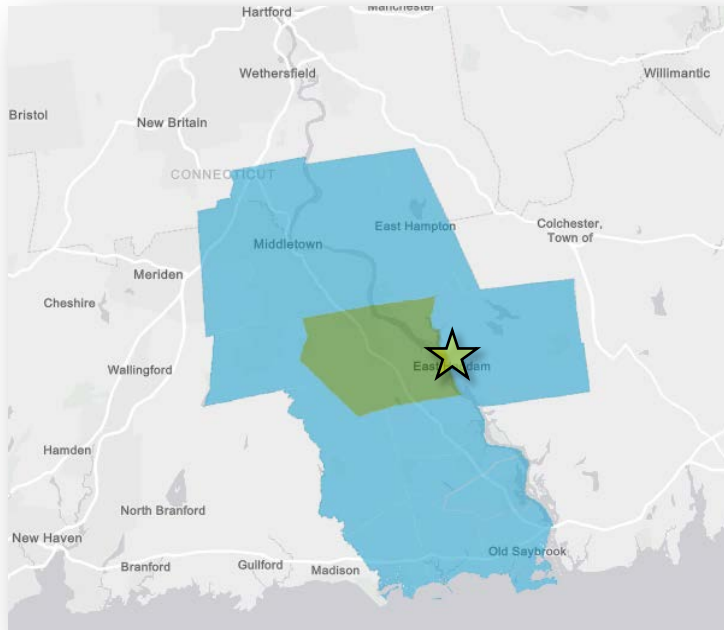


Village of Higganum

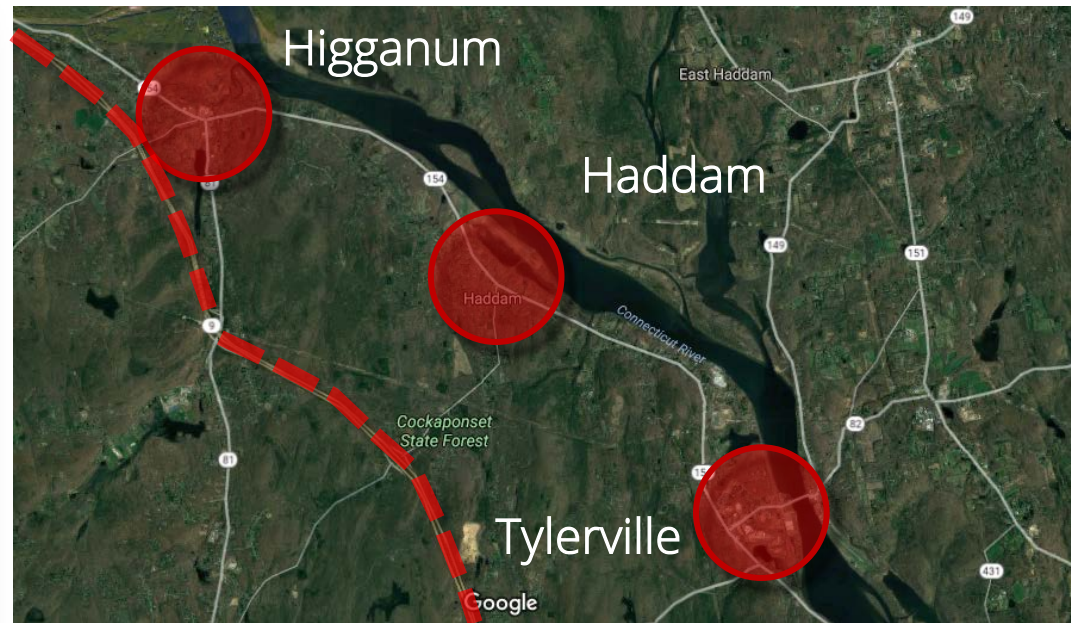
A Preliminary Study of Opportunities & Constraints

March, 2018

Context

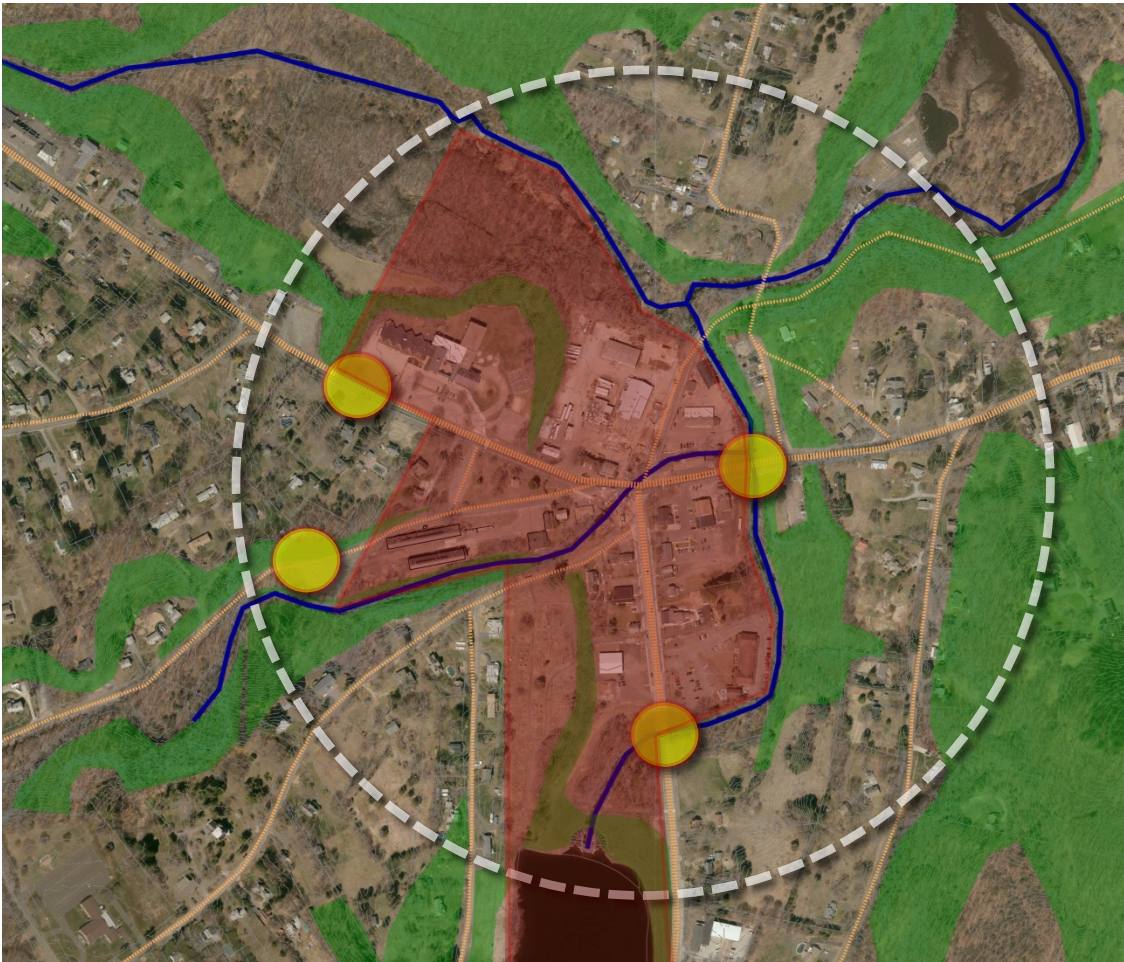


- Highway access and routes
- Primary and secondary roads
- Dial a ride and 9 town transit (good)
- Lack of multi modal opportunities / Connectivity
 - Lack of sidewalk systems
 - No bicycle facilities



- Market region
- Employment Center (Pratt & Whitney)
- Highway access
- Major routes
- Three villages

Defining Downtown



- Contiguous / accessible and connected mix of uses, open space and recreational opportunities.
- Commercial and mixed use Expansion / rehabilitation opportunities
- Distinct changes in land use
- A cohesive geographic area
- Traffic crossroads / volume
- Clear points of arrival (gateways)

Constraints



- Waterways, wetlands, floodplains
- Topography
 - Utilities
 - Waste Disposal limitations
 - Potable water quality
 - Internet / Wi-Fi
 - Market / Demographics
 - Good for residential
 - Not so good for commercial
- Blighted downtown properties
 - Underutilized commercial sites
 - Historic Scovil separated from downtown by Candlewood Hill Brook
 - Lack of higher density mixed use / residential

Infrastructure Constraints

- Groundwater contamination assumed resolvable. Must be confirmed
- Study area remains on individual septic and well systems on a parcel by parcel basis
 - Any expansion within existing development areas will likely trigger complete renovation and expansion of existing systems
 - Existing sites unlikely able to accommodate increased septic capacity
 - Investigate feasibility of package treatment plant or off site community septic
- Poor telecommunications an impediment
 - Town actively investigating “last mile” telecommunication options.
 - Improvements expected by Spring 2017.
 - Pursue high volume fiber optic service to expand business opportunities
- Sanitary Pump Station / Package Plant, DPW site.
- Investigate private individual well capacity for expansion potential
 - Possibility of public water supply requirements

Village Center Wastewater Constraints

Village Center Wastewater Management

- Revitalization impacted by lack of wastewater management needs
- Many village wastewater studies over the past 20 years
 - Evaluated several wastewater management methods
 - Written at varying levels of detail
 - Identified several potential alternative approaches
 - Past budgetary costs need updating to year 2018
- Recommend a more holistic approach considering comprehensive needs of Higganum Village

Market Opportunities and Constraints

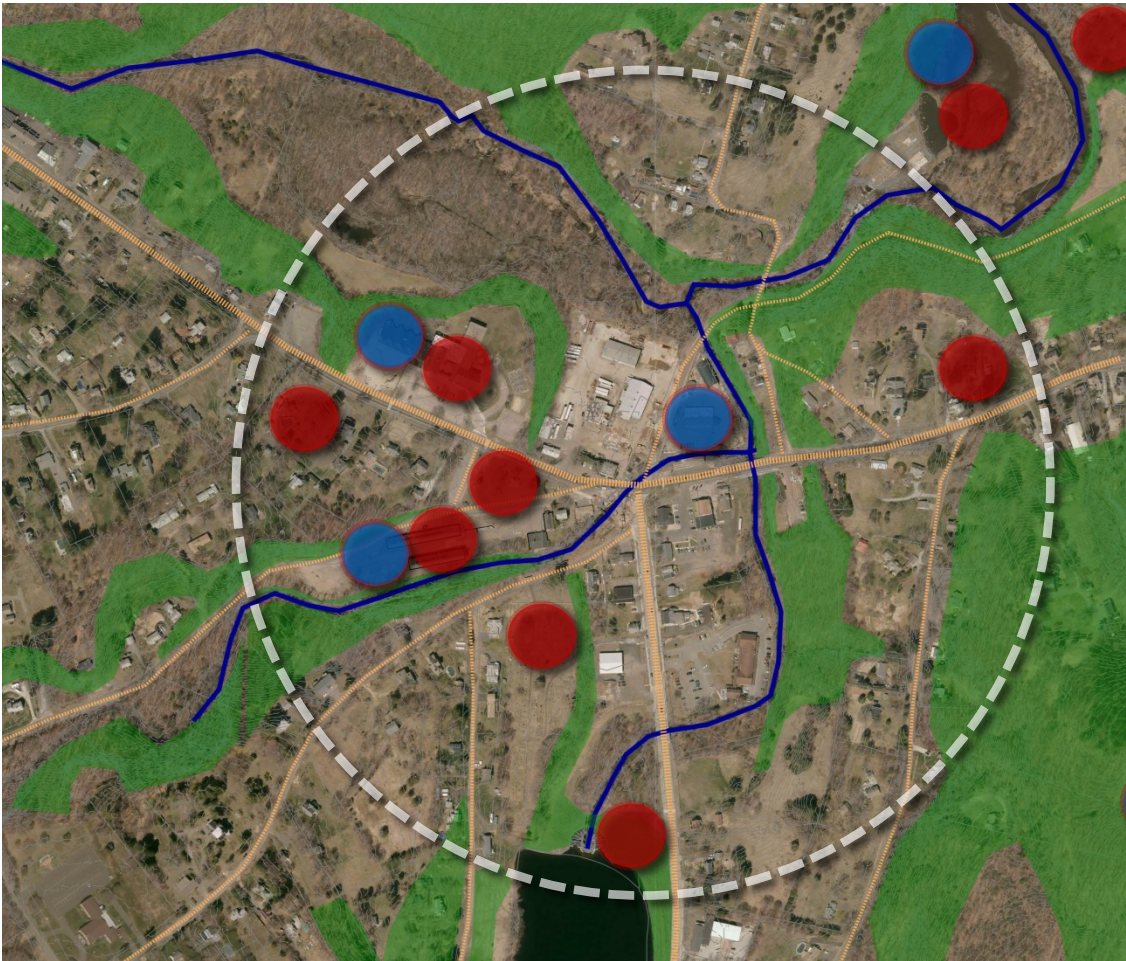
CONSTRAINTS

- Not much commercial / retail market
- Aging market & limited population growth
- Commercial space is dated and of “marginal quality”

OPPORTUNITIES

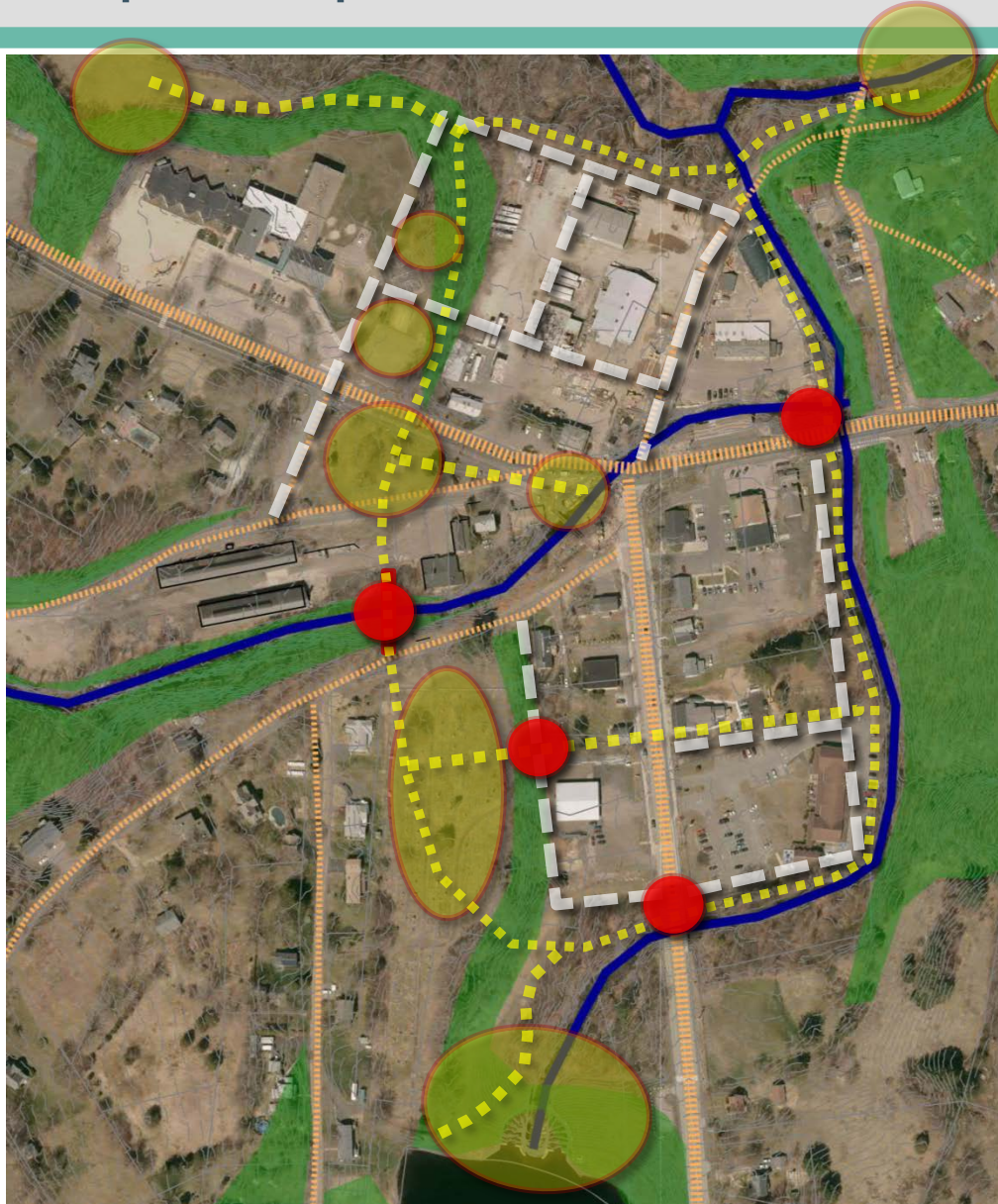
- Good demand for residential housing infusion
- Unique, high quality markets and restaurants
- Arts and maker type spaces
- Proximity to natural assets and attractions
- Business friendly reputation
- Cohesive sense of place as a center
- Capitalize on historic Town features

Opportunities



- Strong Sense of place
 - Self contained walkable village
 - Views into village upon arrival
 - Clear sense of arrival
- Recreational / cultural assets
 - Greenways – Historic
 - Cultural – Recreational
 - Higganum Cove / River
- Stable businesses
- Room for expansion and mix of uses (residential)
- Publically controlled land
- Open Space connectivity – a guiding principal
- Hydropower potential
- Single large redevelopment opportunity (Rossi property)

Open Space – As a Guiding Principal



Connecting numerous assets

- Playground, Town Greens
 - Cemetery, Reservoir
 - CT River Flood plains / Higganum Cove
 - Historic Depot and river
 - Downtown mix of uses
- Multi modal greenway along Higganum Creek
 - Bike / Ped bridge from Scovil to Maple St.
 - Defined paths and wayfinding signage
 - Expand Reservoir / dam recreational opportunities. Possible hydropower site.
 - Some difficult Transitions
 - Promote non vehicular river access experience.

Open Space – As a Guiding Principal

- Develop gateways and wayfinding
 - Unique to Higganum
- Open space connectivity to local and regional facilities as a guiding economic development principal
 - Coordinated trails and greenways
 - Manageable, accessible themed “loops”
 - Wayfinding, environmental, educational and historic
 - “Destination.....Higganum Cove and “River”
 - Establish and enhance floodplain as managed wildlife habitat
 - Formal bird watching (possible rookery)
 - Farm to table initiatives (supply local restaurants)
 - Coordinated events, tours, etc.

Downtown Open SpaceConnected Center

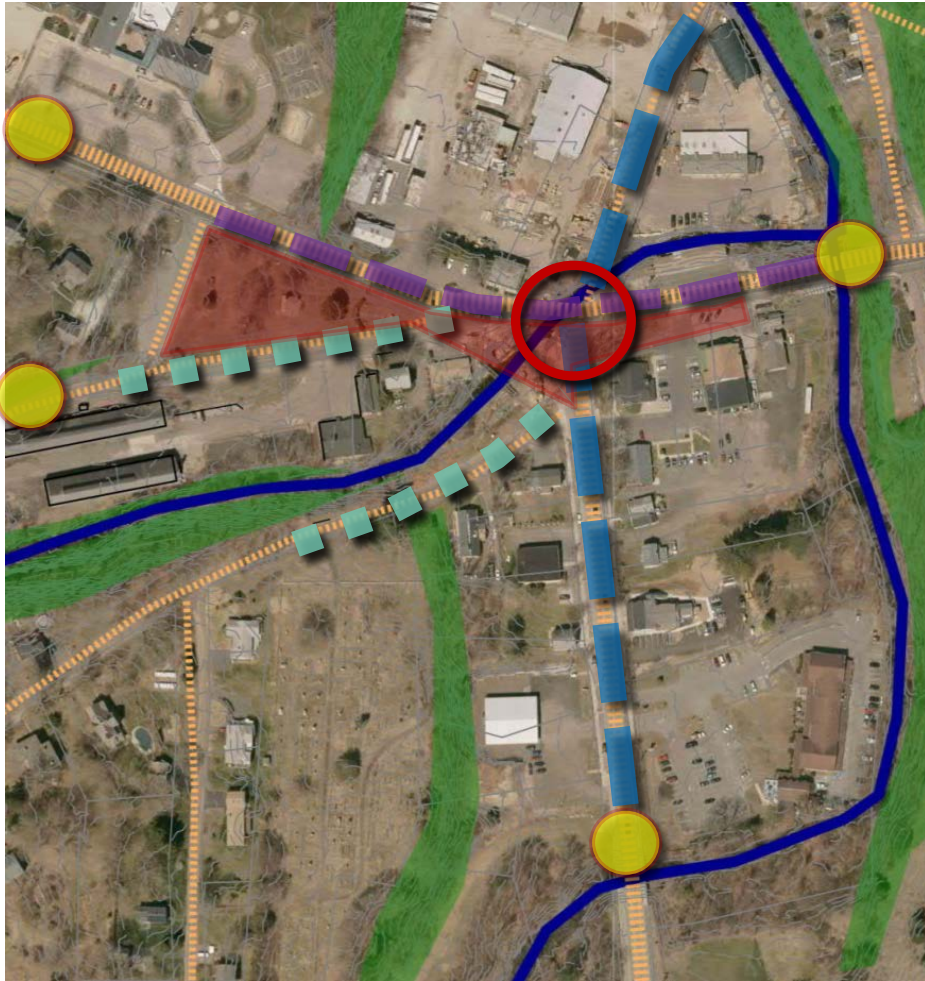


- Downtown open space connectivity via public realm complete streets

- Make all open spaces visually accessible
 - Remove visual obstructions/ vegetation from town green and bridge park
 - Unobstructed views to north side of town green
 - Hardscapes / plazas / gathering areas at intersection (60% hardscape min)
 - Statues, artwork, kiosks, wayfinding, seating, flags, kinetic
 - Textured crosswalks and sidewalk connectivity
- Town green as northern Gateway
 - Support “bounding” mixed use building walls
 - Redesign space for multi-functionality



Open Space.....Connected Public Realm



- Streetscape 1 
 - No on street parking (topo, school, intersection proximity)
 - Wide connecting sidewalks with street trees both sides
 - Possible tree belts (min.7')
 - Mandatory bicycle facilities
- Streetscape 2 
 - On street parking both sides (possible diagonal)
 - Tree belt separation to within 500' of intersection then wide sidewalks with street trees both sides
 - Mandatory bicycle facilities
- Streetscape 3 
 - On street parking one or both sides
 - 5' sidewalks one side minimum

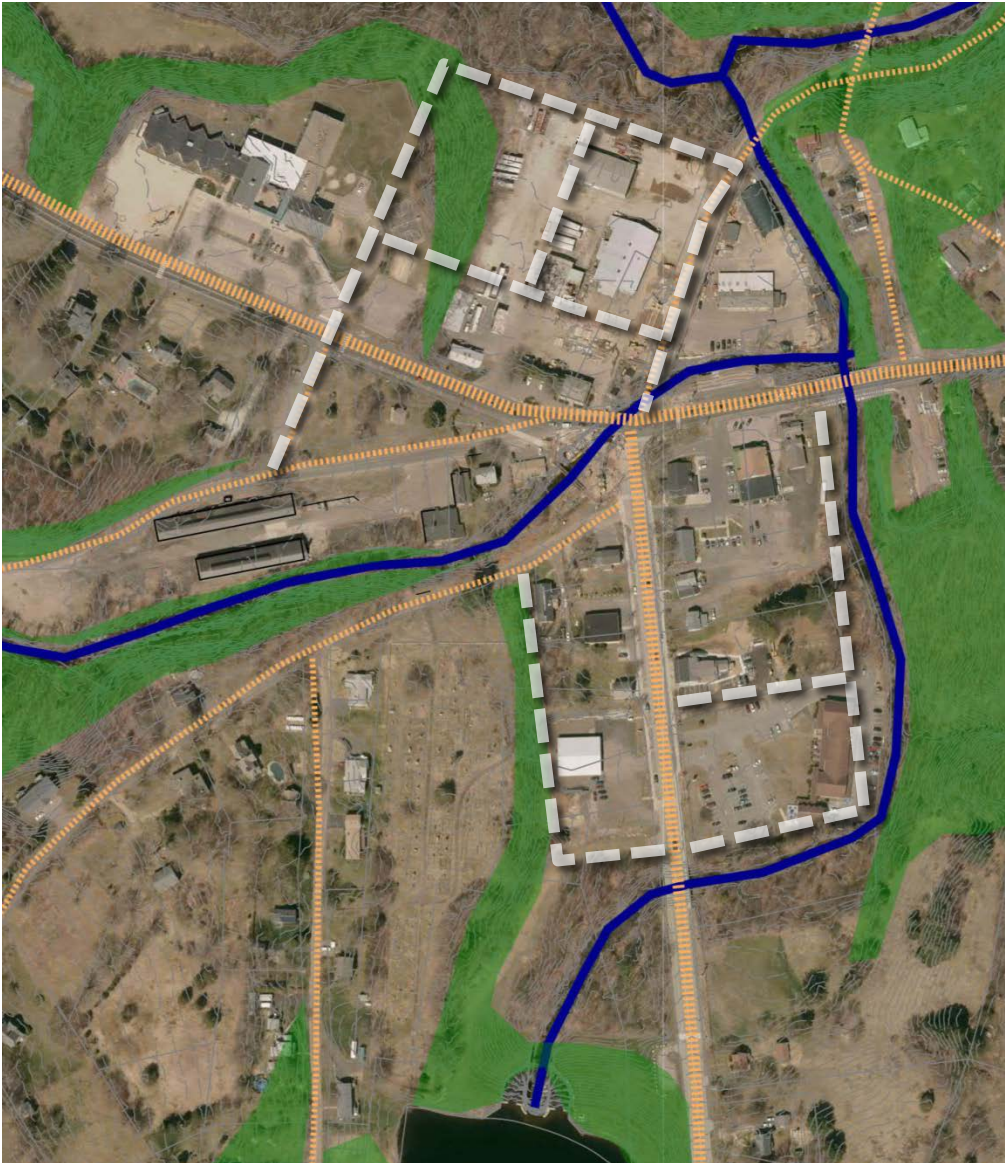


Gateway Treatments



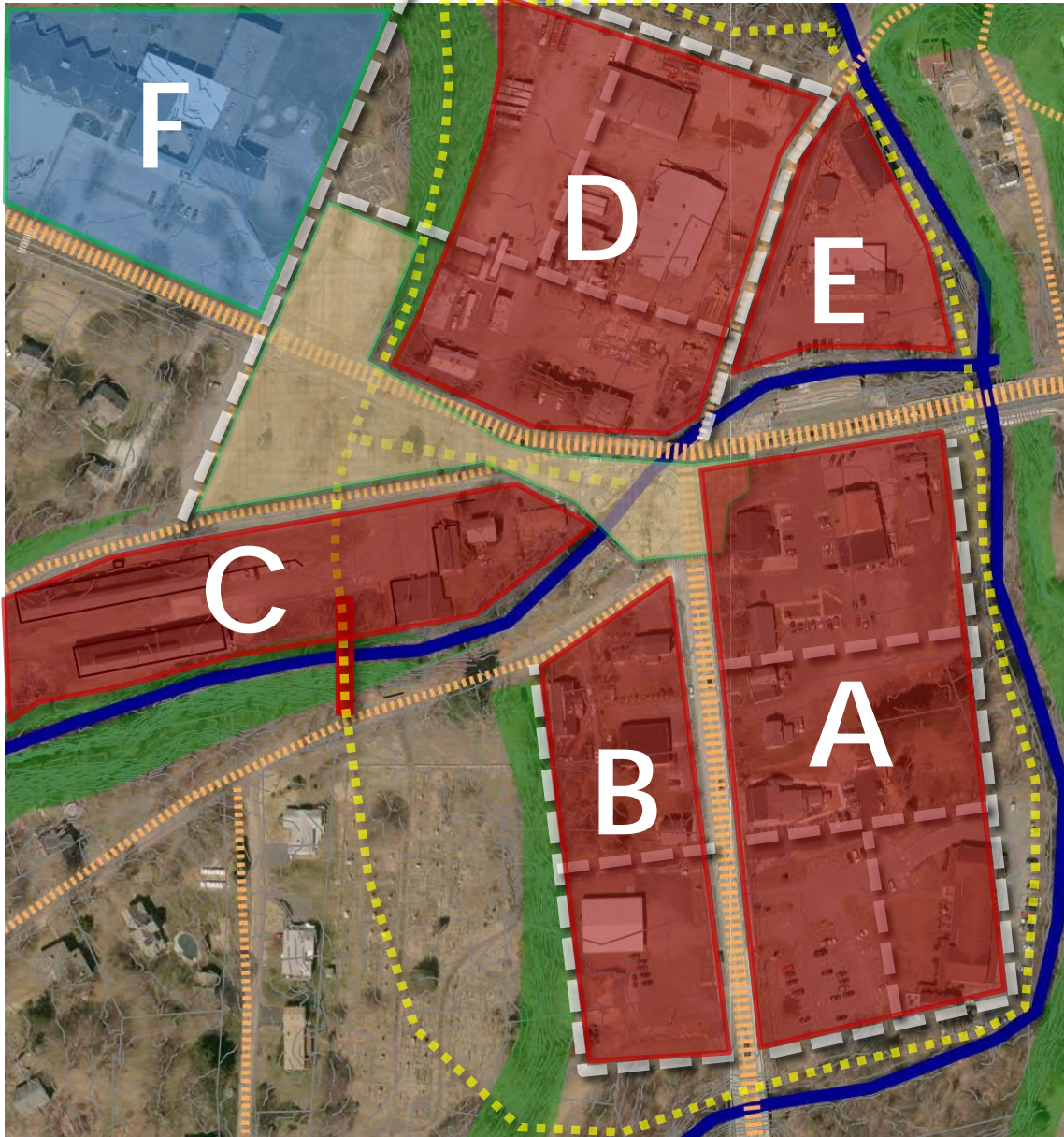
- Node / Activity – Hardscape, gathering

Block & Grid



- Increase connectivity
 - Encourage shared parking and internal connectivity between parcels
- Form internal blocks with connected roads or drives in study areas
- Encourage property owner cooperation for multi property initiatives
- Future Rossi property northern access alignment with town green.
 - School playground to become public recreational anchor.

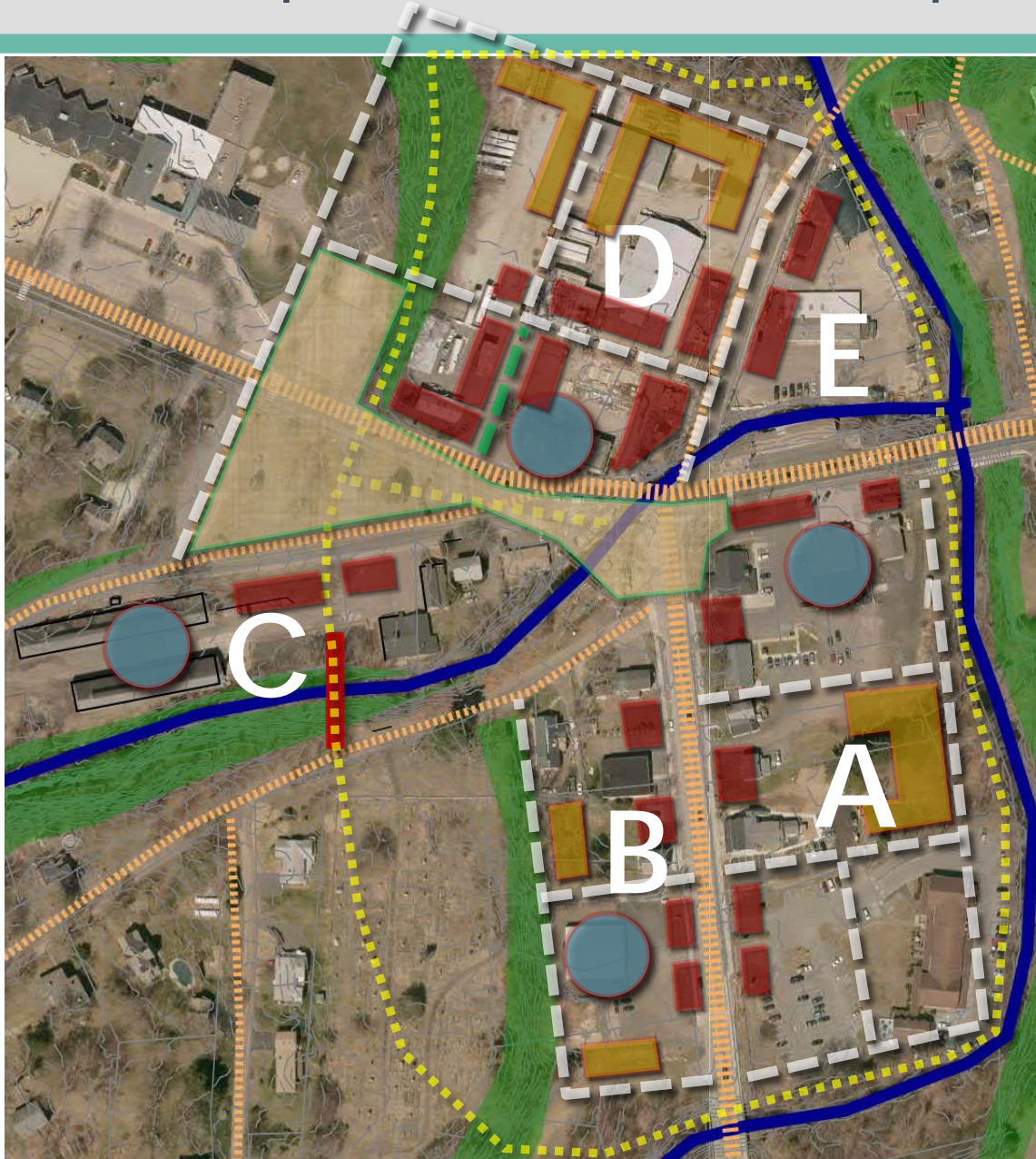
Development Area Recommendations



- A. Primary Downtown Block
 - A. Existing mixed commercial, residential and office
 - B. Proposed street side mixed use infill and stand alone residential
- B. Secondary Downtown Block
 - A. Existing mixed commercial, residential
 - B. Proposed street side mixed use infill and stand alone residential
- C. Scovil Hoe Mill
 - A. Existing abandon mill buildings
 - B. Repurposed mill buildings and new mixed use buildings
- D. Rossi Property
 - A. Current industrial uses.
 - B. Remove industrial uses and replace with street side mixed use and stand alone residential
- E. Town DPW site
 - A. Relocation of DPW facility and replace with street side mixed use.
 - B. Location for sanitary disposal infrastructure (pump stations or package treatment plant)
 - C. Potential hydropower opportunities
- F. School site
 - A. Potential future opportunity
 - B. Private development
 - C. Municipal Uses
 - D. Not analyzed as part of development capacity studies contained herein.


Existing downtown uses served by individual wells and septic . Some sharing of access and parking

Development Area Concept Capacity Study




- Development Capacity

- Assumes cross property collaboration
- Resolution of waste disposal and water issues
- Generally supportive of market demand (less commercial more residential.

 Commercial uses only on ground floor of street side infill buildings

 Standalone residential to the rear.

- Shared parking ratios
- Limited to two to three story's (preserve existing character)

 Preserve Historic Architecture

Development Area Concept Capacity Study

EXISTING CONDITION				
BLOCK	USE	SF	# UNITS	AREA (ac)
A	GND FLOOR COMM	31,000		7.7
	2ND FL RES (ESTIMATED)		13	
	2ND FL OFFICE	14,000		
	STAND ALONE RES			
B	GND FLOOR COMM	11,200		2.7
	2ND FL RES (ESTIMATED)		9	
	2ND FL OFFICE	0		
	STAND ALONE RES			
C	GND FLOOR COMM	27,000		3.6
	2ND FL RES (ESTIMATED)		4	
	2ND FL OFFICE			
	STAND ALONE RES			
D	GND FLOOR IND	30,400		5
	2ND FL RES (ESTIMATED)			
	2ND FL OFFICE			
	STAND ALONE RES			
E	GND FLOOR IND/MUNICIPAL	10,000		1.6
	2ND FL RES (ESTIMATED)			
	2ND FL OFFICE			
	STAND ALONE RES			
SUBTOTAL		123,600	26	20.6
MINUS REDEVELOPED ROSSI AND DPW SITE		-30,400		
REMOVAL OF IND/MUNICIPAL USES (DPW site)		-10,000		
TOTAL		83,200	26	20.6

PROPOSED CONDITION				
BLOCK	USE	SF	# UNITS	AREA(ac)
A	GND FLOOR COMM	39,000		7.7
	2ND FL RES (ESTIMATED)		22	
	2ND FL OFFICE	14,000		
	STAND ALONE RES		42	
B	GND FLOOR COMM	17,200		2.7
	2ND FL RES (ESTIMATED)		14	
	2ND FL OFFICE	0		
	STAND ALONE RES		18	
C	GND FLOOR COMM	35,000		3.6
	2ND FL RES (ESTIMATED)		11	
	2ND FL OFFICE			
	STAND ALONE RES			
D	GND FLOOR COMM	25,000		5
	2ND FL RES (ESTIMATED)		20	
	2ND FL OFFICE			
	STAND ALONE RES		70	
E	GND FLOOR COMM	9,000		1.6
	2ND FL RES (ESTIMATED)		8	
	2ND FL OFFICE			
	STAND ALONE RES			
		139,200	205	20.6
TOTAL		139,200	205	20.6

- Primary Purposes
 - Assist with waste disposal analysis
- Identify possible building square footage expansion
- Identification of short term residential opportunities.
- Capacity based on 2-3 story infill and shared parking ratios.
- Assumes most occupied buildings will remain.
- Existing SF approximate

Redevelopment Recommendations

- Mixed use and infill development opportunities
 - Focus on activating the existing streets
 - Establish build to lines and allowances for 2-3 story structures
 - Cross property cooperation is critical
 - Shared infrastructure and parking systems
 - Shared parking reduction ratios
 - Internal block by block connectivity
 - Allowing public access to connected open space
 - Allow building expansions across property lines (close the building wall gaps)
- Capitalize on catalyst opportunities
 - Rossi property redevelopment
 - Scovil Hoe Mill redevelopment
 - Coordinated open space and recreation amenities
- Infuse downtown with multifamily residential uses.
 - In upper floors of primary street buildings
 - As stand alone buildings to the rear of lots
- Recommendations predicated on community waste disposal systems and water supply requirements

Wastewater Recommendations

CT DEEP Wastewater Facilities Planning Process

- Develop wastewater management program based upon what is best for economic development
 - Evaluate alternatives
 - Update capital and life-cycle costs from past studies
 - Recommend lowest cost and most feasible long term solution
 - Solicit input from numerous stakeholders and identify permitting challenges
 - Define implementation plan to layout the path forward
- CTDEEP typically provides 55% grant funding for this planning phase
- Solving the Higganum Village wastewater challenge requires a Facility Plan to overcome permitting and review challenges

Market Recommendations

- High quality restaurants
- Market rate & luxury residential apartments / condos
 - Targeting empty nesters / senior housing / retirees
 - Targeting young professionals
 - Complement to commercial uses
 - Untapped market in Higganum
- Low-cost office / artist / flex space
- Mixed use development
 - Provide expansion opportunities for ground floor retail/sale components
 - Small, unique, high quality retail or specialty food shops
 - Low-cost space with flexible uses
- Some newer quality office space
- Partner with private sector (Public Private Partnerships)
 - Blend private equity with public grant and low interest loan opportunities
- Residential land uses as an economic “jump start”