


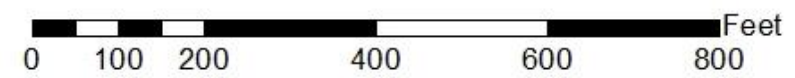
# Agenda

- Introduction of Committee members
  - Town Historian – Historical Perspective – 10 minutes
  - Top 10 reasons why a plan is needed – 10 minutes
  - Public Participation Video – 12 minutes
  - Format of Future Workshops – open discussion
- 

# Study Area



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015



1 inch = 200 feet



Figure 1

# Historic Perspective

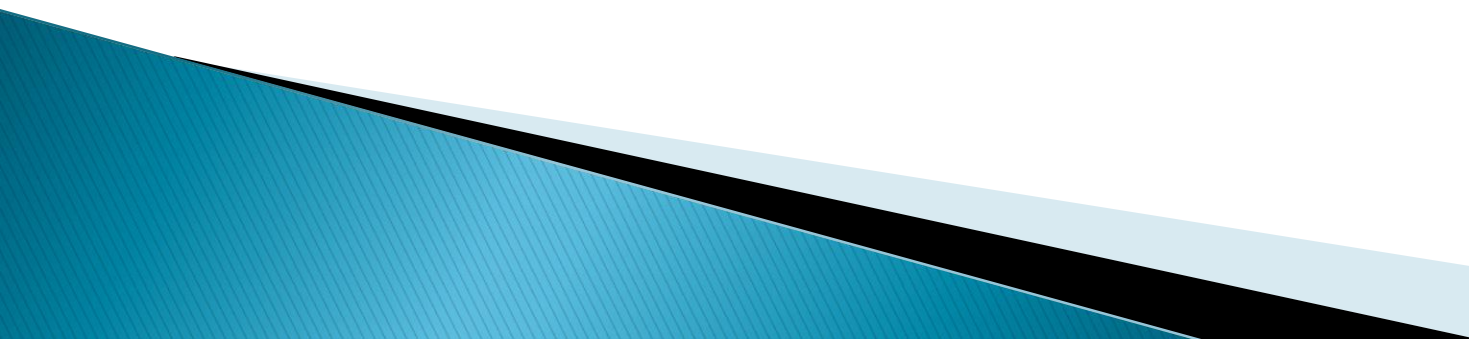
- ▶ Town Historian – Betty Coykendall & Paul Kramer

Based on a review of existing conditions:

# Top 10 reasons – Why a Plan is needed for Farmington Center !

“GREAT PLACES are made or unmade in little increments of genius or idiocy.”

William "Bill" Hosley – former curator of fine arts at Wadsworth Atheneum, Director Antiquarian & Landmarks, Director New Haven Historical Society

10. Multiple small properties with multiple owners
  9. Most properties are not in the historic district
  8. Hodgepodge of uses and zoning classifications.
- 

### Study Area



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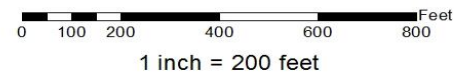
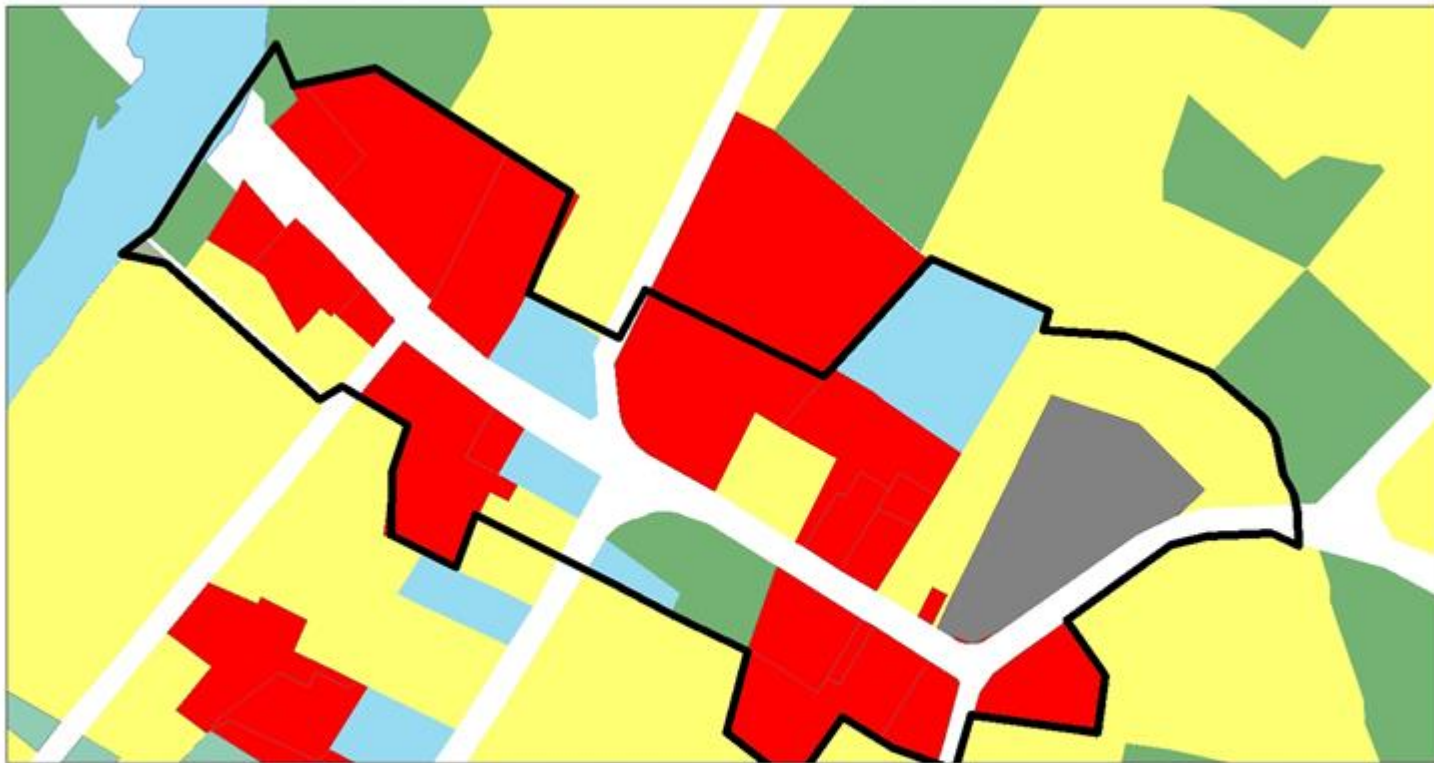


Figure 1

### Current Land Use



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015

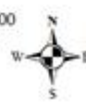
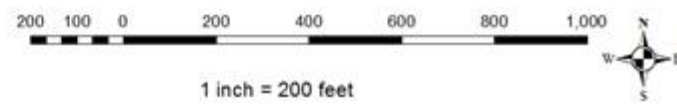
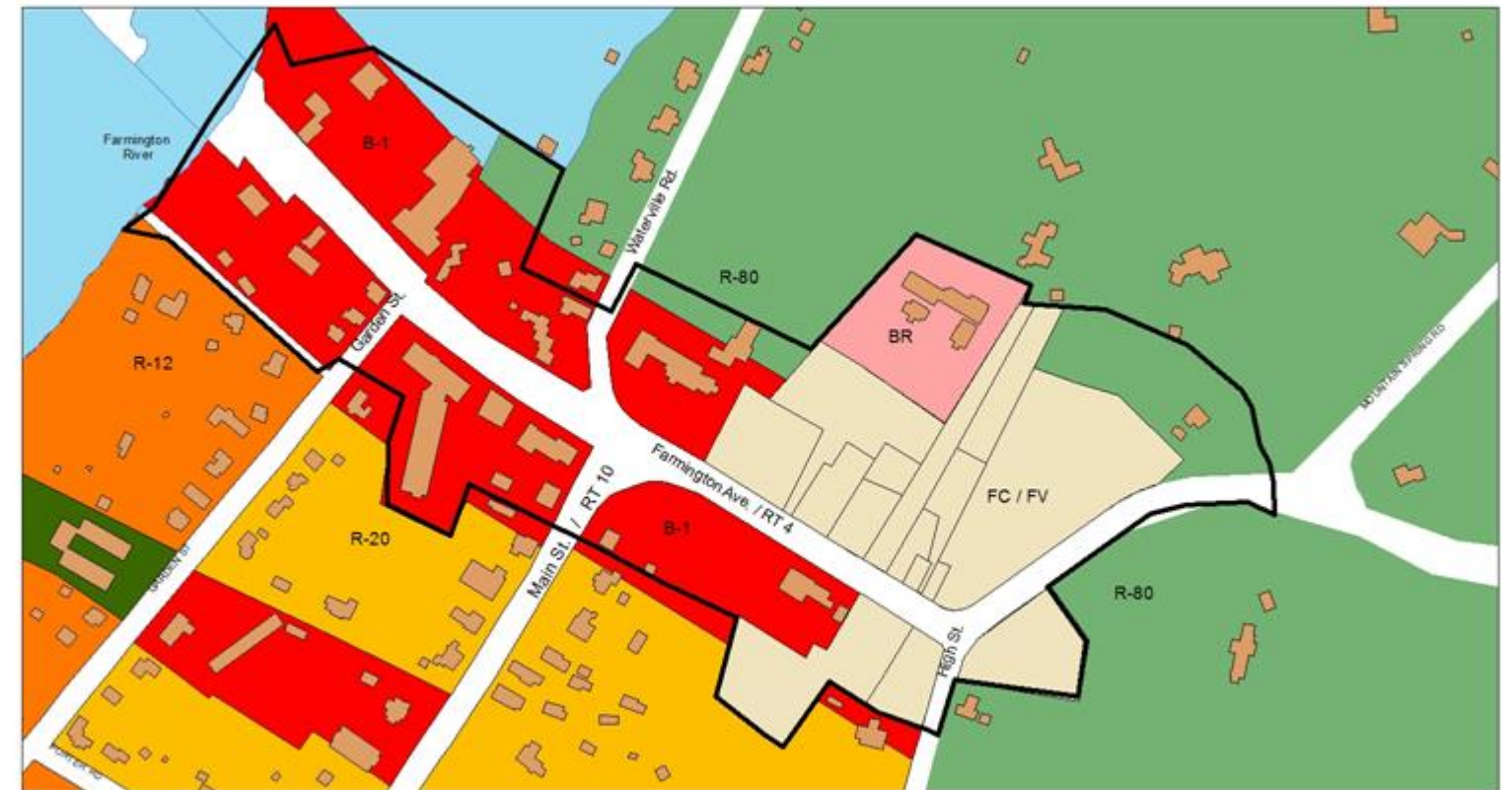


Figure 3

### Current Zoning



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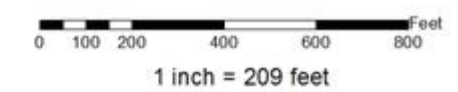


Figure 6

7. Market is strong for new development

6. Area is highly susceptible to change

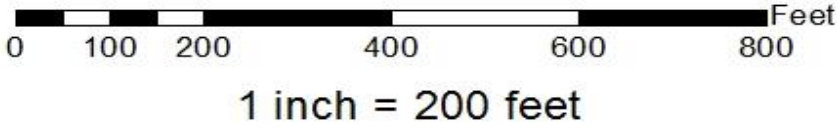
Two projects approved – demolish historic structures and construct new bank/retail buildings.

Developer is proposing a project which would demolish two (2) buildings and replace them with 2 new buildings, including \$800,000 condos !!

# Susceptibility to Change



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015





# 5. Area is underutilized



## Blue Back Square

- Lot area – 8.6 acres
- Building area – 570,000 sq.ft.
- 200 apartments/condos

## Farmington Center

- Lot area – 7.4 acres
- Building area – 30,000 sq.ft.



## 4. State Department of Transportation road project will permanently alter the character and functionality of the study area.

Will the roadway improvements improve the area and be appropriate for the most important gateway into town?

Will they contribute to the historic character of the area?

Will they help connect the north and south sides of Farmington Ave?

Will they be pedestrian and bicycle friendly ?

Will the design accommodate the type of future development the town wants ?





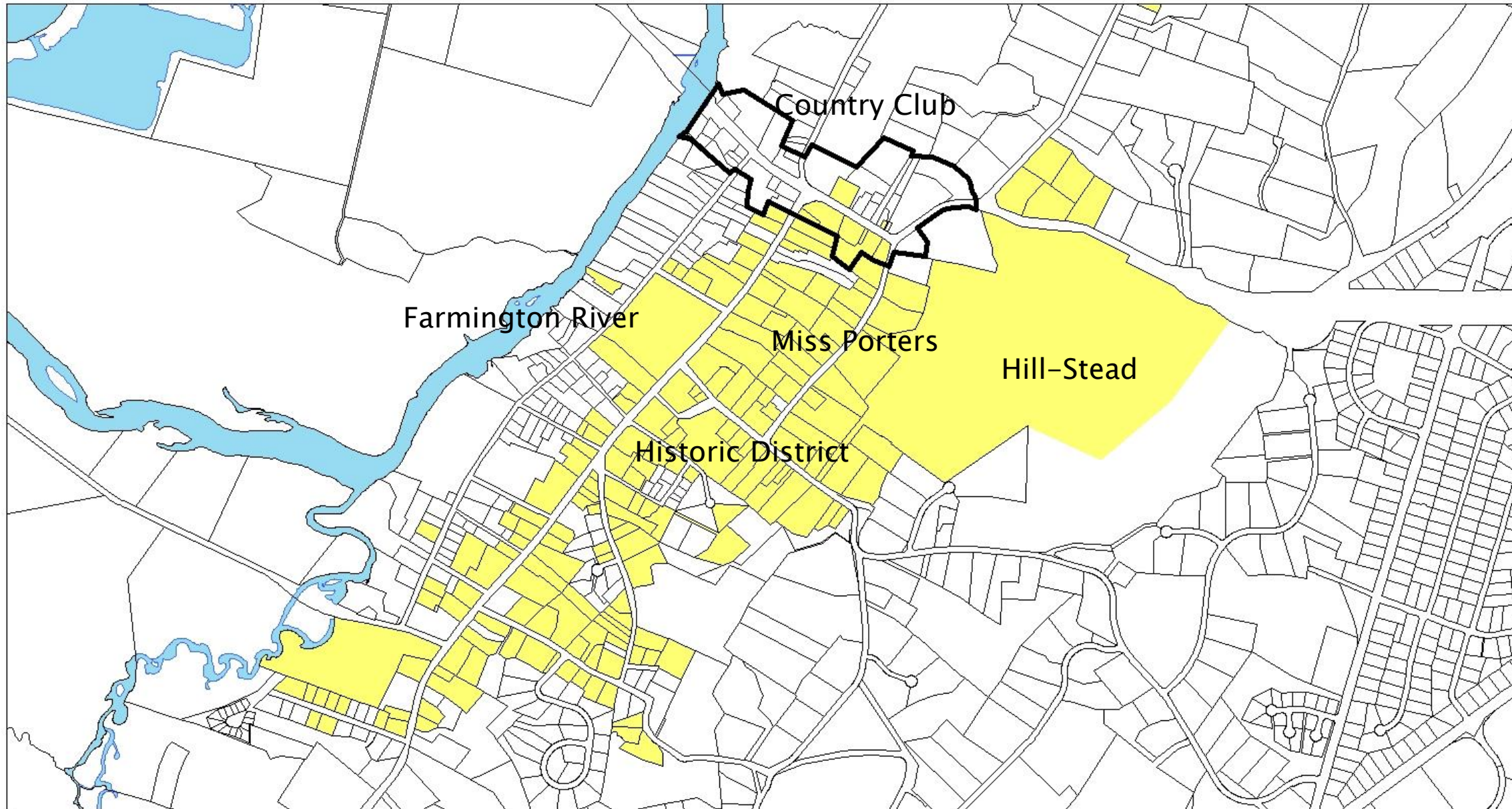


# 3. Future use of Parsons property



# 2. Most significant gateway into town

## Farmington Center Historic District / Study Area



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015

### Legend

- Property lines
- Farmington River
- Historic District

0 400 800 1,600 2,400 3,200 Feet

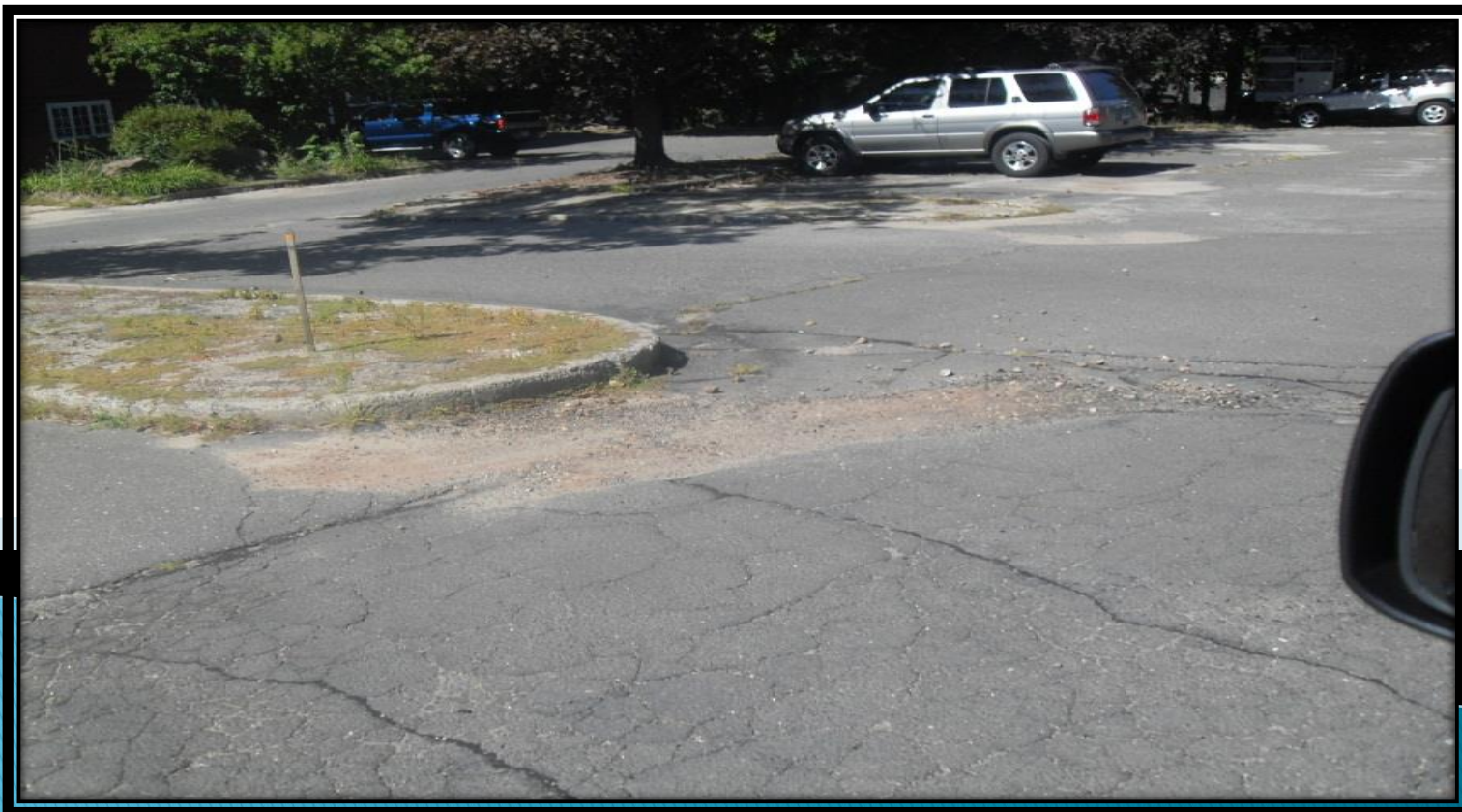
1 inch = 833 feet



Figure 4

1. This gateway does not reflect Farmington's image of charming historic buildings and high quality new development.

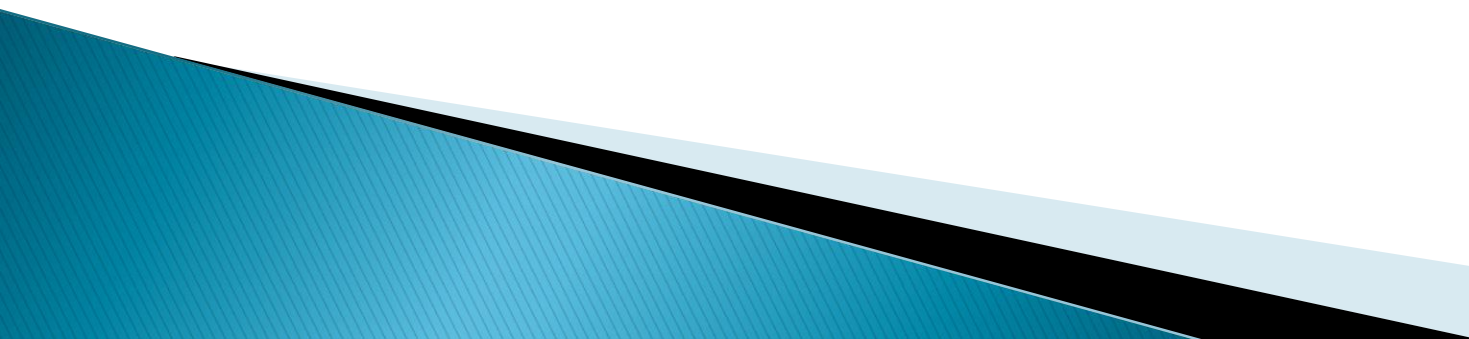








# Top 10 reasons why a plan is needed for Farmington Center !

- ▶ Multiple small properties with multiple owners
  - ▶ Most properties not in the historic district
  - ▶ Hodgepodge of uses and zoning classifications
  - ▶ Area is underutilized
  - ▶ Area is highly susceptible to change
  - ▶ Market is strong for new development after DOT
  - ▶ State Department of Transportation road project will permanently alter the character and functionality of the study area.
  - ▶ Future use of Parsons property
  - ▶ Most significant gateway into town
  - ▶ This gateway does not reflect Farmington's image of charming historic buildings and high quality new development.
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# Planning Workshops

Purpose – opportunity for residents, property owners, business people or anyone else to give their ideas for the future of Farmington Center.

The ideas will be the framework for a ‘master plan’ for the area.

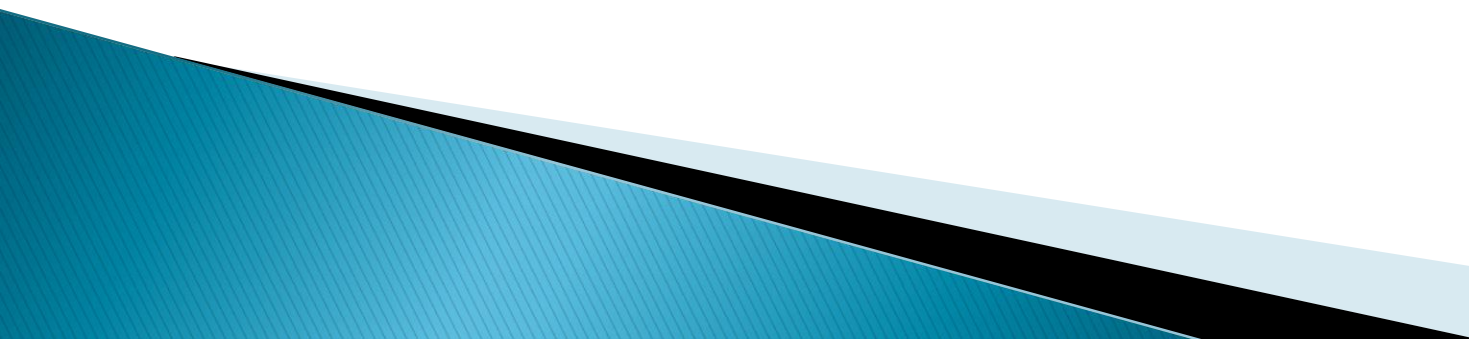
# Video on Public Participation



## Idea Factories: Residents Shaping the Future of Their Towns

<http://www.pschoosing.org/news/idea-factories-residents-shaping-future-their-towns>

# Public Participation Workshops

- ▶ 2 days – 1 week night, 1 Saturday morning
  - ▶ Goal 100 people at each,
  - ▶ Venue
  - ▶ Group leaders – town officials & staff and local volunteers
  - ▶ Professional facilitator and a team of planners and architects to bring the public into the planning process.
  - ▶ 10 round tables
  - ▶ Markers, post it notes, stickers, flip charts
  - ▶ Food and beverage
- 

# Format of Workshop

- ▶ Opening remarks
- ▶ Introductory presentation
- ▶ Random selection of groups, focus areas
- ▶ Site walks
- ▶ Brainstorming – mark up maps, lists on flip charts etc...
- ▶ Presentation of ideas

What were looking for:



- ▶ What are the strengths, weaknesses, opportunities, and threats ?
- ▶ What is the Vision for the area?
- ▶ How can Farmington Center preserve its unique historic charm and its distinct architectural heritage ?
- ▶ What additional uses would you like to see that can solidify Farmington Center as a destination ?
- ▶ Can Farmington Center be a one-stop focus for shopping, dining, living, recreation and civic activity?
- ▶ How can the Historic District, Farmington River and surrounding open space tie the area together into a development that respects and enhances the town's environment and recreational opportunities?
- ▶ What needs to be done to enhance its potential as a walkable, attractive neighborhood center?
- ▶ What sorts of connections can you suggest—sidewalks and walkways, bike lanes and bus ways-- so that one trip can serve a number of functions?
- ▶ How to best attract a variety of users,
- ▶ How to make it more welcoming with better connections to surrounding attractions?
- ▶ How it could provide appropriate programs and activities and allow and encourage social interactions.