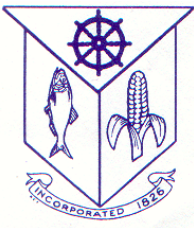


Economic Development Commission

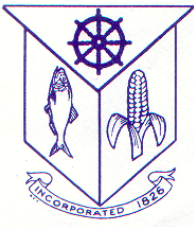
Bradley Road Redevelopment: *A Progress Report*

January 6, 2005



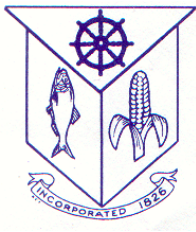
Why Target Bradley Road?

- The construction of the new railroad station is a stimulus for development.
- Significant diversity of properties, values, and revenue to the Town.
- Owners feel discouraged, and are unwilling to invest.
- Greater consistency needed in development and zoning regulations.
- Bradley Road itself creates a speedway – a thoroughfare rather than a commercial zone that encourages pedestrian and retail activities.
- Tuxis Pond – our greatest downtown natural resource - is lost as development has turned its back to this resource.
- Parking is a growing problem for the downtown area. The vision plan is needed to both define parking standards and to develop “shared” parking on Bradley Road. The shared parking downtown is a major reason for retail / commercial success.



The Process

- Retained Planimetrics – Spring `04
- Property Owner Input Meetings – Spring `04
- Area Mapping – Summer `04
- Issue Identification – Summer `04
- Feedback from EDC – September / October `04
- Revised Plan – November `04 – January `05
- Revised Report – February `05



Overview of Planning Principles

➤ Streetscape Principles...

- ✓ *Encourage pedestrian friendly patterns, parking and walking*

➤ Building Principles...

- ✓ *Require multi-floor and encourage mixed use buildings*
- ✓ *Frame the streetscape*
- ✓ *Require design appropriate with the Town Center*

➤ Parking Principles...

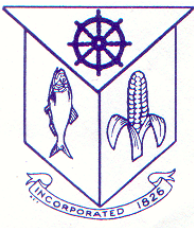
- ✓ *Shared / connected parking to increase square footage*
- ✓ *Integrate with train station construction*

➤ Vehicular Principles ...

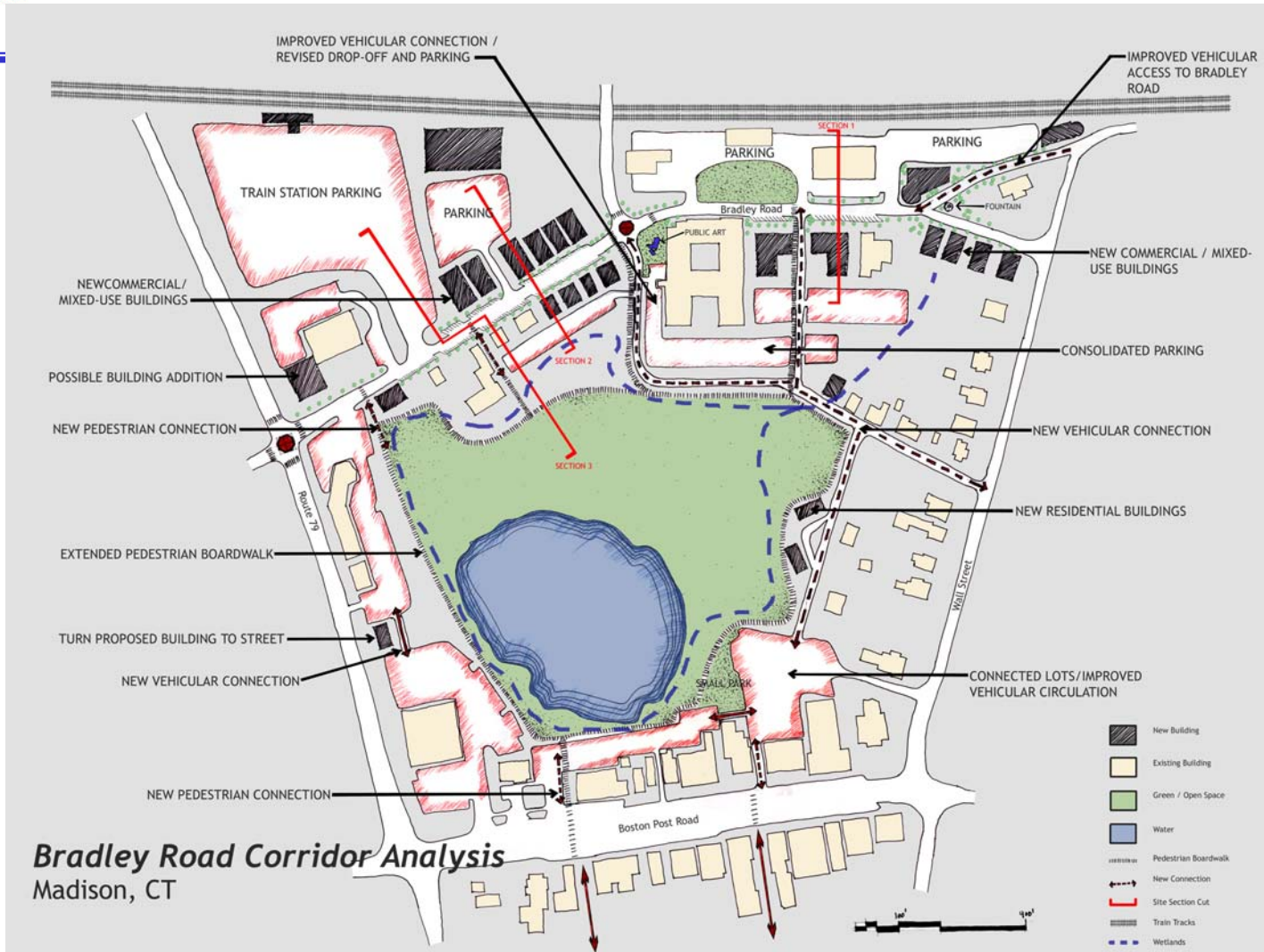
- ✓ *Slow Traffic and create opportunities for integrated parking and circulation*

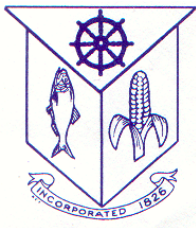
➤ Pedestrian Principles ...

- ✓ *Focus on scale and connections*



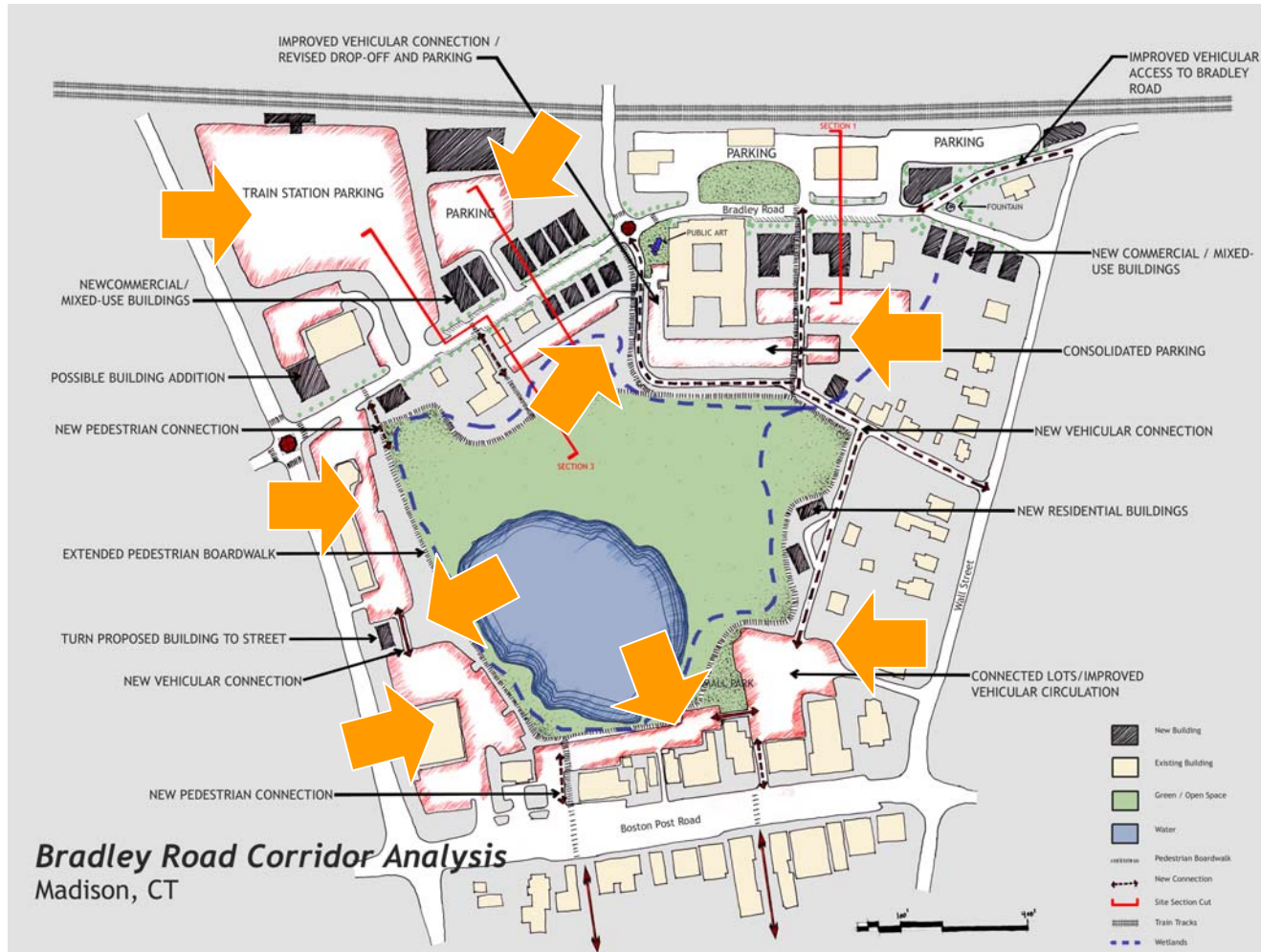
Preliminary Vision

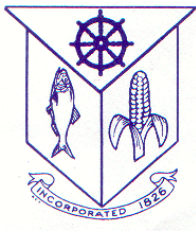




Shared Parking - A Major Key To Redevelopment

- ❑ *Enables Increased Density of Development*
- ❑ *Creates the “one Stop” Downtown Feel*
- ❑ *Addresses Long Term Parking Concerns*
- ❑ *Increases Pedestrian Activity*
- ❑ *Slows / Manages Vehicular Flow*
- ❑ *Added Economic Value*





Issues & Next Steps

- **Influence Railroad Station Plan**
 - ✓ New Site, Parking, Release of Old Site
- **Revoke eminent domain letters**
- **Shared Parking**
- **Wetlands Review**
- **Regulatory Review**
- **Incentives for Change**
- **Economic Impact**