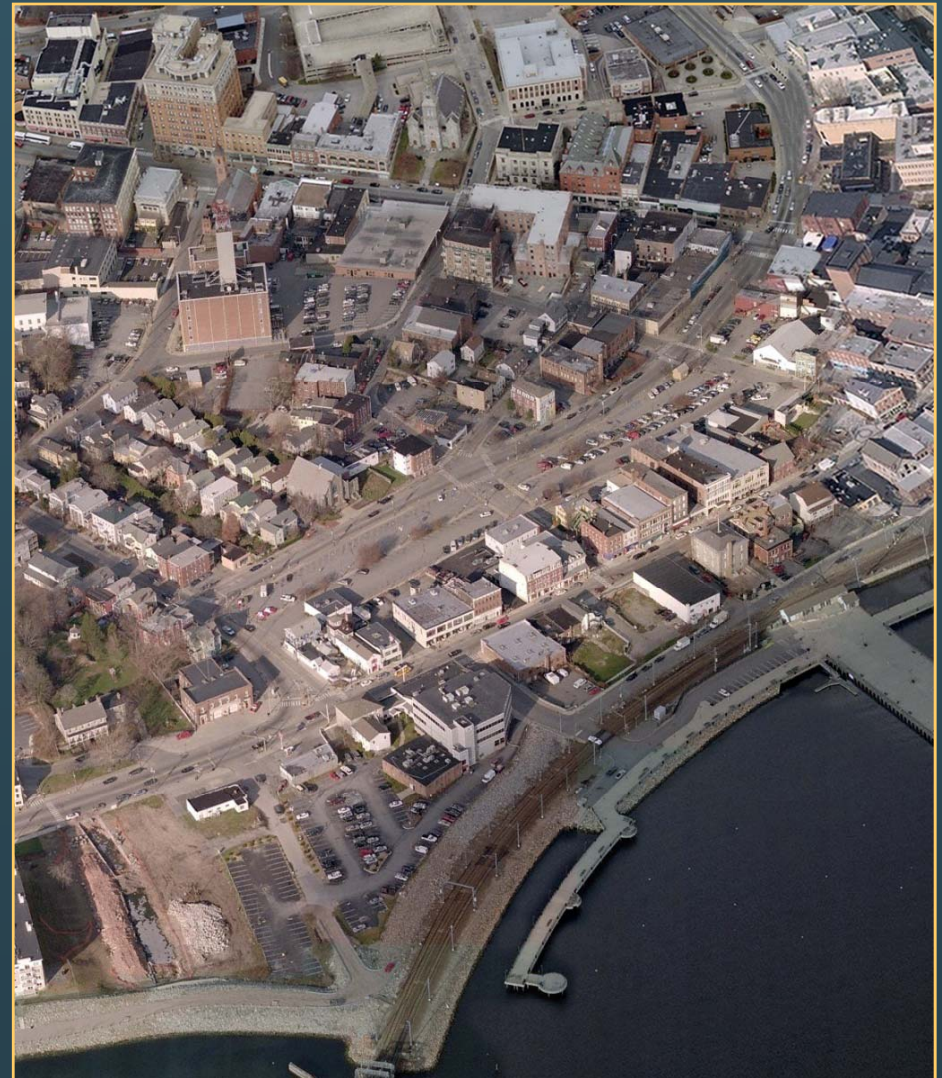


# New London Neighborhood Revitalization and Visioning Study

## Visioning Workshop

*Presented by:*  
The Cecil Group  
May 5, 2010  
Public Meeting #1





# Study Area



**New London Neighborhood Revitalization and Visioning Study**  
The Cecil Group – Milone & MacBroom – DBVW Architects – FXM Associates



# Team and Back Ground

## The Cecil Group

- *Steven Cecil AIA ASLA*
- *Ken Buckland AICP LEED AP*

- Facilitation and public engagement
- Urban design, architecture and landscape architecture
- Neighborhood and town center revitalization planning

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## Milone & MacBroom

- *Stuart Popper AICP*

- Traffic planning
- Transportation planning
- Community planning
- Zoning implementation

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## DBVW Architects

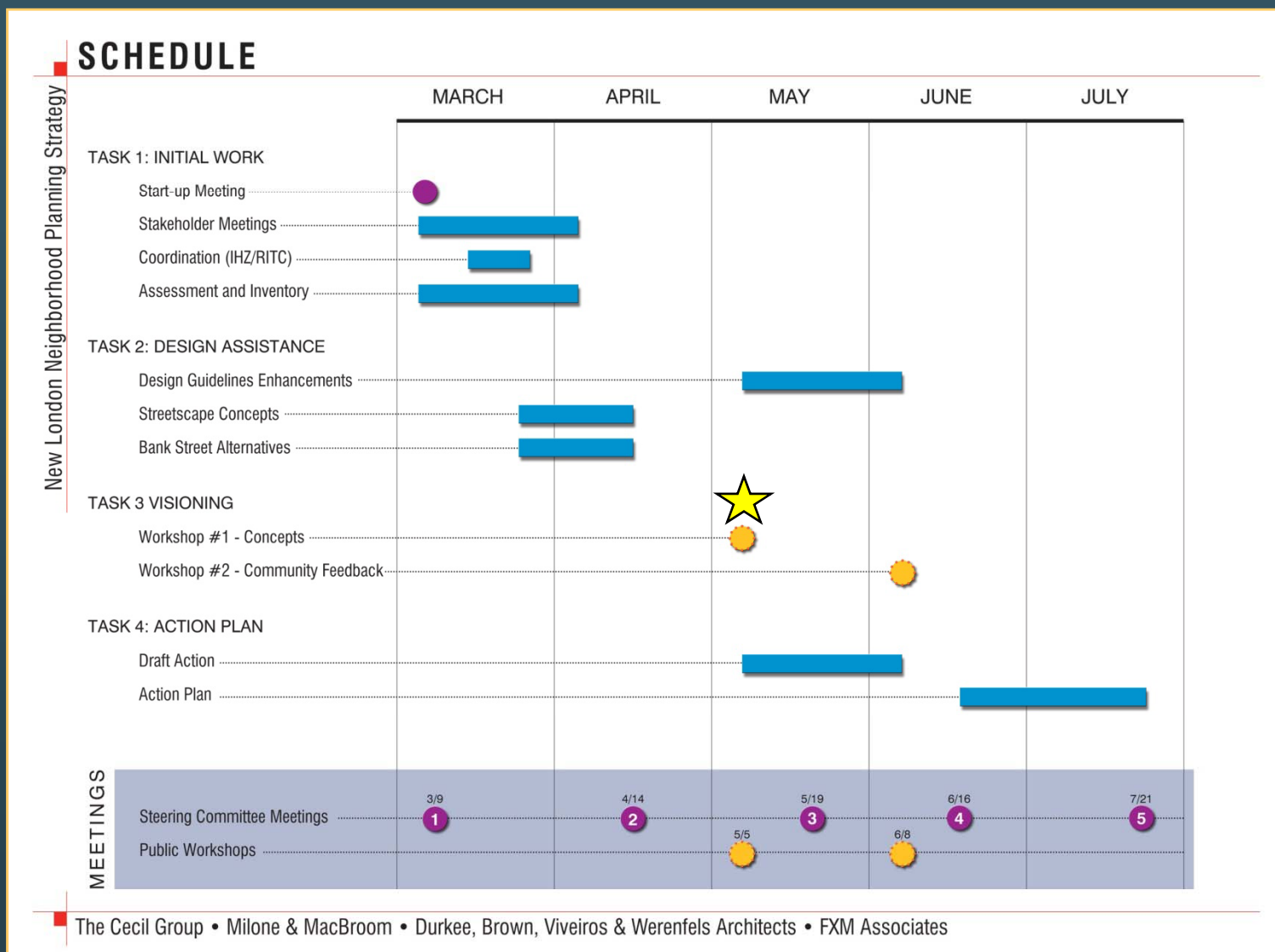
- *Steve Durkee AIA*

- Historic preservation
- Full service architectural design
- Adaptive re-use studies





# Project Process





# Presentation

- Neighborhood Assessment Findings
  - Stakeholder meetings and interviews
  - RITC study review
  - Existing conditions assessment
- Design Assistance Findings
  - *Design Guideline* review
  - Streetscape improvements
  - Bank Street streetscape alternatives
- Discussion Groups
- ACTION PLAN Outline and Working Group



# Neighborhood Assessment: Stakeholder Meetings and Interviews

- Business associations
- Community/cultural organizations
- Historic resources related organizations
- Local businesses and owners
- Institutions/nonprofits
- Regional planning authority
- Developers, property owners, and other individuals
- Media outlets





# Neighborhood Assessment: Existing Conditions

- Zoning
- Land Use
- Ownership
- Cultural and Institutional Resources
- Photographic Inventory
- Streetscape
- Roadways
- Historic Resources





# Neighborhood Assessment: Zoning







# Neighborhood Assessment: Parcel Size

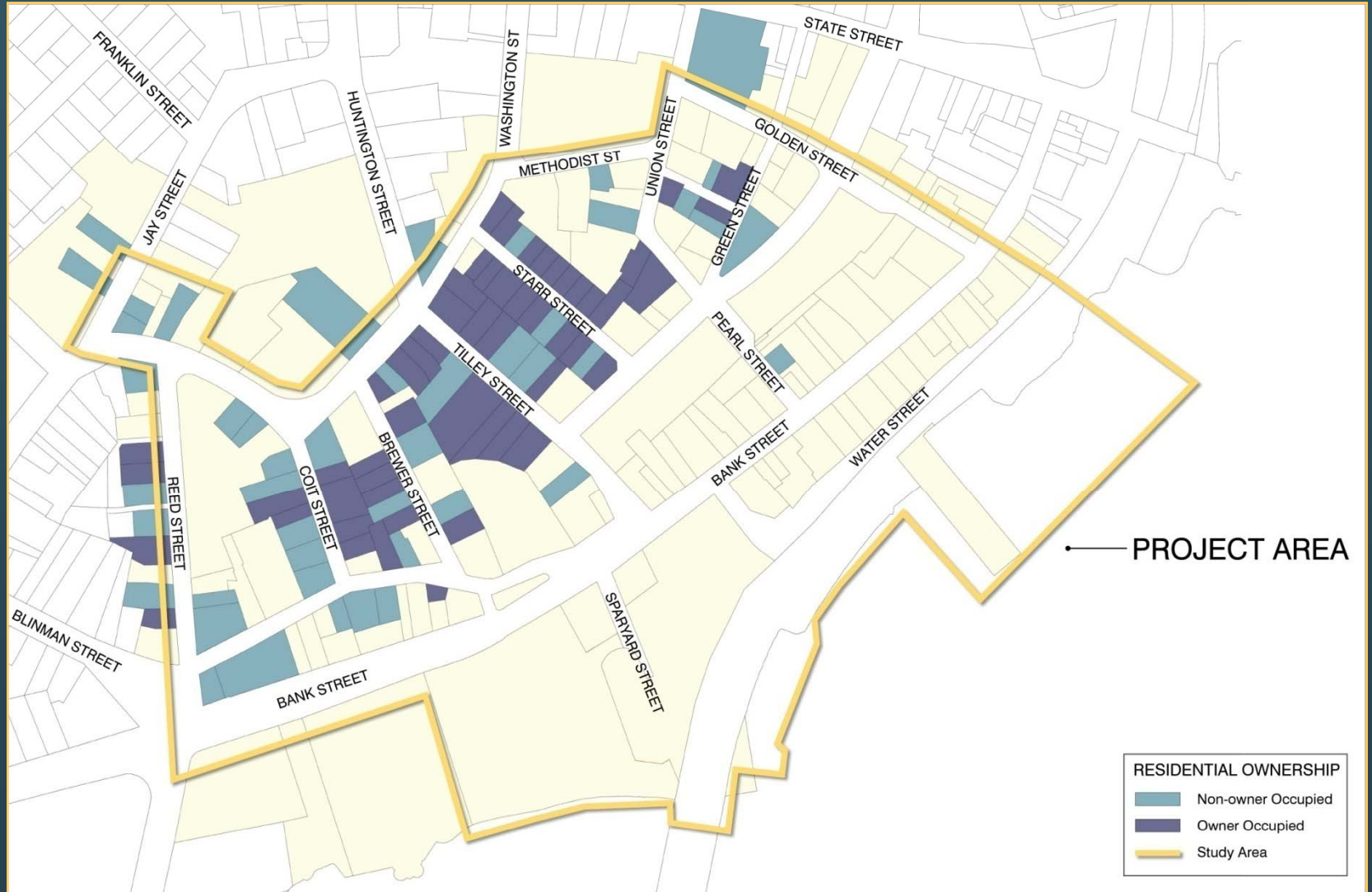


# Neighborhood Assessment: Land Use





# Neighborhood Assessment: Ownership





# Neighborhood Assessment: Ownership



# Neighborhood Assessment: Cultural and Institutional Resources





# Neighborhood Assessment: Photo Inventory



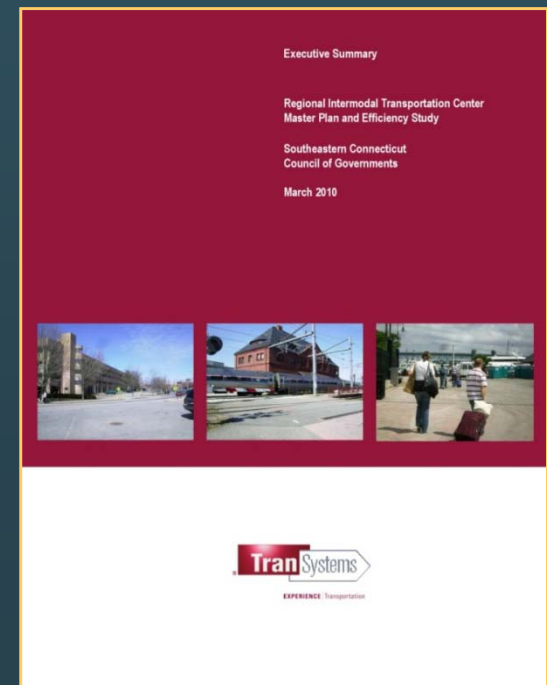


# Neighborhood Assessment: Streetscape Review



# Neighborhood Assessment: Regional Intermodal Transportation Center Master Plan (RITC)

- The purpose of the New London Regional Intermodal Transportation Center Master Plan and Efficiency Study was to:
  - Develop a seamless regional transportation hub that supports revitalization of downtown New London
  - Create a master plan for the transportation center
  - Study identified the two parking lots on Eugene O'Neill Drive as key components in the development of TOD in downtown New London







# Existing Roadway Conditions





# Existing Roadway Conditions





# Existing Roadway Conditions





# Existing Roadway Conditions





# Existing Roadway Conditions





# Existing Roadway Conditions





# Existing Roadway Conditions



# Neighborhood Assessment: Study Area Historic Resources

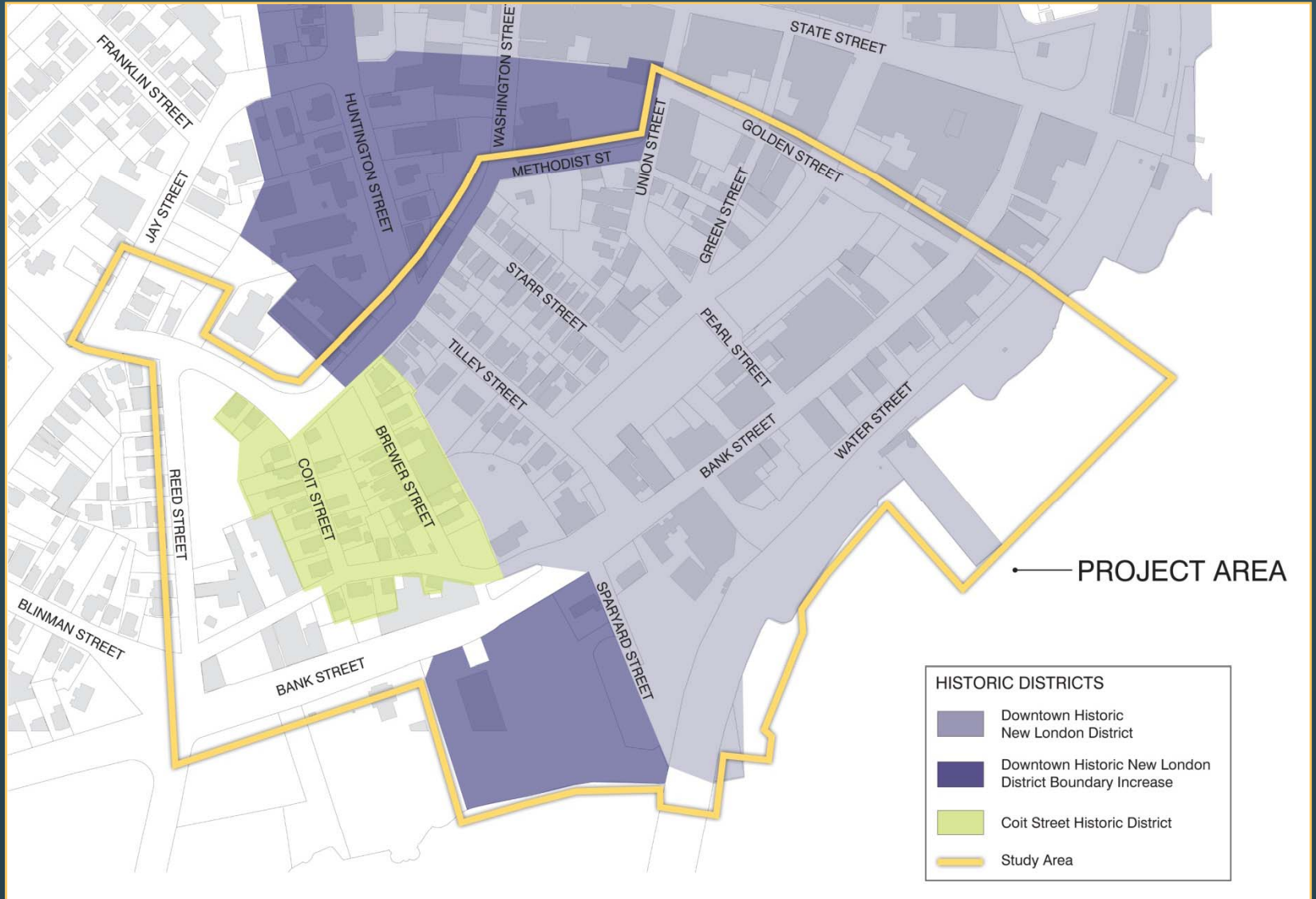
- Historic Districts
  - Downtown New London Historic District (with boundary increase)
  - Coit Street Historic District
- Historic Buildings
- Adaptive Reuse Opportunities







# Neighborhood Assessment: Historic Districts





# Neighborhood Assessment: Historic Resources





## Neighborhood Assessment: Historic Resources

- Financial tools for historic rehabilitation for New London:
  - Federal Historic Tax Credits
  - CT Historic Tax Credits
  - Micro loan program for facade improvements
    - *This can be very helpful with signage, awnings etc.*





## Neighborhood Assessment: Historic Resources

- CT Historic Tax credits (Public Act 06-186 section 82 )
  - For the conversion of historic commercial and industrial buildings to residential use, including rental or condominium units. Partial tax credits are available for buildings converted to mixed residential and commercial uses.
    - *25% tax credit of the total qualified rehabilitation expenditures*
    - *buildings must be listed on the National or State Register of Historic Places, either individually or as part of an historic district*
    - *projects under construction but not placed in service as of July 1, 2006, may qualify*
    - *state tax credits may be combined with the 20% federal historic preservation tax credits provided the project qualifies under federal law as a substantial rehabilitation of depreciable property as defined by the Internal Revenue Service*





## Neighborhood Assessment: Historic Resources

### ■ CT Historic Tax Credits cont.

- *annual aggregate cap of \$15 million in tax credit reservations*
- *per building cap is up to \$2.7 million in tax credits*
- *tax credit vouchers are issued after completion of rehabilitation work or, in phased projects, completion of rehabilitation work to an identifiable portion of the building placed in residential use*
- *tax credits are available for the tax year in which the building or, in phased projects, an identifiable portion of the building is placed in service*
- *tax credits can only be used by C corporations with tax liability under Chapters 207 through 212 of the Connecticut General Statutes*
- *tax credits can be assigned, transferred or conveyed in whole or in part by the owner to others*





# Neighborhood Assessment Discussion

- Stakeholder Meetings and Interview
- RITC Study
- Zoning
- Land Use
- Ownership
- Cultural and Institutional Resources
- Photographic Inventory
- Streetscape
- Roadway Conditions
- Historic Resources





## Design Assistance

- *Design Guideline* review
- Streetscape improvements
- Streetscape elements
- Bank Street alternative streetscape concepts





# Design Assistance: *Design Guideline Review*

## ■ *Design Guidelines*

- Well-drafted, existing Design Review Guidelines adopted September 2009

## ■ Suggested amendments:

- To help designers, define and identify the range of character and context:
  - *Theme Buildings*: typically Victorian period, 2-5 story masonry commercial buildings with no front or side setbacks, highly glazed first floor storefronts, rhythmic arrangements of vertical upper story windows, decorative cornices, and other historically appropriate articulation and detailing. Example –Bank Street







## Design Assistance: *Design Guideline Review*

- Suggested amendments cont:
  - To help designers, define and identify the range of character and context:
    - Landmark Buildings: *architecturally distinctive, usually free-standing buildings, with significant property setbacks and possibly landscaped spaces on one or more sides. Example – City Hall*
    - Transitional Buildings: *converted from original use to residential or commercial use with modifications to building features.*
  - Add certain detailed recommendations such as upper floor signage design and handling of mechanical equipment



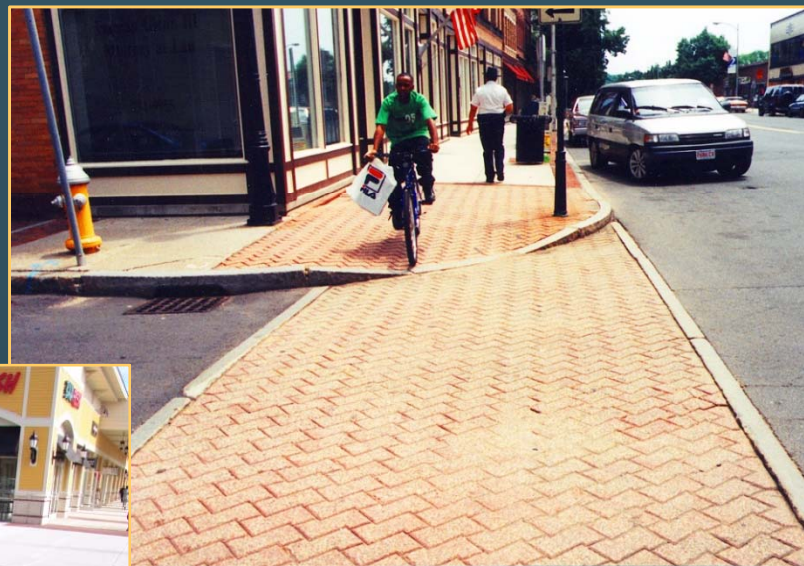


# Streetscape Elements: Curb Extensions



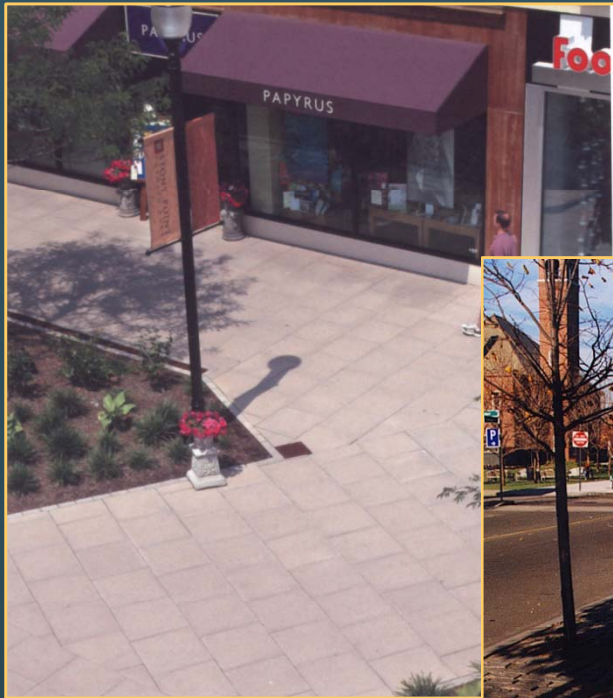


# Streetscape Elements: Crosswalk Treatments





# Streetscape Elements: Sidewalk Surfaces



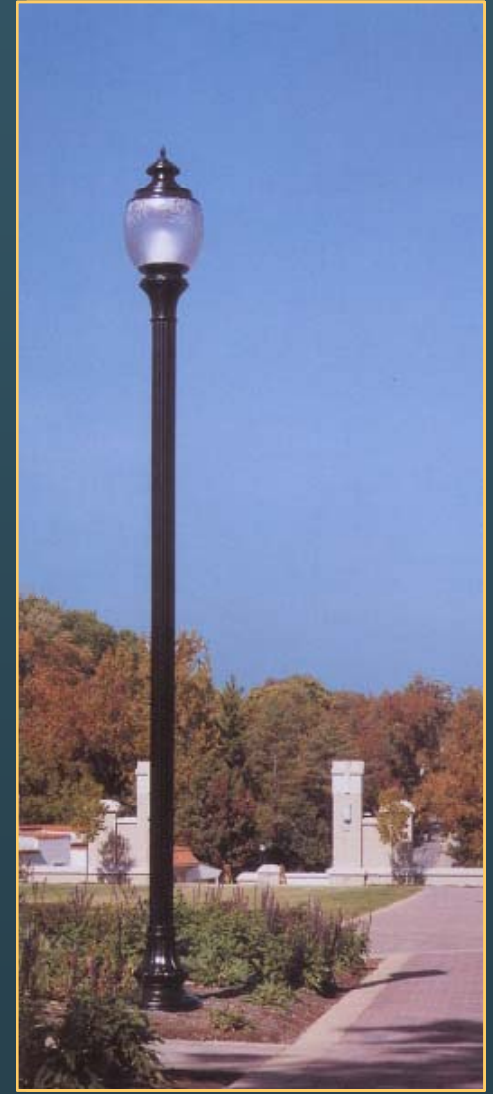


# Streetscape Elements: Sidewalk/Median Planters





# Streetscape Elements: Street Lights





# Streetscape Elements: Street Trees



Zelkova



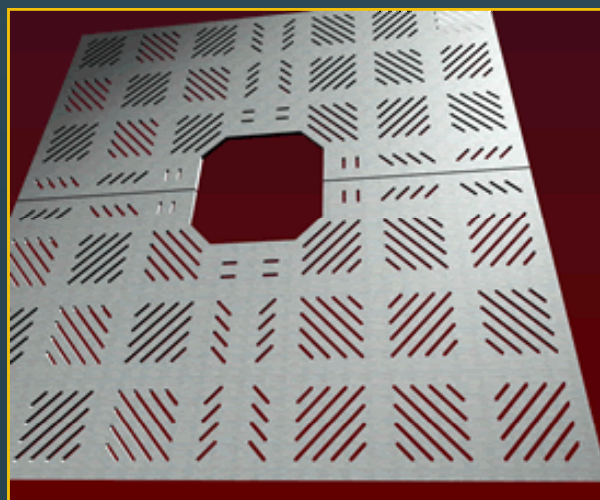
Honeylocust



Red Maple



# Streetscape Elements: Tree Grates







# Streetscape Elements: Tree Guards





# Streetscape Elements: Benches





# Streetscape Elements: Trash Receptacles





# Streetscape Elements: Bike Racks



# Design Assistance: Bank Street Streetscape Concepts #1



# Design Assistance: Bank Street Streetscape Concepts #2



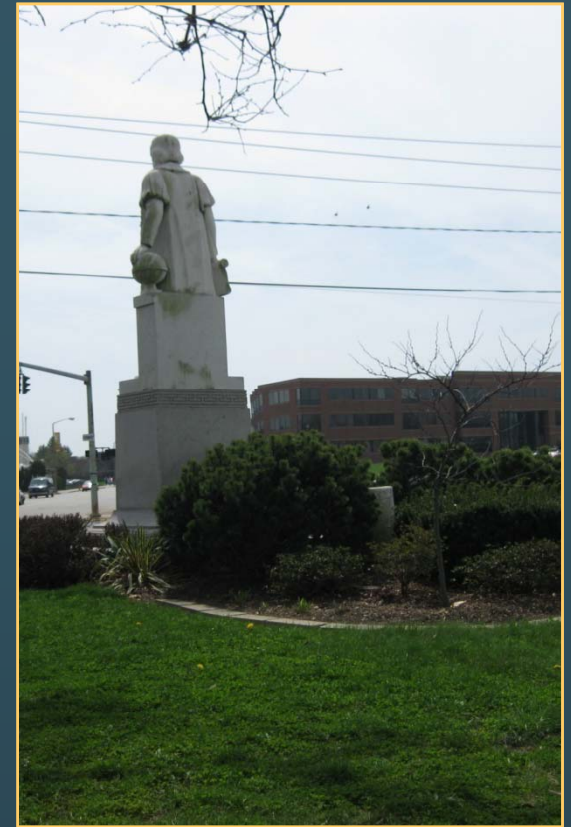
# Design Assistance: Bank Street Streetscape Concepts #3





# Design Assistance Discussion

- *Design Guideline* review
- Streetscape improvements
- Streetscape elements
- Bank Street alternative streetscape concepts







# Working Groups

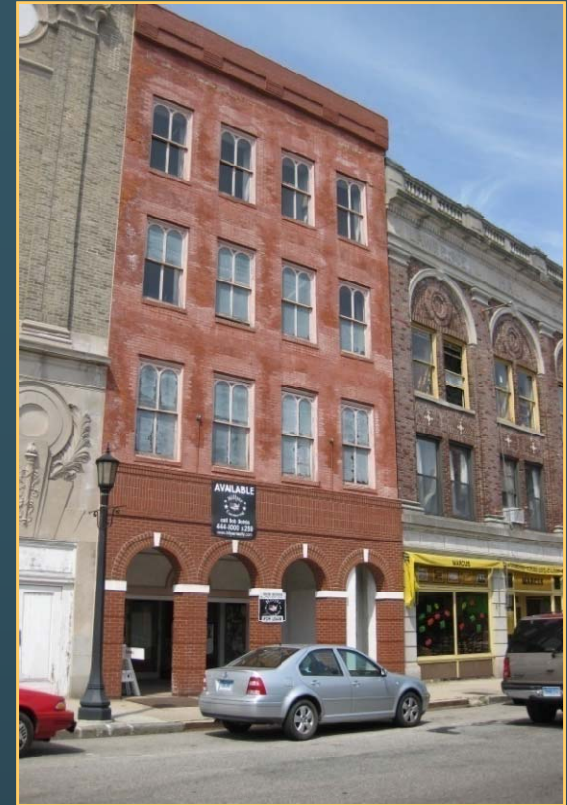
- Mapping Activities
  - Identify Assets and liabilities and redevelopment opportunities
  - Create conceptual development schemes
- Discussion Topics
  - How to raise awareness of historic resources
  - How to foster community connections
  - Develop a neighborhood marketing plan
  - ACTION PLAN ideas





## Next Steps

- Public Meeting #2 – Community Feedback Workshop
  - June 8, 2010
  - 7 PM
- Continued Steering Committee Meetings



# New London Neighborhood Revitalization and Visioning Study

## Visioning Workshop

