

Silver Lane Advisory Committee

April Meeting Results



Committee Goals and Objectives

Goal: Improve Transportation System and Infrastructure

- Nine responses

Objectives:

- Improve the bicycle pedestrian network
 - Fill in gaps in sidewalk system
 - Pedestrian safety improvements (crosswalks, signals, etc.)
 - Extend the greenway and add bike lanes
 - Increase density to be more conducive to walking and biking
- Enhance CTfastrak service
- Improve connections between residential, commercial, recreational, and employment
- Roadway improvements
- Access management – reduce curb cuts
 - Aesthetics of roadway
- Drainage upgrades

Committee Goals and Objectives

Goal: Enhance Visual Appeal of the Corridor

- Eight responses

Objectives:

- Create new landscaping, design, and maintenance standards
 - Enforcement of standards
- Make public realm improvements (streetscape, lighting, curbing/curb cuts, planters, sidewalks, etc.)
- Blight removal and demolition of buildings

Committee Goals and Objectives

Goal: Increase Residential Development

- Seven responses
- Additional responses for mixed-use with residential component

Objectives:

- Mitigate development risk
 - Conduct a market analysis to assess housing needs and identify funding gaps
 - Identify infrastructure obstacles for individual sites
 - Zoning approvals
- Assemble property
- Identify specific parcels that are desired for residential use
- Target prospective developers - marketing
- Collaborate with large employers

Committee Goals and Objectives

Goal: Reposition Obsolete Land Uses

- Seven responses

Objectives:

- Acquire sites as they become available
- Demolish vacant or underutilized buildings
- Assemblage of properties
- Modify zoning regulations
 - Shared stormwater management/wetlands across sites
 - Shared parking
 - Modify parking requirements
 - Permit increased density

Committee Goals and Objectives

Goal: Increase Commercial or Mixed-Use Development

- Six responses

Objectives:

- Modify zoning regulations
 - Make land use regulations more flexible and streamlined
 - Incentive zoning – permit increased density if design standards are met
 - Increase scale of development to improve economic feasibility
- Publish uniform incentive policies and strategies (i.e. tax incentives)
 - Use incentives to encourage development on Silver Lane rather than Rentschler Field
- Target prospective developers - marketing
- Mitigate development risk – identify market and infrastructure challenges
- Investment in public realm infrastructure
- Improve Town’s capacity to facilitate and move projects forward

Committee Goals and Objectives

Goal: Improve Livability and Quality of Life

- Five responses

Objectives:

- Enhance green spaces along Silver Lane
- Support existing neighborhoods – engage residents
- Create a center of activity and “Sense of Place”
- Improve pedestrian connectivity and safety

Committee Priority Sites

Assume the Town will use available funding to catalyze development of one of the studied sites in the Corridor, which site(s) do you think it should be?

Development Area		Size (acres)	Number of Properties	Number of Owners	Residential Yield	Commercial Yield	
1.	Silver Lane at Mercer Avenue	2.3	4	2	-	17,250 SF	
2.	Silver Lane at Warren Drive	1.4	2	2	-	13,750 SF	1 vote
3.	Roberts Street Gateway (west side)	9.1	9	8	-	39,050 SF	2 votes
4.	835-835A Silver Lane (next to Aldi)	28.4	2	2	-	22,250 SF	
5.	936 Silver Lane (Showcase Cinema)	16.8	3	1	261 units	-	9 votes
6.	695-711 Silver Lane (Futtner Farm)	17.7	4	3	86 units	20,550 SF	1 vote