Jordan Village and Civic Triangle

Implementing the Master Plan
Where We’ve Been

- **2005: Civic Triangle Master Plan**
  - Vision for physical improvements to Town facilities.
    - Focused on trails, green space, parking and landscaping.

- **2014: Waterford Town Center Vision and Strategic Plan**
  - Plan to address infrastructure, land use and economic development opportunities.
  - Included Boston Post Road, Civic Triangle and Jordan Village.
  - Focused on the need for these areas to relate to each other.
  - Recommended steps the Town should take to implement the plan.
Where We’ve Been

Waterford Town Center: Final Report

August 5, 2014

Study Area

Waterford Town Center Overlay Study Area
Jordan Village National Register Historic District
Civic Triangle
Gateway Node

Jordan Village Study Area
Civic Triangle Study Area
Post Road Gateway Study Area
Streetscape Improvements

Where We’ve Been

- Recommendations from the 2014 Town Center Plan included:
  - Establish a new Jordan Village Mixed Use Zone.
  - Review zoning for the Civic Triangle and Boston Post Road Corridor.
  - Design and seek funding for infrastructure improvements such as:
    - Coordinated “welcome” and gateway signage for the area.
    - Pedestrian friendly improvements (sidewalks, curbing, lighting, crosswalks, etc.)
    - Landscaping along roads and in Town facilities
Where We’re Going

- **Step 1:** Address zoning constraints and opportunities.
  - **Focus on Civic Triangle and Jordan Village first.**
    - **Similarities**
      - Mix of residential, commercial and civic properties with different needs than the Post Road Gateway.
      - Appropriate scale of future development
    - **Differences**
      - Jordan Village Historic District
      - Connection to town facilities
  - **Zoning**
    - Provides for allowed uses in the area.
    - How does our existing zoning support the vision for this area?
Current Zoning- Allowed Uses

- Civic Triangle
  - Allows storage warehouses, but not cafes, mixed use buildings
  - Cuts through residential properties parallel to Boston Post Road.
Current Zoning - Allowed Uses

- Jordan Village
  - Contains multiple districts and standards
  - Some allowed uses make sense, others may not.
    - Service/filing station
    - Swimming club
    - Boat yard
    - Offices
    - Post Office
    - Retail (any size)
    - Restaurant
Current Zoning - Nonconforming Properties

2.2.1 - Existing Zoning Analysis - Setbacks

- Existing Setback Lines as Identified by Zone
- Area of Existing Building Not in Compliance
- Jordan Village National Register District

[Map showing current zoning and non-conforming properties]
Zoning Opportunities

- Review district boundaries
- Enable uses that make sense for the area
- Review setbacks, frontage and other lot requirements
- Allow shared parking and access
- Simplify the rules
- Lay the foundation for new investment in the area
Possible District Boundaries

- Civic Triangle
Possible District Boundaries

- Jordan Village
Possible Uses

- Uses to consider/expand into new areas
  - Mixed use (commercial/residential) buildings
  - Daycare
  - Retail
  - Restaurants and cafes
  - Artist spaces, galleries, etc.
  - Small Event Venue
  - Bed and Breakfast
  - Others?
Next Steps

- Feedback on uses and boundaries

- Town staff will use feedback to develop a first draft of the Civic Triangle and Jordan Village Districts

- Sign up tonight or email us to receive project updates as we move forward.
Let us know what you think!

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