Rail Trail to the Weaver Mill Apartments.



The Center Springs Park masterplan called for enhancing the park entrance at Main & Bigelow Street.

GOAL VIII: Preserve land containing natural resources such as forests, watersheds, habitats and adjacent land	
Strategy	Actions Taken
1) Purchase land or easements adjacent to public and other natural resources	<ul style="list-style-type: none"> Purchase of 363 Broad Street along Bigelow Brook for expansion of Center Springs Park Town & MLCT acquisition of Lombardo property Easement at 91 Elm St. for trail extension
2) Reduce or eradicate invasive species in public open spaces	<ul style="list-style-type: none"> Education on about proper use of pesticides Removal of invasive species along the Hockanum River
3) Coordinate volunteer and Town maintenance activities to best maintain public assets and natural resources	<ul style="list-style-type: none"> Low Impact Development Guidelines document created in 2020 Ongoing Hockanum River volunteer work Earth Day cleanup work
4) Where appropriate, cluster new residential development to protect open space	<ul style="list-style-type: none"> Bayberry Crossing approval



Manchester board approves funds to preserve town's largest privately owned parcel - a former pig farm on Glastonbury line



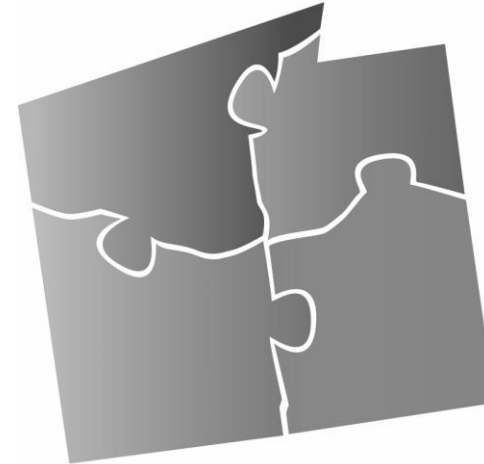
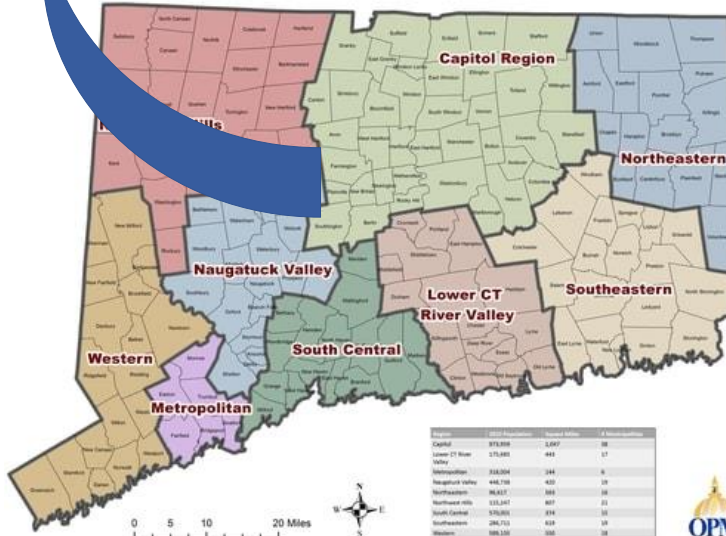
The acquisition of 363 Broad Street enabled the expansion of Center Springs Park to Broad Street.

Opportunities to Improve State/Municipal connection

Assign dedicated State/COG staff as liaisons during POCD updates.



Regional Councils of Governments in Connecticut



Current POCD update

MANCHESTER NEXT HAS BEGUN!

Manchester Next is the Town's Plan of Conservation and Development update process. You are invited to join the discussion about the Town's goals for the future!



WHAT IS A PLAN OF CONSERVATION AND DEVELOPMENT?

A Plan of Conservation and Development (POCD) is a policy document that details the Town's long-term vision and goals, and outlines the steps necessary to achieve them. We'll discuss opportunities related to economic development, housing, transportation, land use, cultural and natural resources, community facilities and more. The community will have several opportunities to get engaged and participate in the process. Join us to find out more about the goals of the Manchester Next project and to share your ideas for the future!

WHO?

YOU! This project is led by Town of Manchester staff and consultants Town Planning & Urban Design Collaborative (TPUDC), but it's **YOU** that makes the difference! Be sure to share your ideas, concerns, and feedback with the team!

WHEN?

Now! The interactive project website has launched and planning is underway for several in-person and virtual events this spring! Stay tuned for more info!



WHERE?

[www.yvmmt.com/manchesternext](http://yvmmt.com/manchesternext)
Register on the website today for project updates and virtual engagement activities.

WHY IS IT SO IMPORTANT TO GET INVOLVED?

This is **YOUR** plan and **YOUR** future! Make your voice heard and help us understand what makes Manchester so special!

For more information, please visit <http://yvmmt.com/manchesternext> or contact the Planning Department, Kyle Shiel (860) 647-3042 or kshiel@manchesterct.gov





MANCHESTER NEXT PLANAPALOOZA™

WHAT'S A PLANAPALOOZA™ ?

\plan-uh-puh-loo-zuh\ n.

A Planapalooza™ is an intense, participatory design, and public input process where you are invited to work directly with your neighbors, fellow business owners and a multidisciplinary consulting team. The entire process is open to the public. So please join us as we work together to prepare a Plan of Conservation and Development that will protect and enhance Manchester and set a clear vision for the future.

For more information, please visit <http://ymmct.com/manchesternext> or contact the Planning Department, Kyle Shiel (860) 647-3042 or kshiel@manchesterct.gov

MONDAY TO THURSDAY MAY 16TH-19TH

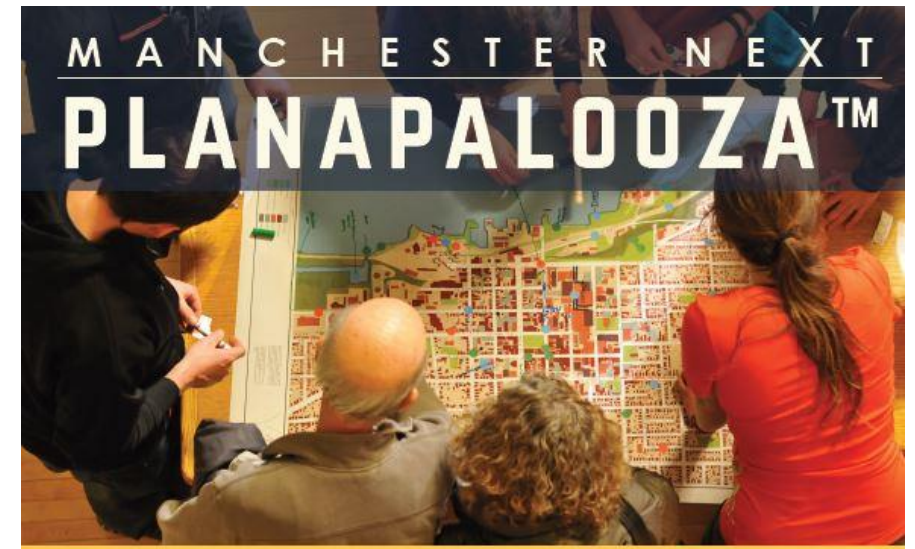
PRESENTATIONS LOCATION

Manchester High School Cafeteria
134 Middle Turnpike E, Manchester,
CT 06040
(Please use the Summit or Brookfield
Street entrance)

OPEN STUDIO & TECHNICAL MEETINGS LOCATION

WORK SPACE
903 Main St, Manchester,
CT 06040

Bengali and Spanish translation services will be provided for the Opening and Work-In-Progress Presentations and by request for additional meetings.



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MONDAY TO THURSDAY

MAY 16TH-19TH

SCHEDULE FOR PLANAPALOOZA™

Open Studio: Mon 9-2pm, Tues/Wed 9-7pm, Thurs 9-12pm

MONDAY, MAY 16TH

10:30am-11:30am: Technical Meeting 1 **WORK SPACE**
Conservation, Growth & Development

1:00pm-2:00pm: Technical Meeting 2 **WORK SPACE**
Economic & Business Development

6:00pm-8:00pm: Public Opening **HIGH SCHOOL**
Presentation & Hands-on Workshop

TUESDAY, MAY 17TH

10:30am-11:30am: Technical Meeting 3 **WORK SPACE**
Transportation & Mobility

1:00pm-2:00pm: Technical Meeting 4 **WORK SPACE**
Parks, Recreation & Open Space

2:30pm-3:30pm: Technical Meeting 5 **WORK SPACE**
Sustainability & Resilience

4:00pm-5:00pm: Technical Meeting 6 **WORK SPACE**
Housing

WEDNESDAY, MAY 18TH

10:30am-11:30am: Technical Meeting 7 **WORK SPACE**
Community, Cultural Resources & Downtown

THURSDAY, MAY 19TH

6:00pm-8:00pm: Work-In-Progress **HIGH SCHOOL**
Presentation

Importance of Graphic Appeal

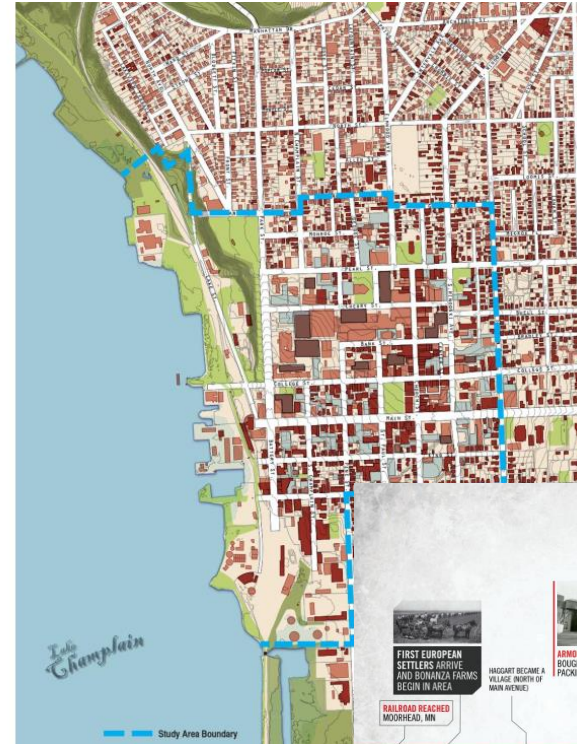


The development of a comprehensive land use and development plan focused on Burlington's Downtown and Waterfront has been a long-standing action item in the City Municipal Development Plan since at least 1996. While many other planning efforts involving the downtown or waterfront have taken place over the years, none were comprehensive in scope where land use, transportation, land development, urban design, and public infrastructure were all woven together. Additionally, past examples of comprehensive plans prepared by the City had been done at a city-wide level with a broad brush and high level of generalization. What set record was a plan

and submitted an application with the help of several other City departments. In October 2010 it was announced that Burlington was among the 42 recipients of the HUD Community Planning Challenge Grant out of almost 600 applications nationwide. Burlington was awarded \$266,750, which was combined with another \$165,000 in local, state and federal funding, to undertake a 3-year planning and development initiative.

We began the planBTV project in February 2011 with a series of studies to inventory and assess existing conditions and identify primary needs, challenges and opportunities. This included Build Development Inventory, Retail Analysis, Infrastructure Analysis, Culture, Historic Resources, and Planning. These socioeconomic information and perspective a meaningful and grounded planning process. The second step to develop a master plan for Waterfront, generated through

here is the culmination of studies a cohesive vision that planning process grounded in a "day context", incorporating the and analysis collected earlier, siting community values and



A NEIGHBORHOOD FOR ALL

The graphics below depict the various types of development intensity that could be found in a single neighborhood in West Fargo. These small examples of street and housing types, planned together can be provide in a complete neighborhood where residents can walk to local services and where various housing types and affordability levels are offered for all to enjoy. These areas are called Character Districts and could easily be replicated throughout the community in new neighborhoods.

CD-2 Large Lot Suburban

CD-2 consists of primarily low density single-family detached residential units. The houses are set up further from the street and there is considerable space between houses. The streets have sidewalks and street trees. Garages are accessed via back alleys or tucked several feet in behind the main facade of the building to accentuate the house facade and front door rather than the garage.

CD-3 Small Lot Suburban

CD-3 similarly consists of primarily low density single-family detached residential units, but could also include a few duplexes throughout. The houses are set closer to the street and lot are smaller leaving less space between houses. The streets have sidewalks and street trees. Garages are accessed via back alleys or tucked several feet in behind the main facade of the building to accentuate the house facade and front door rather than the garage.

CD-4 General Urban

CD-4 consists of a medium density area within the neighborhood, often located at the core or on the outskirts. This area has a mix of residential building types (single-family detached, duplexes, townhouses, apartment units, etc.) and may also include some neighborhood retail uses such as coffee shops, bakeries, small convenient stores, etc. The buildings are set closer to the street often located right up to the edge of the right-of-way. The streets have sidewalks, street trees with occasional outdoor seating when businesses are present. Garages are accessed via back alleys or are tucked several feet in behind the main facade of the building to accentuate the house facade and front door rather than the garage.

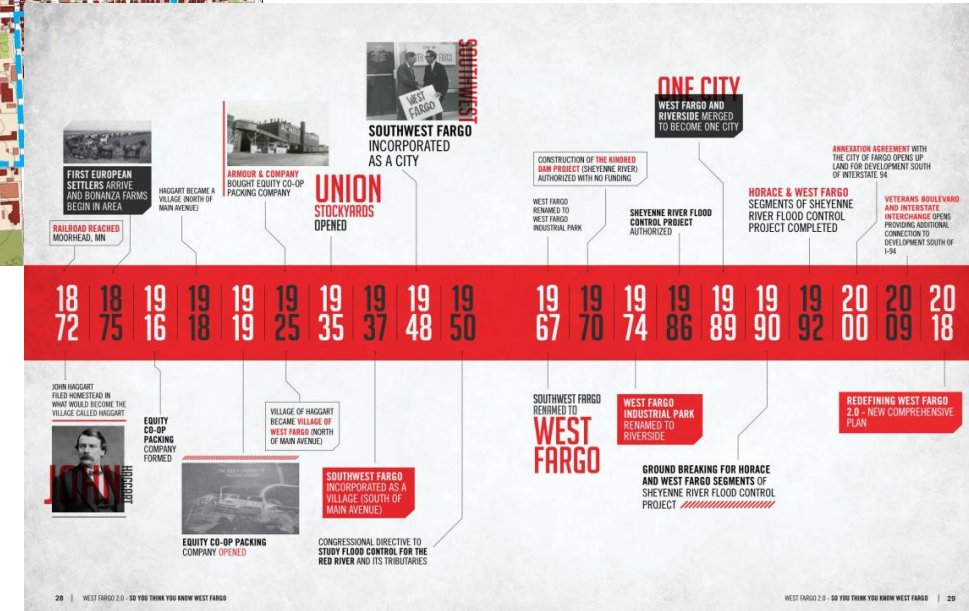
CD-3



CD-4



CD-2





Thank you

Kyle Shiel, Senior Planner

kshiel@manchesterct.gov