

Spring Glen Civic Association Meeting

3/10/2009

AGENDA

- **Overview of SmartCode**
- **Brief Description of SmartCode**
- **Effect of SmartCode on Spring Glen**
- **Recommendations of SGCA**

Spring Glen is Already Aligned with Town Plan Strategies

If it isn't broken, don't fix it!

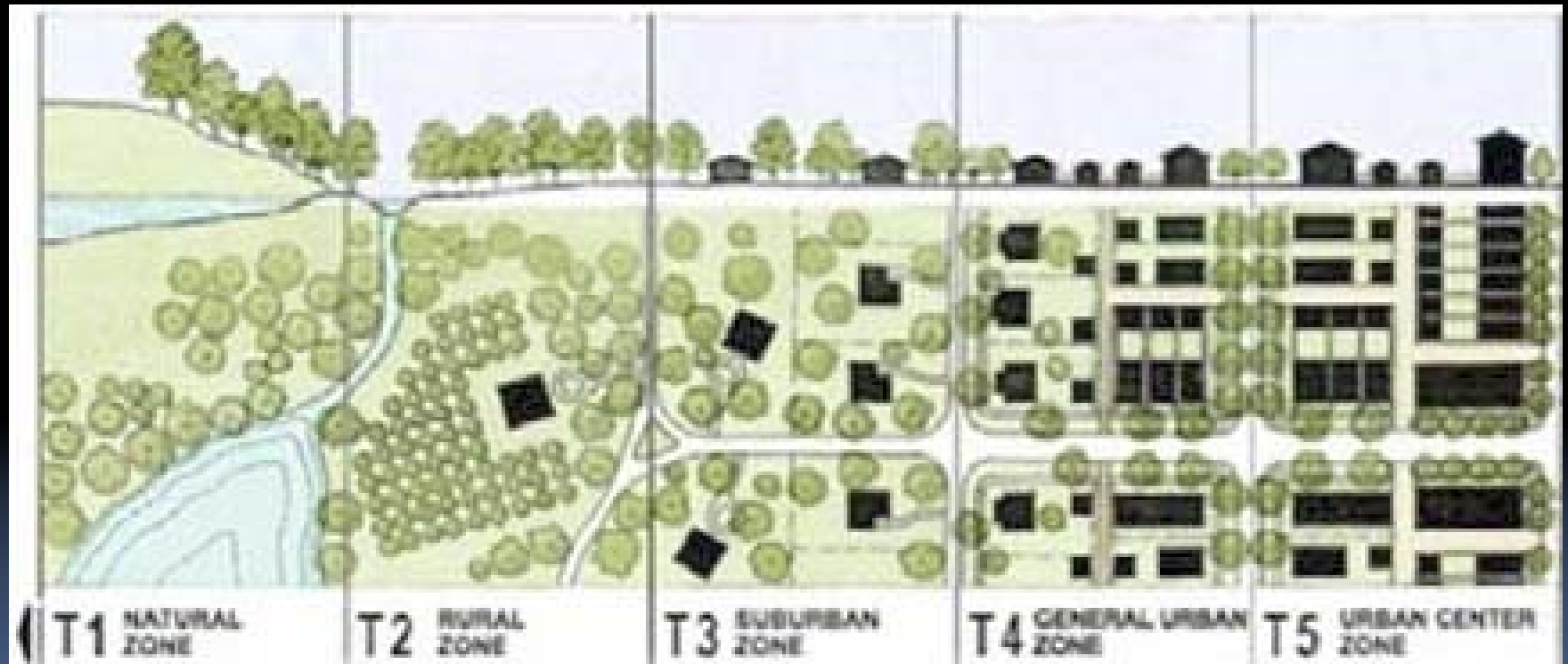
- The Whitneyville and Spring Glen neighborhoods are **walkable, traditional neighborhoods with established limits of commercial areas.**
- The **Spring Glen and Whitneyville village centers provide strength to the surrounding residential neighborhoods.**
- The issue facing this area is to modify existing zoning regulations to support continued traditional development with some **possible modification within the context of extensive neighborhood participation.**
- The Spring Glen and Whitneyville Centers are CDD-3 zoning districts; the uses and densities permitted are consistent with the **protection of these areas as neighborhood, village-based retail/service centers.**

Community Expectations Specific to Neighborhoods

Per Plan of Conservation and Development
(effective September 1, 2004)

- **GOAL : Maintain the Spring Glen and Whitneyville neighborhood centers along Whitney Avenue as relatively dense areas which support a variety of uses and housing types, with particular consideration and concern for infill development and residential conversions.**
- **Action: Review zoning regulations for Spring Glen and Whitneyville Centers to ensure uses and densities permitted are consistent with the protection of these areas as neighborhood, village-based retail/service centers.**

Transect Zones



Understanding T (Transect)

zones*

- Transect zones are “form based” (what they look like) not “use based” (which we have now).
- T1 zones apply ONLY to rural areas with natural or agricultural use. These zones are not applicable to building development.
- T2 zones are primarily agricultural with woodlands. There could be scattered buildings 1 to 2 stories in height.
- T3 zones allow for suburban development. These are residential zones with buildings 1 to 2 stories with parks and greenways.
- T4 zones allow for urban development with mixed use of houses, townhouses, apartments, scattered commercial balanced between landscaping, squares, greenways and buildings. Buildings are 2 to 3 stories with a BONUS floor.
- T5 zones allow for shops mixed with townhouses, offices, predominantly attached buildings. Buildings are 3 to 4 stories with 5 stories allowed as a bonus.
- T6 zones allow for medium to high density with mixed use buildings and entertainment, civic/cultural uses. Buildings form a CONTINUOUS street wall. There are shallow setbacks or none.
- *From reference material for Smart Code

Hamden's T zones

From Summary of Proposed Changes 1/14/09

- **T1 zones ONLY allowed by SP or S:** natural resource removal. Telecommunication facilities, preservation of historic structures.
- **T2 zones ONLY allowed by SP or S or P:** accessory buildings and use, commercial farm, gardens, kennels, keeping animals, vet hospital, cemeteries, community group homes with sober houses, day care, golf course, libraries, museums, bed and breakfasts, roomers and boarders, public assembly, public utility, single family dwelling, accessory dwelling, student housing, wind/energy conservation, and telecommunication facilities.
- **T3 zones ONLY allowed by SP or S or P:** accessory buildings and use, community garden, grooming, kennel, vet hospital, cemetery, civic lodge/club, group home with sober houses, day care, library, museum, bed and breakfast, roomers and boarders, natural resource removal, office space up to 20,000sf, open space development, public assembly, /worship, preservation of historic structure, public use and utilities, single family homes, accessory dwelling units, adaptive re-use to multi family, retail up to 20,000sf, sale of alcohol, college or university, dormitories, schools, student housing, telecommunication facility and wind/energy conservation.
- **T4 zones ONLY allowed by SP or S or P:** accessory buildings and use, community garden, grooming, kennel, vet hospital, conference center (not in Spring Glen), cemetery, civic lodge/club, group home with sober houses, day care, food service, restaurants, funeral home, hospital, nursing home, medical office > 20,000 sf, rehab and outpatient facilities, library, museum, bed and breakfast, hotel/motel/inn (not in Spring Glen), roomers and boarders, manufacturing with accessory use, gas stations/service/rentals, natural resource removal, office space up to 20,000sf, open space development, public assembly, /worship, preservation of historic structure, public use and utilities, public parking/garage, single family homes, accessory dwelling units, adaptive re-use to multi family, managed residential care, multi-family dwelling construction, single, 2 and 3 family housing, research and development and medical labs, retail up to 250,000sf, business schools, college or university, dormitories, schools, student housing, warehouse and wholesale with indoor storage, telecommunication facility and wind/energy conservation.
- **T5 zones ALLOW FOR THE SAME as T4 EXCEPT:** no kennels, vet hospitals, group homes, bed and breakfast, roomers and boarders, open space development, places of worship, 2 and 3 family housing, research development and medical labs, warehouse or wholesale with storage. **Only allowed in T5: New car sales and heliport.**
- **P= Permit; SP= Special Permit; S= Site Plan**

SGCA Focus

- R4
 - Preserve current R4 zoning according to current maps. Keep Saint Rita Convent and Carmalt Road as R4. Designate the south side of Haverford as R4. Leave churches/synagogues R4.
- Increase T zoning options
 - Current proposed T3 uses too restrictive and T4 is too intense. Replace the CDD3 current zoning with a flexible T3.xx regulation to customize neighborhood needs. Concentrate commercial use in current CDD3 areas of Spring Glen.
- Village District Overlay
 - Additional regulations to help preserve the character of the entire Spring Glen Neighborhood which is pursuant to C.G.S. 8-2 and 8-2j
 - Protects the entire neighborhood from inappropriate building affecting entire community.
 - Protects the neighborhood from building structures that are out of character with the community.

Preserve and Protect Spring Glen

Residential Character

- **How can we preserve the unique residential character of Spring Glen?**
- **Goal:** Preserve R-4 zoning in Spring Glen. We need the town to include readable maps in the proposed Hamden zoning regulations in the next released version showing the R-4 zones as defined in the current zoning regulations.
- **Results to date:** The Town Planner's Office agreed to modify the proposed regulation maps to preserve the current R-4 zones in the Spring Glen neighborhood.
- **Actions taken:** Residents signed petitions to keep the current R-4 zones on Whitney Avenue. The signed petitions were submitted to the Mayor's Office and influenced the decision to keep the R-4 zones in Spring Glen.
 - *We, the undersigned, are petitioning to keep the current R-4 zones on Whitney Avenue to preserve and protect the residential character of the Spring Glen and Whitneyville neighborhoods. We want to keep the current R-4 regulations in Hamden's zoning code and the current R-4 zones they provide for on Whitney Avenue from the New Haven line north to Skiff Street.*

Preserve and Protect Spring Glen

Commercial Development

- **How can we focus commercial development in the existing Village District in Spring Glen?**
- **Goal:** Since neither of the proposed T3 or T4 zones fit our neighborhood goals in the Spring Glen Village district, as defined by the Plan of Development, we would like to include a new transect zone, currently dubbed, T3.5 transect zone. We want the town to include the new transect zone in the proposed Hamden zoning regulations in the next released version.
- **Results to date:** Discussions over the past months between the SGCA committee, Mayor and Town Planner's Office have resulted in introducing a new transect zone, currently known as T3.5. The proposed T3.5 is intended to preserve the current zoning regulations in height, density and use, similar to the current zoning in the Village District.
- **Action:** Continue to work with Town Planner's Office to define the T3.5 transect zone to preserve the present density and height of the Village District. We want to promote node centered development and attract and support businesses that service the local neighborhood.

Preserve and Protect Spring Glen *Village District*

- **How can we preserve the New England character of our neighborhood , improve walk ability and protect it from future unwanted development?**
- **Goal:** Propose the Spring Glen Village District regulations and include the regulations in the next released version.
- **What is the Spring Glen Village District Overlay?**
 - It is not an Historic District Designation. It has nothing to do with what color you want to paint your house! See the Spring Glen Village District Overlay documentation for details in section I.B.
 - What does the Spring Glen Village District Overlay regulate?
 - Spring Glen Village District overlay to protect and preserve the unique character of our neighborhood with its single family homes and village center consisting of small scale shops.
 - Along Whitney Avenue, two properties back, it limits some permitted R-4 uses in order to preserve the use of buildings as residences.
 - It prohibits things like drive-thru windows and parking lots in the front yards of houses which would adversely affect the walkability of the neighborhood.

Preserve and Protect Spring Glen

Village District

- **Results to date:** A draft copy of the Spring Glen Village District Overlay has been proposed and submitted by the SGCA committee to the Town Planner's Office. SGCA members are meeting on a weekly basis with the Mayor and Town Planner's Office to discuss the proposed draft. The draft is being revised based on the feedback from the Town Planner's Office and SGCA members.

- **Action:** Whitney Avenue property owners and owners, two properties deep off Whitney Avenue need to show their support by signing the petition supporting the Spring Glen Village District Overlay.
 - *We, the undersigned residents and property owners on Whitney Avenue(and those one property behind Whitney Avenue) in Spring Glen support the establishment of the Spring Glen Village District overlay to protect and preserve the unique character of our neighborhood with its single family homes and village center consisting of small scale shops.*

- **Action:** Spring Glen Civic Association residents can sign the petition supporting the Spring Glen Village District Overlay.

Concerns beyond Spring Glen

- How will these zoning changes affect the Whitneyville neighborhood and other properties being converted from present zoning to T3, T4 and T5 zones.
- Node zoning , not corridor zoning helps preserve each neighborhood. Examples of node zoning exists in the center of Spring Glen, Centerville and Whitneyville.
- Will this type of “new urbanism” create destruction of our neighborhoods and Town?
- Reverse strategy is being used. The Town Plan of Conservation and Development is being changed to reflect Smart Code/Transect zoning rather than new Smart Code/Transect zoning reflecting community-created Town Plan.
- The difference between zones T4 and T5 is negligible.
- Hamden’s T zones need more flexibility (e.g. T4L, T3.5 or T4+).

Concerns beyond Spring Glen

(cont'd)

- T4 and T5 zones by definition appear to be too dense for the immediate abutting residential homes.
- New Proposed Zoning Regulations deviate considerably from the intent of the Town Plan of Conservation.
- The density and number of T4 and T5 zones will force traffic congestion onto Town residential streets for parking and truck deliveries.
- The density and number of T4 and T5 zones risk dividing neighborhoods by the sheer location of the corridors.
- Why can't we innovate and establish a design review commission (more than one person)?
- Transect zoning is not the only way to achieve cohesive and pleasing development.
- Why should we be willing to risk something that works in our neighborhoods for something theoretical?

Preserve and Protect our Hamden Neighborhoods

What can we do?

- **How do we preserve R-4 zones along the corridors in Hamden?**
 - **Action:** Involve and inform other Associations and their members. Emphasize the importance of petitions.

- **How can we propose more tailored transect zones to meet the needs in other neighborhoods?**
 - **Action:** Work with other Associations to determine how a more tailored approach may help preserve their neighborhoods.

- **What other neighborhoods would benefit from a Village District overlay?**
 - **Action:** Involve and inform other Associations and their members

Preserve and Protect

What can SGCA Members do?

- What can we do to preserve our Spring Glen neighborhood?
 - Sign petitions
 - Letters to the Mayor
 - Keep current R-4 zones along corridors
 - Include T3.5 transect zone in proposed regulations
 - Include Spring Glen Village District overlay in proposed regulations
 - Spread the word
 - Inform other town residents of the zoning changes
 - Stay informed
 - Visit the springglencivicassociation.com website
 - Take a copy of handouts describing T3.5 zoning and Spring Glen Village District Overlay
 - Attend informational meeting and speak up