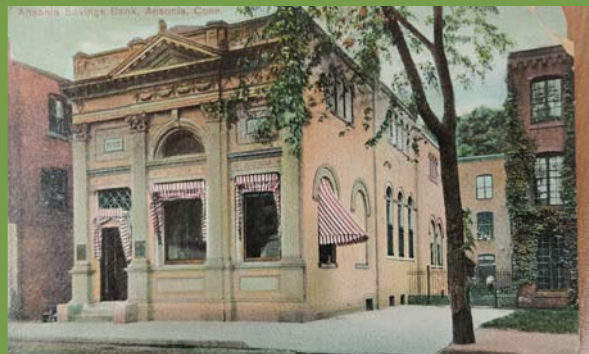


Vibrant Communities Initiative  
CITY OF ANSONIA

# Village District Zoning and Historic Building Redevelopment Plan



**DRAFT** Report  
JULY 2016

# ACKNOWLEDGEMENTS

## PREPARED FOR CITY OF ANSONIA

The Connecticut Trust for Historic Preservation (CT Trust) funded this study through a Vibrant Communities Initiative grant. Brad Schide, a Circuit Rider for the CT Trust, contributed a great deal of time and energy to this project.

### City of Ansonia

Mayor David S. Cassetti

Sheila O'Malley, Director of Economic Development

The consultant team would like to thank the staff of the Economic Development, Zoning, and Assessor's Departments for their help in this process.

The consultant team would also like to thank the Ansonia Public Library for their assistance. All historic images in this report are from their collection.

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Village District Zoning and Historic Building Redevelopment Plan

# 1 EXECUTIVE SUMMARY

## 1. EXECUTIVE SUMMARY

I have focused our efforts on Ansonia's Downtown – there is great potential and promise for our Downtown and I am pleased you are all here tonight to discuss these opportunities.

It is important for interested developers, current business owners and future business owners that we make Downtown as business friendly as possible and that we understand the current market environment.

We want everyone to visit Downtown, frequent our shops and restaurants and stay with us.

We have a beautiful Main Street (the best in the Valley!) and the Vibrant Communities Initiative is helping to make it even better.

We want a vibrant Downtown and this is a step in the right direction.

*Mayor David S. Cassetti, remarks at February 2016 Public Forum*

*Ansonia has a unique downtown area. One interviewee noted that it is unusual to have a traditional walkable downtown within walking distance of “big box” stores.*

*The Naugatuck River has defined the development patterns in the Downtown throughout the history of the city. The river acted as a power source for the industrial businesses that contributed to the growth of Ansonia. During the Flood of 1955, the river contributed to the destruction of portions of the Downtown over two major hurricanes. The flood wall system separates the present-day Downtown from the river while simultaneously protecting it.*

*The railroad also brought prosperity to Ansonia – from the establishment of the Naugatuck Railroad in 1845 to its present-day status as a portion of the Waterbury Branch Line. The railroad continues to be a connector between Ansonia and job markets, contributing to the potential desirability of this city.*

*The proposed upgrades to the Ansonia Train Station and the Waterbury Line will continue to attract those who seek to live within walking distance of commuter rail and an historic downtown, and still have access to large-format retail.*

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## Purpose of Study

The purpose of this study is to consider whether the establishment of a Village District under the Connecticut General Statutes is appropriate for Ansonia's Downtown, to recommend changes to the City of Ansonia's zoning regulations that would create said Village District, and to recommend design principles and standards that would be appropriate for new construction and substantial reconstruction within the Village District. Section 5 *Recommended Village District Zoning* and Section 6 *Recommended Design Guidelines* provide the draft text for the recommendations outlined in this Executive Summary.

As part of this study, the consultant team also reviewed the existing Upper Main Street Historic District and provided updated photos for existing contributing buildings. The team identified other historic buildings within the Study Area. This information is included in Section 2 *Historic Buildings and Context*.

Section 4 *Prototype Studies* includes an analysis of two test sites, the State Armory at 5 State Street and the buildings at 501 East Main Street, and evaluated how the proposed Village District might affect the redevelopment of these sites. Section 7 contains the market and demographic analyses that underlie the pro forma discussion and provides useful information for the City, property owners, and potential developers as they seek to maximize the economic revitalization of the Downtown.

Section 3 Vision summarizes the public process and community input and Section 8 Visual Preference Survey provides the complete results of the survey.

Finally Section 9 contains the text of the enabling legislation for Village District zoning.

## Acknowledgements

The Connecticut Trust for Historic Preservation (CT Trust) funded this study through a Vibrant Communities Initiative grant. Sheila O'Malley, Director of Economic Development, oversaw the process on behalf of the City. A Village District Steering Committee provided valuable input over the course of the study. The City hired The Cecil Group, Inc. and FXM Associates as the consultant team for this project.

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## Documents

As part of this Study process, the consultant team reviewed the following documents:

- *City of Ansonia Strategic Plan of Conservation and Development*, City of Ansonia Planning and Zoning Commission, 2008
- *City of Ansonia City Center Plan*, Oswald Inglese, 2006
- *Naugatuck Valley Corridor Comprehensive Economic Development Strategy (CEDS) and Economic Development District*, presented by Shelton Economic Development Corporation and Waterbury Development Corporation, DeCarlo & Doll, Inc., June 2015



## 1. EXECUTIVE SUMMARY

- *Regional Transportation Plan for the Valley Planning Region: 2015-2040*, prepared by the Valley Council of Governments, April 2015
- *Conservation & Development Policies: The Plan for Connecticut (2013-2018)*, prepared by the Office of Policy and Management, State of Connecticut

### Village District Regulations

The purpose of this study is to examine whether Village District zoning would be useful to the City in preserving its historic buildings and traditional development pattern as new development is contemplated for the area by the City, and by regional and State planning efforts. The enabling legislation for establishing a Village District is Chapter 124 Section 8-2j of the Connecticut General Statutes (CGS) (See Section 9 for the full text). This legislation allows the Zoning Commission of a municipality (in Ansonia, the Planning and Zoning Commission) to designate one or more areas as a Village District for the purpose of protecting the distinctive character, landscape, and historic structures within that Village District. The plan of conservation and development must have identified these areas as ones of distinctive character, landscape, or historic value.

A Village District has specific zoning regulations associated with it, including design principles and standards. These regulations must protect the distinctive character, landscape and historic structures within the district by regulating new construction and substantial reconstruction or rehabilitation of properties within the district and in view from public roadways.

Zoning regulations for a Village District are incorporated into the municipality's existing zoning regulations. They may include the following:

- Design and placement of buildings
- Maintenance of public views
- Design, paving materials and placement of public roadways
- Other elements related to maintenance and protection of the character of the village district

The Planning and Zoning Commission may select a village district consultant to review applications within the Village District and make recommendations. The Commission is free to seek advice and recommendations from any town, regional agency or outside consultant. The Commission must state in writing reasons for approval or denial of an application and its approvals must be recorded in the land records of the town.



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## Study Area and Context

Ansonia began as a settlement within the neighboring community of Derby. In 1863, Ansonia separated from Derby as a separate borough, and in 1889 the community incorporated as the City of Ansonia. The city and borough merged in 1893 to create the current City of Ansonia. The population in 1889 was approximately 10,000 people, about half of the current population of 19,368 (2014 estimate). This represents a 4% growth in population from the 2000 Census which registered 18,554 people.

The City of Ansonia is bounded by Seymour to the north, Woodbridge to the east, and Derby to the south and west. The city is within New Haven County and is about ten miles from the center of New Haven. It is 36 miles from the capital, Hartford.

Ansonia is a member of the Naugatuck Valley Council of Governments, which was created in December 2014 by merging the Central Naugatuck Valley Council of Government, and the Valley Planning Region with Bristol and Plymouth. Ansonia was part of the Valley Planning Region.

The Study Area (Figure 1-1) includes Ansonia's historic Downtown, including the Upper Main Street Historic District. The approximate boundaries are the Naugatuck River to the west, the Assumption School on North Cliff street to the north, the parcels just to the east of East Main Street to the east, and Tremont Street to the south.

This Study Area was chosen to incorporate the historic buildings and traditional development pattern of the Downtown. This development pattern had three major influences: the Naugatuck River, the industries that used the river as power sources, and the Naugatuck Railroad which connected the producers to their markets.

The Phelps Copper Mill, the Farrel Foundry & Machine Co., and other industrial businesses led to the growth of Ansonia as an industrialized area throughout the 1860's. The Ansonia Opera House, described as a High Victorian Italianate building, was built in 1870. Other important buildings that still contribute to the Downtown – the Hotchkiss Block, the Gardella Block, the Gardner Block, and the Sentinel Block – followed in the 1880's. W.E. Griggs designed the Terry Block in 1897. The A.O.& C. Office Building (c. 1910) and the Savings Bank of Ansonia (1900) are both Neoclassical Revival buildings that stand in contrast to the mostly red brick of their earlier neighbors.

Other historic buildings were lost in the Flood of 1955. The Naugatuck River burst its banks as a result of two hurricanes – Connie and Diane – whose combined rainfall caused many rivers to overflow. Downtown Ansonia lost many buildings in the lower part of the Study Area, disrupting the historic fabric of the building stock. Infill buildings followed the same development pattern in terms of site – zero-setback from the sidewalk – but not in terms of building style or form. Upper Main Street retained the taller buildings while lower Main Street, especially below Bridge Street, were mostly one-story. The type of material changed from brick to concrete



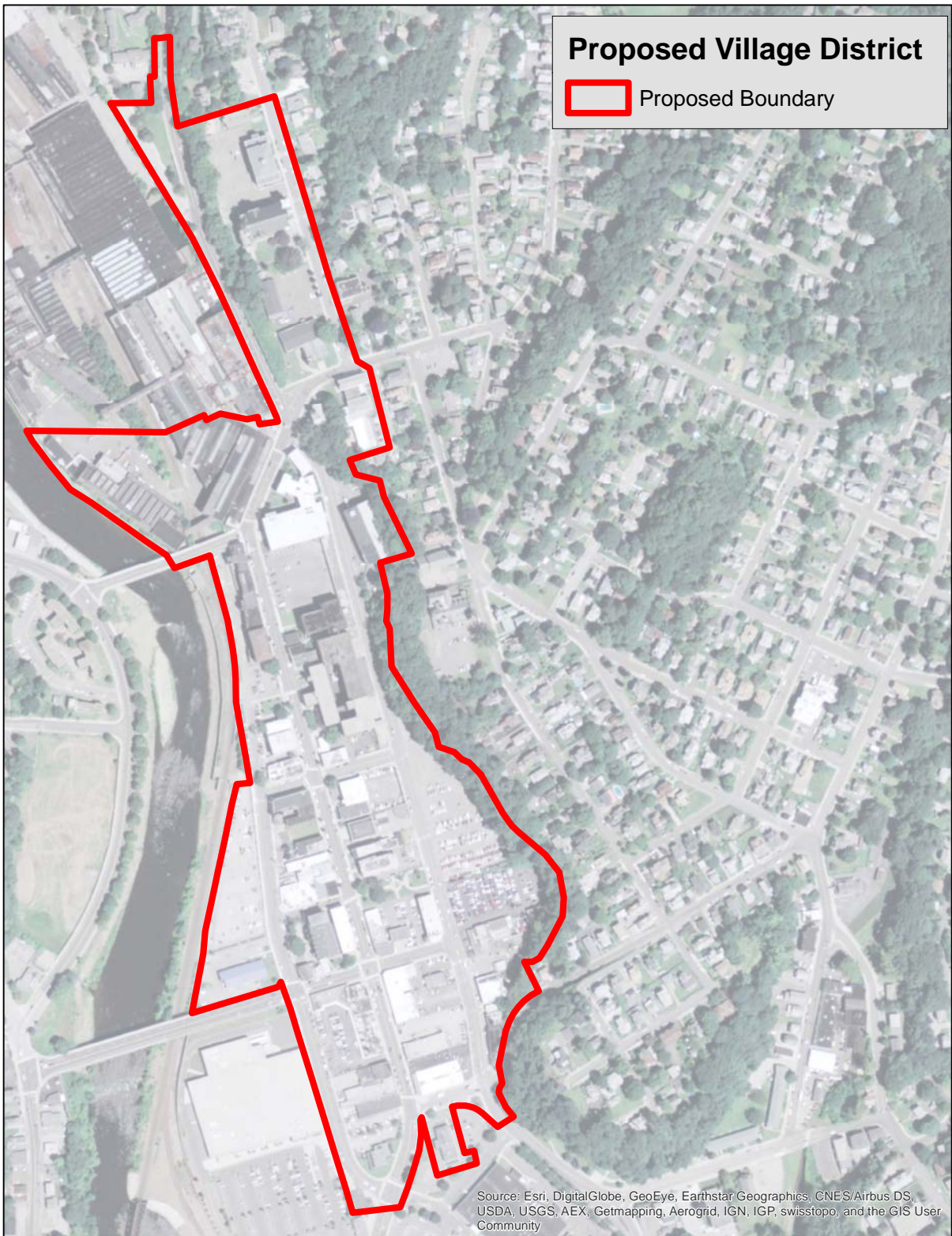


Figure 1-1: Study Area

or stucco and the proportion of window to façade increased in the newer buildings.

The presence of the historic buildings and the proximity of the Downtown to the railroad station creates opportunities for new development in Ansonia, but these new opportunities may also present a threat to the remaining historic fabric. Both the State and the region have issued plans that identify Ansonia as a growth area and anticipate transportation improvements and new growth that will put pressure on the existing buildings. The City of Ansonia has the opportunity to manage its growth according to the values identified in its Plan of Conservation and Development.

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## Recommendations

### VILLAGE DISTRICT ZONING AND DESIGN GUIDELINES

This result of this study is a linked set of recommendations: proposed new Village District zoning that includes design guidelines and a design review process that protects the historic buildings and development pattern of Ansonia's core Downtown. If adopted, these paired regulations – zoning and design guidelines – will reinforce the physical character and “sense of place” of the Downtown, while allowing new development and adaptive reuse that is respectful of the current character and contributes to a revitalized mixed-use environment.

The proposed zoning regulations in Section 5 create the zoning district and establish the design review

process. The design principles and guidelines in Section 6 provide the basis for the design review process and establish the principles by which applications for new development and substantial repair and rehabilitation will be judged.

### OTHER RECOMMENDATIONS

As part of the research into existing conditions and discussions with City staff, local business and property owners, and as a result of input from the public forums, the consultant team recommends additional actions the City could take to support the revitalization of the Downtown. These actions are as follows:

- **CONDUCT A PARKING STUDY** – According to discussions with City staff, a parking study was last conducted in 2008. Additional development will bring additional pressure on available parking. In order to manage the existing parking and understand the implications of new development, the City needs to know what types of parking exist, (public/private; employee/customer/commuter), and where they are (on-street, parking lot, parking structure), what parking is available for use, and when the parking is available.
- **CREATE A UNIFYING BRAND FOR THE DOWNTOWN** – Once the Village District zoning is approved, the City should consider creating a brand for the Downtown that identifies it to potential residents and commercial tenants. The creation of this identity can be reinforced by the creation of a community organization dedicated to the Downtown and the joint marketing of vacant space, as noted below.
- **ADD SIGNAGE THAT REINFORCES THE NEW IDENTITY** – Signage could include clear directions to municipal lots, or directions to destinations,

## 1. EXECUTIVE SUMMARY

and include the logo or other branding material for the Downtown. Particular attention should be paid to the “gateways” of the Downtown – important intersections such as Maple Street or Bridge Street with West Main Street or State Street and East Main Street – so that people understand that they have entered the Village District.

- **CREATE A COMMUNITY ORGANIZATION WITH A FOCUS ON THE NEEDS OF THE DOWNTOWN** – Additional residential density will change the Downtown and potentially create demand for the goods and services to meet the needs of a mixed-use area. An organization that incorporates businesses owners, residents, and property owners could work with the City to address concerns and questions that appear as the use of the Downtown shifts over time.
- **MARKET VACANT SPACE TO POTENTIAL TENANTS** – The City can use the market information in Section 7 to work with existing property owners to fill vacant space in the Downtown based on the retail gap analysis and identified community needs.
- **ALLOW OUTDOOR DINING** – One of the two items that came out of the public forum was the desire for outdoor dining space, which is not allowed by current zoning. While the sidewalks are not quite wide enough, some buildings have a deeper front yard setback or an empty side lot that could be used for outdoor dining. May to October is the typical season, and many downtowns are using outdoor dining as a means of creating active uses along the street.
- **INVESTIGATE DESIGN OPTIONS TO SOFTEN THE RETAINING WALL** – The other item that came out of the public forum was a desire to consider options for softening the wall. The U.S. Army Corps of Engineers would have to approve any

design that was physically attached to the wall. However, other options, such as creating public space next to the wall, might be an option.

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### Plan Consistency

The recommendations in this document are consistent with the City of Ansonia Strategic Plan of Conservation and Development (POCD) and with State and regional planning studies that include the Study Area.

### CITY OF ANSONIA POCD

In 2008, the Planning and Zoning Commission sponsored the City of Ansonia Strategic Plan of Conservation and Development (POCD). The report developed a foundational philosophy that recommended balancing conservation and development in order to:

- Encourage economic development
- Preserve open space
- Enhance community character

The strategy identified three main goals that supported this philosophy:

- Maintain and improve the overall quality of life in Ansonia
- Enhance the economic vitality
- Preserve and promote the historical character of Ansonia

A review of the recommendations of this strategy suggests many steps that would be complementary to the introduction of Village District zoning in

Ansonia's Downtown. The vision for the Downtown was of a pedestrian-friendly destination with unique facilities and open space. The mix of activities identified by the strategy included residential, office, retail, and entertainment – those activities that would support an “18-hour city,” where people work and shop Downtown during the day and stay into the evening hours for dining and entertainment. Specific recommendations for the Downtown include the following:

- **OPEN SPACE** – Recommendations include strategies to increase green space within the Study Area and to connect that green space and the other downtown resources to a larger network of parks.
  - \* Establish and maintain “pocket greens”
  - \* Create links to other parks, open space and the Naugatuck River Greenway
- **HISTORIC RESOURCE PRESERVATION** – The Upper Main Street Historic District is on the National Register of Historic Places, but is not a local historic district and does not have the protection available for such districts. The POCD identified strategies for preserving historic resources, including the use of Village District legislation.
- **COMMUNITY CHARACTER** – Community character is defined by those elements that create a “sense of place” that is unique to that community. It is closely tied to both open space and historic preservation, including architectural characteristics of historical buildings. The POCD identified the need to improve the Downtown to promote community character.
- **ECONOMIC DEVELOPMENT** – The POCD identified enhancing the Downtown as a means to

provide for the needs of Ansonia's residents and diversify the local economic base. Integrating housing into the Downtown was a strategy for increasing the demand for related retail and service businesses. Diverse and active uses formed part of the vision for the Downtown.

- **PHYSICAL CHARACTER** – Other elements for the vision of the POCD included defining the Downtown and a destination and reinforcing that with an emphasis on the physical character of the Downtown. The POCD recommended improvements to the streetscape, including façade renovations, appropriate lighting and signage, and maintenance.
- **TRANSIT-ORIENTED DEVELOPMENT** – The POCD also recommended transit-oriented development as an appropriate strategy for increasing the vitality of the Downtown. Transit-oriented development is centered on public transit, in this case, the railroad station on West Main Street. The development is a mix of residential and commercial uses and is at a higher level of density. To be effective, this density is paired with safe pedestrian connections to public transportation and often includes safe bicycle connections but also allows for lower parking ratios within the typical quarter-mile radius from the train station. The topography of Ansonia's Downtown creates a natural boundary for a transit-oriented downtown – the Naugatuck River forms one side of this boundary and the steep slope to North Cliff Street forms the other. Within these two defining lines, the City should continue to explore allowing additional residential density with potential reductions in parking. The current status of the Waterbury Line does not provide the optimal conditions necessary to reduce parking to the level of a fully transit-oriented district, but the City can monitor the existing parking – private,



## 1. EXECUTIVE SUMMARY

public, on-street, and on-site – to evaluate the best balance as the area changes over time.

### STATE PLANNING

The *Conservation & Development Policies: The Plan for Connecticut (2013-2018)* identifies Ansonia as a regional center and a priority development area. This identification is important in terms of how growth-related projects are treated by state agencies.

- Growth-related projects may proceed without an exception.
- The designations determine which growth-related projects may be funded by state agencies, departments, or institutions (CGS Section 16a-35d).
- Growth-related projects must meet requirements of CGS Section 16a-35c(a)(2).

The creation of a Village District for the Downtown and the implementation of additional recommendations in this report would fulfill the following Growth Management Principles:

- GROWTH MANAGEMENT PRINCIPLE #1 – Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
- GROWTH MANAGEMENT PRINCIPLE #2 – Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
- GROWTH MANAGEMENT PRINCIPLE #3 – Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options

### State of Connecticut POCD (2013-2018)

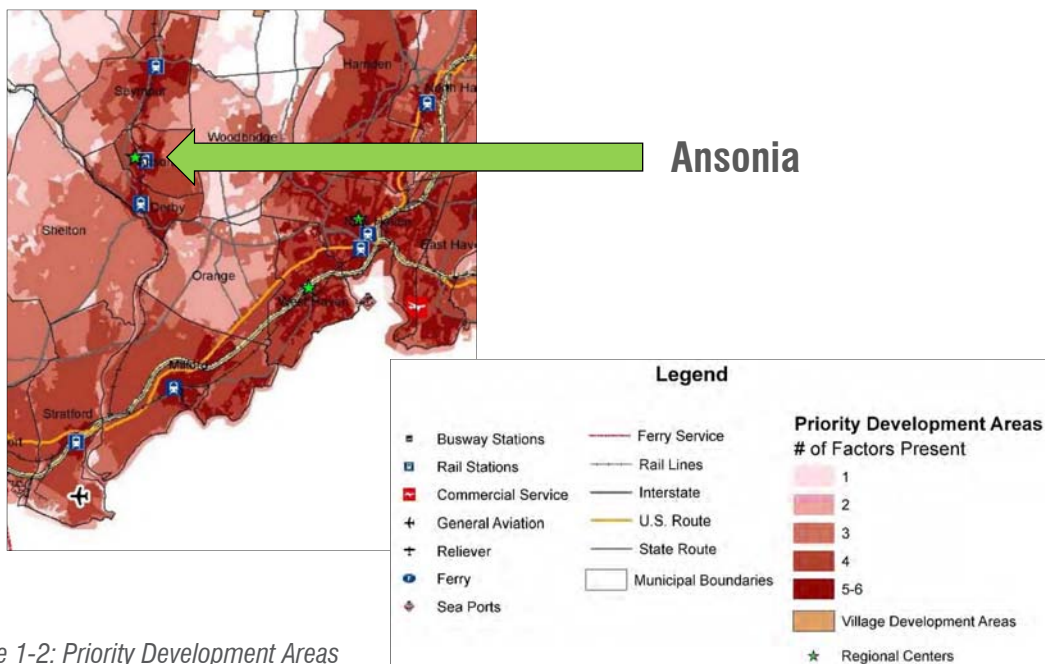


Figure 1-2: Priority Development Areas

## REGIONAL PLANNING

Two regional plans are also relevant to the *Ansonia Downtown: the Regional Transportation Plan for the Valley Planning Region: 2015-2040* (Valley Council of Governments, April 2015) and the *Naugatuck Valley Corridor Comprehensive Economic Development Strategy (CEDS) and Economic Development District* (Presented by Shelton Economic Development Corporation and Waterbury Development Corporation, DeCarlo & Doll, Inc., June 2015).

Both of these studies:

- anticipate improvements to Ansonia Station
- identify historic architecture in downtown Ansonia as an asset
- recommend additional housing density around transit stations

The Regional Transportation Plan for the Valley Planning Region recommends a number of improvements to the Ansonia rail station that are consistent with other action steps in this report, including the installation of wayfinding signage to direct people from Route 8 to the train station and improvements to the streetscape, including lighting, plantings, and sidewalk materials. This plan also identifies potential projects that would affect Ansonia's Downtown, including improvements to Interchanges 16 and 17, upgrades to the Waterbury Line, and extensions to the Naugatuck River Greenway.

The focus of the Naugatuck Valley Corridor CEDS is economic development. The State of Connecticut has identified six major industry clusters; four of those clusters are located in the Naugatuck Valley Corridor: healthcare and educational services,

manufacturing, and financial services and insurance (FIRE). This report has few recommendations specific to the proposed Village District, but some of the goals, such as improving regional transportation systems, are consistent with the needs of the Downtown.

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## Next Steps

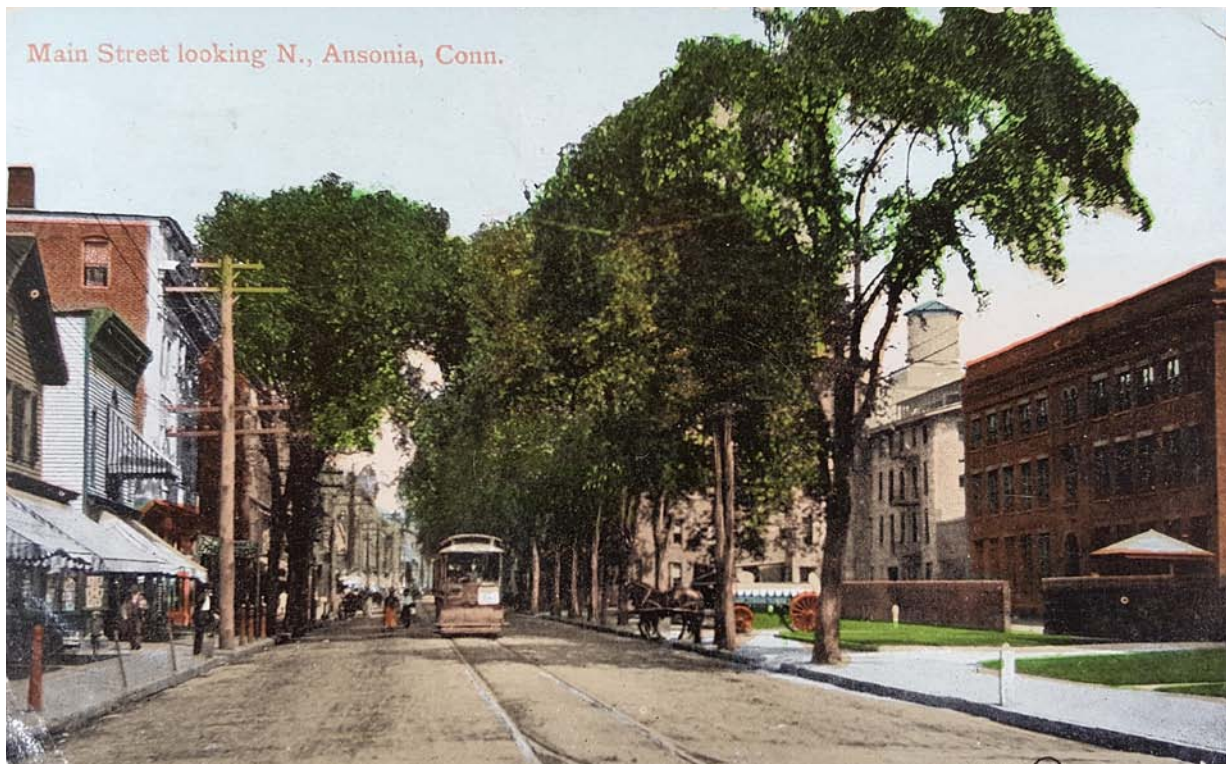
To implement this plan, the City should take the following actions:

- Move the recommended zoning and associated design guidelines for the Village District into the public process for approval by the Planning and Zoning Commission.
- Review the possibility of adding outdoor dining as an approved use and establish the conditions under which it would be allowed.
- Review the addition of Flex Space as an allowable use in the HI district.
- Consider moving the state Armory and the YMCA into the Central Commercial District.
- Consider a branding initiative and work with local business owners to identify the key characteristics that define the Downtown
- Create a Downtown group composed of representatives from businesses, property owners, and residents that can act as cheerleaders for the Downtown and assist the City in implementing some of the efforts outlined in this report.
- Use the market analysis in Section 7 as the basis for attracting developers and businesses into the Downtown.
- Undertake a parking study to identify what exists, what is used now, and what is available to support current and future development efforts.



## 1. EXECUTIVE SUMMARY

- Track planned state and regional infrastructure improvements and coordinate City actions with larger projects in terms of timing and funding to capitalize on larger efforts.
- Consider additional planning studies to address connections between the new Village District, the adjoining neighborhoods, and future plans for the industrial building from Ansonia Copper & Brass. Such studies should be coordinated with the improvements to the Waterbury line.
- Investigate the possibilities of creating activity near the flood wall and the surrounding area, such as design treatments on the wall (with the permission of the U.S. Army Corps of Engineers) or active space, such as a park or outdoor eating area, next to the wall



Village District Zoning and Historic Building Redevelopment Plan

## **2** HISTORIC BUILDINGS AND CONTEXT

## 2. HISTORIC BUILDINGS AND CONTEXT

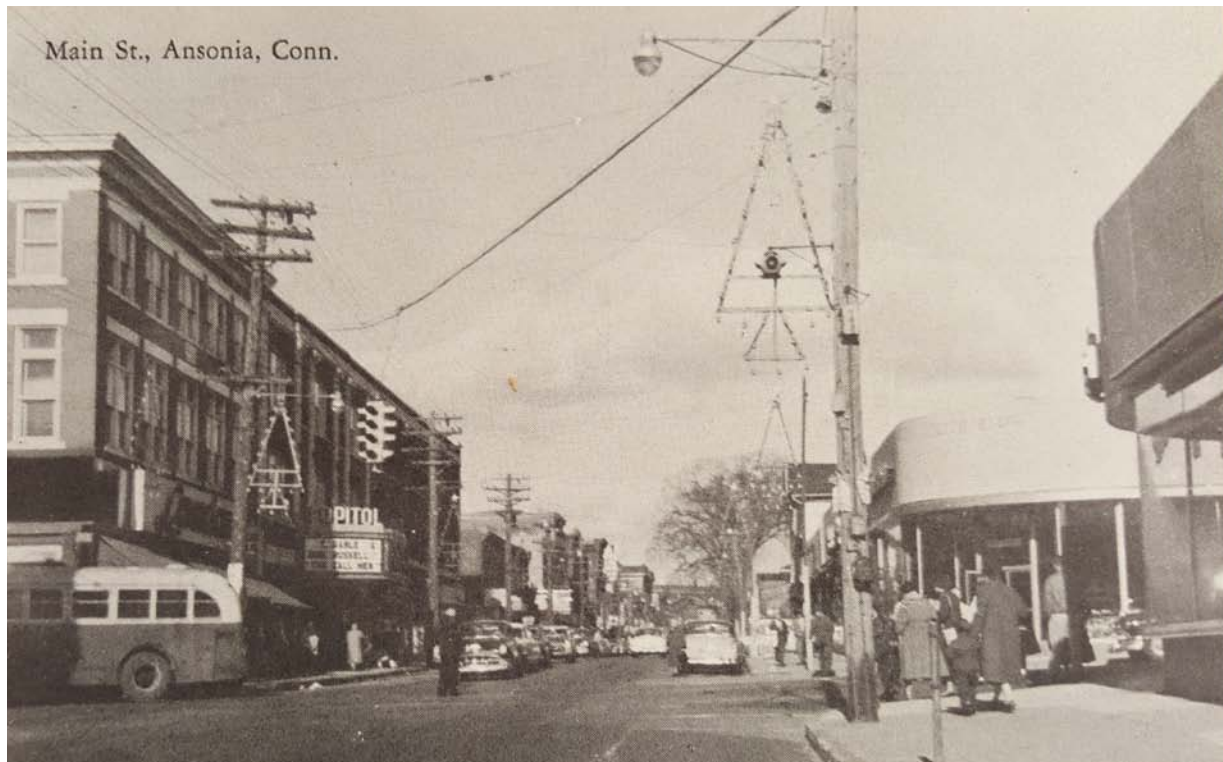
### Historic Context

The City of Ansonia is fortunate to have a Downtown that contains such a mix of historic styles. The buildings that comprise the Upper Main Street Historic District include High Victorian Italianate and Neoclassical Revival. Outside of the formal historic district, additional buildings are in the Neoclassical Revival and Victorian styles. These, along with the traditional brick late 19th-century commercial buildings and the lower scale 1930's commercial buildings contribute to the mix that creates a strong sense of place for the Downtown.

This section is a visual supplement to the overview of the historic context provided in Section 1. It identifies buildings that contribute to the historic environ-

ment, examines the current zoning regulations and the historic development patterns that contribute to the current physical context, and identifies and describes both positive and negative attributes of the physical context.

This analysis forms the basis for the recommendations for the proposed Village District zoning in Section 5 and the proposed design guidelines in Section 6.



## UPPER MAIN STREET HISTORIC DISTRICT

*These buildings contribute to the Upper Main Street Historic District, which is listed on the National Register. 85-89 Main Street appears to*

	ADDRESS	OWNER	NAME (YEAR)	OTHER INFORMATION
①	100 Main Street	Wlater Kendzierski et al 52 Myrtle Avenue Ansonia, CT 06401	Ansonia Opera House (1870)	High Victorian Italianate
②	76-88 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	Terry Block (1897)	W.E. Griggs, architect
③	68-74 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	(1880)	Parcel listing is 70 Main Street
④	54-64 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	Hotchkiss Block (c. 1880)	
⑤	46-52 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	Gardella Block (c.1880)	
⑥	42-44 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	Gardella Block (c.1880)	
⑦	36 Main Street	Ansonia on Main LLC 153 Main Street, 2nd Floor Ansonia, CT 06401	Sentinel Block (1881)	
⑧	153 Main Street	City of Ansonia 253 Main Street Ansonia, CT 06401	A.O. & C. Office Building (c.1910)	Neoclassical Revival
⑨	117 Main Street	Parrish House Inc. 7 Juniper Lane New Milford, CT 06776	Savings Bank of Ansonia (1900)	Neoclassical Revival
⑩	105 Main Street	John Bennett 103 Main Street Ansonia, CT 06401	Noncontributing (after 1890)	Parcel listing is 103 Main Street
⑪	99-101 Main Street	Anthony Locicero 49 Jackson Street Ansonia, CT 06401	Gardner Block (c. 1880)	
⑫	85-89 Main Street	AJMA LLC 106 Pulaski Highway Ansonia, CT 06401	Gardner Block (c. 1880)	No building exists on this lot.

Table 2-1: Buildings in Upper Main Street Historic District

NAME, YEAR AND ADDITIONAL INFORMATION FROM NATIONAL REGISTER APPLICATION FOR UPPER MAIN STREET HISTORIC DISTRICT, UNLESS OTHERWISE NOTED.  
CURRENT OWNERS FROM CITY OF ANSONIA PROPERTY LISTING REPORT, LAST ACCESSED JULY 24, 2016



## 2. HISTORIC BUILDINGS AND CONTEXT

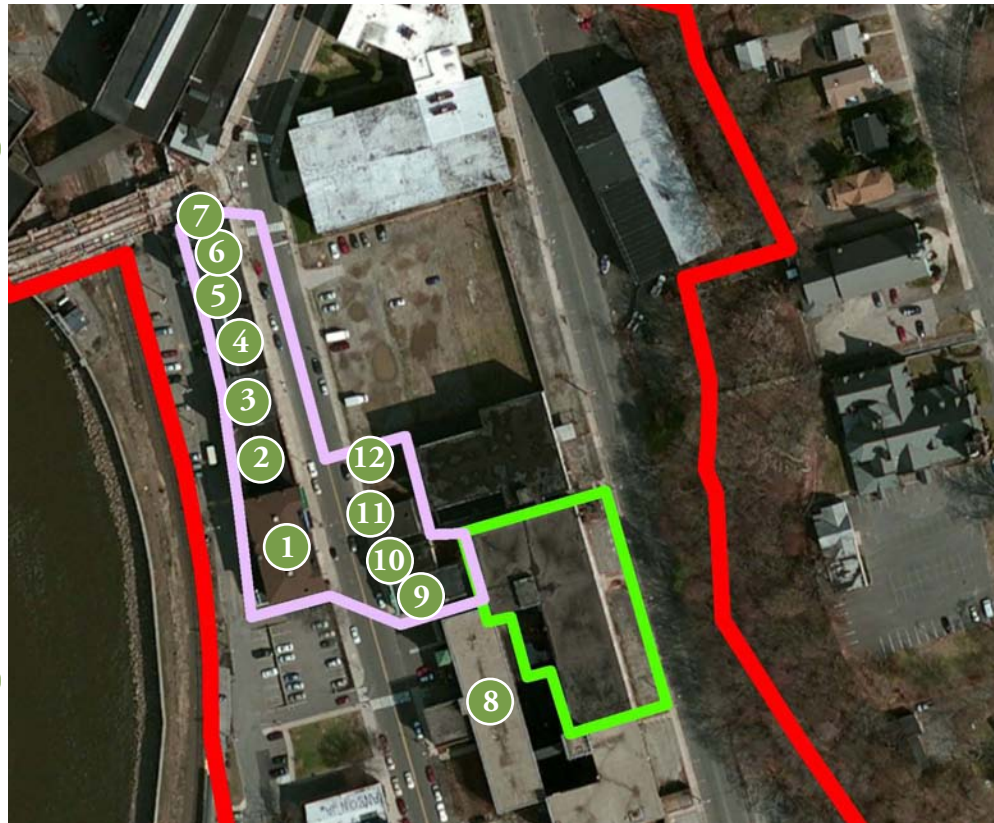
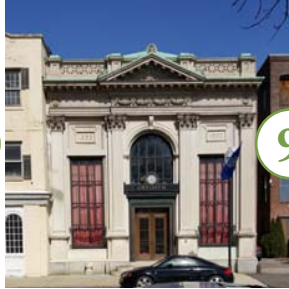
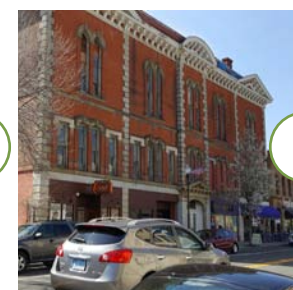
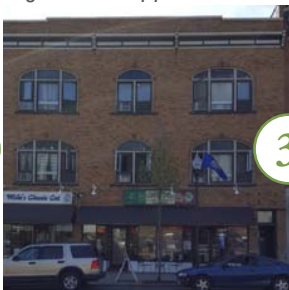


Figure 2-1: Upper Main Street Historic District



## OTHER HISTORIC BUILDINGS WITHIN THE PROPOSED VILLAGE DISTRICT

*These buildings contribute to the original development pattern of the Downtown, although not all have been improved to historic standards. Examples of poor renovation are provided later in this section. The State Armory (20) and 501 East Main Street (18) are the subjects of the prototype studies in Section 4.*

	OWNER NAME	LOCATION	YEAR BUILT	YEAR IMPROVED
1	IGLESIA CHRISTIANA ROSA DE SARON	242 MAIN ST	1844	1972
2	THE RED BUILDING LLC	232 MAIN ST	1860	1972
3	GSMC LLC	171 MAIN ST	1870	1962
4	CHURCH PROPERTY JOINT VENTURE	10 STATE ST	1876	1957
5	ANDROWSKI EDWARD J ET AL	150 MAIN ST	1880	1972
6	ANGEL OAK PROPERTIES	252 MAIN ST	1885	1972
7	SMARRELLI BETTY M	360 MAIN ST	1900	1962
8	STAUFFER INVESTMENTS LLC	254 MAIN ST	1900	1962
9	CITY OF ANSONIA-CITY HALL	253 MAIN ST	1900	1977
10	UNITED STATES POST OFFICE	237 MAIN ST	1900	1962
11	ANSONIA REDEVELOPMENT AGENCY	497 E MAIN ST	1900	1962
12	CITY OF ANSONIA	20 MAIN ST	1900	1962
13	WASHINGTON MANAGEMENT LLC	35 MAIN ST	1903	1942
14	PADILLA KATHRYN R	202 MAIN ST	1910	1972
15	ANSONIA AUTO PARK LLC	540 E MAIN ST	1912	1942
16	CAPITAL PLAZA ASSOCIATES	290 MAIN ST	1920	1972
17	CHURCH OF ASSUMPTION	25 N CLIFF ST	1920	1972
18	WASHINGTON MANAGEMENT LLC	501 E MAIN ST	1921	1942
19	WASHINGTON MANAGEMENT LLC	65 MAIN ST	1921	1942
20	CITY OF ANSONIA	5 STATE ST	1921	1962
21	TM200 LLC	200 MAIN ST	1923	1972
22	Y M C A VALLEY INC	12 STATE ST	1924	1962
23	KAHYAOGLU DAWN M	41 BRIDGE ST	1925	1962

Table 2-2: Other Historic Buildings



## 2. HISTORIC BUILDINGS AND CONTEXT



Figure 2-2: Selected Historic Buildings

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## Existing Zoning

The Study Area includes four zoning districts and an overlay that covers most, but not all, of the proposed Village District. The zoning districts are as follows:

- B – Residential
- BB – Multifamily
- C – Central Commercial
- City Center – overlay district based on C
- HI – Heavy Industrial

The following analysis of allowable uses within the Study Area was designed to identify in uses that were inconsistent with the goals of this Village District. The analysis is in two parts: a review of the Schedule B of the Zoning Ordinance and an analysis of the existing land use patterns mapped using the City's GIS data.

### CITY CENTER OVERLAY

Because most of the Study Area falls within the City Center overlay district, the allowable and prohibited uses are noted below:

#### Allowable Uses

The following uses are allowed within the City Center:

- Any use permissible in the underlying zone
- Mixed residential and retail uses
- Lot is no less than 0.5 acres and is entirely within the City Center Zone

- First floor: commercial retail/restaurant/office only
- Upper floors: residential and/or commercial/office
- Maximum density: 1 dwelling unit per 1,200 sf; no more than two bedrooms per dwelling unit
- Parking per Zoning Regulations
- Special Permit and Site Plan Approval required

#### Prohibited Uses

The following uses are prohibited within the City Center. The underlying zoning district in which the use is allowed is noted in parenthesis.

- Foundries and the use of drop forges and metal stamping machines (HI)
- Sheet metal, blacksmith, and welding shops (HI)
- Building contractors and subcontractors yards (HI)
- Rental – heavy equipment (C and HI)
- Kennel – Commercial (C)
- Scrap metal processor (HI)
- Storage of Home Trailers (C and HI)
- Trucking and freight terminals (HI)
- Storage in bulk for other than retail sale (HI)
- Storage of Fuel Oil for Retail Sales (HI)
- Non-profit clubs (B and C)



## 2. HISTORIC BUILDINGS AND CONTEXT

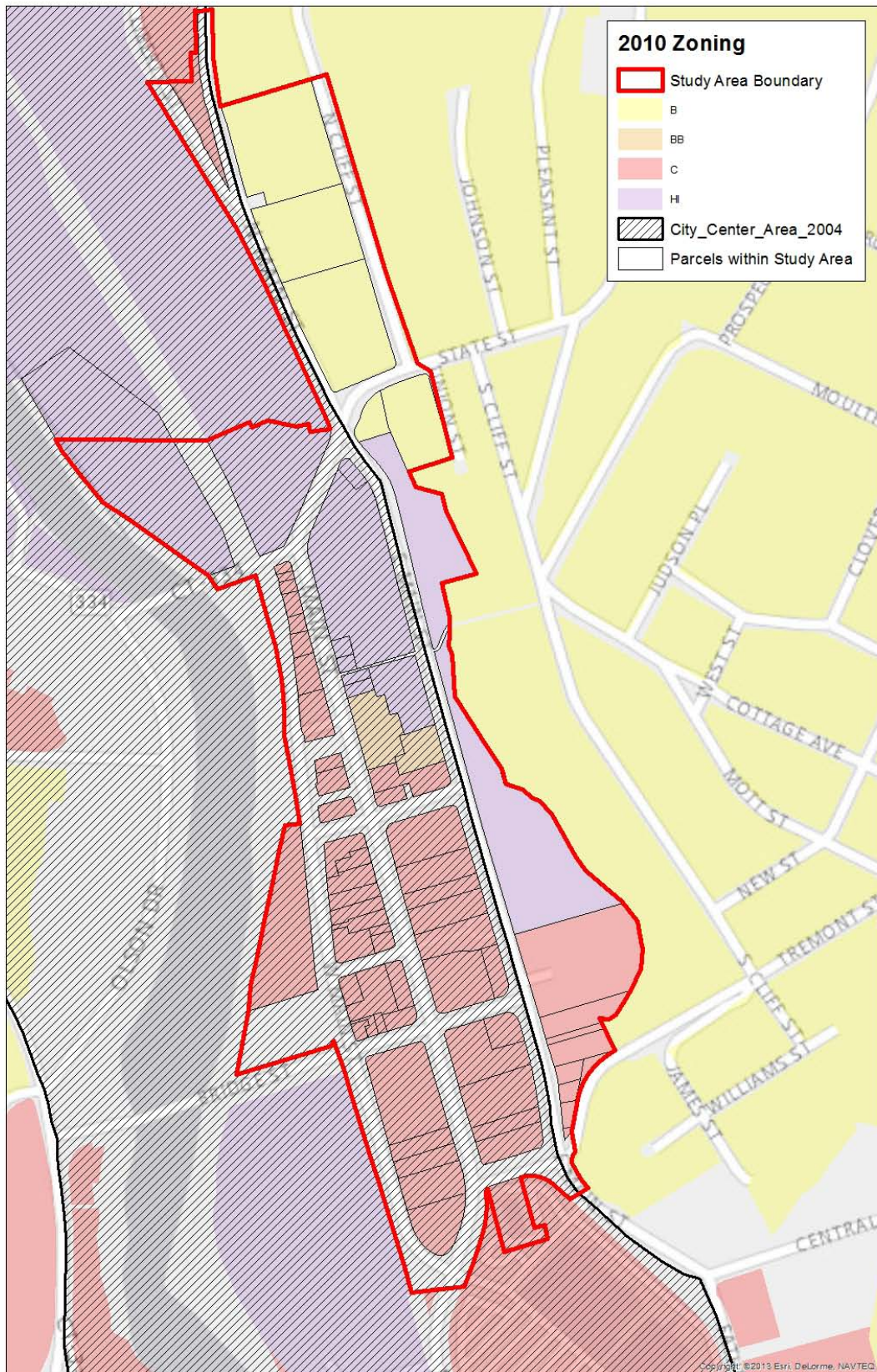


Figure 2-3: Existing Zoning in the Study Area

## ANALYSIS OF SCHEDULE B: PERMITTED USES

KEY	
Residence District B	B
Multi-Family District	BB
Central Commercial District	C
Heavy Industrial District	HI
Permitted in the district as a matter of right	P
Permitted in the district, subject to submission and approval of a site plan in accordance with the provisions of Section 510	S
Permitted in the district, subject to submission and approval pursuant to Section 630	SP
Permitted in the district, subject to submission and approval of a Temporary Special Exception in accordance with the provisions of Article VI	T

### Permitted in All Four Districts

SCHEDULE B - PERMITTED USES	B	BB	C	HI
Child Day Care as follows: a. family day care home b. group day care home (See Sec. 720.12) c. child day care center (See Sec. 720.12)	P S S	P S S	P S S	P S S
Off-street parking spaces and private garages shall be permitted as accessory to a permitted use, except that no unregistered motor vehicle or parts of motor vehicles shall be maintained on any lot unless located in an enclosed building	P	P	P	P
Place of religious worship (including weekday nursery schools and other community-oriented activities)	SP	SP	SP	SP
Signs as provided in Section 420	P	P	P	P

### Permitted in Three Districts

SCHEDULE B - PERMITTED USES	B	BB	C	HI
Age-Restricted Multifamily Housing - ARMH	SP	SP	SP	-
Dwelling, Two-Family	P	S	S	-
Public parks, public schools and neighborhood facilities of the City of Ansonia and of the State of Connecticut, and the re-use of former public schools by municipal operations	S	S	S	-

Table 2-3: Existing Allowable Uses in the Study Area

### 3. EXISTING CONDITIONS

#### Permitted in Only in B and BB

SCHEDULE B - PERMITTED USES	B	BB
Customary home occupations and professional offices, as accessory to a dwelling, and as provided in Sections 430 and 410.	P	P
Public utilities installations and substations, except offices or storage or maintenance installations. Utilities substations other than individual transformers shall be screened by a masonry wall or fence with a properly maintained screening hedge.	S	S
Swimming pools, as accessory uses to residential uses subject to site plan approval by the Building Inspector	P	P
Tennis courts - as accessory use to residential uses subject to site plan approval by the Building Inspector	S	S

#### Permitted in Only in B and C

SCHEDULE B - PERMITTED USES	B	C
Clubs, non-profit membership, and not customarily open to the general public, i.e. Boy Scouts, Patrons of Husbandry, etc.	S	P
Dwelling, One-Family	P	S
Funeral Home	S	S
Museums and libraries, not organized for profit, and including historical society meeting rooms, and the display of historic structures owned or controlled by the historical structures owned or controlled by the historical society.	S	S
Private schools - non-profit - profit	S	S

#### Permitted in Only in C and HI

SCHEDULE B - PERMITTED USES	C	HI
Building materials and hardware (excluding bulk storage)	S	S
Farm Equipment Sales and Service	S	S
Laundry and dry-cleaning operations	S	S
Off-street parking and loading facilities as provided in Section 410	S	S
Public Utility Structures	S	S
Rental - Heavy Equipment (the rental of equipment used in industrial and commercial enterprises, including construction equipment and the rental of all classes of motor vehicles)	S	S
Scientific and engineering research and testing laboratories	S	S
Storage of house trailers	S	S

## Permitted in Only in B

SCHEDULE B - PERMITTED USES	B
Except as accessory to a permitted farm, truck garden, or commercial nursery, there shall be no more than one commercial vehicle parked or stored on any lot in a Residence District, when used in connection with a permitted use. Such vehicle shall not exceed 1-1/2 tons capacity and shall be stored in a garage.	P
Greenhouses on a tract of land of 40,000 square feet	S
Horses and other equines (See Sec. 720.6)	P
Landscape Nursery (on a tract of land at least three acres in extent)	S
Nursing home, chronic and convalescent (See Sec. 720.10)	S
Private schools - non-profit	S
Professional Offices	S
Truck gardens (on a tract of land at least 3 acres in extent)	S

## Permitted in Only in BB

SCHEDULE B - PERMITTED USES	BB
Dwelling, Multi-Family, BB	S
Letting of Rooms	P

## Permitted in Only in HI

SCHEDULE B - PERMITTED USES	HI
Bottling plants for water and non-alcoholic beverages	P
Building contractors and sub-contractors yards	S
Foundries and the use of drop forges and metal stamping machines	S
Manufacturing, fabrication, and assembly of metal and plastic objects (excluding, however, the use of drop forges, stamping machines, metal melting casting operations - See "Foundries")	S
Retail sales of goods that are manufactured, processed, or assembled on the premises when such sales are located within an enclosed building and occupy a floor area equal to 10% or less of the manufacture, processing, or assembly use	S
Scrap metal processor	S
Sheet metal, blacksmith, and welding shops	S
Storage in bulk for other than retail sale (use of required yards is prohibited)	S
Storage of fuel oil for retail delivery and sale	S
Trucking and Freight Terminal	S
Wholesaling - including the maintenance of an inventory and distribution of the goods to retail establishments	S



### 3. EXISTING CONDITIONS

#### Permitted in Only in C

SCHEDULE B - PERMITTED USES	C
Ambulance Service (garages, etc.)	S
Amusement Places, Indoors	S
Amusement Places, Outdoors (including golf driving ranges and other commercial recreational facilities, e.g., swim pools, tennis courts)	S
Antique sales, of stock owned by the proprietor and articles on consignment	P
Antiques, Sales, Refinishing, including the handling of antiques on consignment for retail sale at auction, and the conducting of auctions	P
Auto Body Painting and Repair	S
Barbering and Hair-dressing	P
Boats, Sales and Rentals	S
Body Art Studio including tattooing, body piercing and the sale of related retail merchandise	S
Car-wash, self-service (See Sec. 720.3)	S
Clubs, membership possessing a liquor license	P
Clubs, membership, and studios devoted to physical conditioning of the human body, e.g. weightlifting, karate, judo, etc.	P
Cold Storage Facility	P
Dental Labs	P
Dwelling, Multi-Family	S
Financial Institutions	S
Gasoline Stations (See Sec. 720.8)	S
Grooming Facility/Canine	S
Hospital, Veterinary a. cats and dogs b. all other animals (min. size tract of land of 5 acres)	S S
Hotels/Motels	S

SCHEDULE B - PERMITTED USES	C
Kennel - Commercial	S
Manufacture, processing, and assembling of goods when loaded within an enclosed building and accessory and subordinate to a retail sales use being conducted in the same building.	S
Medical offices - providing for the practice of dentistry and the healing arts as defined by State Law	S
Offices	S
Pet Shop	S
Prepared food outlets (carry-out restaurants)	S
Printing	S
Private schools - profit	S
Radio and Television and broadcasting facilities	S
Rental - All Terrain Vehicles (including sales and repairs)	S
Rental - travel and camper trailers and motor homes	S
Repair shops for electrical and mechanical appliance used in and around a residence, including bicycles and power lawn and garden machinery, but excluding motor vehicles, snowmobiles, and motorcycles	S
Restaurants, with or without liquor	S
Retail sales (including the manufacture of food products for direct retail sale to consumers on the premises)	S
Sale of new and used automobiles	S
Tailor shop	S
Taverns	S
Tennis courts - Commercial	S
Wholesaling - in conjunction with retailing on premises	S

## EXISTING LAND USES

In terms of use, the Downtown is already a mixed-use area. The diagrams to the right demonstrate that the different uses are not only adjacent to each other, but are also already mixed within the same building.

For example, residential uses already share buildings with office and retail; office and retail uses also already share buildings. This pattern contributes to the idea of a walkable downtown that is becoming increasingly popular to both retirees looking to downsize and younger people who are just entering the workforce.

Note in the diagram of retail uses that significant auto-oriented uses exist within this area. These uses include auto repair, car wash, and auto sales. The site conditions of some of these uses are not compatible with the idea of a walkable downtown; for example, the boundary between sidewalk, driveway, and paved parking area is not always clear. Over time, the City may consider encouraging these uses to either move elsewhere within the city or to upgrade the site conditions to be more responsive to the preferred direction for the proposed Village District.

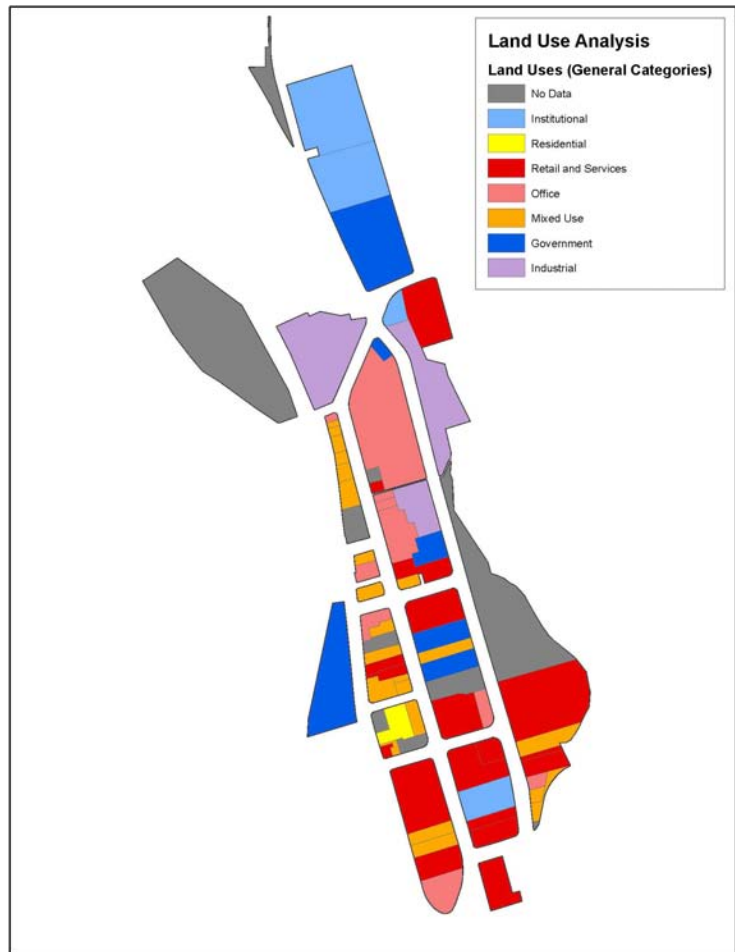
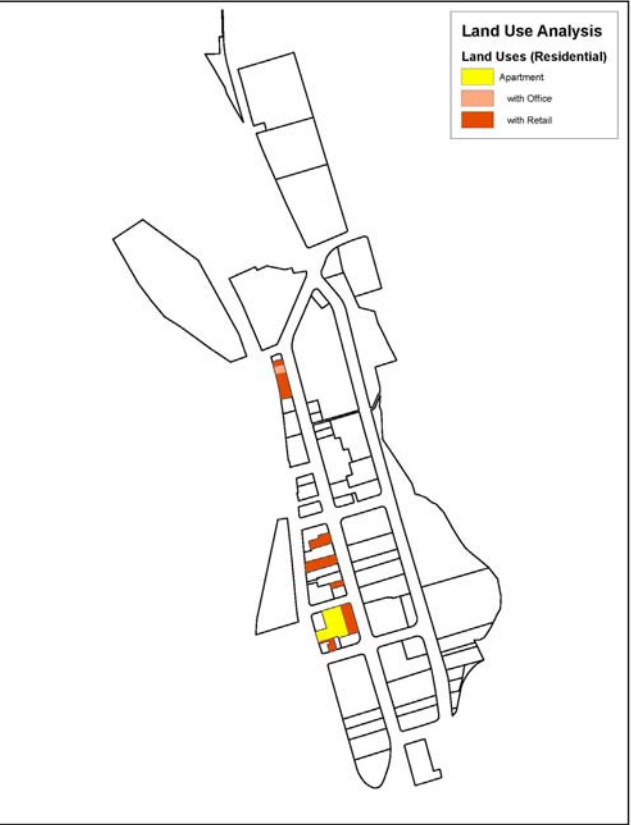
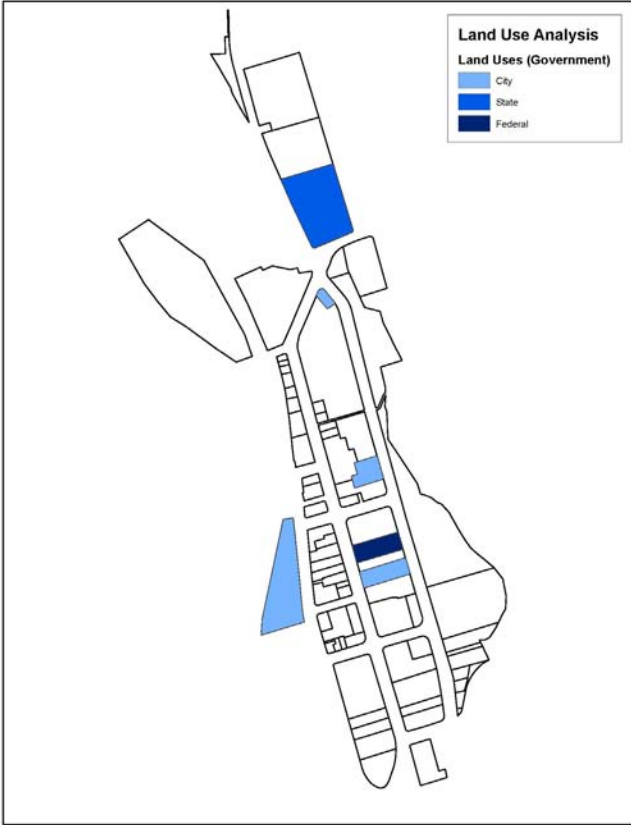
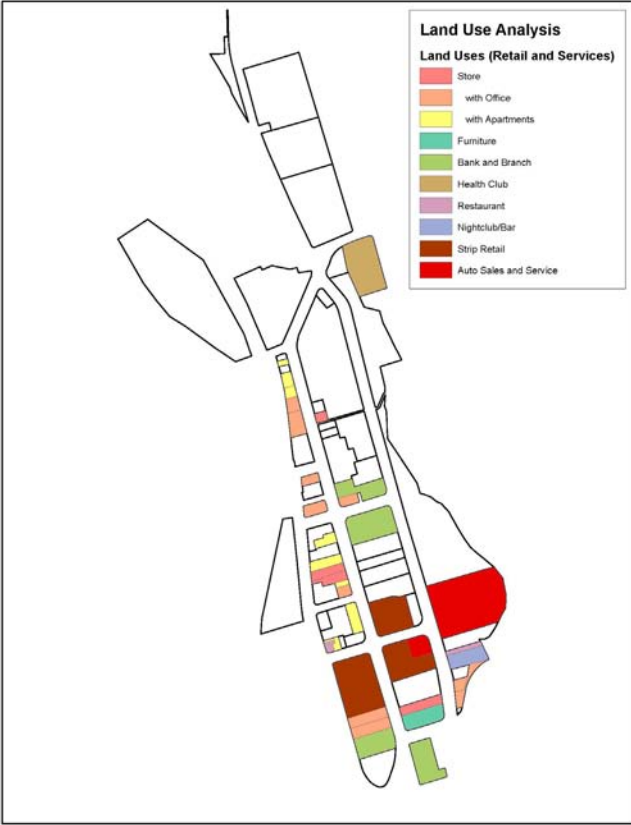
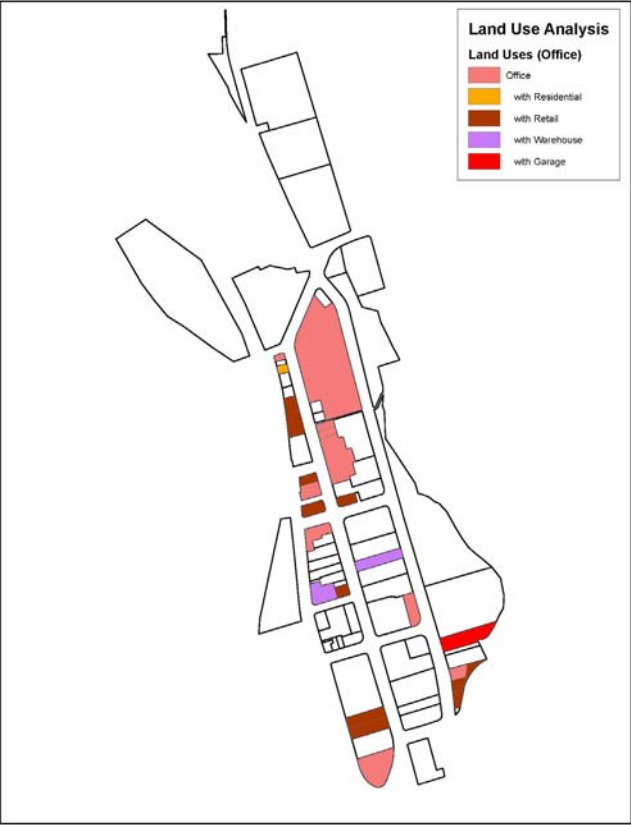


Figure 2-4: Existing Land Use and Associated Diagrams

3. EXISTING CONDITIONS



# HISTORIC DEVELOPMENT PATTERNS

The table of dimensional standards below is summarized from the Zoning Ordinance and provides the requirements for current applicants. The diagrams on these two pages show the pattern of development over time, and how that pattern has influenced the existing physical context.

Note that the half-acre minimum lot size for the City Center overlay is larger than many of the existing lot sizes in the proposed Village District. The flexibility of use and dimensional standards allowed by the City Center overlay is not available to those smaller lots.

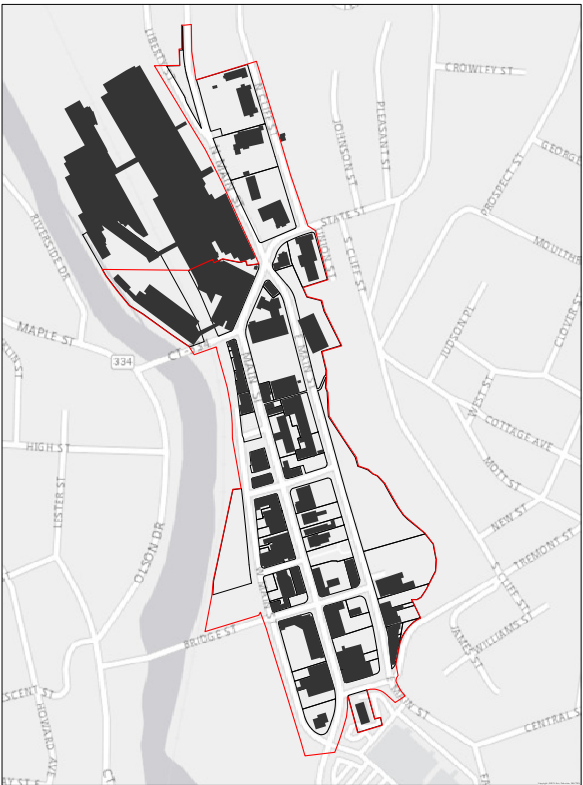


Figure 2-5: Buildings and Parcels in the Study Area

	MINIMUM LOT SIZE	MINIMUM SETBACK FROM STREET	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE	REQUIRED PARKING
B	7,500 sf	20 feet	35 feet/ 2 ½ stories	35%	2 per dwelling unit
BB	7,500 sf; additional requirements for types of dwelling units	None	40 feet/ 3 stories	35%	
C	None, but 4,000 sf per dwelling unit required	6 feet of landscape	42 feet/3 stories	None but 300 sf landscaped space or balcony per dwelling unit	Section 410
HI	None	None	80 feet/ 4 stories	60%	Section 410
City Center	0.5 acres (21,780 sf)				

Table 2-4: Existing Dimensional Standards in the Study Area

### 3. EXISTING CONDITIONS



Figure 2-6: Analysis of setbacks and the consistency of the street wall in the Study Area

This diagram shows how the buildings on the left side of Main Street form a street wall at the front lot line (green lines). Although this wall is broken by side street and the occasional missing building, it is fairly consistent for much of the length of the street. This consistency creates a strong definition for this side of Main Street, and should be respected with infill development.

The right side of the street is less consistent because of the variation in setbacks (yellow lines). Both the Post Office and City Hall are set back from the street to reinforce the importance of these two civic buildings. On State Street, the State Armory is also set back to give the building an added prominence as the construction reflects the steep terrain.



The diagram below demonstrates the contrast between the density of the Downtown – the historical commercial and industrial heart of Ansonia – and the less dense residential areas.



Figure 2-7: Building Density within the Study Area

The density changes in the southern part of the Downtown. The diagram below identifies construction pre-1955 and post-1955 – the Flood of 1955 caused extensive damage to the area. This diagram demonstrates how the development pattern was affected by these floods. South of the Study Area, the density changes further as the lower height retail buildings with parking fields creates a different environment from the proposed Village District.

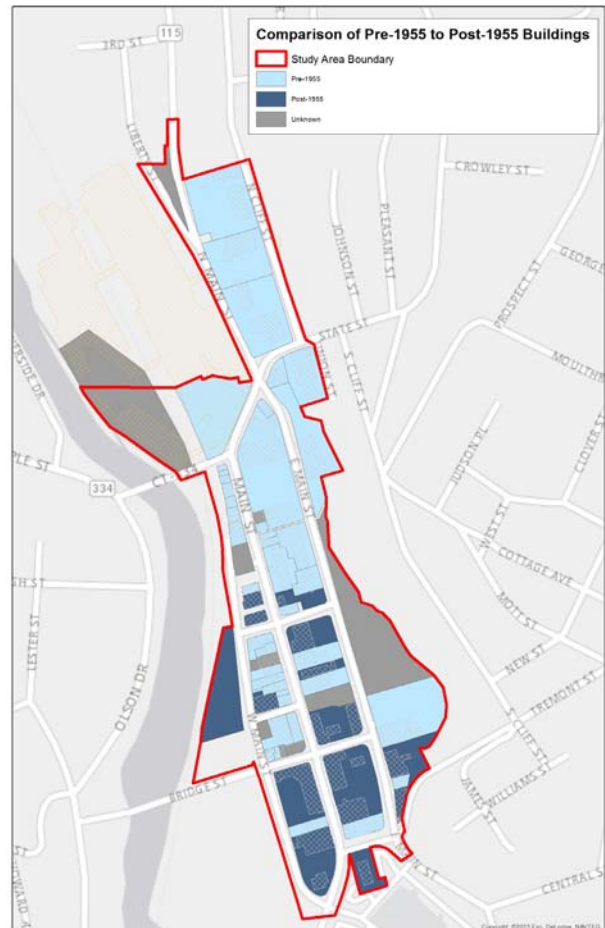


Figure 2-8: Age of Buildings Relative to Flood of 1955



### 3. EXISTING CONDITIONS

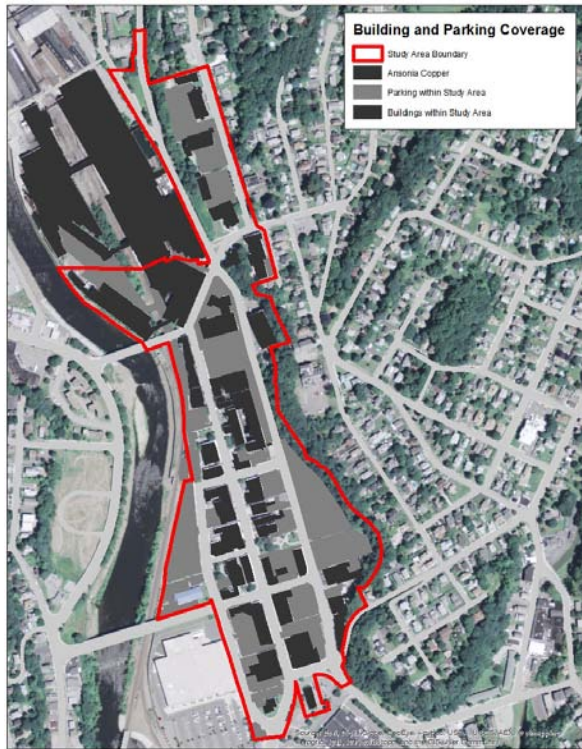
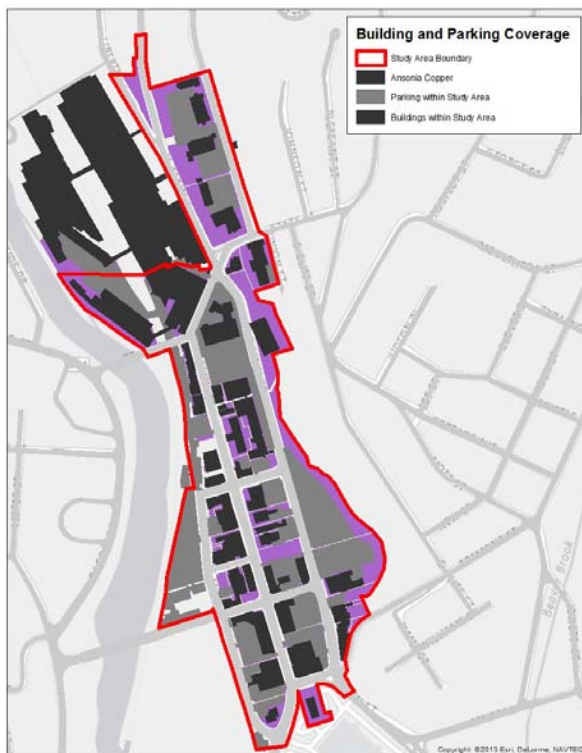


Figure 2-9: Diagrams of Building and Parking Coverage



The combination of buildings and parking covers much of the land in the study Area, leaving few opportunities for green space. City Hall has a pocket park that links East Main Street to Main Street and a second pocket park is located on the corner of Main Street and Bridge Street.

Vacant lots on Main Street provide an opportunity to add additional green space or plazas to draw activity to the Downtown. These side lot might also accommodate outdoor eating spaces; the principal sidewalks are not wide enough to for outdoor eating.

Requiring a landscaped buffer between the public sidewalk and off-street parking would soften the existing hard surfaces and contribute to stormwater management.

A final contributor to the development pattern of the Downtown is the topography. The Naugatuck River to the west and the extensive slope to the east create a valley that both restricts development and creates a unique sense of place.



Figure 2-10: Physical Constraints

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## Permitting Process

An Application for Zoning Permit and Certificate of Zoning Compliance required for any construction, alteration or change in use.

The site plan approval process is defined by *Section 510 Mandatory Site Plan Approval* of the City's Zoning Ordinance and is required for the following:

- Uses defined in Schedule B as requiring Site Plan Approval
- Some Temporary Special Exceptions
- Cluster Subdivisions
- Change in Use under certain circumstances (change in parking requirements, changes to site, toxic and hazardous materials)

The Planning & Zoning Commission is responsible for review and approval of site plans and has specific requirements for materials to support the application. Site Plan Approval is also a required part of the Special Permit process.

### Permitting Process: City Center

The City Center overlay has additional requirements for approval. These include mandatory Site Plan Approval or Special Permit, if required. The Planning & Zoning Commission may also conduct a special review if the members determine a need to do so.

The approval process refers to and incorporates the Design Guidelines described in the City Center Plan and adopted on June 1, 2007 by the Commission. These guidelines are also referred to in the requirements for Age-Restricted Multifamily Housing. The

review process for Age-Restricted Multifamily Housing is the same as that for the City Center and uses the Project review Team described in the City Center Plan.

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## Changes for Further Consideration

The purpose of this study is to focus on establishing a Village District to protect the historic architectural character and development patterns that define such as strong sense of place in Ansonia's Downtown. However, some additional changes have been identified through this process and are noted here for further consideration.

### RECOMMENDATIONS FOR ALLOWABLE USES

- Move the State Armory into the C district (possibly also the YMCA and adjacent church building)
- Consider adding Flex Space as an allowable use to the HI district (see sidebar)
- Consider creating incentives for auto-oriented uses to relocate as district changes – car wash, used car sales, gas stations, auto repair on West Main, Main, and East Main Streets between Maple Street and Tremont Street
- Consider allowing outdoor dining along Main Street and West Main Street on side lots or within side yard setbacks.

### RECOMMENDATIONS FOR DIMENSIONAL STANDARDS

- Review the minimum parcel size required for mixed-use development in the Village District; the half-acre minimum for the City Center

### 3. EXISTING CONDITIONS

overlay may preclude infill development on the smaller sites.

- Consider an updated parking study to determine whether current parking availability and requirements are appropriate for proposed changes to the Downtown.

#### Permitting Process: Proposed Village District

The City already has a design review process in place; the recommended regulatory changes for the proposed Village District in Sections 5 and 6 incorporate this process, making only those modifications required under the enabling legislation (CGS Chapter 124, Section 8-2j).

#### DEFINITION OF FLEX SPACE

*Flex space: the sale, lease or rental of space within a structure or multiple structures that allow a combination of uses, where the uses within that Flex space meet with the following criteria:*

- (1) All of the uses within the building area committed to Flex space must be allowed as-of-right within the HI district.*
- (2) Changes in products, services and square footage of uses within a structure identified for Flex space will not require further approval for use, if the Building Inspector determines the uses and property are otherwise in conformance with the Bylaws.*
- (3) The floor area committed to each use is unrestricted except for commercial space for retail use which may be no greater than 25,000 square feet per business.*



## Existing Physical Context

The following diagrams were presented at a public forum in February 2016 and again to the Planning & Zoning Commission in March 2016. The images define some of the assets and liabilities related to the historic architecture and development patterns in the Downtown.

At the April public forum, the consultant team presented a series of specific topics that should be addressed by the design standards that accompany Village District zoning under the enabling legislation. These topics, and the proposed solutions, are the basis for the recommended design guidelines in Section 6.



## REQUIRE CONSISTENT FRONT YARD SETBACK

**EXISTING CONDITION:** Consistent street wall on left side of North Main Street with principal façade at lot line; broken street wall on right side of North Main Street with principal façades set back from the street.

**SOLUTION:** Require infill development to match location of lot line of abutting buildings unless the setback is activated by a use such a public plaza or outdoor dining.

Consistent street wall; consistent facades (ground floor vs. upper floors)



Figure 2-11: Diagrams of Historic Buildings and Context



### 3. EXISTING CONDITIONS

#### REPLACE EXISTING BUILDING ELEMENTS WITH COMPATIBLE ELEMENTS

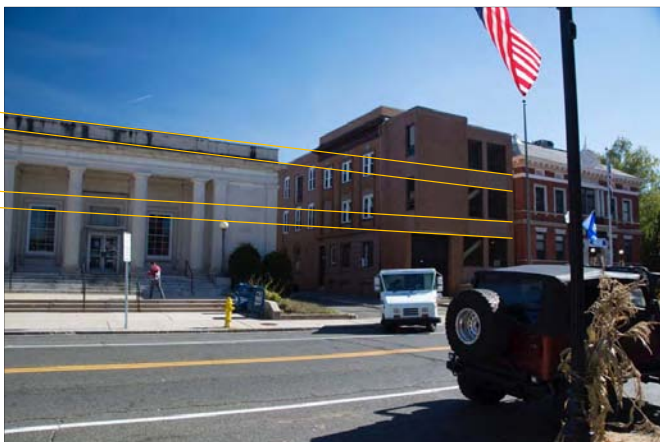
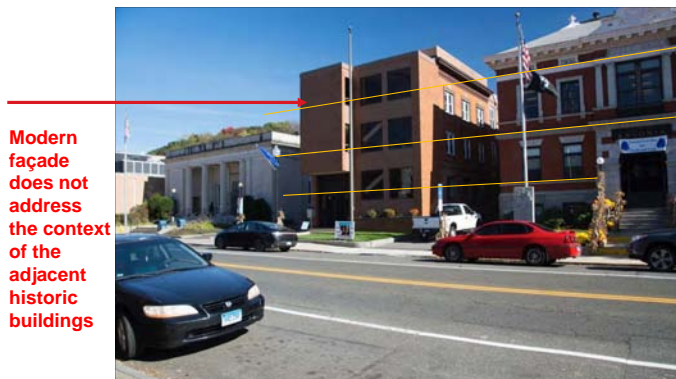
**EXISTING CONDITION:** When buildings have undergone rehabilitation, replacements have not been consistent with the original building elements.

**SOLUTION:** Require that rehabilitation and restoration preserve or replace in-kind the original architectural elements.

#### REQUIRE THAT TREATMENT OF PRINCIPAL FAÇADE BE SYMPATHETIC TO THE EXISTING CONTEXT

**EXISTING CONDITION:** New or rehabilitated façades are not consistent with the façades of existing buildings in terms of architectural elements such as windows, cornices, cordons, columns, pilasters, engaged columns, plinth, etc.

**SOLUTION:** Require that infill development or significant rehabilitation consider the façade treatments of abutting or facing buildings, including the type of treatment and the position of the treatment on the façade.



## ACTIVATE PRINCIPAL FRONTAGE

**EXISTING CONDITION:** Existing buildings are using front setback for parking rather than active spaces that attract pedestrians and customers.

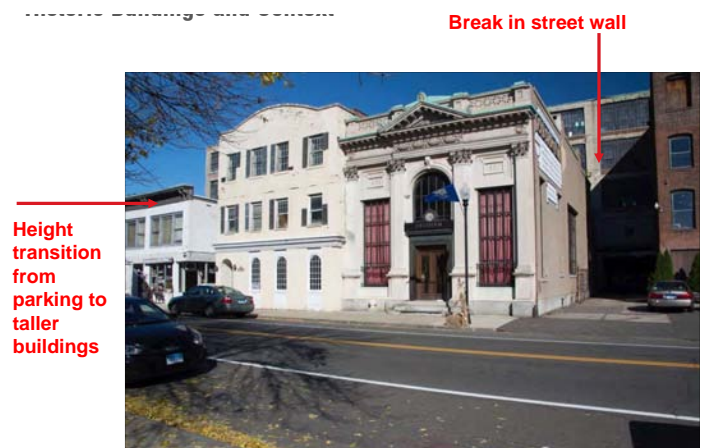
**SOLUTION:** Require that infill development or buildings undergoing significant renovation activated the front setback with a pocket park, a public plaza or outdoor dining.



## REQUIRE CONSIDERATION OF THE HEIGHT WITH REGARD TO ADJACENT BUILDINGS

**EXISTING CONDITION:** Existing infill development does not transition well as buildings increase in scale from the south to the north.

**SOLUTION:** Infill development and additions in height to existing buildings should be sympathetic to the height of adjacent buildings by either matching the heights (if equal) or by creating transition between a shorter building and a taller one.



### 3. EXISTING CONDITIONS

Break in street wall;  
design  
opportunity  
for  
relationship  
between  
parking  
and  
sidewalk



#### INSTALL LANDSCAPED BUFFERS BETWEEN PARKING LOTS AND SIDEWALKS

EXISTING CONDITION: Parking lots are fields of asphalt, with little to no buffer between the parking and the sidewalk and no clear pathway through the parking to either a building entrance or public sidewalk. This creates potential safety issues for pedestrians.

SOLUTION: Require a landscaped buffer between the parking lot and the sidewalk.

Mismatch  
of windows

Awning  
and  
signage



#### CONSIDER POSITION OF SIGNAGE IN RELATION TO ARCHITECTURAL ELEMENTS

EXISTING CONDITION: Awnings and signs can be used to enhance building elements such as sign bands, cordons, pilasters, engaged columns or other architectural elements. Signs and/or awnings that obscure these elements detract from the visual appeal from the building and may disguise, rather than advertise, entrances into the building or merchandise in the windows.

SOLUTION: Require that signs on façades with sign bands fit within the band; that awnings fit underneath the sign band or other horizontal element, and that signs and awnings fit between vertical elements such as columns, pilasters, or engaged columns.

Signage





## ACTIVATE CONNECTIONS BETWEEN MAIN STREET AND EAST AND WEST MAIN STREETS

**EXISTING CONDITION:** Participants in the first public workshop identified informal paths between the neighborhood on South Cliff Road and the Downtown. Other connections, both formal and informal, exist between Main Street and the train station. These connections break up the longer blocks and serve to mitigate the steep topography between the Downtown and the neighborhoods.

**SOLUTION:** Infill development that can contribute to these connections should be encouraged to do so, creating safe and inviting passageways for pedestrians. The City should consider creating a formal connection to South Cliff Road, with appropriate lighting, paving, and hand rails.

## IMPROVE PUBLIC REALM INCLUDING POCKET PARKS, OUTDOOR DINING

**EXISTING CONDITION:** Opportunities exist to create spaces for small outdoor gathering places - pocket parks, such as the two on Main Street, small plazas in front of or to one side of a building, or outdoor eating areas (this is not a current allowable use).

**SOLUTION:** Allow outdoor eating but require sufficient sidewalk clearance so as not to create dangerous conditions for pedestrians. Require that infill development or substantial rehabilitation provide outdoor public space and related street furniture (benches, trash bins, etc.) and appropriate landscaping.





### 3. EXISTING CONDITIONS



#### DISALLOW PARKING IN FRONT YARD SETBACK

**EXISTING CONDITION:** Parking in the front yard setback creates a barrier between the pedestrian and the activity on the ground floor of the building. Parking that crosses over the sidewalk, instead of a defined driveway, creates safety issues for both drivers and pedestrians.

**SOLUTION:** Prohibit parking between the public sidewalk and the principal façade of new infill development or substantially rehabilitate buildings.

Village District Zoning and Historic Building Redevelopment Plan

## **3** VISION

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### Community Vision

#### PUBLIC PROCESS

The intent of the public process for this study was two-fold: 1) to educate the community about Village District Zoning and its implications and 2) to gather community preferences about zoning and design elements in order to focus the recommendations of this study on community needs.

The public process had four components:

#### Steering Committee

The members of the Steering Committee were drawn from City staff, officials, and property owners who had experience with the current regulations for the Downtown and were familiar with the impact of those regulations. The Steering Committee met in December 2015 and in January, March, and April of 2016.

#### Public Forums

The first public forum was held in February 2016. The focus was on existing conditions, and attendees were asked to participate in a visual survey to determine the community's preference for certain design elements. The results are shown on the following two pages and in Section 8.

Attendees also discussed what could, should, and must not change within the Downtown. Some of the goals that participants identified were beyond

the scope of this study, but the full set of results is provided in this section to guide further discussions about the Downtown.

#### Interviews

The consultant team interviewed City staff. One resident also reached out to the team to discuss possible plans for the Armory. However, local real estate professionals were, for the most part, non-responsive to the team's attempts to reach them and thus an important source of information about local market conditions was not available to the consultant team. City staff were very helpful – including members of the Economic Development, Zoning, and Assessor's Departments.

#### Updates to Planning & Zoning Commission

The consultant team met with the Planning & Zoning Commission in March 2016 to present the results of the February public forum and the research done to date.

A second meeting is planned for July 25, 2016 to introduce this draft report.

#### COMMENTS ON THE PROCESS

The public process was not as robust as it could have been. Although City staff publicized the meetings, the number of people who attended the meetings was small. However, those who did attend were very engaged, and included City officials with an interest in the Downtown.

## VISION FOR ANSONIA: PREFERRED DESIGN ELEMENTS



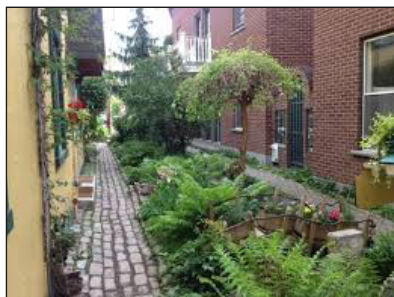
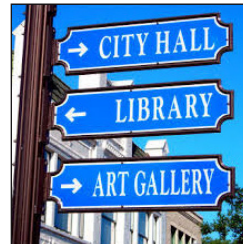
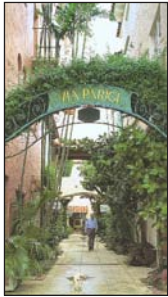
*These images scored over 4.0 in the Visual Preference Survey (see Section 8). They represent a visual snapshot of the design elements preferred by those participants who took part in the exercise. These elements begin to suggest a design vocabulary for the Downtown that can be referred to during public discussion of proposed changes, whether initiated by the City, state, or private property owners.*



*Figure 3-1: Preferences Higher than 4.0 for Visual Preference Survey (Section 8)*



### 3. VISION



*The graphic to the left is the result of a discussion at the public forum held in February 2016. After watching a presentation on existing conditions, participants reviewed the map of the Downtown and were encouraged to think about how change to affect the area over time. Participants identified those items that could change, that should change, and that must not change.*

*Although some of the results are beyond the scope of this report, a few participants express a preference for retaining the State Armory for a public use. This has implications for the pro forma for the State Armory presented in Section 4.*

*Other comments on the graphic to the right should be incorporated into future planning for the Downtown and may be of interest to property owners and business owners who are considering projects within the proposed Village District.*

### 3. VISION



Figure 3-2: Can/Should/Must Not Change Results from Public Workshop, February 2016

Village District Zoning and Historic Building Redevelopment Plan

## 4 PROTOTYPE STUDIES



### Prototype Studies

As part of this study, the consultant team used two sites within the Study Area as prototypes to examine how development might be affected by current zoning regulations and by the proposed Village District zoning.

The first prototype is the **State Armory** (5 State Street) is the historic armory, dedicated in 1921. The Armory includes a gym, which is still in use, and a shooting range, which is not. There is a second building on the site. The State Armory is located within the B Residence District and is not within the City Center Overlay.

The second prototype is **501 East Main Street**. The main building is indicated in bright green to the right. There is a second, connected building on the adjacent parcel (outlined in green dots) that was considered as part of these tests. These buildings were part of the Farrel Corporation and was a former process lab. These buildings are in the HI District and within the City Center overlay.



Figure 4-1: Location of Prototype Studies



Figure 4-2: The State Armory



Figure 4-3: 501 East Main Street

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## State Armory

The current dimensional characteristics of the property are as follows:

- Lot Size: 2.02 acres
- Number of Buildings: two on one lot
- Stories: 1-3, depending on location on site
- Gross Building Area: 32,192 square feet for the main building and the gym; 7,488 square feet for the outbuilding
- Total Living Area: 19,204 square feet (does not include outbuilding)
- Utilities: All public
- Parking: yes

## B RESIDENCE DISTRICT: USES

### Allowed

- Age-Restricted Multifamily Housing
- Nursing home, chronic and convalescent
- Professional offices
- Schools (nonprofit)

### Not Allowed

Letters in parenthesis represent the zoning districts within the Study Area in which the use is allowed.

- Hotels/Motels (C)
- Multifamily Housing (not age-restricted) (BB, C)
- Offices; Medical Offices (C)
- Retail sales (C)
- Schools (for-profit: C)

## DEVELOPMENT IMPLICATIONS

This former state armory is in partial use. The gym is in use by the community and the American Legion has office space in the main part of the building.

Zoning restrictions on use limit the development potential of this building, although participants at the public forum expressed a preference for continued and expanded public use. One suggestion was to explore a partnership with the YMCA across the street.

The current building is nonconforming in terms of height. The size of the lot, however, would permit off-street parking for proposed uses.

In addition to the size and layout of the building, the condition of the interior and potential environmental hazards, particularly with respect to the former shooting range, present challenges to redevelopment.



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### 501 East Main Street

The current dimensional characteristics of the property are as follows:

- Lot Size: 0.61 acres plus a portion of the adjacent lot
- Number of Buildings: two on two lots with connector; second lot contains a parking area and an unrelated building
- Stories: 4
- Gross Building Area: 162,187 square feet for both buildings
- Total Living Area: 106,442 square feet for both buildings
- Utilities: All public
- Parking: yes but not conforming

### HI RESIDENCE DISTRICT AND CITY CENTER: USES

#### Allowed

- Retail sale of goods manufactured on-site
- Various industrial uses
- Mixed-use: first floor: commercial retail/restaurant/office only; upper floors: residential and/or commercial/office (City Center)

#### Not Allowed

Letters in parenthesis represent the zoning districts within the Study Area in which the use is allowed.

- Age-Restricted Multifamily Housing (B, BB, C)
- Hotels/Motels (C)

- Multifamily Housing (not age-restricted) (BB, C, but see above for City Center)
- Offices; Medical Offices (C, but see above for City Center)
- Professional offices (B)
- Retail sales (C, but see above for City Center)
- Schools (nonprofit: B; for-profit: (C))

### DEVELOPMENT IMPLICATIONS

The existing zoning does not cause difficulty for the development of these buildings: the previous use as an industrial building was conforming and proposed uses meet the requirements of the City Center overlay. The dimensional standards of the buildings themselves appear to be conforming.

The challenge for developing this building is the sheer size of the building relative to demand and the likelihood of environmental contamination given its previous industrial use.

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## Market Implications and Pro Forma Analyses

### MARKET ANALYSES

As part of this study, the consultant team conducted detailed market analyses for residential and retail uses, and a general analysis of office and other uses. The full technical reports are in Section 7 and provide valuable information for City officials, property owners, and potential developers.

#### Summary of Demographic Characteristics

- In 2014, the Study Area has an estimated population of 434 persons and 181 households.
- Slight decline projected in the Study Area through 2019 compared to slight growth for City and Market Areas overall.
- Median household income in the Study Area is \$49,000 compared to \$56,000 for City and \$59,000 for Market Area.
- The Study Area has higher proportion of renters (60%) compared to City (42%) and Market Area overall (38%).

#### Summary of Business Characteristics

In 2014, the Study Area had an estimated 188 business establishments (1,658 city-wide), 1,610 jobs (14,156 city-wide), and \$230 million in business sales (\$2,892 million city-wide).

Retail Trade is the largest employer in the Study Area with 441 jobs (24% of city-wide retail jobs),

followed by Healthcare and Social Assistance with 414 jobs (26% of city-wide total).

The Study Area accounts for almost all (97%) of city-wide employment and sales in General Merchandise stores, 43% of annual sales of motor vehicles and parts, and 27% of sales of food and beverage stores city-wide.

#### Summary of Housing Demand

The Housing Demand Model developed by FXM Associates projects average annual demand for rentals and condos by age, income group, and affordable rental rates and sales prices over the next five (5) years.

As in most of the northeast, the population of the Ansonia market area is projected to show significant growth in householders over age 55. These older householders, traditionally inclined to home ownership, have increasingly demanded rental housing as they become “empty nesters” and/or want the convenience of rentals as well as cash in homeowner equity.

Combined with householders under age 35 (millennial/young professionals), the over-55 group comprise a market for rental housing in older downtowns targeted by developers. While not projected to grow as the older householders will, the under 35 householders are more inclined to be moving and to rent rather than own, hence their larger share of overall demand.



## 4. PROTOTYPE STUDIES

The market in the Study Area could support additional rental housing, especially targeted to young professionals and empty nesters.

The feasibility for such development depends upon attractive design, competitive amenities, and overall neighborhood attractiveness – as well as whether rehabilitation or new construction costs can be covered within target rent levels.

### Additional Analysis

FXM also estimated demand for retail and office space, and regional growth trends for industry. For the purpose of the pro forma analyses, this information was used to determine likely rental costs per square foot for each of the proposed uses.

## PRO FORMA ANALYSES

Information on market rates for rental housing and lease for office and retail have been abstracted from the technical reports and used to create the pro formas in this section. Three scenarios, each with a different mix of uses, were analyzed to answer the following questions:

- Would existing market rates provide sufficient funding to redevelop these properties?
- What would the effect of state and federal historic tax credits be on the ability to fund redevelopment?
- Is there a remaining financing gap and are there funding sources to address that gap?

## ASSUMPTIONS

The pro formas that follow are based on the following assumptions:

### Residential

- Average size of a rental unit is \$1,000 square feet
- Utilization rate is 80%
- Vacancy rate is 10%
- Gross rent per unit is \$900/month or \$10,800 per annum
- Operating cost per unit is \$7,000 per annum

### Office

- Rent is \$13.99 per square foot (NNN)
- Vacancy rate is 10%

### Retail

- Rent is \$13.99 per square foot (NNN)
- Vacancy rate is 10%

### Other

- Municipal tax rate is \$37.32 per thousand
- Discount rate is 7%
- Assessed value is based on 70% of market value
- Debt is 5.5% for 30 years

Scenario 1: Residential Only				Scenario 2: Residential and Office			
<b>Calculations</b>							
<b>Uses</b>	<b>Gross SF (GSF)</b>	<b>Net SF (NSF)</b>	<b># of Units</b>	<b>Gross SF (GSF)</b>	<b>Net SF (NSF)</b>	<b># of Units</b>	
<b>Residential</b>							
Residential units (Main Building)	12,432	9,324	7	12,432	9,324	7	
Residential units (Gym)	19,760	9,880	8	19,760		0	
<b>Total residential units</b>	<b>32,192</b>	<b>19,204</b>	<b>15</b>	<b>32,192</b>	<b>9,324</b>	<b>7</b>	
<b>Office</b>							
Main Building	12,432	-		12,432			
Gym	19,760	-		19,760	9,880		
<b>Total Office</b>	<b>32,192</b>	<b>-</b>		<b>32,192</b>	<b>9,880</b>		
<b>Retail</b>							
Main Building	12,432	-		12,432			
Gym	19,760	-		19,760			
<b>Total Industrial</b>	<b>32,192</b>	<b>-</b>		<b>32,192</b>	<b>-</b>		
<b>Construction Costs</b>	<b>GSF</b>	<b>\$/GSF</b>	<b>Cost</b>	<b>GSF</b>	<b>\$/GSF</b>	<b>Cost</b>	
Building Areas	32,192	127	\$ 4,088,384	32,192	127	\$ 4,088,384	
Site demolition and reconstruction			\$ 20,000			\$ 20,000	
Site costs including driveways	74,821	5	\$ 374,105	74,821	5	\$ 374,105	
Soft costs and design contingency (20%)			\$ 896,498			\$ 896,498	
			\$ 4,108,384			\$ 4,108,384	
<i>Total hard cost</i>			\$ 896,498			\$ 896,498	
<i>Total soft cost</i>			\$ 374,105			\$ 374,105	
<i>Total site cost</i>			\$ 5,378,987			\$ 5,378,987	
<i>Total cost</i>							

Scenario 1: Residential Only				Scenario 2: Residential and Office			
<b>Proforma</b>	<b>Value</b>			<b>Value</b>			
<b>Residential Revenue</b>							
Number of Units	15			7			
Leasable NSF	-			-			
Rent per unit per annum	\$ 10,800			\$ 10,800			
Gross Rent	\$ 162,000			\$ 75,600			
Less vacancies	\$ 16,200			\$ 7,560			
Maintenance/Management/Insurance	\$ 105,000			\$ 49,000			
<b>Net Rent Revenue</b>	<b>\$ 40,800</b>			<b>\$ 19,040</b>			
<b>Office Revenue</b>							
Leasable NSF	-			9,880			
Rent per NSF (NNN)	\$ 13.99			\$ 13.99			
Gross Rent	\$ -			\$ 138,221			
Less vacancies	\$ -			\$ 13,822			
<b>Net Rent Revenue</b>	<b>\$ -</b>			<b>\$ 124,399</b>			
<b>Retail Revenue</b>							
Leasable NSF	-			-			
Rent per NSF (NNN)	\$ 17.86			\$ 17.86			
Gross Rent	\$ -			\$ -			
Less vacancies	\$ -			\$ -			
<b>Net Rent Revenue</b>	<b>\$ -</b>			<b>\$ -</b>			
<b>TOTAL RENT REVENUE</b>	<b>\$ 40,800</b>			<b>\$ 143,439</b>			
<b>Property Tax</b>							
Pre-Improved Appraised Value	\$ 1,285,500			\$ 1,285,500			
Pre-Improved Assessed Value	\$ 899,900			\$ 899,900			
Pre-Improved Assessed Value Property Taxes	\$ 33,584			\$ 33,584			
Improved Estimated Total Value (NOI basis)	\$ 582,857			\$ 2,049,130			
Improved Assessed Value	\$ 408,000			\$ 1,434,391			
<b>Improved Assessed Value Property Taxes</b>	<b>\$ 15,227</b>			<b>\$ 53,531</b>			
<b>Development Costs</b>							
Hard Costs	\$ 4,108,384			\$ 4,108,384			
Soft Costs	\$ 896,498			\$ 896,498			
Site Work	\$ 374,105			\$ 374,105			
<b>Total Costs</b>	<b>\$ 5,378,987</b>			<b>\$ 5,378,987</b>			
<b>Supportable Debt</b>							
Net Annual Revenue	\$ 25,573			\$ 89,908			
Supportable Debt at 5.5% , 30 years	\$ 371,678			\$ 1,306,694			
<b>Gap Financing and Financial Outcome</b>							
Net Financial Outcome Without Subsidy (Gap Financing Req	\$ (5,007,309)			\$ (4,072,292)			
State Historic Tax Credits 25%	\$ 1,251,220			\$ 1,251,220			
Federal Historic Tax Credits for 20% of Hard and Soft Costs	\$ 1,000,976			\$ 1,000,976			
<b>Net Financial Outcome After Subsidy</b>	<b>\$ (2,755,112)</b>			<b>\$ (1,820,096)</b>			

## 4. PROTOTYPE STUDIES

### Scenario 3: Office Only

Gross SF (GSF)	Net SF (NSF)	# of Units
12,432	9,324	
19,760	9,880	
32,192	19,204	-

12,432	9,324
19,760	9,880
32,192	19,204

12,432	
19,760	
32,192	-

GSF	\$/GSF	Cost
32,192	127	\$ 4,088,384
		\$ 20,000
74,821	5	\$ 374,105
		\$ 896,498
		\$ 4,108,384
		\$ 896,498
		\$ 374,105
		<u>\$ 5,378,987</u>

### Scenario 3: Office Only

Value
-
-
\$ 10,800
\$ -
\$ -
\$ -
\$ -
\$ -
19,204
\$ 13.99
\$ 268,664
\$ 26,866
\$ 241,798
-
\$ 17.86
\$ -
\$ -
\$ -
\$ 241,798
\$ 1,285,500
\$ 899,900
\$ 33,584
\$ 3,454,251
\$ 2,417,976
\$ 90,239
\$ 4,108,384
\$ 896,498
\$ 374,105
\$ 5,378,987
\$ 151,559
\$ 2,202,716
\$ (3,176,271)
\$ 1,251,220
\$ 1,000,976
<u>\$ (924,074)</u>

## PRO FORMA: STATE ARMORY



Scenario 1: Retail and Residential				Scenario 2: Retail, Residential, and Office			
<b>Calculations</b>							
<b>Uses</b>	<b>Gross SF (GSF)</b>	<b>Net SF (NSF)</b>	<b># of Units</b>	<b>Gross SF (GSF)</b>	<b>Net SF (NSF)</b>	<b># of Units</b>	
<b>Residential</b>							
Residential units (Main Building)	88,155	52,893	42	88,155	35,262	28	
Residential units (Secondary Building)	74,032	53,549	43	74,032	40,366	32	
<b>Total residential units</b>	<b>162,187</b>	<b>106,442</b>	<b>85</b>	<b>162,187</b>	<b>75,628</b>	<b>60</b>	
<b>Office</b>							
Main Building	88,155	-		88,155	17,631		
Secondary Building	74,032	-		74,032	13,183		
<b>Total Office</b>	<b>162,187</b>	<b>-</b>		<b>162,187</b>	<b>30,814</b>		
<b>Retail</b>							
Main Building	88,155	17,631		88,155	17,631		
Secondary Building	74,032	13,183		74,032	13,183		
<b>Total Industrial</b>	<b>162,187</b>	<b>30,814</b>		<b>162,187</b>	<b>30,814</b>		
<b>Construction Costs</b>	<b>GSF</b>	<b>\$/GSF</b>	<b>Cost</b>	<b>GSF</b>	<b>\$/GSF</b>	<b>Cost</b>	
Building Areas	162,187	159	\$ 25,787,733	162,187	159	\$ 25,787,733	
Site demolition and reconstruction			\$ 20,000			\$ 20,000	
Site costs including driveways	104,181	5	\$ 520,905	104,181	5	\$ 520,905	
Soft costs and design contingency (20%)			\$ 5,265,728			\$ 5,265,728	
			\$ 25,807,733			\$ 25,807,733	
<i>Total hard cost</i>			\$ 5,265,728			\$ 5,265,728	
<i>Total soft cost</i>			\$ 520,905			\$ 520,905	
<i>Total site cost</i>			\$ 31,594,366			\$ 31,594,366	
<i>Total cost</i>							

Scenario 1: Retail and Residential				Scenario 2: Retail, Residential, and Office			
<b>Proforma</b>	<b>Value</b>			<b>Value</b>			
<b>Residential Revenue</b>							
Number of Units	85			60			
Leasable NSF	-			-			
Rent per unit per annum	\$ 10,800			\$ 10,800			
Gross Rent	\$ 918,000			\$ 648,000			
Less vacancies	\$ 91,800			\$ 64,800			
Maintenance/Management/Insurance	\$ 595,000			\$ 420,000			
<b>Net Rent Revenue</b>	<b>\$ 231,200</b>			<b>\$ 163,200</b>			
<b>Office Revenue</b>							
Leasable NSF	-			30,814			
Rent per NSF (NNN)	\$ 13.99			\$ 13.99			
Gross Rent	\$ -			\$ 431,088			
Less vacancies	\$ -			\$ 43,109			
<b>Net Rent Revenue</b>	<b>\$ -</b>			<b>\$ 387,979</b>			
<b>Retail Revenue</b>							
Leasable NSF	30,814			30,814			
Rent per NSF (NNN)	\$ 17.86			\$ 17.86			
Gross Rent	\$ 550,338			\$ 550,338			
Less vacancies	\$ 55,034			\$ 55,034			
<b>Net Rent Revenue</b>	<b>\$ 495,304</b>			<b>\$ 495,304</b>			
<b>TOTAL RENT REVENUE</b>	<b>\$ 726,504</b>			<b>\$ 1,046,483</b>			
<b>Property Tax</b>							
Pre-Improved Appraised Value	\$ 267,200			\$ 267,200			
Pre-Improved Assessed Value	\$ 187,100			\$ 187,100			
Pre-Improved Assessed Value Property Taxes	\$ 6,983			\$ 6,983			
Improved Estimated Total Value (NOI basis)	\$ 10,378,632			\$ 14,949,762			
Improved Assessed Value	\$ 7,265,042			\$ 10,464,833			
<b>Improved Assessed Value Property Taxes</b>	<b>\$ 271,131</b>			<b>\$ 390,548</b>			
<b>Development Costs</b>							
Hard Costs	\$ 25,807,733			\$ 25,807,733			
Soft Costs	\$ 5,265,728			\$ 5,265,728			
Site Work	\$ 520,905			\$ 520,905			
<b>Total Costs</b>	<b>\$ 31,594,366</b>			<b>\$ 31,594,366</b>			
<b>Supportable Debt</b>							
Net Annual Revenue	\$ 455,373			\$ 655,936			
Supportable Debt at 5.5% , 30 years	\$ 6,618,273			\$ 9,533,203			
<b>Gap Financing and Financial Outcome</b>							
Net Financial Outcome Without Subsidy (Gap Financing Required)	\$ (24,976,093)			\$ (22,061,163)			
State Historic Tax Credits 25%	\$ 7,768,365			\$ 7,768,365			
Federal Historic Tax Credits for 20% of Hard and Soft Costs	\$ 6,214,692			\$ 6,214,692			
<b>Net Financial Outcome After Subsidy</b>	<b>\$ (10,993,035)</b>			<b>\$ (8,078,105)</b>			



Scenario 3: Retail and Office

Gross SF (GSF)	Net SF (NSF)	# of Units
88,155		0
74,032		0
162,187	-	-

88,155	52,893
74,032	53,549
162,187	106,442

88,155	17,631
74,032	13,183
162,187	30,814

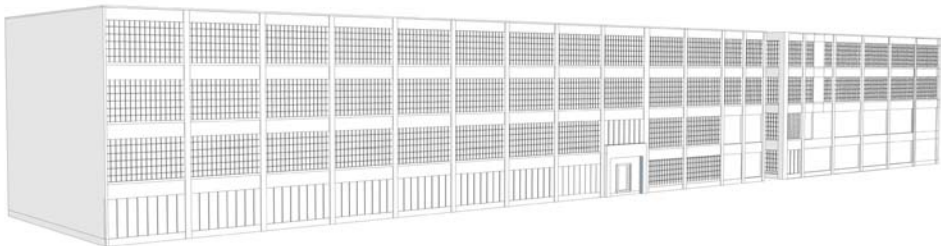
GSF	\$/GSF	Cost
162,187	159	\$ 25,787,733
		\$ 20,000
104,181	5	\$ 520,905
		\$ 5,265,728
		\$ 25,807,733
		\$ 5,265,728
		\$ 520,905
		\$ 31,594,366

Scenario 3: Retail and Office

Value
-
-
\$ 10,800
\$ -
\$ -
\$ -
\$ -
106,442
\$ 13.99
\$ 1,489,124
\$ 148,912
\$ 1,340,211
30,814
\$ 17.86
\$ 550,338
\$ 55,034
\$ 495,304
\$ 1,835,515
\$ 267,200
\$ 187,100
\$ 6,983
\$ 26,221,649
\$ 18,355,155
\$ 685,014
\$ 25,807,733
\$ 5,265,728
\$ 520,905
\$ 31,594,366
\$ 1,150,501
\$ 16,721,090
\$ (14,873,276)
\$ 7,768,365
\$ 6,214,692
\$ (890,219)

4. PROTOTYPE STUDIES

PRO FORMA: 501 EAST MAIN STREET



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## Implications and Public Subsidy

The pro forma scenarios demonstrate the even with the use of state and federal historic tax credits, there is still a funding gap for these two buildings.

Fortunately, there are some public sources of funds that may be appropriate for both the State Armory and for 501 East Main Street because of the potential environmental cleanup required. Both the State of Connecticut and the federal government have funds available for remediation of brownfields.

At the state level, the Department of Energy and Environmental Protection provides resources for brownfield mitigation. ([http://www.ct.gov/dEEP/cwp/view.asp?a=2715&q=489000&deepNav\\_GID=1626](http://www.ct.gov/dEEP/cwp/view.asp?a=2715&q=489000&deepNav_GID=1626)).

Governor Molloy announced in June 2016 a new round of funding for brownfield remediation in Connecticut. ([http://portal.ct.gov/Departments\\_and\\_Agencies/Office\\_of\\_the\\_Governor/Press\\_Room/Press\\_Releases/2016/06-2016/Gov\\_\\_Malloy\\_Announces\\_Latest\\_Round\\_of\\_Funding\\_to\\_Help\\_Remediate\\_and\\_Revitalize\\_Connecticut\\_Brownfields/](http://portal.ct.gov/Departments_and_Agencies/Office_of_the_Governor/Press_Room/Press_Releases/2016/06-2016/Gov__Malloy_Announces_Latest_Round_of_Funding_to_Help_Remediate_and_Revitalize_Connecticut_Brownfields/))

The City of Ansonia should investigate future funding rounds and consider partnerships with others to address the funding gaps identified in these pro formas.

At the federal level, the U.S. Environmental Protection Agency has additional resources, including in-

formation on grant funding and technical assistance. (<https://www.epa.gov/brownfields>).

## 4. PROTOTYPE STUDIES



Village District Zoning and Historic Building Redevelopment Plan

## **5** RECOMMENDED VILLAGE DISTRICT ZONING



## 5. RECOMMENDED VILLAGE DISTRICT ZONING

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### Introduction

This section contains an explanation of Village District Zoning and the draft text for the recommended zoning changes. The recommended text is likely to change in response to comments from the Planning & Zoning Commission and members of the public as the draft moves through the approval process.

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### Village District Legislation: Chapter 124 8-2j

According to CGS 124 8-2j, the Planning and Zoning Commission may establish a Village District to protect an area of distinctive character, landscape or historic value that are specifically identified in the plan of conservation and development. The zoning regulations must protect the distinctive character, landscape and historic structures within the district by regulating new construction and substantial reconstruction or rehabilitation of properties within the district and in view from public roadways. Any application that triggers review by the Planning and Zoning Commission is subject to review and recommendation by the village district consultant selected by the Commission.

The City's regulations for under Chapter 124 8-2j may include standards for the following:

- Design and placement of buildings
- Maintenance of public views
- Design, paving materials and placement of public roadways

- Other elements related to maintenance and protection of the character of the village district

The recommended zoning text and design guidelines are designed to address problems identified during the public input process that formed part of this study. This process is described in Section 3. The existing conditions that form the basis of the analysis for these recommendations are described in Section 2.

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### Adoption Process

The City of Ansonia is considering a complete review of its zoning, and may consider some changes to the proposed language in this section. Based on the existing zoning format, this new section should be added to Article II, after the City Center Zone. The Planning & Zoning Commission would take three actions to implement the recommendations of this report:

1. Amend the zoning regulations with the draft language, as may be revised during the approval process, below.
2. Amend the zoning map to include the proposed boundary for the new Village District.
3. Adopt the recommended design guidelines, as may be revised during the approval process, as the guidelines for the Village District.

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### Procedures for Amendments

The Zoning Commission is the municipal body with the authority to amend the Zoning Regulations. Any amendments to the Village District once adopted must be made according to Section 240 of

the Zoning Regulations of the City of Ansonia. The procedures are summarized below.

### Zoning Boundary Changes

Twelve copies of the proposed changes to the Zoning Map must be submitted. The map should show both the area of the proposed change and the area within 500 feet of the proposed change and the map must be at a scale not less than 100 feet to the inch. The applicant must send notification of the public hearing (time, and place) to all abutters within 500 feet of the proposed amendment.

### Zoning Text Change

Fifteen copies of the proposed text of the changes to the Zoning Ordinance must be submitted and the text must be accompanied by a narrative of the proposed change.

### Hearing Process

The proposed changes must be referred to the Planning Commission at least 35 days prior to the public hearing. The planning Commission may make a report and recommendation on the proposed changes. If the proposed change is within 500 feet of another municipality, the regional planning agency must also be notified no less than thirty-five days prior to the public hearing.

### Recommended Village District Boundary

The boundary of the proposed Village District is shown in Figure XX. The parcels included within the Village District, identified by the Map-Block-Lot designations from the GIS data provided by the City, are shown below.

45-66-0	45-1-0	44-1-0
45-67-1	45-5-0	44-38-0
45-65-0	44-30-0	43-1-0
45-64-3	44-31-0	43-4-0
45-25-1-0	44-29-0	43-5-0
45-63-0	44-028A-0	32-42371-0
45-24-0	44-32-0	43-3-0
45-23-0	44-28-0	43-2-0
45-26-0	31-50-0	42-34-0
45-22-0	44-33-0	42-017A-0
45-27-0	44-27-15	
45-25-0	44-26-0	
45-62-0	44-22-1A	
45-28-0C	44-24-0	
45-29-0	44-21-0	
45-14-0	44-34-0	
45-21-0	44-20-0	
45-15-0	44-14-9-0	
45-20-0	44-16-0	
45-17-0	44-15-0	
45-30-0A	44-35-0	
45-12-0	44-12-0	
45-42675-0	44-13-0	
45-11-0	44-11-0	
45-18-0	44-10-0	
45-19-0	44-38-1	
45-4-0	44-9-0	
45-62-P-14	44-7-0	
45-3-0	44-6-0	
45-32-0	44-5-0	
45-X002-0	44-4-0	
45-31-0	44-8-0	

Table 5-1: Map-Block-Lot Designations

## 5. RECOMMENDED VILLAGE DISTRICT ZONING

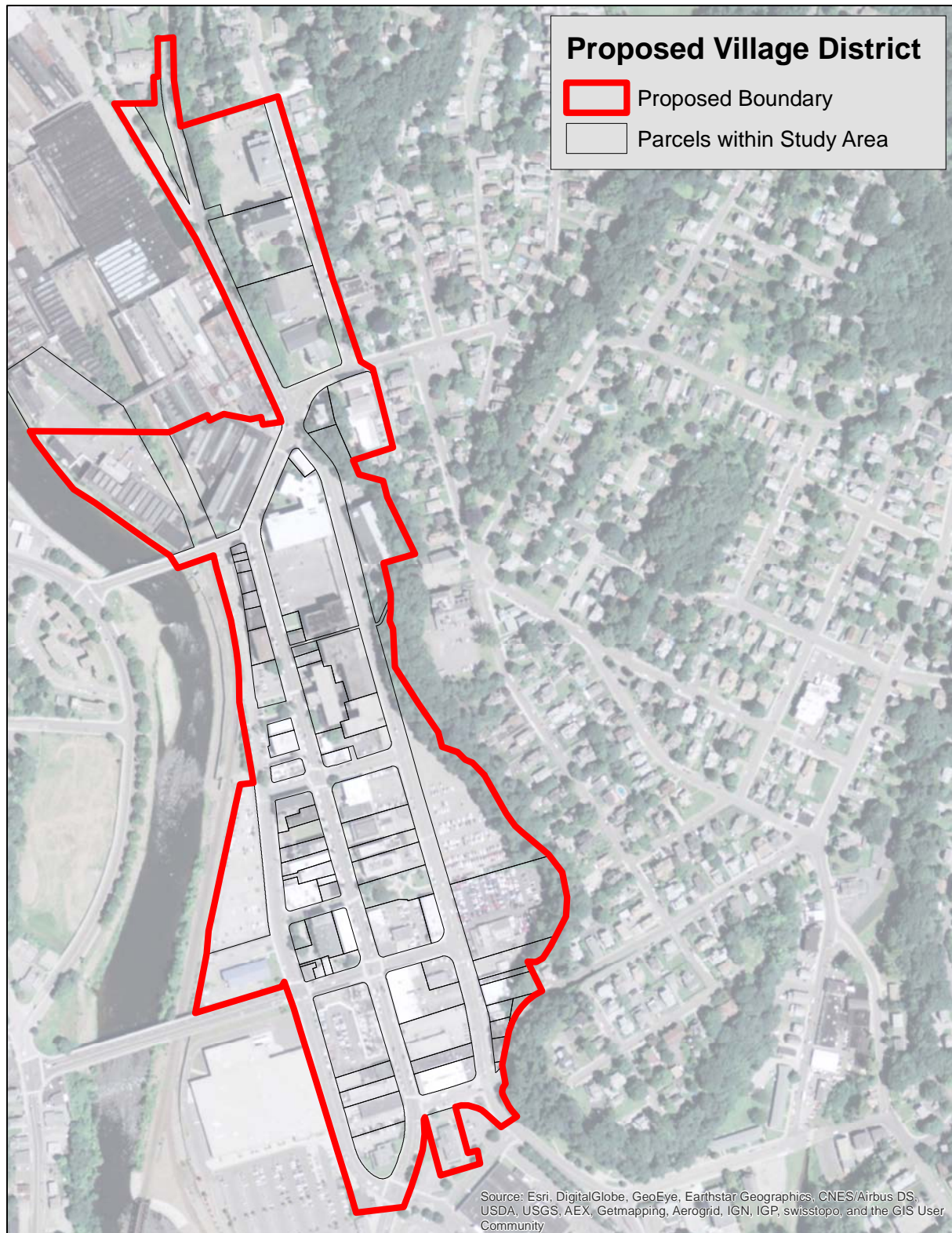


Figure 5-1: Proposed Village District

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## Recommended Zoning Changes

### ARTICLE II SECTION 22X: MAIN STREETS VILLAGE DISTRICT

#### 22X.01 – Purpose.

The purpose of this Village District Overlay is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce the existing development patterns.

#### 22X.02 – Authorization.

The Village District is hereby designated as a Village District as authorized by Chapter 124 Section 8-2j (Section 8-2j) of the Connecticut General Statutes (CGS) and any new construction or substantial reconstruction and rehabilitation of the exterior of a building shall be reviewed in accordance with the provisions of these Regulations and with the requirements of CGS Section 8-2j.

#### 22X.032 – Additions to the Village District.

The Planning and Zoning Commission may add one or more parcels to an existing Village District using the following criteria:

- The parcel to be added must be contiguous with the existing Village District boundary.
- The characteristics of the existing building and site must be consistent with the Design Principles.

The dimensional characteristics of the existing building and site must be consistent with other buildings in the Village District with respect to height, setback from front lot line, and building massing.

#### 22X.04 – Applicability.

All zoning regulations applying to the underlying district shall continue to govern the Village District, except as amended by this section. Site plan approval by the Planning and Zoning Commission shall be required for the following activities within the Village District and in view from either public roadways or from the Naugatuck River:

- New construction
- Substantial reconstruction and rehabilitation of properties
- Alterations to existing building façades such that the appearance of the building is changed

#### 22X.05 – Authority.

The Planning and Zoning Commission's authority shall include, but not be limited to, the following:

- The design and placement of buildings
- The maintenance of public views
- The design, paving materials, and placement of public roadways



## 5. RECOMMENDED VILLAGE DISTRICT ZONING

- Other elements that the Planning and Zoning Commission deems appropriate to maintain and protect the character of the village district

### 22X.06 – Application Procedure.

The Planning and Zoning Commission will review the application under the Site Plan Review process, using the criteria within this section, including the Design Guidelines, as the basis of its review.

Any application for new development and/or the substantial improvement of existing development within the Village District shall be subject to the requirements of the Zoning Regulations and the procedures for Mandatory Site Plan Approval, as detailed in Section 510 of said Regulations, respectively.

In addition, all applications will be the subject of design review under the Design Guidelines for the Village District, provided in Section 6 of this report and as an integral part of these zoning revisions.

The definition of “substantial improvement” is consistent with the term as defined by the Federal Emergency Management Agency (FEMA) as follows:

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
2. Any alterations of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Floodplain management requirements for new construction apply to substantial improvements. Increased Cost of Compliance (ICC) coverage does not apply to substantial improvements unless a structure is substantially damaged due to flooding.

### 22X.07 – Approval and Denial.

The Planning and Zoning Commission shall record the reason for approval or denial of the Site Plan Review application. If the application is denied, the reason for such denial shall include the specific regulations under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality. Approval of the application shall become effective in accordance with CGS Section 8-3c(b).

The approval must be certified by the Planning and Zoning Commission and recorded in the land records of the City of Ansonia at the expense of the record owner. The approval must contain the following information:

- Owner of record
- Description of the premises to which it relates

- Reasons for the decision

Maps should be submitted to the Land Use Office prior to filing with the Town Clerk. The maps should be reviewed and, if approved, then the Land Use Official should sign or initial such approval in the margins of the mylar before filing with the City Clerk.

## 22X.08 – Advisory Opinion.

The Project Review Committee is designated as the Village District Consultant for the purposes of CGS Section 8-2j(f). The membership of the Project Review Committee shall include at least one member who is an architect, landscape architect, or planner who is a member of the American Institute of Certified Planners.

The Project Review Committee shall review all applications for new construction and substantial reconstruction within the district and in view from public roadways. The basis for review and recommendations shall be the regulations in the Design Principles and Standards.

The Planning and Zoning Commission may also seek recommendations from any town agency, regional agency, or outside specialist, including, but not limited to, the following:

- Naugatuck Valley Council of Governments
- The Derby Historical Society
- The City of Ansonia Historical Commission
- The City of Ansonia Historic District Commission
- The Connecticut Trust for Historic Preservation

- The University of Connecticut College of Agriculture and Natural Resources

## 22X.09 – Design Review Process.

The Design Review process is mandatory for all projects within the Village District meeting the requirements in Applicability for Site Plan Review under the authority of the Planning and Zoning Commission.

The Design Standards provide design requirements for all applicable projects. Projects shall be approved if they meet the Design Standards and all other applicable guidelines and requirements.

The Project Review Committee shall submit a report and recommendation to the Planning and Zoning Commission within thirty-five days of the receipt of the application. The basis for the recommendation of the Project Review Committee shall be the compliance of the application with provisions of the Design Standards.

The Planning and Zoning Commission will enter this report and recommendation into the public record and consider it as part of their deliberations. Any delay in the submission of the report will not alter any other time limit imposed by the regulations.

Any report or recommendation from an outside specialist, such as those listed under Advisory Opinion, shall also be entered into the public hearing record.

As part of any approval of a Compliance Alternative (as defined in the Design Guidelines), the Planning and Zoning Commission must provide a written

## 5. RECOMMENDED VILLAGE DISTRICT ZONING

determination and finding that the alternative approach meets the requirements of the Design Principles. Such determination should state the applicable standard(s), the reason for granting an alternative, the applicable Design Principles, and how the alternative meets the Design Principles. The Planning and Zoning Commission may request a recommendation from the Project Review Committee on the compliance of the alternative approach with the Design Principles.

side of the proposed project and the view from across the street. The narrative should indicate how the proposed building or addition is consistent with the context and describe the treatments of façades facing public streets or public parking areas. Any request for a variation should include a statement as to why the variation should be approved under Compliance Alternative.

### 22X.10 – Additional Materials for an Application Related to Existing Historic Buildings.

The Applicant must supply documentation of the original style of the building and a narrative of how improvements are consistent with the style or how the improvements vary, and a rationale for why the variation should be approved under Compliance Alternative. Historic buildings are defined as those listed in both Tables 2-1 and 2-2 in Section 2 of the *Village District Zoning and Historic Building Redevelopment Plan*, as approved and as maintained or further updated by the City of Ansonia.

### 22X.11 – Additional Materials for an Application for New Construction or Substantial Reconstruction and Rehabilitation or Changes to the Exterior Façades.

The Applicant must supply pictures of the original building(s) (if applicable), the buildings to either

Village District Zoning and Historic Building Redevelopment Plan

## **6 RECOMMENDED DESIGN GUIDELINES**



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### Introduction

Application of the Design Principles and Design Standards will reinforce the existing patterns of land use and development with the Village District. As noted in Design Review, The Planning and Zoning Commission and the Project Review Committee will use the Design Standards as the basis for their review of the application. Should the Applicant apply for a Compliance Alternative (as defined in these Design Guidelines), the Planning and Zoning Commission and the Project Review Committee will refer to these governing Design Principles.

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### Design Principles

The following Design Principles shall apply to new construction and substantial reconstruction and rehabilitation (substantial improvement as defined in Section 22X.06 of the proposed zoning regulations) of properties within the Village District. These Design Principles are consistent with the legislative requirements of CGS Section 8-2j.

1. Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification
2. All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the Village District in and around the proposed building or modification.
3. The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.
4. The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
5. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
6. Proposed streets shall be connected to the existing district road network, wherever possible.
7. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
8. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design.
9. The landscape design shall complement the district's landscape patterns.
10. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
11. The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.

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## COMPLIANCE ALTERNATIVE

If the Planning and Zoning Commission and the Applicant jointly agree that a proposed design meets the intent of the Design Principles but does not meet the requirements of the Design Standards, the Planning and Zoning Commission may accept the proposed design provided that it meets the public purpose of the Design Principles.

A Compliance Alternative must accomplish the relevant Design Principle. The Applicant must submit documentation that indicates the specific proposed alternative method or standard that will be used, why the Design Standards are not applicable to the application, and how the project is fully compliant with the Design Principles. Approval by the Planning and Zoning Commission of a Compliance Alternative is discretionary, but shall not be unreasonably withheld if the Applicant has provided sufficient documentation to justify such request. The use of the Compliance Alternative must be by mutual consent between the Planning and Zoning Commission and the Applicant.

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## DESIGN STANDARDS

The following design standards shall apply to new construction, substantial reconstruction and rehabilitation of properties, and changes that alter the exterior appearance of buildings within the Village District and/or in view from public roadways and from the Naugatuck River. Where applicable, these standards are designed to supplement the existing Zoning Regulations.

### DESIGN STANDARDS FOR NEW DEVELOPMENT OR REDEVELOPMENT

Require that treatment of principal façade be sympathetic to the existing context

#### Façade Design and Relationship to Existing Context

- The façade, or primary building elevation, of new construction or substantial rehabilitation shall be compatible with the façade design of neighboring buildings so as to create continuity across projects and the street edge. Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street.
- At least two of the following design elements should be repeated in adjacent buildings, excluding parking structures: design treatment at the ground level, relative location and size of doors, window style and proportions, location of signs, dominant façade material, dominant color, bay window style, and roof form. Figure 6-1.

## 6. RECOMMENDED DESIGN GUIDELINES

- There shall be a direct vertical correspondence between the design of the façade of the upper floors and the ground level retail façades.
- New construction and substantial rehabilitation of properties adjacent to public open spaces shall be oriented to define the edges of those open spaces and provide a transparent ground floor to activate the public space.

### Placement and Treatment of Entries

- Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building form.
- Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk.
- Building entries may add components to the building façade such as storefronts, canopies, porches, and stoops and shall provide a high level of visibility and transparency into ground floor uses.

### Install landscaped buffers between parking lots and sidewalks

#### Screening and Landscaping

- Parking areas shall be separated from the street with landscaped buffers of between five feet and eight feet in width. Figure 6-2.
- Parking areas on secondary streets may also be screened by other site components, including fences, gates, walls, permanent planters, or hedges. Landscaped medians shall be provided between parking spaces to break up the impervious surfaces and mitigate the visual impact of parking.



Figure 6-1: Similar roof treatment; similar dominant façade material, similar proportion of windows on upper stories (except for the windows in the upper floors of the building on the left where replacement windows do not match the original openings)



Figure 6-2: Use landscaped buffers to separate parking from the street.

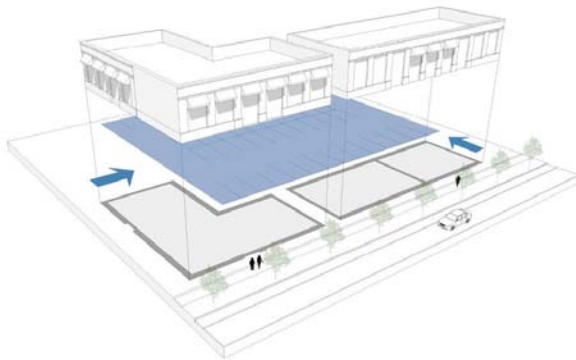


Figure 6-3: Parking Placement: Parking located to rear of building

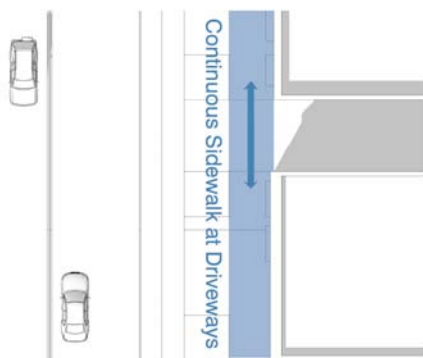


Figure 6-4: Sidewalks shall be continuous and uninterrupted at driveways.

- No landscape island shall be less than 6' wide with a minimum width of 10' is required for planting strips with trees.

## Disallow Parking In Front Yard Setback

### Parking Placement

- Parking shall be located at the interior of blocks, behind buildings, or at the rear of sites, away from prominent site edges, public spaces, and streets. Figure 6-3.

## Activate Connections between Main Street and East and West Main Streets

### Pedestrian Access

- New construction and public infrastructure improvements shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances of all garages, parking lots and parking structures and all public, resident, and employee entrances to every building.
- Sidewalks and pedestrian paths should incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District.
- The network should not include streets or spaces that are primarily used for vehicular connections, deliveries and services.
- Sidewalks shall be continuous and uninterrupted at driveways. Figure 6-4.

### Passageways

- Passageways through buildings that connect the principal streets to parking shall include displays relevant to adjacent businesses, public art, and/or wayfinding signage related to the Village District

## 6. RECOMMENDED DESIGN GUIDELINES

and lighting that provides a safe environment for pedestrians.

### Improve Public Realm Including Pocket Parks, Outdoor Dining

#### Street Furniture

- Permanent street furniture including light fixtures, benches, bike racks, trash and recycling receptacles, and newspaper stands shall be integrated with street and sidewalk circulation to ensure adequate clearances, access and convenience of the location of these amenities.
- Street furniture shall be clustered at convenient locations that are plainly visible and accessible and must be located such that the minimum 4'-0" sidewalk clearances are maintained.

#### Sidewalk Cafés

- Where sidewalk width is constrained at location of sidewalk use for outdoor cafés, the Planning and Zoning Commission may reduce the minimum clear width of the sidewalk to 3' for a maximum length of 10'.
- After a 5' interval of a minimum width of 4', the minimum clearance of 3' may be allowed for another 10'. The goal is to maintain the balance for clear width of pedestrian activity and the extension of outdoor cafés into the public space.

#### Landscape Use and Orientation

- Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District. These open spaces may be within the front yard setback in front of the principal façade or within the side yard setback, or on a lot immediately adjacent to the building.

- Landscape features shall shield negative views and define edges, and frame streets and public spaces.
- Plantings shall not obscure site entrances and exit drives, access ways, or road intersections or impair visibility of commercial storefronts.
- Tree species shall be selected to maintain relatively clear views of the ground floor and adequate height clearances for sidewalk circulation.
- Site and landscape features shall be integrated with the design of new construction and reflect a coordinated site and building design.

#### Design Treatment of Edges

- Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use.
- Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas.
- Access driveways and curb cuts using side yards may be combined between adjoining properties to access parking for multiple buildings at the interior of the block.

### Replace Existing Building Elements With Compatible Elements

#### Façade Materials

- Materials shall be selected to be compatible with or complementary to the Village District.
- Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided or removed and replaced.
- Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited



to: stone, brick, wood, metal, glass, sustainable cement masonry board products and integrated or textured masonry.

- Exterior material may not include vinyl siding.
- Uninterrupted, multi-level glazing may not be used as a primary façade design treatment.
- Repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.
- Deteriorated historic features shall be repaired rather than replaced.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



*Figure 6-5: Signs are within architectural sign band (A) with downward pointing lighting above (B). Awnings reflect vertical divisions within the ground floor façade (C) or between buildings (D). Awnings that have the same color unify the façades.*

## Consider Position Of Signage In Relation To Architectural Elements

### Awnings and Signage

- Awnings and signs may not obscure important architectural details by crossing over pilasters or covering windows.
- Multiple awnings or signs on a single building shall be consistent in size, profile, location, material, color and design.
- On multi-tenant buildings the awnings and signs shall be allowed to vary in color and details, but shall be located at the same height on the building façade. Figure 6-5.

## 6. RECOMMENDED DESIGN GUIDELINES

### DESIGN STANDARDS FOR NEW DEVELOPMENT

#### Require consistent front yard setback

- Building Setbacks – Infill buildings shall match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or may be an average of the two setbacks. Figure 6-6.
- Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site. Building massing and façades shall be designed to frame streets and public spaces to provide a sense of spatial enclosure and to define street edges. Building entrances, storefronts and windows shall be oriented to the primary street(s) with transparency to streets and public spaces.

#### Require Consideration Of The Height With Regard To Adjacent Buildings

- Infill buildings shall continue the patterns of height of adjacent existing properties. Where the discrepancy between the proposed height and existing height patterns is greater than ten feet, the Project Review Committee shall review design proposals with the applicant for context sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.
- The scale of proposed new or substantially rehabilitated buildings shall be compatible with the surrounding architecture and landscape context. Elements that may help to relate building massing proportionally shall include: articulated building bases through a change in material or color; place-

ment of windows in a regular pattern; articulation of building entries with canopies, porches or awnings, and façade and roof projections (such as bay windows or dormers).

- The proportions of building elements shall be generally compatible with existing structures and the features and components of the façade.

#### Activate Principal Frontage

- Infill development that does have a front yard setback should activate that front setback with a pocket park, a public plaza or outdoor dining (subject to zoning revision by the City).

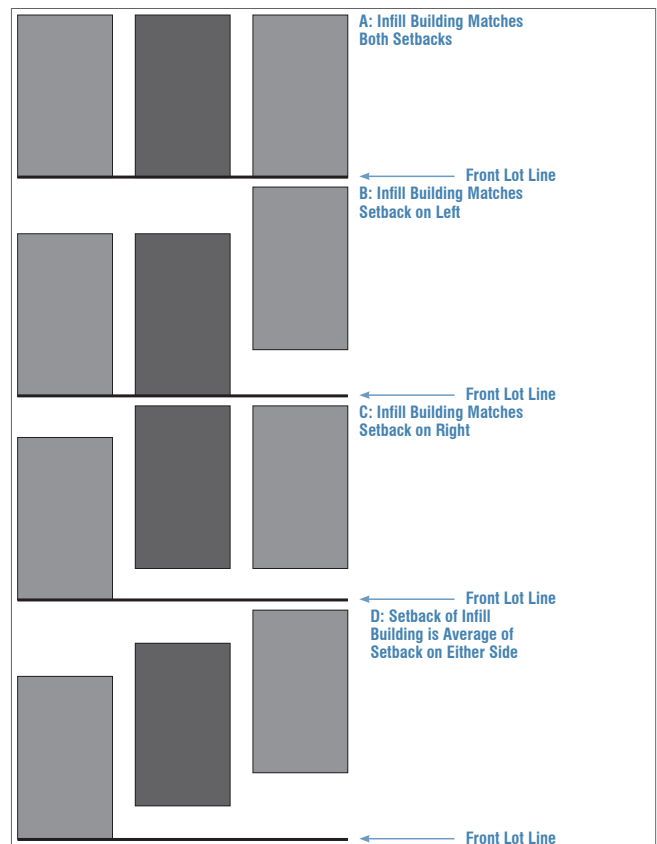


Figure 6-6: Setbacks for Infill Buildings.

Village District Zoning and Historic Building Redevelopment Plan

## **7** MARKET ANALYSIS AND DEMOGRAPHICS

### Task 3.2: Market Review

#### Technical Memorandum: Baseline Demographic and Business Characteristics

To: The Cecil Group Inc.  
From: FXM Associates  
Date: January 2016

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FXM Associates has prepared baseline demographic and business profiles of the Ansonia project area, the City of Ansonia, and its market area in order to establish the existing context for the Ansonia Village District and Redevelopment Study. This information supplements the demographic information contained in FXM's Housing Demand Model Technical Memorandum. For planning purposes, the market area is the 20-minute drive time as used for the Housing Demand Model.

For collection of these baseline data, FXM relies on The Nielsen Company's *Claritas Site Reports*, which are based on US Census Data.

##### *Demographic Characteristics*

Table 1 below presents basic demographic data on the three areas. The population in the project area is quite small: fewer than 500 people live there, and, unlike the city and market areas, is projected to lose population over the next five years. Growth in the City of Ansonia and its market area is projected to be modest, with the market area growing at about twice the rate of city growth. The same patterns hold for household growth. Both average and median household incomes rise as the geographic area covered increases, with the project area having the lowest incomes and the market area the highest. The same holds for the proportion of households with incomes over \$150,000. Poverty is the reverse: the proportion of households with incomes below \$25,000 is highest in the project area and lowest in the market area.

**Table 1**

**Demographic Data: Population & Households, Ansonia and Market Area**

	Project Area	%	Ansonia	%	20 min. Market Area	%	% Ansonia of Market Area
<b>Population</b>							
2019 Projection	431		19,514		663,694		3%
2014 Estimate	434		19,368		654,377		3%
2010 Census	437		19,249		645,777		3%
2000 Census	417		18,554		620,819		3%
<i>Projected Growth 2014 - 2019</i>	-0.67%		0.75%		1.42%		
<i>Estimated Growth 2010 - 2014</i>	-0.72%		0.62%		1.33%		
Growth 2000 - 2010	4.84%		3.75%		4.02%		
2014 Estimated Median Age	37.7		38.8		38.5		101%
<b>Households</b>							
2019 Projection	181		7,604		247,824		3%
2014 Estimate	182		7,549		244,455		3%
2010 Census	184		7,510		241,400		3%
2000 Census	184		7,507		233,320		3%
<i>Projected Growth 2014 - 2019</i>	-0.87%		0.73%		1.38%		
<i>Estimated Growth 2010 - 2014</i>	-1.00%		0.52%		1.27%		
Growth 2000 - 2010	-0.07%		0.04%		3.46%		
Average Household Size	2.4		2.6		2.7		96%
<b>2014 Estimated Household Income</b>							
Income Less than \$15,000	28	15%	1,012	13%	31,461	13%	
Income \$15,000 - \$24,999	22	12%	786	10%	24,669	10%	
Income \$25,000 - \$34,999	21	12%	774	10%	22,042	9%	
Income \$35,000 - \$49,999	21	12%	871	12%	29,267	12%	
Income \$50,000 - \$74,999	35	19%	1,393	18%	40,395	17%	
Income \$75,000 - \$99,999	22	12%	1,149	15%	30,098	12%	
Income \$100,000 - \$124,999	15	8%	648	9%	21,584	9%	
Income \$125,000 - \$149,000	6	3%	378	5%	13,802	6%	
Income \$150,000 - \$199,999	10	6%	390	5%	15,718	6%	
Income \$200,000 - \$249,999	1	1%	94	1%	5,505	2%	
Income \$250,000 - \$499,999	0	0%	47	1%	7,225	3%	
Income \$500,000 and over	0	0%	7	0%	2,690	1%	
total households	181		7,549		244,456		
Household Income Less than \$25,000	50	28%	1,798	24%	56,130	23%	3%
Household income more than \$150,000	11	18%	538	21%	31,138	27%	2%
<b>2014 Estimated Average Household Income</b>	\$60,349		\$66,761		\$81,229		82%
<b>2014 Estimated Median Household Income</b>	\$49,282		\$55,949		\$59,153		95%

Source: Nielson Claritas SiteReports 2014 and FXM Associates



Table 2 below presents data on the characteristics of the areas' workforce: education, employment status, type of worker, and travel time to work. Of some note is similarity in education levels across the project area, city, and market area. Civilian unemployment rates are quite high compared to the state across all three areas, but especially in the project and larger market areas. Travel times to work are similar and unremarkable.

**Table 2**

**Workforce Characteristics, Project Area, Ansonia, and Market Area**

	Project Area		20 min Market			
			Ansonia	%	Area	%
<b>Education</b>						
Less than 9th grade	19	7%	736	6%	27,441	6%
Some High School, no diploma	16	6%	1,129	9%	36,613	8%
High School Graduate (or GED)	122	42%	4,922	37%	134,177	31%
Some College, no degree	58	20%	2,856	22%	81,330	18%
Associate Degree	16	6%	1,001	8%	29,913	7%
Bachelor's Degree	35	12%	1,610	12%	74,875	17%
Master's Degree	21	7%	797	6%	40,085	9%
Professional School Degree	3	1%	164	1%	9,848	2%
Doctorate Degree	0	0%	41	0%	5,602	1%
total worker education	290		13,256		439,884	
<b>Employment Status</b>						
In Armed Forces	0	0%	0	0%	151	0%
Civilian - Employed	212	62%	9,728	62.8%	312,628	60%
Civilian - Unemployed	30	9%	1,215	7.8%	44,705	9%
Not in Labor Force	99	29%	4,536	29.3%	166,567	32%
total employment status	341		15,479		524,051	
<b>Type of Worker</b>						
For-Profit Private Workers	151	69%	6,982	70%	213,650	67%
Non-Profit Private Workers	29	13%	1,121	11%	35,852	11%
Local Government Workers	17	8%	919	9%	25,674	8%
State Government Workers	5	2%	202	2%	10,966	3%
Federal Government Workers	2	1%	97	1%	4,701	1%
Self-Emp Workers	14	6%	641	6%	27,885	9%
Unpaid Family Workers	0	0%	0	0%	251	0%
total worker type	218		9,962		318,979	
<b>Travel Time to Work</b>						
Less than 15 Minutes	63	30%	2,531	26%	80,310	27%
15 - 29 Minutes	97	46%	4,085	43%	116,611	39%
30 - 44 Minutes	32	15%	1,961	21%	58,984	20%
45 - 59 Minutes	8	4%	479	5%	21,099	7%
60 or more Minutes	13	6%	507	5%	25,436	8%
total	213		9,563		302,440	
<b>Average Travel Time to Work (minutes)</b>	24.9		25.7		28.3	

Source: Nielson *Claritas SiteReports* 2014 and FXM Associates

*Business Characteristics*

Table 3 shows a slightly different kind of comparison from the foregoing demographic data. It uses New Haven County as the larger area for the business context. The last three columns show how businesses in the project area contribute to the city's economy. Overall, the project area accounts for 11% of city-wide employment. Retail Trade is by far the largest sector in the project area, both by employment and annual sales. The project area accounts for almost all (97%) of the General Merchandise Stores' employment and annual sales for the city, 43% of annual sales of motor vehicles and parts, and 27% of sales of food and beverage stores city-wide. In all, retail activity in the area represents a quarter of the city's annual business sales, despite having only 2% of its population and 11% of total jobs, and employs the most workers in the project area. Healthcare and social assistance is the second largest employer in the project area accounting for 26% of city-wide jobs in this sector.

In the City of Ansonia, the sectors with the largest employment are:

- Retail Trade
- Healthcare and Social Assistance
- Manufacturing
- Educational Services
- Wholesale Trade
- Construction

In New Haven County, the following sectors employ the largest number of workers:

- Healthcare and Social Assistance
- Retail Trade
- Educational Services
- Manufacturing
- Accommodation and Food Service
- Professional, Scientific, and Technical Services

### Table 3

#### Business Profiles, Project Area, City of Ansonia, and New Haven County, 2014

	Project Area			City of Ansonia		
	Number of Establishments	Employees	Annual Sales (in \$millions)	Number of Establishments	Employees	Annual Sales (in \$millions)
<b>NAICS Business Type</b>						
11 Agriculture, Forestry, Fishing, and Hunting	0	0	0	6	30	2.6
21 Mining, Quarrying, and Oil and Gas Extraction	0	0	0	1	3	1.7
22 Utilities	0	0	0	1	6	1.6
23 Construction	5	17	5.1	221	1,224	368.7
31-33 Manufacturing	4	196	3.2	65	1,592	389.3
42 Wholesale Trade	2	25	35.7	52	1,362	1,022.6
44-45 Retail Trade	27	441	120.9	206	1,836	480.1
441 Motor Vehicle and Parts Dealers	2	29	20.4	21	113	47.8
442 Furniture and Home Furnishing Stores	1	8	2.0	16	54	12.3
443 Electronics and Appliance Stores	0	0	0	10	274	25.4
444 Building Material and Garden Equipment and Supplies	0	0	0	16	121	38.7
445 Food and Beverage Stores	4	165	45.1	35	617	166.5
446 Health and Personal Care Stores	4	17	4.5	19	181	59.1
447 Gasoline Stations	0	0	0	13	79	53.5
448 Clothing and Accessories Stores	6	13	2.2	13	64	10.5
451 Sporting Goods, Hobby, Musical Instrument, Book Stores	1	2	.4	9	15	2.7
452 General Merchandise Stores	3	191	44.4	6	197	45.8
453 Miscellaneous Store Retailers	6	16	1.8	45	118	16.0
454 Nonstore Retailers	0	0	0	3	3	1.8
48-49 Transportation and Warehousing	3	31	1.5	27	405	31.6
51 Information	1	2	.4	31	174	55.9
52 Finance and Insurance	20	92	9.9	94	410	83.3
53 Real Estate and Rental and Leasing	11	61	10.9	78	391	88.2
54 Professional, Scientific, and Technical Services	14	48	4.5	140	545	76.0
55 Management of Companies and Enterprises	0	0	0	0	0	0
561 Admin and Support and Waste Management	3	7	1.7	80	436	69.4
61 Educational Services	3	36	.0	50	1,570	1.1
62 Healthcare and Social Assistance	32	414	24.6	192	1,611	123.2
71 Arts, Entertainment, and Recreation	1	6	.0	16	64	3.7
72 Accommodation and Food Services	19	117	8.2	92	725	50.6
81 Other Services (except Public Administration)	27	70	3.3	219	989	42.5
92 Public Administration	16	47	0	87	783	0
<b>Total</b>	<b>188</b>	<b>1,610</b>	<b>230</b>	<b>1,658</b>	<b>14,156</b>	<b>2,892</b>

Source: The Nielsen Company, Claritas Site Reports 2014 and FXM Associates

## 7. MARKET ANALYSIS

New Haven County			Project Area as % of City		
Number of Establishments	Employees	Annual Sales (in \$millions)	Number of Establishments	Employees	Annual Sales (in \$millions)
95	616	88.0	0	0	0
19	139	24.4	0	0	0
47	1,158	666.2	0%	0%	0%
4,028	22,826	6,955.4	2%	1%	1%
1,745	38,999	10,895.6	6%	12%	1%
1,496	21,784	45,035.0	4%	2%	3%
5,821	63,116	18,510.1	13%	24%	25%
648	8,107	4,817.8	10%	26%	43%
270	2,376	548.4	6%	15%	16%
427	3,528	837.8	0%	0%	0%
482	5,992	1,796.2	0%	0%	0%
1,013	14,676	3,947.2	11%	27%	27%
454	5,010	1,262.5	21%	9%	8%
302	1,385	937.9	0%	0%	0%
696	5,022	792.0	46%	20%	21%
311	2,172	359.5	11%	13%	15%
225	10,035	2,317.9	50%	97%	97%
878	4,056	649.9	13%	14%	11%
115	757	242.9	0%	0%	0%
634	10,111	865.2	11%	8%	5%
745	11,412	3,071.7	3%	1%	1%
2,690	14,151	4,419.9	21%	22%	12%
1,956	12,550	2,886.0	14%	16%	12%
5,501	28,004	3,782.8	10%	9%	6%
24	1,713	132.9			
2,086	16,079	2,810.7	4%	2%	2%
1,207	48,765	79.3	6%	2%	0%
12,009	101,988	10,031.3	17%	26%	20%
672	6,185	487.5	6%	9%	0%
2,647	30,214	2,163.5	21%	16%	16%
5,114	25,540	1,109.6	12%	7%	8%
1,179	18,525	0	18%	6%	
<b>49,715</b>	<b>473,875</b>	<b>114,015</b>	<b>11%</b>	<b>11%</b>	<b>8%</b>



## **Task 3.2: Market Review**

### **Technical Memorandum: Housing Demand**

To: The Cecil Group Inc.  
From: FXM Associates  
Date: January 2016

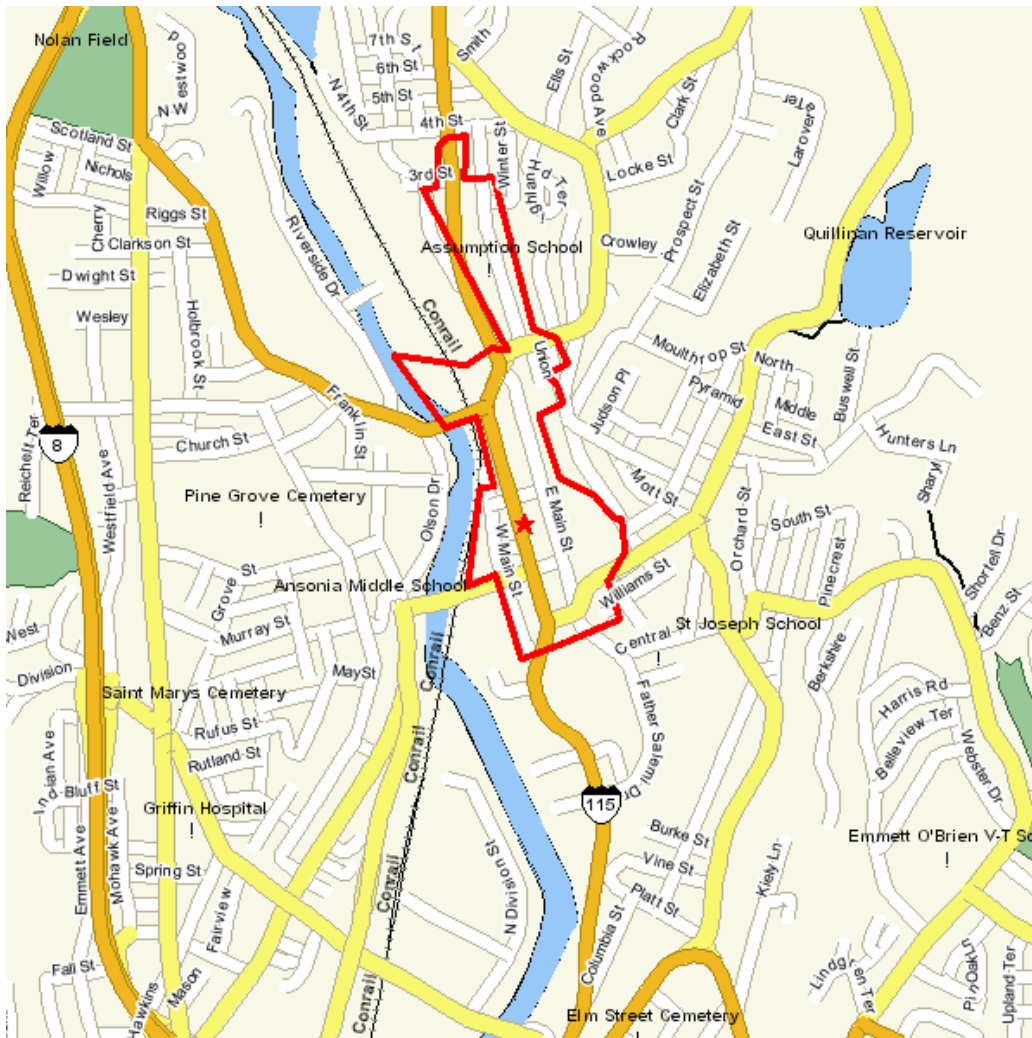
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Rental and condominium housing is a potential reuse of the focus buildings in Ansonia. In recent years, demand for rental housing has increased in virtually all markets nationwide owing to several factors, including: pent-up demand from lack of rental housing construction over the past two decades, the lack of affordable single family homes for first time home buyers, and changing demographics where both millennials (under 35) and baby boomer households (over 55) show an increased propensity to rent compared to prior generations (see further analysis and discussion on pages 6 and 7). In Ansonia, the proportion of households over age 55 is consistent with the market area average, 20%. Some of these “empty nester” households selling their current homes but desiring to maintain a local residence may be a target market. Condominium housing may also be attractive to the over 55 market, offering fewer maintenance demands, as well as to first time home buyers. The condo market study is limited to estimating demand by age group based on affordable sales prices.

FXM's *Housing Demand Model* projects over the next five years the average annual demand for rental and sales housing by age, income group, and affordable rental rates. The Housing Demand Model enables planners and developers to target types of units, in terms of cost and size and amenities, to various age groups of potential occupants. For example, younger age groups tend to be more mobile (likely to move) and to rent than older householders, but they also tend to have lower incomes, increasing demand for lower priced units.

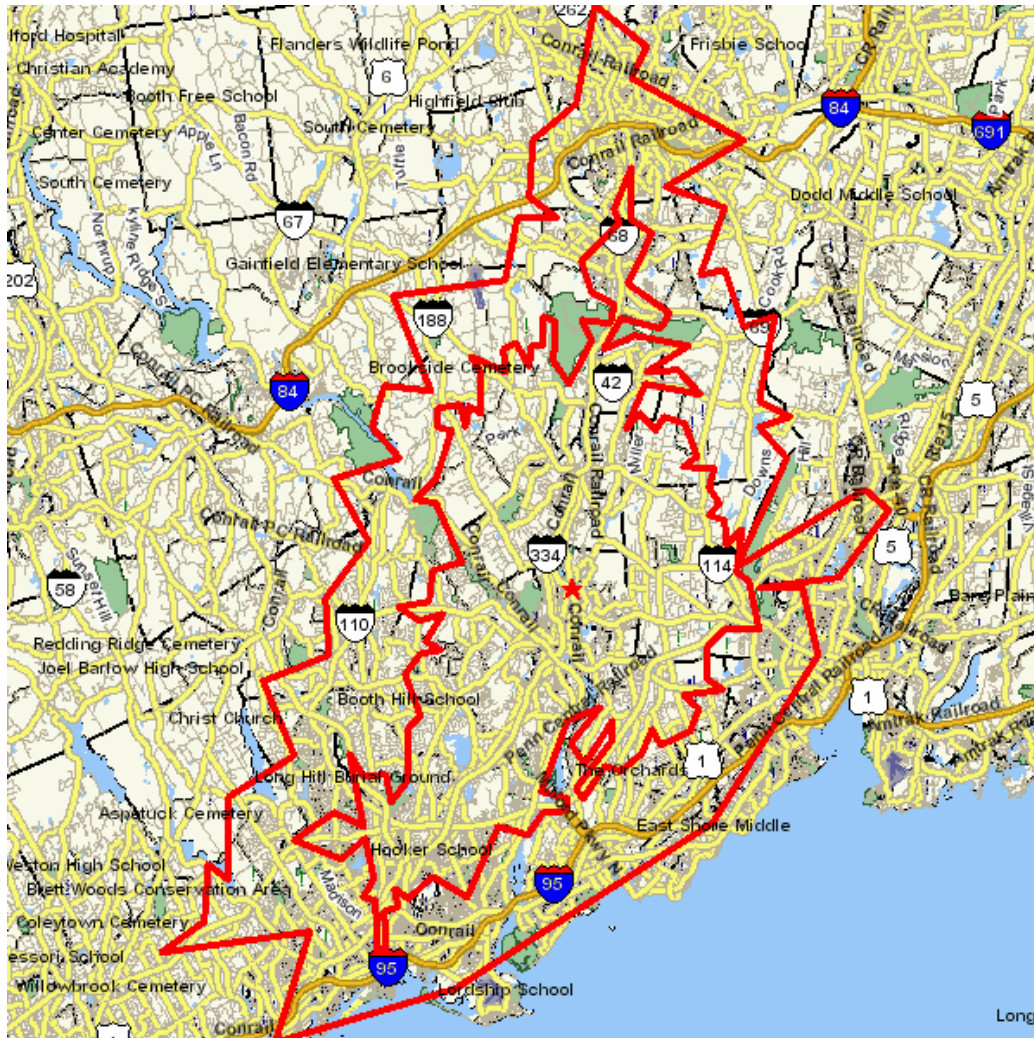
The figure below shows a rough outline of the project area surrounding the project site. Data were collected on residents within the site, in the City of Ansonia, and on the 20-minute market area. The project site is relatively small, and the numbers of residents is also small, prompting a caution that the data for the site do not reflect a precise count, but are an approximation based on census block data that correspond most closely to the area outlined. For the purposes of this analysis the market area is defined as the area within a 20-minute drive time of the project area in Ansonia. This is consistent with the generally accepted view of the primary geographic area within which communities offer similar economic development attributes and constitute the competitive region for attracting jobs and households

**Figure 1**  
**Map of the Project Area**



The map below shows the area defined by 15- and 20-minute drive times from the project area in Ansonia. The 20-minute drive time, delineated by the outer red line is considered in this analysis to be the most likely primary market area for households that might move to the project area in Ansonia.

**Figure 2**  
**15 and 20-Minute Drive Time Areas**



The table below presents basic demographic information on the project area, the city of Ansonia and on the 20-minute market area used in the model.

Table 1

Demographic Context						
	Project Area	Ansonia	20 Min. Market Area		% Ansonia of Market Area	
Population 2014 est.	434	19,368	654,377		3.0%	
age 21 to 34	82 18.9%	3,590 18.5%	118,261 18%			
age 55 to 74	86 19.8%	3,947 20.4%	132,143 20%			
Households 2014 est.	182	7,549	244,455		3.1%	
% Change 2000-2010	-0.07%	0.04%	3.46%			
% Change 2014-2019	-0.87%	0.73%	1.38%			
Median Household Income	\$49,282	\$55,949	\$59,153		94.6%	
Avg hhld size	2.4	2.6	2.7		96.3%	
Owner-occupied units	73 40%	4,367 58%	151,739 62%		2.9%	
Renter-occupied units	110 60%	3,182 42%	92,715 38%		3.4%	
Median home value	\$243,934	\$251,958	\$297,830			

Source: Nielsen, Claritas Site Reports, 2014, and FXM Associates

As noted previously, the data on the project area should be interpreted with caution, but in general show that the area contains relatively few residents compared to the city as a whole. The city of Ansonia contains about 3% of the market area's population and 3% of its households. The city experienced little growth in the number of its households over the decade between 2000 and 2010, and the project area lost households. Households in the market area, in contrast, grew by 3.46% between 2000 and 2010, with small growth projected over the next five years. (In comparison, the number of households in the state of Connecticut is projected to grow by less than 1%, while households grew by 5.3% over the period 2000 to 2010.) These data suggest that the area outside Ansonia may offer the best prospects for demand for new housing.

Table 2 below presents information on housing characteristics of the three areas. Residents of the project area have a considerably greater propensity to rent than those in the city of Ansonia or in the market area: 60% compared to 37% and 38%, respectively.

**Table 2**  
**Housing Characteristics, Project Area, City of Ansonia, and Market Area**

	Project Area	%	City of Ansonia	%	20 min. Market Area	%
<b>Tenure</b>						
Owner Occupied	73	40%	7,549	63%	151,739	62%
Renter Occupied	110	60%	4,367	37%	92,715	38%
total occupied units	183		11,916		244,454	
<b>Avg. Length of Residence (yrs)</b>						
Owner Occupied	22.3		24.2		20.4	
Renter Occupied	10.4		9.4		9	
<b>Owner-Occupied Housing Values</b>						
Value Less than \$20,000	0	0%	16	0%	920	1%
Value \$20,000 - \$39,999	0	0%	17	0%	1,484	1%
Value \$40,000 - \$59,999	0	0%	1	0%	1,246	1%
Value \$60,000 - \$79,999	2	3%	15	0%	1,933	1%
Value \$80,000 - \$99,999	0	0%	14	0%	2,827	2%
Value \$100,000 - \$149,999	7	10%	267	6%	12,746	8%
Value \$150,000 - \$199,999	14	19%	779	18%	21,231	14%
Value \$200,000 - \$299,999	30	42%	2,068	47%	42,241	28%
Value \$300,000 - \$399,999	17	24%	903	21%	32,057	21%
Value \$400,000 - \$499,999	2	3%	152	3%	16,702	11%
Value \$500,000 - \$749,999	0	0%	93	2%	13,801	9%
Value \$750,000 - \$999,999	0	0%	15	0%	2,747	2%
Value \$1,000,000 or more	0	0%	27	1%	1,806	1%
total owner-occupied	72		4,367		151,741	
<b>Median Value</b>	\$243,934		\$251,958		\$279,268	
<b>Units in Structure</b>						
1 Unit Attached	3	1%	399	5%	15,477	6%
1 Unit Detached	52	25%	3,824	46%	136,113	51%
2 Units	65	31%	2,160	26%	27,252	10%
3 or 4 Units	29	14%	881	11%	33,226	13%
5 to 19 Units	32	15%	552	7%	25,003	9%
20 to 49 Units	19	9%	299	4%	11,585	4%
50 or More Units	9	4%	119	1%	14,754	6%
Mobile Home or Trailer	3	1%	23	0%	1,388	1%
Boat, RV, Van, etc.	0	0%	0	0%	30	0%
total units	212		8,257		264,828	

Source: Nielson *Claritas SiteReports* 2014 and FXM Associates

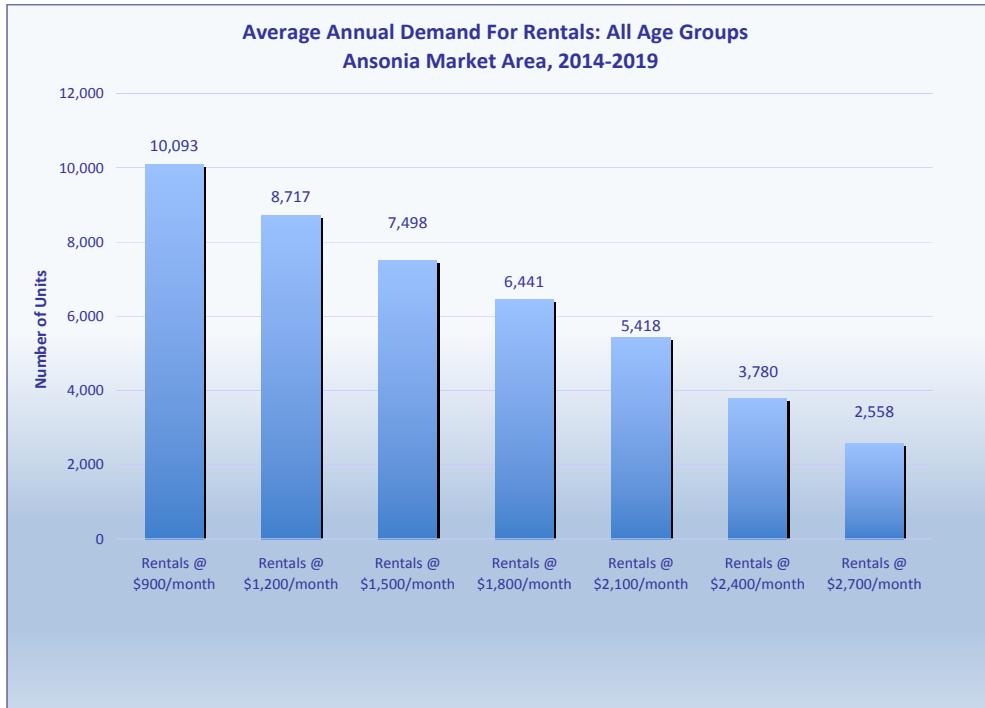


## 7. MARKET ANALYSIS

**FXM** Associates

Figure 3 below shows the average annual demand for all rentals by all age groups in the Ansonia Market Area, taking into consideration affordability, propensity to move in any given year, and propensity to rent.

**Figure 3**



Source: FXM Associates, *Housing Demand Model*, December 2015

For example, according to the above figure, of the total number of households expected to move to rental housing each year within the 20-minute market area, 10,093 households, approximately 6,441 would be able to afford monthly rents up to \$1,800. Based on Ansonia's current share of rental housing in the market area, an estimated 90 households able to afford up to \$1,800 a month rent might be absorbed by additional rental development in Ansonia each year. Table 3 presents these estimates for each of the rental points shown in Figure 1. (Note that the figures in the demand columns are not additive. They are cumulative, with the rentals at \$900 per month figure representing total estimated average annual demand in both Figure 3 and Table 3.)

**Table 3**

<b>Monthly Rent</b>	<b>Total Average Annual Demand in Market Area</b>	<b>Total Average Annual Demand in Ansonia</b>
<b>\$900</b>	10,093	346
<b>\$1,200</b>	8,717	299
<b>\$1,500</b>	7,498	257
<b>\$1,800</b>	6,441	221
<b>\$2,100</b>	5,418	186
<b>\$2,400</b>	3,780	130
<b>\$2,700</b>	2,558	88

Source: FXM Associates, *Housing Demand Model*, December 2015

The information in Figure 3 can be further broken down into age groups, since rental housing developments often seek to attract households such as retirees and young singles, both of whom are less likely to have school age children. Figure 4 presents these data.

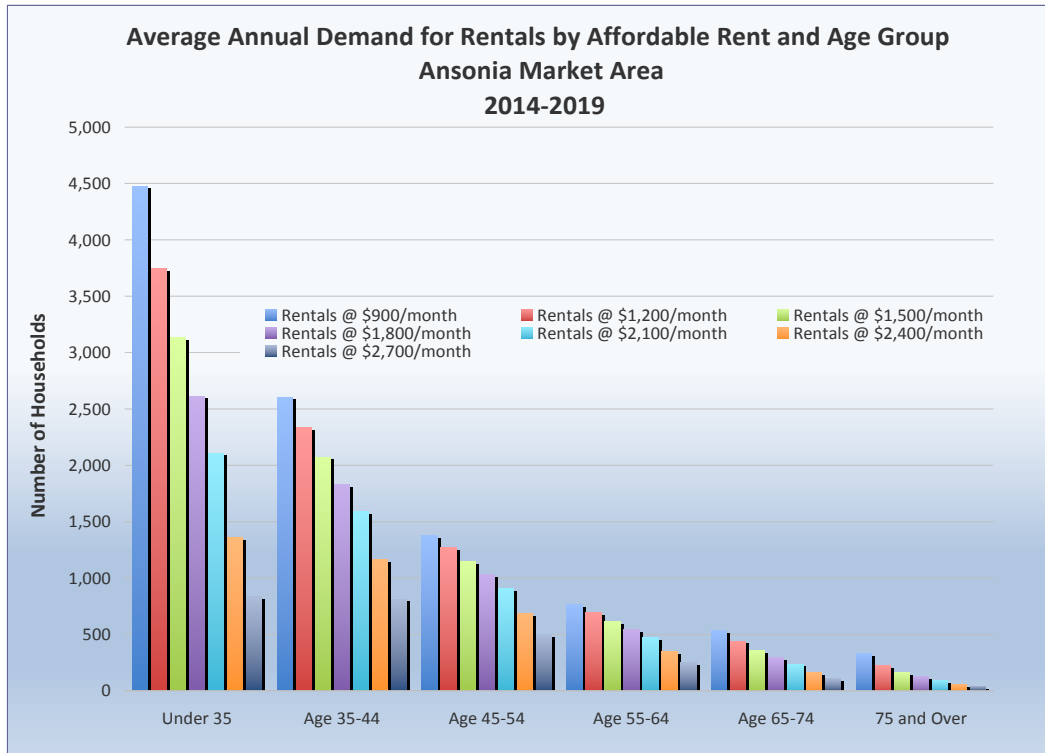
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Figure 4

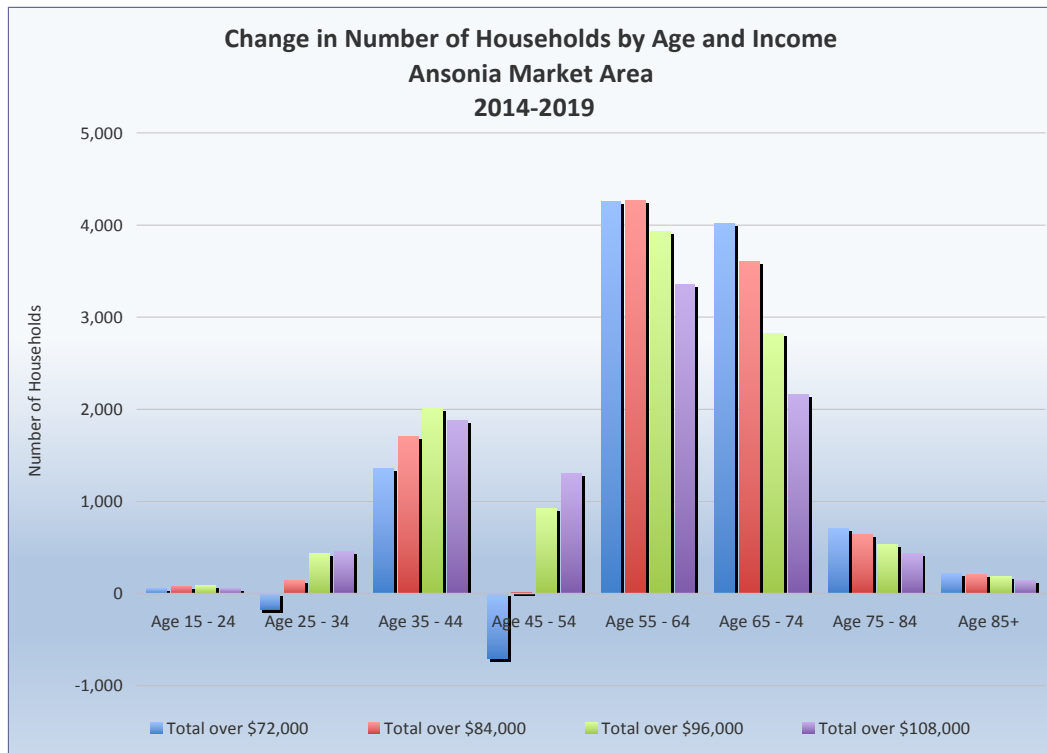


Source: FXM Associates, *Housing Demand Model*, December 2015

The graph reflects the greater propensity of younger households to rent compared to older households, as well as the sensitivity of levels of demand to varying rental prices.

Figure 5 shows another dimension to the estimation of future rental demand: the changes projected over the next five years in numbers of households by age and income.

Figure 5



Source: FXM Associates, *Housing Demand Model*, December 2015

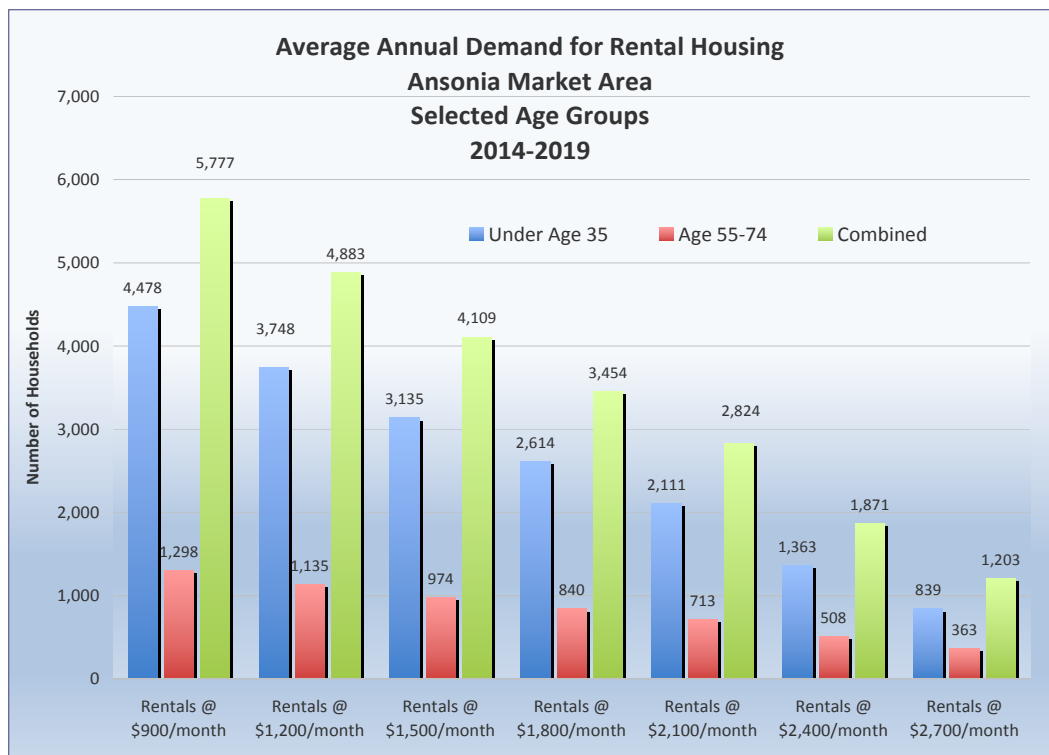
The projected changes in age cohorts in the market area over the next five years are striking: the greatest gains across all four income categories are estimated to be in the age 55 to 74 cohorts, though with some declines in affordability in the older cohorts. In the under-55 age groups, only the ages 35 to 44 group shows significant growth, while the age category 25 to 34 would experience only very small gains or even a loss in the lowest income category. The age 45 to 54 group, usually those in their peak earning years, would actually lose households in the lower categories of income selected above. Also noteworthy is the indication that households in the income categories over \$96,000 and over \$108,000 maintain positive growth throughout the period, although their numbers are fairly small in the 25 to 34 and over 75 age ranges.

Some developers in recent years have targeted rental units, especially within urbanized areas, to households under age 35 and age 55 to 74, who actually mix well within the same developments. There are fewer school age children within both age categories than in those aged 36 to 54, and therefore less resistance to downtown locations. Both groups show a higher propensity to live within walking distance of retail stores, restaurants, and transit if possible. The households under



age 35, though relatively fewer in numbers, are more mobile on average and more likely to rent, so they comprise a relatively large share of potential demand. As shown by the data in Figure 5 above, the baby boom generation households are growing in number within the 55 and older age categories, and these households have shown an increasing propensity to rent as they become empty nesters and sell their single family homes for smaller, more manageable units. Others want to cash in on the equity of their former dwellings because they need liquid income in the absence of the pensions enjoyed by prior generations of retirees. Many also continue to work part time. Data in Figure 6 show the average annual demand by selected rental rates for the key under 35- and 55- to 74-year old householders, and their combined demand.

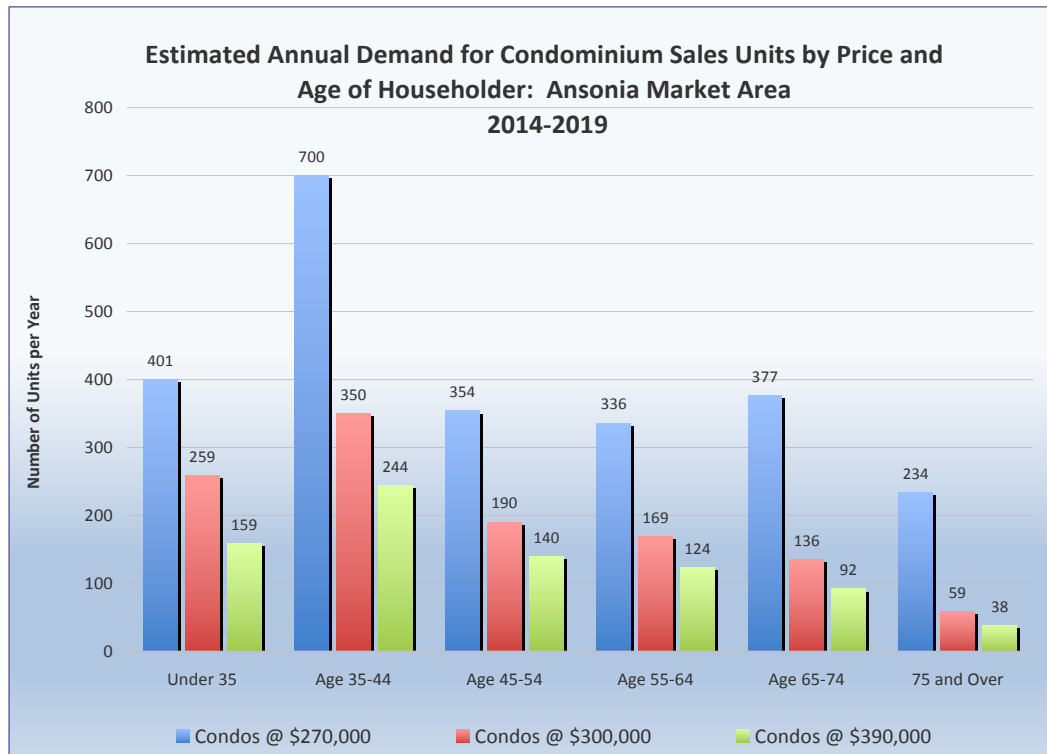
**Figure 6**



Source: FXM Associates, *Housing Demand Model*, December 2015

The estimated annual demand for condominium sales units by age group over the period 2014 to 2019 appears in Figure 7 below:

Figure 7



Source: FXM Associates, *Housing Demand Model*, December 2015

Table 4 below presents estimates of the potential market in Ansonia for condominium sales.

Table 4

Sales Prices	Total Average Annual Demand in Market Area	Total Average Annual Demand in Ansonia
\$270,000	2,404	69
\$300,000	1,163	33
\$390,000	797	23

Source: FXM Associates, December 2015

## **FXM** Associates

Based on Ansonia's current share of owner occupied housing in the market area, as shown above, an estimated 33 households able to afford sales prices of \$300,000 might be absorbed by additional condominium sales development in Ansonia each year between 2015 and 2019.

### **Prices of Currently Available Rentals and Condo Sales**

A review of prices for a sample of available rentals in the Ansonia market area shows prices somewhat below the range of the rents estimated to be affordable by the Housing Demand Model. FXM examined apartment listings available in November 2015 in Ansonia, Derby, Shelton, and Seymour. Most of these were in apartment or condo complexes; houses for rent and units in identifiable smaller homes were not included in this sample.

The following Table 5 shows a breakdown of average rents by number of units and average square footage, the great majority of which are 1- and 2-bedroom units. The scarcity of studios and units with three or more bedrooms

**Table 5**

#### **Average Rental Listings, 20-minute Market Area**

<b># BRs</b>	<b>Rent</b>	<b># Units</b>	<b>SF</b>
<b>studio</b>	\$ 1,043	3	533
<b>1 BR</b>	\$ 1,029	9	734
<b>2 BR</b>	\$ 1,555	15	1,171
<b>3 BR</b>	\$ 1,856	8	1,743
<b>total units</b>		35	

Source: zillow.com, 11/11/15, and FXM Associates

When we compare the above averages to the affordability data shown in Figure 1, can see that, broadly, the potential annual demand for rental units in the Ansonia market area could support the rental of 100 2-bedroom units priced somewhat above those recently on the market in the Ansonia market area.

Average condominium sales listing prices are shown in Table 6 below.

Table 6

**Average Condo Sales Listings, 20-minute Market Area**

# BRs	Price	SF	# Units
1 BR	\$ 158,783	980	6
2 BR	\$ 236,357	1,548	46
3 BR	\$ 513,226	2,213	25
4 BR*	\$ 455,600	3,532	3
<b>total units</b>			80

\*all in Shelton

Source: zillow.com, 12/29/15, and FXM Associates

Here the picture is slightly different. For one- and two-bedroom units, it appears that the capacity to pay in the target markets for two or fewer bedroom homes is comparable to listing prices. Larger units, however, are priced considerably higher than most potential purchasers in the market area could afford. Once again caveats are in order because of the limited sample size and timeframe. The limited numbers of one- and four-bedroom units make generalizing from this sample especially unreliable. Two-bedroom units are much more plentiful throughout the region. The following tables summarize the distribution of rental and condo sales units listed by number of bedrooms in the total region:

Table 7

**Distribution, Rental Listings in Market Area**

# BRs	#	% of Market
studio	3	9%
1 BR	9	26%
2 BR	15	43%
3 BR	8	23%
<b>Total units</b>	35	100%

Source: zillow.com, 11/11/15, and FXM Associates

**Distribution, Condo Listings in Market Area**

# BRs	# Units	%
1 BR	6	8%
2 BR	46	58%
3 BR	25	31%
4 BR	3	4%
<b>total units</b>	80	100%

Source: zillow.com, 12/29/15, and FXM Associates

## **Task 3.2: Market Review**

### **Technical Memorandum: Regional Industry Growth Trends**

To: The Cecil Group Inc.  
From: FXM Associates  
Date: February 2016

---

#### **Introduction**

This Technical Memorandum addresses growth trends in industries in New Haven County, the geographic market area for which growth trend data are available. FXM's analysis and this memorandum focus on office using industries because office space has been identified by participants in the redevelopment process as a potential use within the project area. FXM also analyzed other industry growth trends and assessed possible implications for space demand. (The retail sector is dealt with in a separate Technical Memorandum.)

#### **Office Using Industries**

Office using industries comprise six NAICS categories:

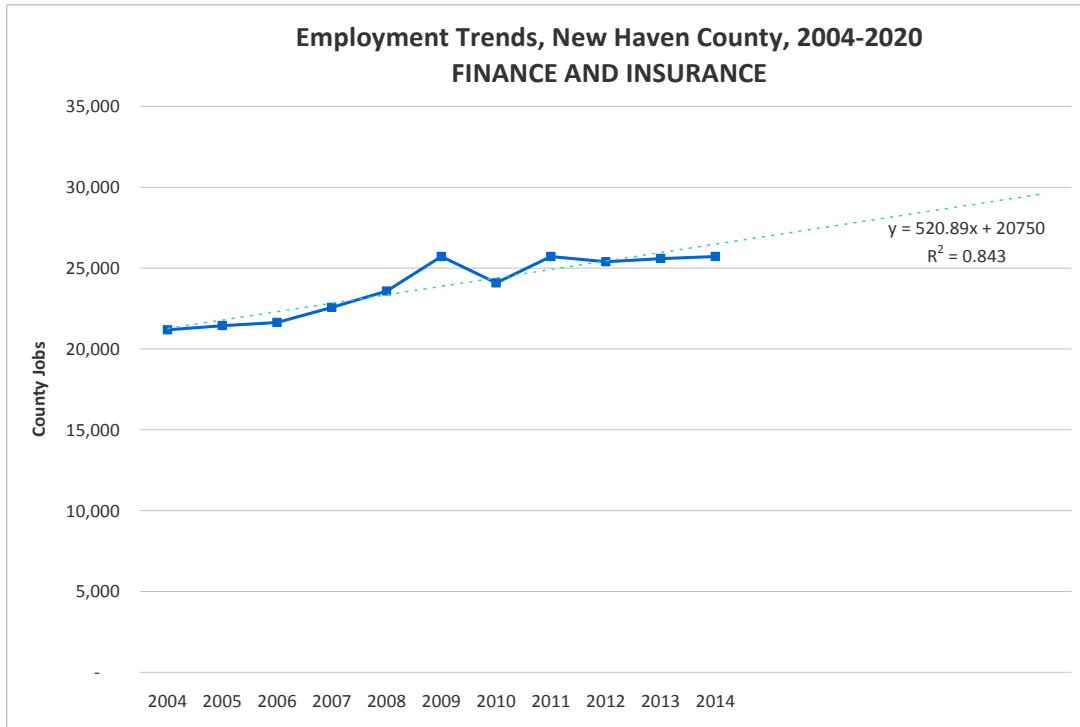
- Information
- Finance and Insurance
- Real Estate and Rental and Leasing
- Professional, Scientific, and Technical Services
- Management of Companies and Enterprises
- Administrative Services.

FXM analyzed data on these industries for the past 10 years using data from the U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System* (2014 is latest available data). Taken together, the five sectors are projected to grow, but the trend data vary so widely from year to year that the resulting projection is of very low predictive reliability, with an R-squared value of only .26. (The closer the R-squared value is to 1.00, the greater the reliability of the projection.) Therefore, FXM analyzed the office using sectors individually. Of the five, only Finance and Insurance (+9%), Real Estate and Rental and Leasing (+7%), and Management of Companies and Enterprises (+8%) are projected to grow between now and 2020. Information is projected to decline by 35%, the greatest decline among the sectors. (Data for Professional and Scientific and Administrative Services suggested declines, but both varied so greatly over time that the projections are simply not reliable enough to be used.) The following charts show the historic and projected trends for the three growing office using sectors.



Figure 1's trend line shows steady growth since 2004, indicating with a fairly high degree of confidence that there will be job growth in the Finance and Insurance sector, with an increase of about 2,300 jobs between 2014 and 2020.

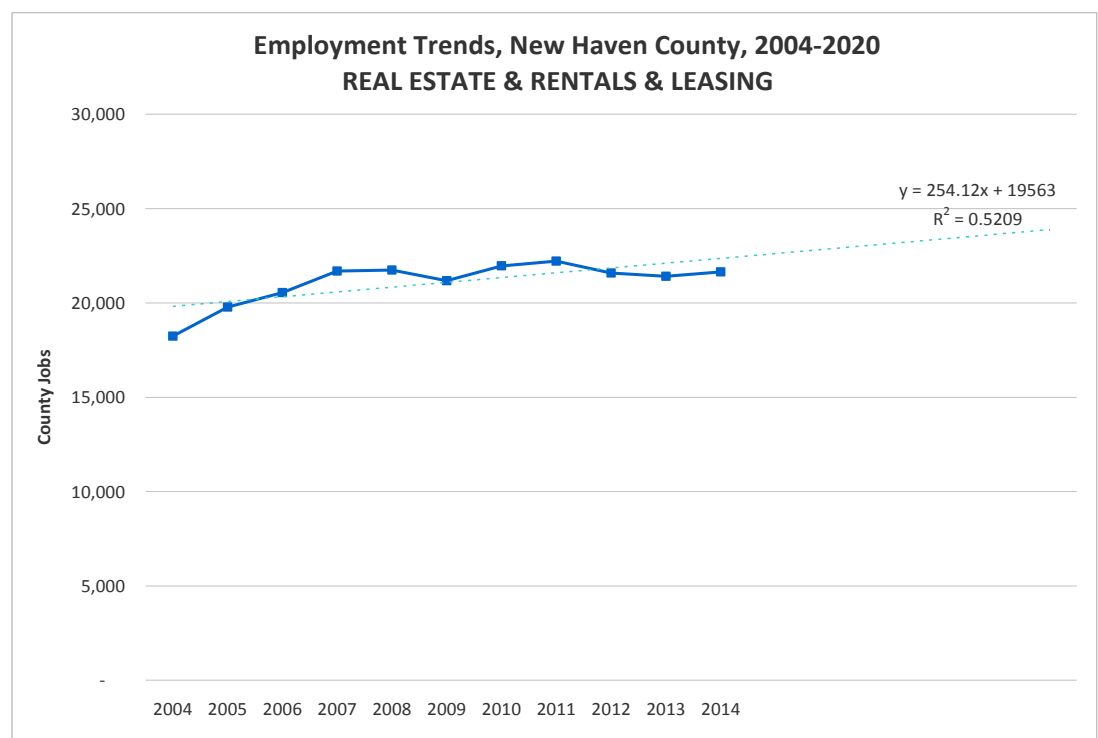
**Figure 1**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014; and FXM Associates

Figure 2 also shows growth, but the projection of an increase of approximately 1,500 jobs in Real Estate and Rental and Leasing by 2020 is less certain, with an R-squared value of only .52.

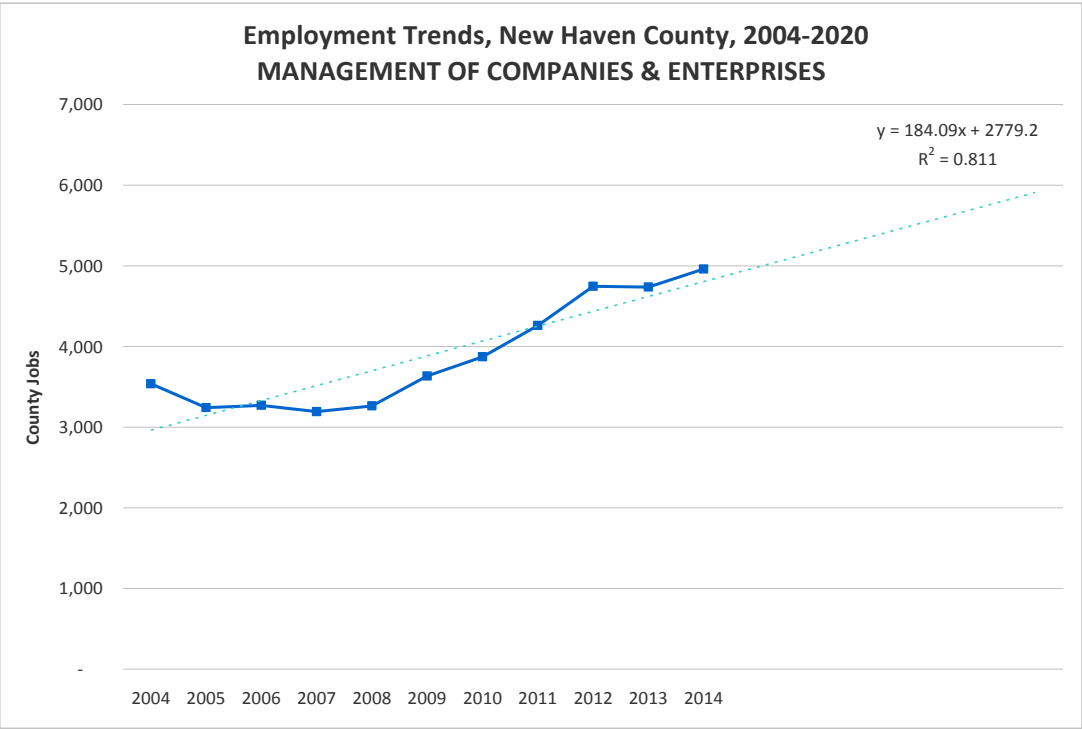
**Figure 2**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014; and FXM Associates

Confidence in job growth in Management of Companies and Enterprises, as shown in Figure 3, is quite high, but the number of additional jobs projected is only about 400 countywide.

**Figure 3**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014; and FXM Associates

**Prices and Amounts of Office Space Available**

Office space available on the market in December, 2015, as listed on loopnet.com, is summarized in Table 1.

**Table 1**

**Summary of Office Space Size and Cost**

Range of sizes:	74-17,337 sf
Average size:	5,454 sf
Total space avail:	152,718 sf
Range of lease cost:	\$4.95-\$21.00 per sf
<u>Average lease cost:</u>	<u>\$13.99 per sf</u>

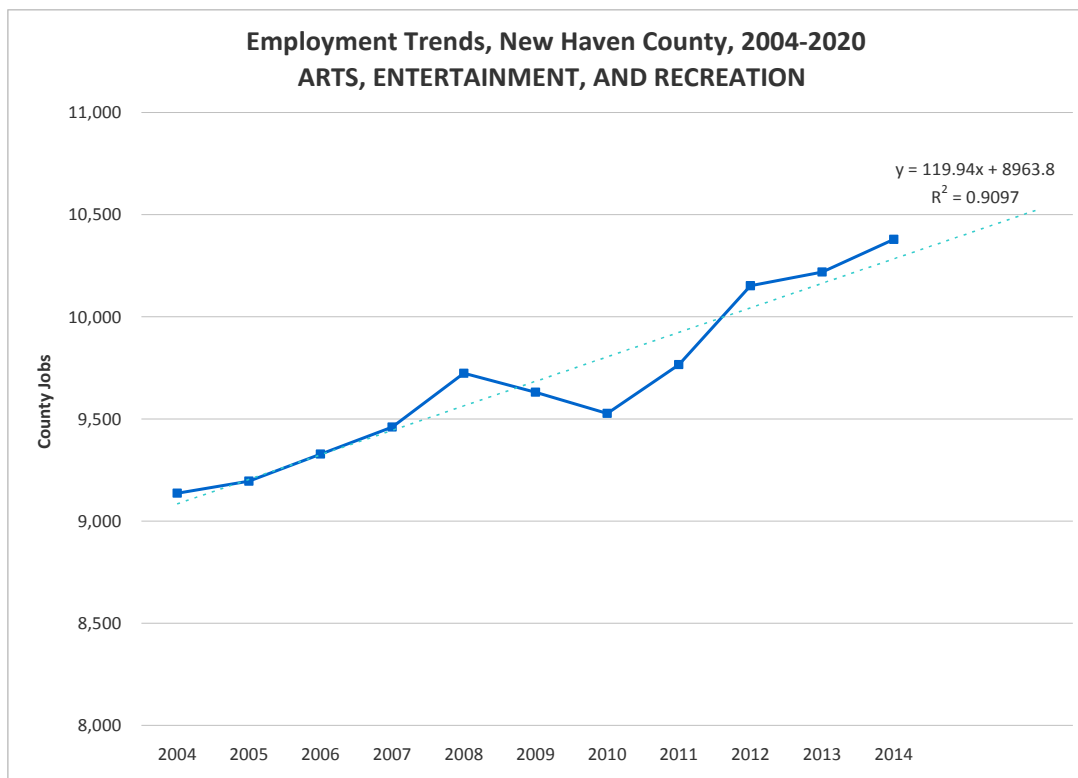
Source: loopnet.com and FXM Associates

The range of both size and cost of the 28 properties offering leased space on the sample day is considerable.

### Other Industries

Two other sectors offer prospective uses that might be appropriate for the redeveloped sites in Ansonia: Arts, Entertainment, and Recreation and Accommodation and Food Services. Employment in both these sectors is projected to grow at the rate of 3% a year. The increase in numbers of jobs is relatively small (260 and 970, respectively), but confidence in sector growth is quite high. Figures 4 and 5 below display the trends.

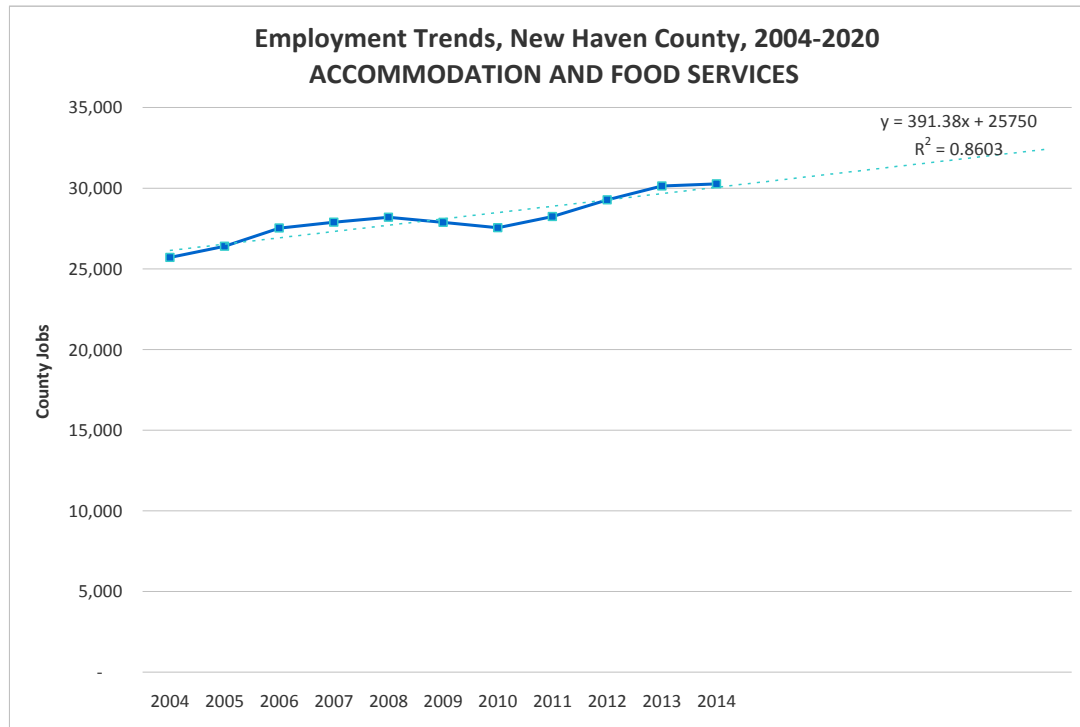
Figure 4



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014; and FXM Associates



**Figure 5**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014; and FXM Associates

Together, these sectors are projected add about 1,200 jobs in the county.

### Space Demand Model

FXM's proprietary Space Demand Model translates the above estimates of employment growth into demand for space in New Haven County. The estimates can unfortunately only be made at the county level, since city-level historical trend data are not currently available. In order to estimate what the space demands in Ansonia might be, FXM applied county-wide growth rates in the key sectors to Ansonia's 2014 employment in those sectors to derive an estimate of Ansonia's share of growth. FXM then multiplied the resulting number of projected jobs by the amount of space per employee to arrive at an estimate of potential space demanded for the various sectors in Ansonia.

Table 2 displays the data and analysis at the County level, while Table 3 shows estimates of projected space demand in Ansonia:

Table 2

**Projected Space Demand for Key Sectors Based on Historical Employment Trends, New Haven County**

	<b>Projected Growth 2014-2020</b>	<b>Number of New Jobs 2014-2020</b>	<b>Projected Space Demand (SF)</b>
Office Using Industries:			
Finance and Insurance	9%	2,324	697,200
Real Estate and Rental and Leasing	7%	1,475	442,500
Management of Companies and Enterprises	8%	396	118,800
<i>All Office Using (net of losses)</i>	0%	206	61,800
Arts, Entertainment, and Recreation	3%	264	105,600
Accommodation and Food Services	3%	966	966,000

Source: US Dept. of Commerce, Bureau of Economic Analysis (REIS) 2015; and FXM Associates

Table 3

**Projected Space Demand in Ansonia by Key Growth Sector 2014**

	<b>Current Ansonia Employment</b>	<b>County Projected Growth Rate</b>	<b>Potential Ansonia Share</b>	<b>Potential Space Demand in Ansonia</b>
Office Using Industries:				
Finance and Insurance	410	9%	37	11,070
Real Estate and Rental and Leasing	391	7%	27	8,211
Management of Companies and Enterprises	-			
<i>All Office Using</i>	801		64	
Arts, Entertainment, and Recreation	64	3%	2	768
Accommodation and Food Services	725	3%	22	21,750

Source: The Nielsen Company Business-Facts 2015; and FXM Associates

The data show that unless Ansonia can capture a significantly greater share of projected employment growth in the region than it holds of current employment, very little demand for office and other space can be expected to be absorbed. This is not to say that a single company or recruited small users in specialty niches (such as medical office space) could not offer development opportunities. Outreach efforts by local brokers and public official will be crucial to capturing such development potential.

## **Task 3.2: Market Review**

### **Technical Memorandum: Retail Opportunities and Trends**

To: The Cecil Group Inc.  
From: FXM Associates  
Date: February 2016

---

This memorandum summarizes FXM's assessment of potential retail development opportunities within the Ansonia Village District Redevelopment Area. The Retail Gap analysis identifies potential store types, square footage, and number of stores that could find the project area attractive based on current sales leakage. This analysis is used by sophisticated developers and local economic development entities to help recruit prospective tenants. Also included in this memorandum is an overview of regional employment trends in retail, an indicator of historical and projected growth at the regional level. Current market prices, available square footage, and typical lease sizes are also shown for Ansonia and surrounding communities.

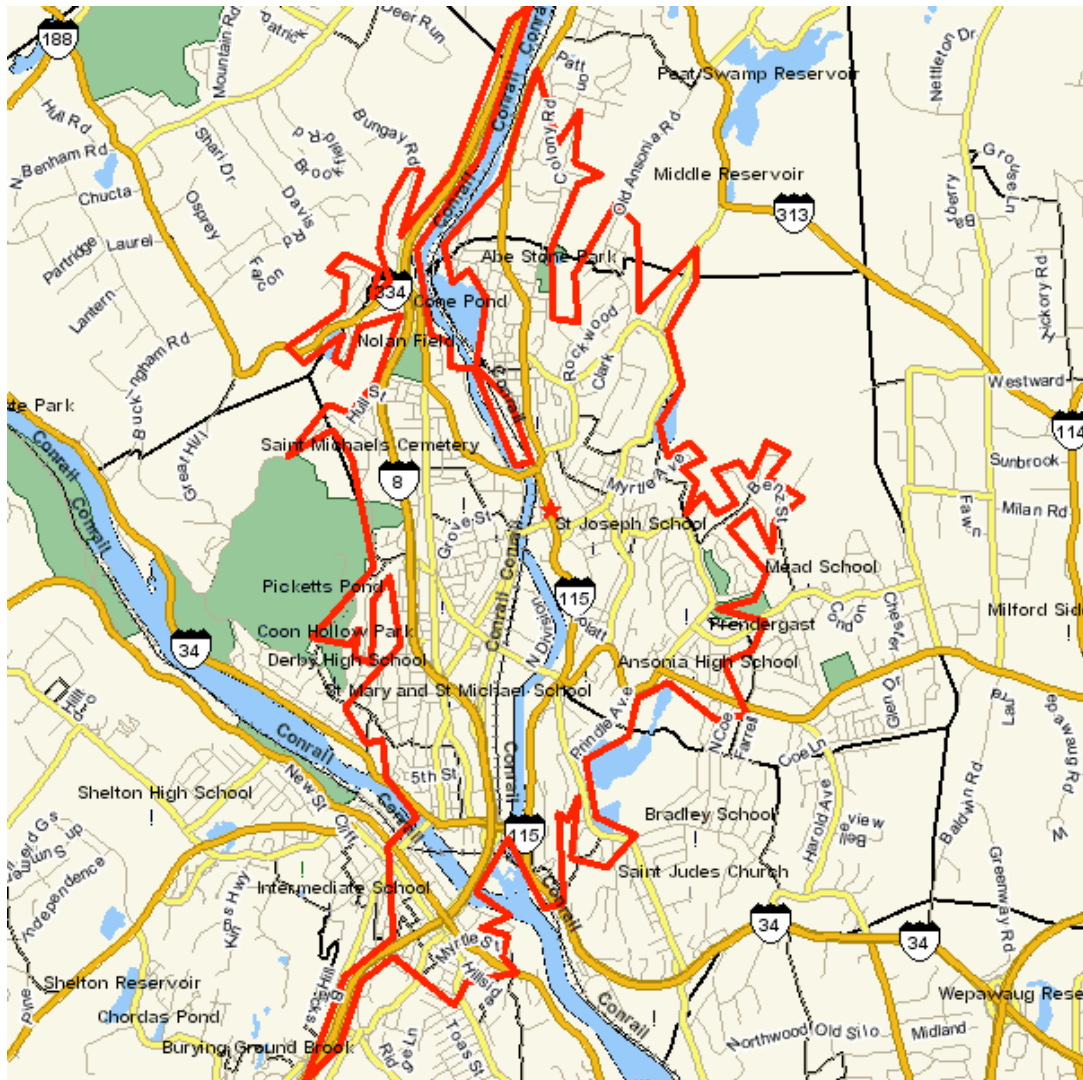
The conclusion of this analysis is that there are now (2016) opportunities to expand the number of retail stores and restaurants within the project area and that there has been some growth in consumer expenditures at the regional level in recent years, though long term trends are less favorable.

#### **Retail Gap Analysis**

The retail gap analysis is a snapshot of current opportunities for retailers to newly locate or expand facilities based on a well-established fact that people will purchase goods within the shortest available walking or drive time from where they live.

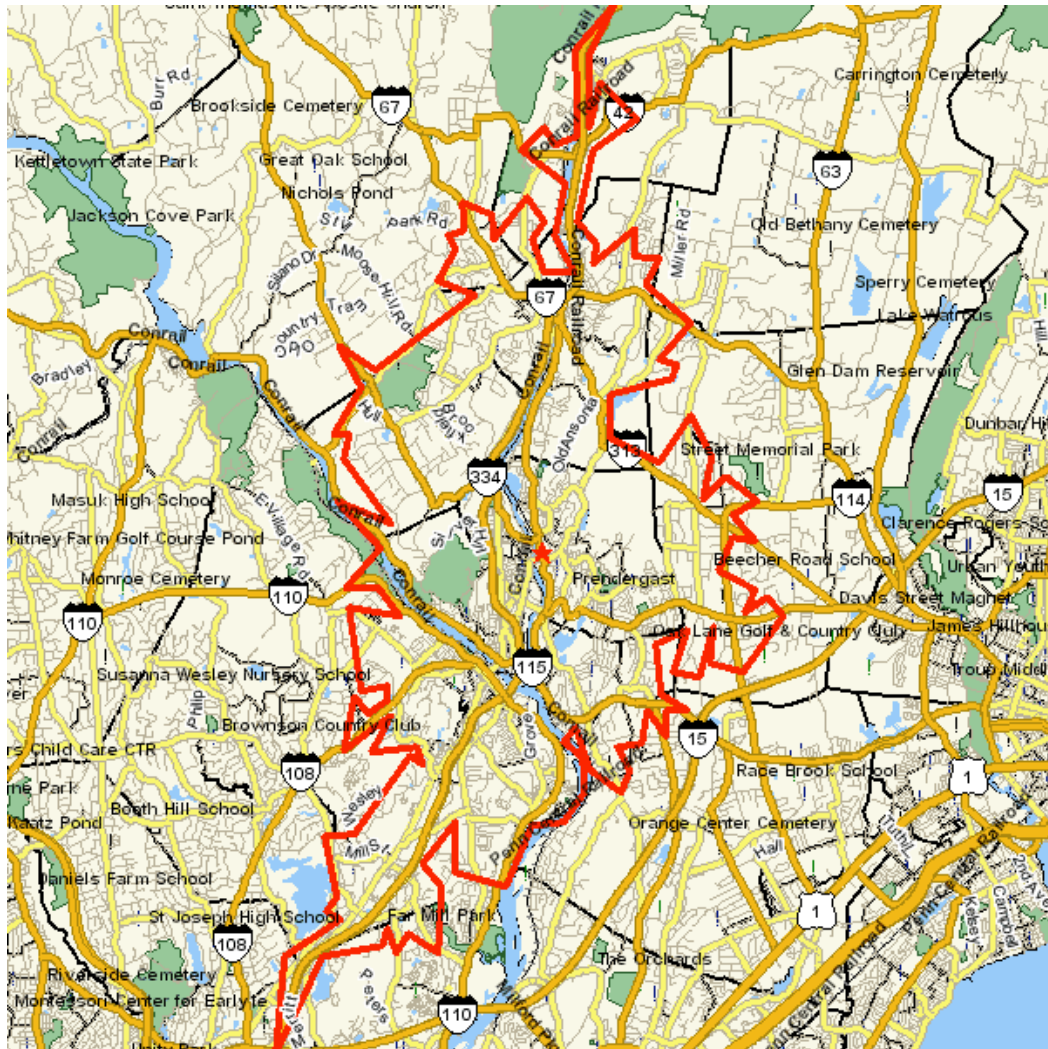
Retailers typically define market areas in terms of drive times, with a 15-minute drive time considered the maximum outside market area definition for all but the largest stores and store types and well-established restaurants. In order to refine the estimates as much as possible, FXM obtained data on five-, ten-, and 15-minute drive times and selected the most appropriate market area for the retail sectors deemed most appropriate for the redevelopment plan for the City Center. FXM applied these drive times to a data base of consumer expenditures and retail activity and then analyzed the results to compile a table of likely retail opportunities which could be addressed in Ansonia. Figures 1 through 3 show the market areas defined by the three drive times.

**Figure 1**  
**Five-Minute Drive Time**



Source: The Nielsen Company Site Reports, 2015

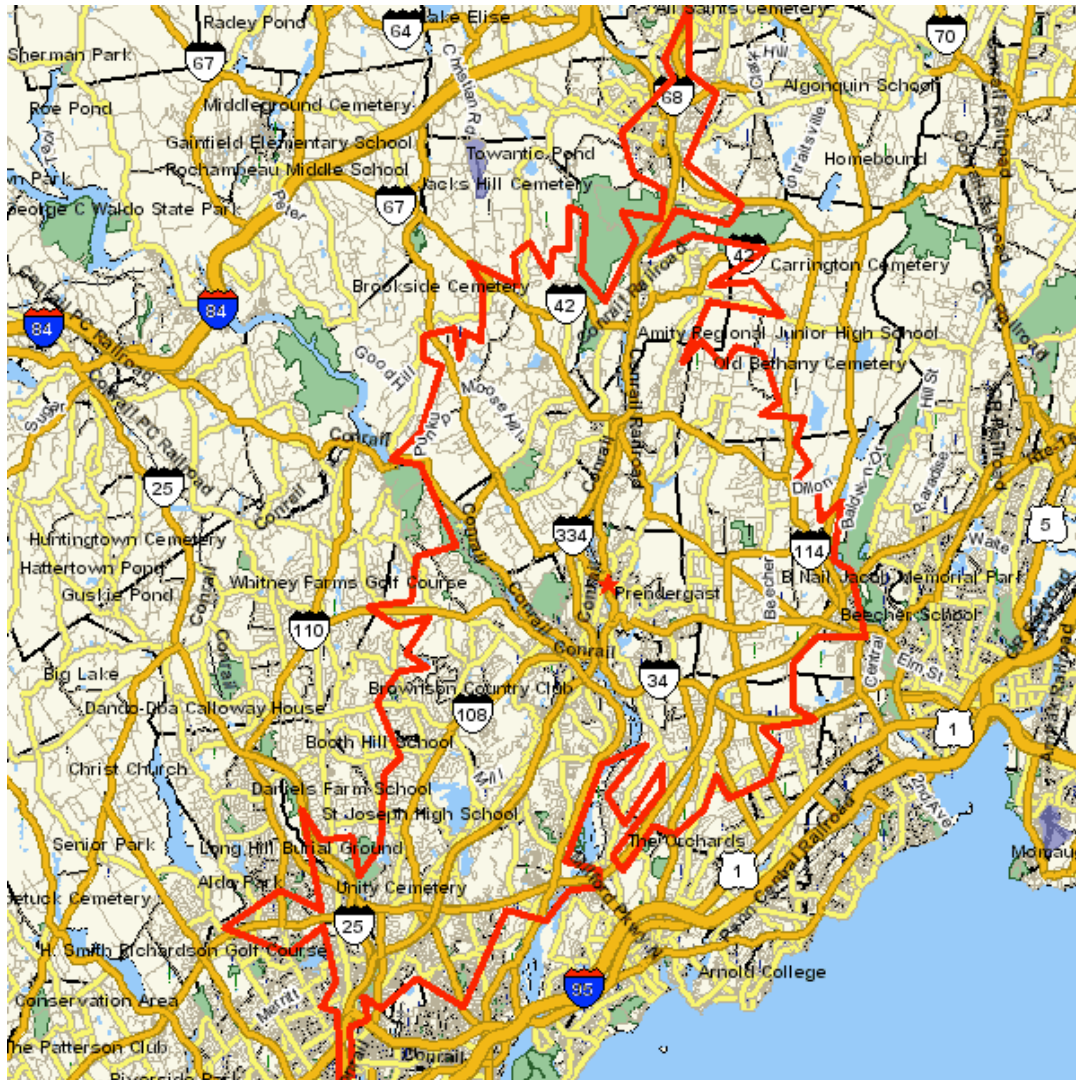
**Figure 2**  
**Ten-Minute Drive Time**



Source: The Nielsen Company Site Reports, 2015



## 15-Minute Drive Time



The opportunities shown in the following table are hypothetical in that they represent FXM's judgment of how much of the gap by store type shown in the *Site Reports* data within each of the drive time- and distance-defined market areas might be captured within project area in Ansonia.



## FXM Associates

As noted above, the retail gap is a snapshot of current (2014 data) market conditions, and the types of stores and magnitude of these opportunities can and will change over time. The retail gap analysis is most useful as a recruiting tool for prospective developers or particular store types. In FXM's analysis, the identified dollar sales volume opportunity, supportable square footage (based on median sales per square foot for the selected store types), and number of stores (based on median store sizes for the selected store types) are in all instances conservative. Table 1 below summarizes these results.

**Table 1**  
**Retail Opportunities in the Ansonia Retail Market Area**

Retail Stores	Market Area Gap	Supportable SF	Potentially Captured SF	Potentially Supportable Stores
Household Appliances Stores-443111	\$4,492,439	18,908	3,406	1
Radio, Television, Electronics Stores-443112	\$13,899,123	27,350	2,800	1
Camera and Photographic Equipment Stores-44313	\$2,016,984	3,629	1,501	1
Specialty Food Stores-4452	\$13,078,566	21,163	9,420	3
Beer, Wine and Liquor Stores-4453	\$11,934,512	45,036	8,000	2
Cosmetics, Beauty Supplies, Perfume Stores-44612	\$4,063,349	9,652	3,054	2
Other Health and Personal Care Stores-44619	\$4,732,184	18,201	4,098	3
Luggage and Leather Goods Stores-44832	\$6,177,768	19,801	5,014	2
Sporting Goods Stores-45111	\$8,645,719	30,878	6,008	1
Hobby, Toys and Games Stores-45112	\$5,118,962	22,550	6,800	2
Sew/Needlework/Piece Goods Stores-45113	\$1,724,894	13,582	11,955	1
Musical Instrument and Supplies Stores-45114	\$3,700,091	14,625	3,000	1
Gift, Novelty and Souvenir Stores-45322	\$1,498,600	7,846	4,000	1
Used Merchandise Stores-4533	\$2,024,364	8,506	2,500	1
Other Miscellaneous Store Retailers-4539	\$3,264,080	10,462	9,300	4
Full-Service Restaurants-7221	\$35,728,533	101,214	25,620	5
Limited-Service Eating Places-7222	\$6,046,906	19,957	4,725	3
Drinking Places -Alcoholic Beverages-7224	\$3,920,468	8,830	4,691	1
<b>totals</b>	<b>\$132,067,542</b>	<b>402,187</b>	<b>115,892</b>	<b>35</b>

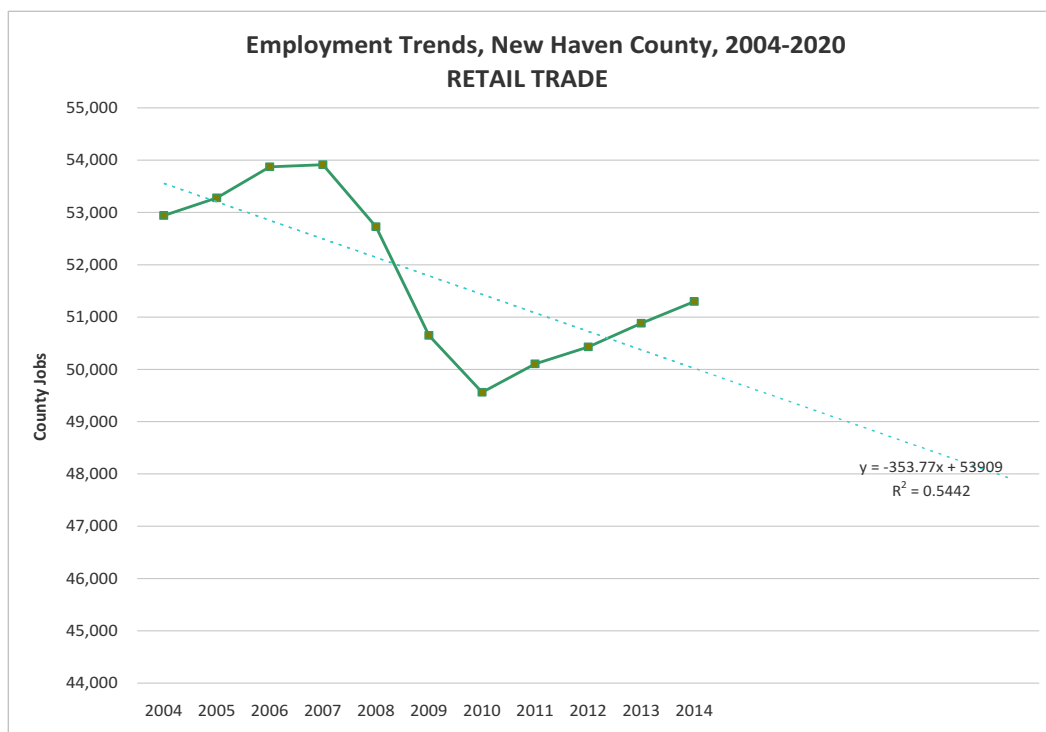
Sources: The Nielsen Company *Site Reports*, 2014 data; industry publication estimates; and FXM Associates

The analysis suggests that there exists sufficient demand to offer a wide variety of retail activities that might be attracted to the project area, considering other uses that might be included in the project. The opportunity gaps for full and limited service restaurants are especially significant. In many older downtown areas a variety of quality restaurants (good food, good service, and competitive prices) are key components to successful revitalization. They bring both residents and visitors to the area as well as contribute to its potential to attract daytime office and other workers.

## Trends

In addition to the current potential demand analysis, looking at projections of employment in various sectors gives another indication of prospects. FXM examined historical employment data at the county level for the retail sector and projected it forward to 2020. Based on historic trends over the last 10 years, prospects do not look bright: the county is projected to lose approximately 2,300 retail jobs, 5% of the 51,300 retail jobs existing in 2014. The chart below shows this trend.

**Figure 4**



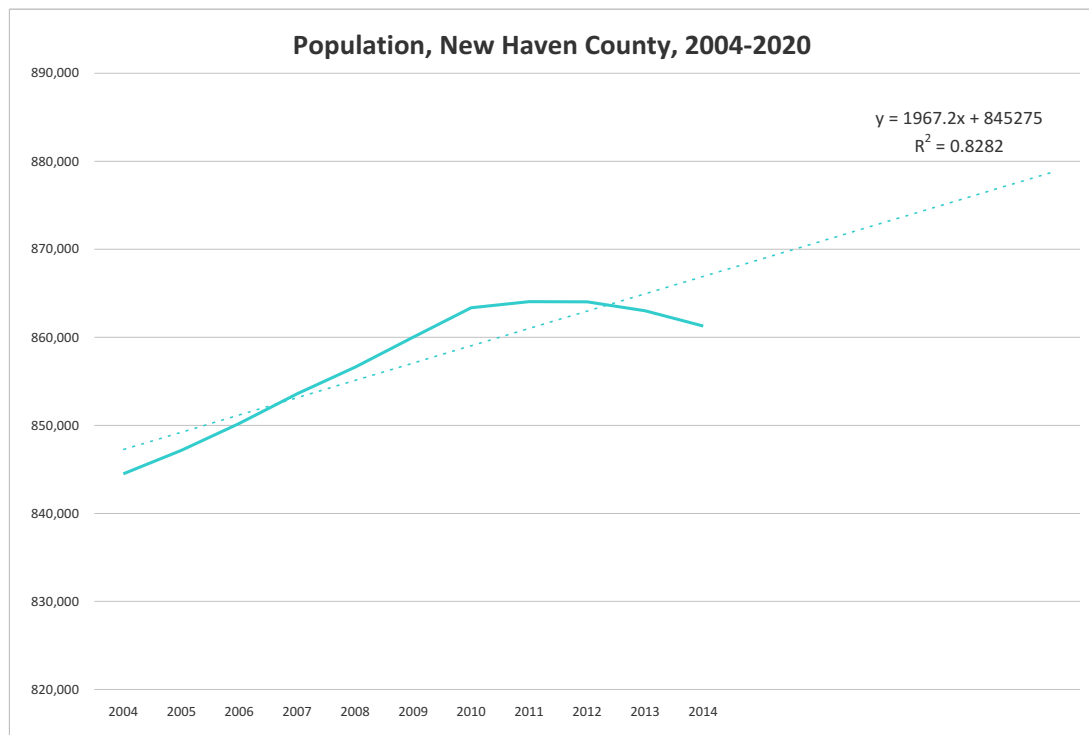
Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014, and FXM Associates.

Care is needed in interpreting the projections, however, as the level of confidence in the result, as expressed in the R-squared formula, is only .6, somewhat better than 50-50, but not much. The upward trend beginning in 2009 following the Great Recession, may well continue, but whether pre-recession levels of employment can be reached is open to question. The chart shows the earlier, much smaller recession that began in 2001-2, from which recovery did take place. Unfortunately, pre-2001 data are not available to show whether pre-recession levels were reached by 2007.

In short, despite the downward trend projected at the county level, some additional retail activity based on existing market area demand could well take place in the project area.

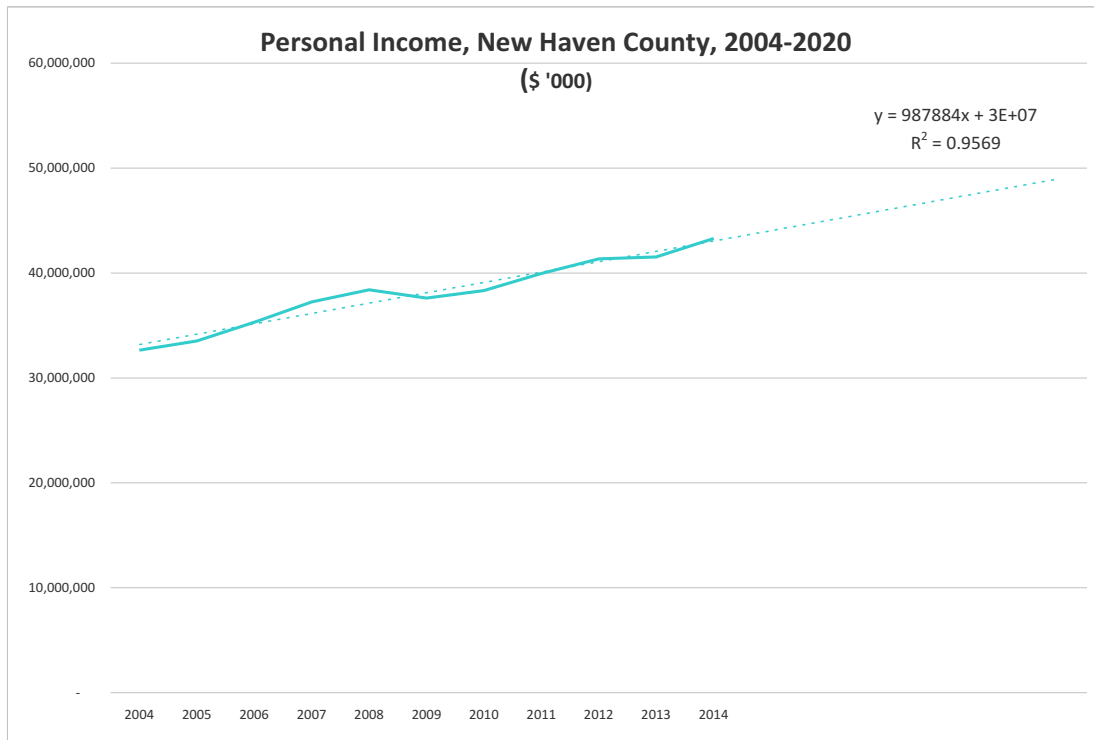
To further an understanding of regional market trends relating to potential retail demand in Ansonia, Figure 5 shows historical and projected population in New Haven County. While there have been some declines in recent years, the longer term trend is positive as shown in the graph. As shown in Figure 4, in spite of the population decline retail employment increased between 2010 and 2014. Figure 6, which shows increases in recent historical increases in aggregate personal income in the county, in spite of the slight population decline. The strongly positive upward trend (and significant R-squared) suggests that actual spending at retail has been increasing due to increased household incomes and is projected to continue.

**Figure 5**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014, and FXM Associates.

**Figure 6**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Economic Information System*, 2014, and FXM Associates.

## Prices and Amounts of Retail Space Available

FXM undertook a brief survey of available retail spaces on the commercial market in Ansonia and surrounding towns. Table 2 below summarizes the sample results.

**Table 2**

**Summary of Retail Space Size and Cost**

---

Range of sizes:	835 - 24,000 sf
Average size:	6,270 sf
Total space avail:	144,214 sf
Range of lease cost:	\$9.81 - \$35 per sf
<u>Average lease cost:</u>	<u>\$17.86 per sf</u>

Source: loopnet.com and FXM Associates

As is clear from the table, there is a great range of leasable properties available. Many entries offered a wide variety of size within the same property, suggesting flexibility in what could be leased. Any development in the project area would need to favorably compete with the existing supply.

FXM Associates

## Task 3.2: Market Review

### Technical Memorandum: Retail Opportunity Gap

To: The Cecil Group Inc.  
From: FXM Associates  
Date: January 2016

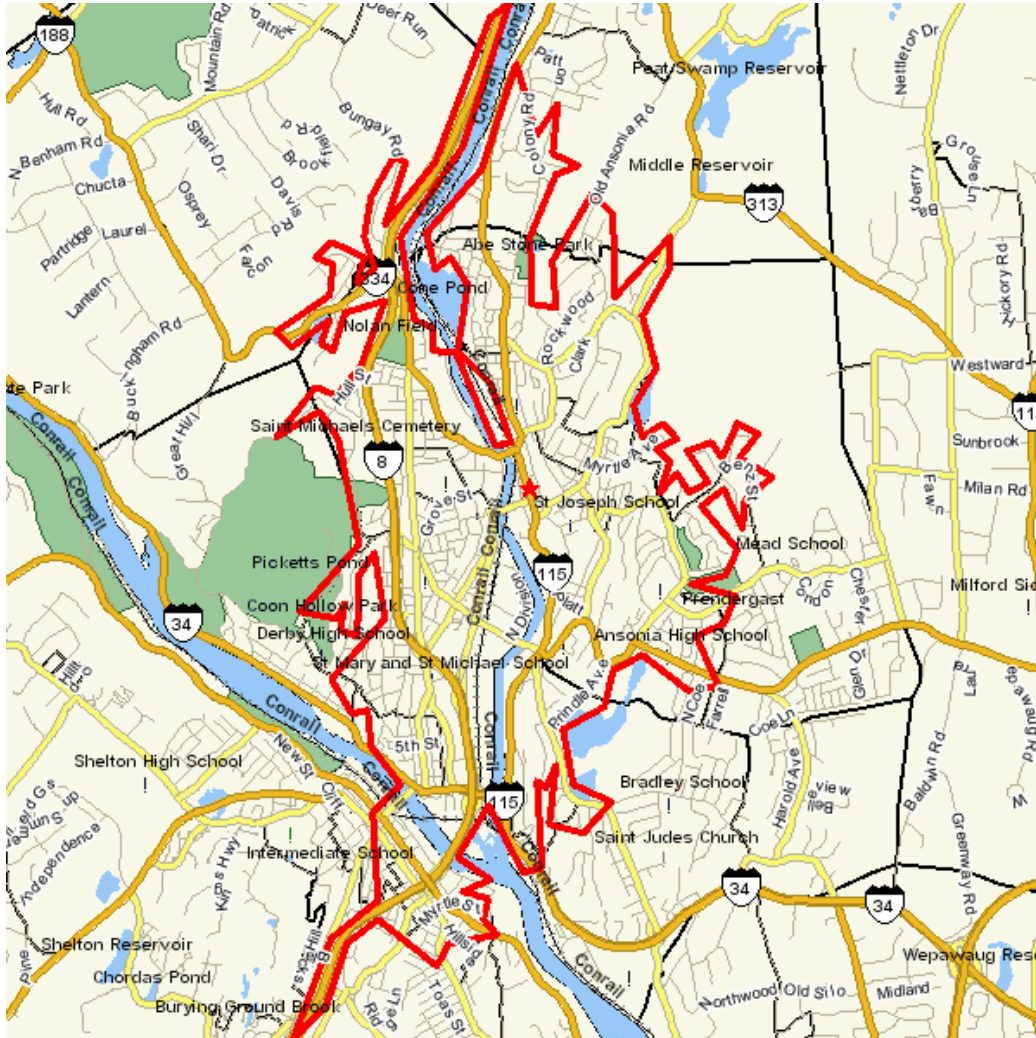
---

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Figure 1  
Five-Minute Drive Time



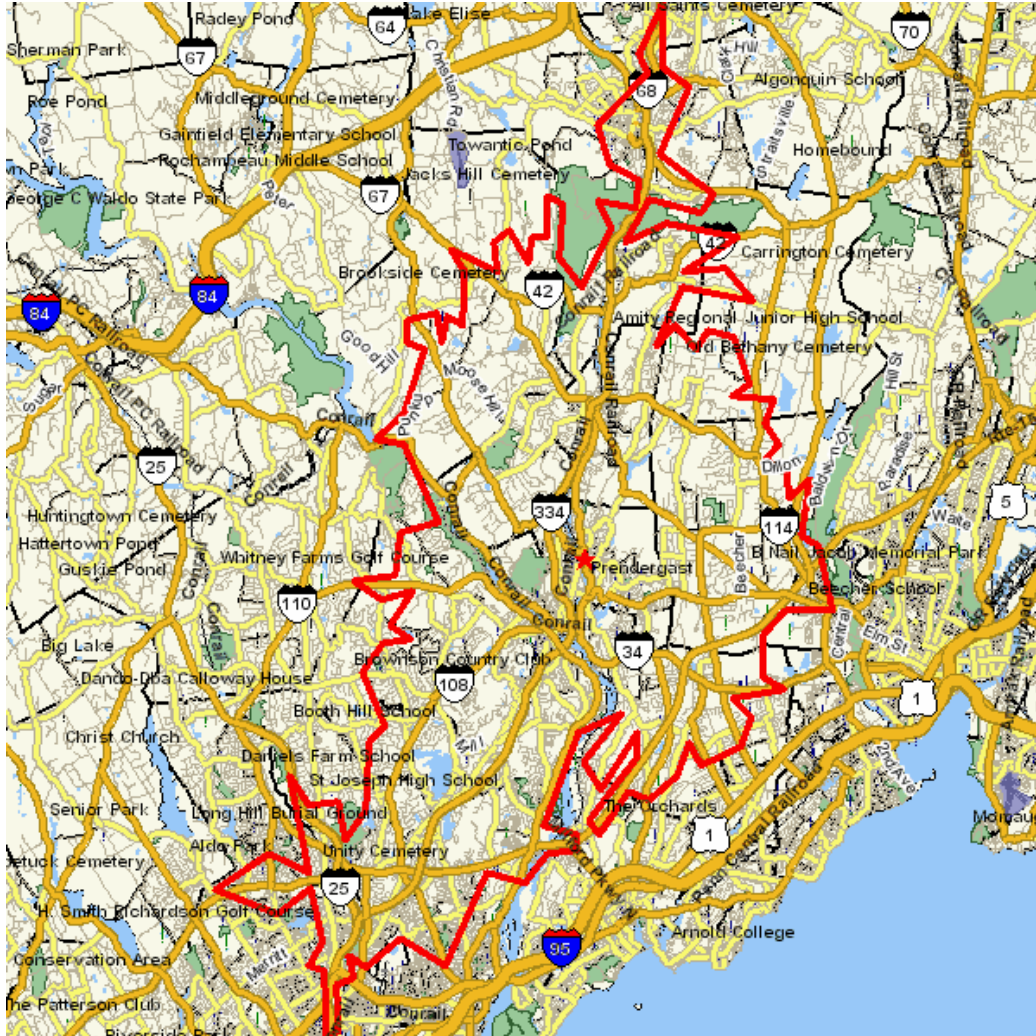
Source: The Nielsen Company *Site Reports*, 2015

**Figure 2**  
**Ten-Minute Drive Time**



Source: The Nielsen Company *Site Reports*, 2015

**Figure 3**  
**15-Minute Drive Time**



Source: The Nielsen Company *Site Reports*, 2015



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Village District Zoning and Historic Building Redevelopment Plan

## **8** VISUAL PREFERENCE SURVEY

---

### Visual Preference Survey

At the public forum in February 2016, attendees participated in a visual preference survey. The topics of this survey focused on six areas that had been identified from research into existing conditions and interviews with members of the public.

The topics isolated elements of design that are appropriate to the conditions in Ansonia's Downtown:

- A. Buildings
- B. Signage
- C. Parking
- D. Public/Private Open Space
- E. Alleys/Passages
- F. Walls

Participants in the survey were asked to rate the pictures under each topic on a scale from 1-5:

- (1) Very Undesirable
- (2) Undesirable
- (3) Neutral
- (4) Desirable
- (5) Very Desirable

The choice of images for each topic also reflected concerns that had been identified in the information-gathering phase of this process. Each set of images was designed to test certain elements:

- **SIGNAGE** – Lighting options, style, and materials.
- **PARKING** – Signage style, landscaping conditions, and barriers
- **PUBLIC/PRIVATE OPEN SPACE** – Scale, amount of landscaping relative to hard surfaces, and level of formality
- **ALLEYS/PASSAGES** – Amount of landscaping, level of public activity, and style
- **WALLS** – Surface changes vs. changes that affect the structure

The following pages contain the results of the survey. Each page has a “graph” of images from least to most desirable and provides some notes about the conclusions that can be reached from the results. These images can be used as an additional guide to community decisions about design within the Village District in the future.

- **BUILDINGS** – Massing, scale, height, and style.



## A. BUILDINGS

MORE DESIRABLE

*Participants preferred lower-scale buildings (but not single-story buildings) with traditional materials and varied roof heights and styles – as long as the variation was not too great. Contemporary buildings with significant mass (A8 and A9) were more acceptable than single-story, isolated buildings.*



IMAGE: A7/SCORE: 3.57



IMAGE: A8 (T) AND A9 (M)/SCORE: 3.43



IMAGE: A1/SCORE: 1.86

8. VISUAL PREFERENCE SURVEY



IMAGE: A2 (L), A4 (M), A5 (R)/SCORE: 4.00



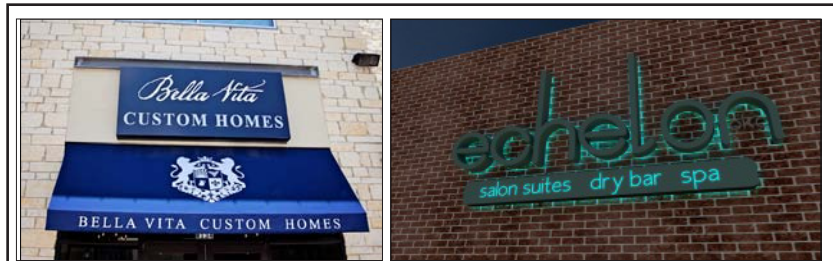
IMAGE: A6 (L) AND A3 (R)/SCORE: 3.86

MORE DESIRABLE

## B. SIGNAGE

MORE DESIRABLE

Results indicate a preference for simpler designs (i.e. text and simple graphics); both traditional (B12, B13, and B15) and contemporary (B7, B8, B4, and B10) designs were acceptable.



IMAGES: B6 (L) AND B3 (R)/SCORE: 3.57



IMAGES: B11 (L) AND B14 (R)/SCORE: 3.43

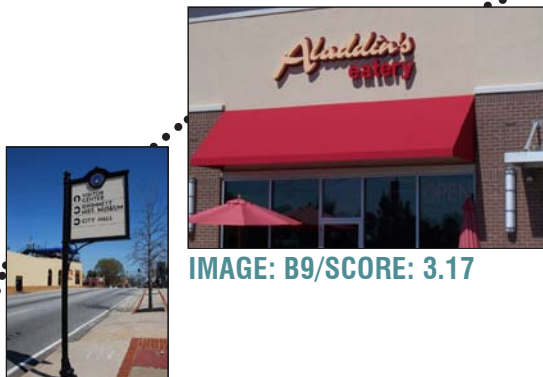
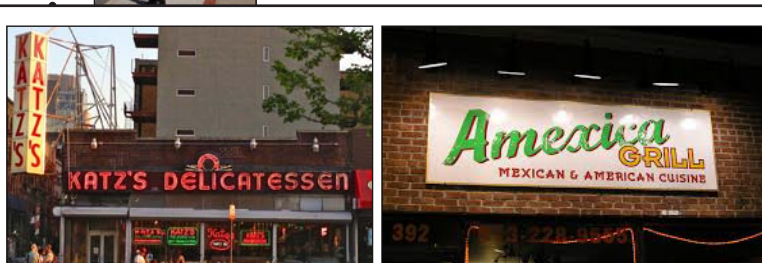


IMAGE: B9/SCORE: 3.17



IMAGES: B1 (L) AND B2 (R)/SCORE: 2.86

# 8. VISUAL PREFERENCE SURVEY



IMAGE: B15/SCORE: 4.43



IMAGES: B12 (L) AND B13 (R)/SCORE: 4.57



IMAGE: B5/SCORE: 4.00



IMAGE: B7 (L) AND B8 (R)/SCORE: 3.86



IMAGE: B4 (L) AND B10 (R)/SCORE: 3.71

MORE DESIRABLE



## C. PARKING

MORE DESIRABLE

*The preference for signage with simple text and graphics is reflected in these results. Participants preferred parking lots with landscaping both internally and between the lot and the public sidewalk.*



IMAGE: C9/SCORE: 3.00



IMAGE: C10/SCORE: 2.71



IMAGE: C2/SCORE: 2.57



IMAGE: C3/SCORE: 2.14



IMAGE: C1/SCORE: 1.43

8. VISUAL PREFERENCE SURVEY



IMAGE: C7/SCORE: 4.57



IMAGE: C8/SCORE: 4.43



IMAGE: C12/SCORE: 4.29



IMAGE: C6/SCORE: 4.14

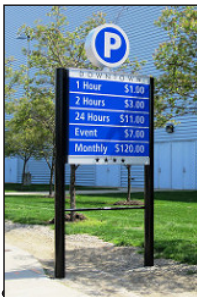


IMAGE: C11/SCORE: 3.86



IMAGES: C4 (L) AND C5 (R)/SCORE: 3.14

MORE DESIRABLE



## D. PUBLIC/PRIVATE OPEN SPACE

MORE DESIRABLE ↑

*Participants preferred spaces that were more formal. Spaces could contain either landscaping, paving, or a mixture of both. The most favored images had seating and/or tables and were separate from the public sidewalk. The least favored images were closer to the street.*



IMAGE: D8/SCORE: 3.86



IMAGE: D6/SCORE: 3.43



IMAGE: D1/SCORE: 3.29



IMAGE: D2/SCORE: 3.14

8. VISUAL PREFERENCE SURVEY



IMAGE: D3/SCORE: 4.57



IMAGE: D5/SCORE: 4.71



IMAGE: D7/SCORE: 4.00



IMAGE: D4/SCORE: 4.43

MORE DESIRABLE

## E. ALLEYS/PASSAGES

MORE DESIRABLE

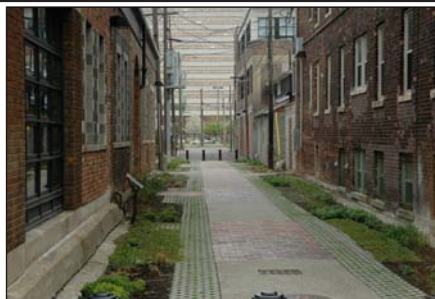
*Except for image E6, which contains significant public activity, participants preferred images of Alleys or passageways that contained some form of landscaping. Contemporary interventions and entry styles were not favored.*



IMAGE: E8/SCORE: 3.57



IMAGE: E5/SCORE: 4.00



IMAGES: E2 (L) AND F9 (R)/SCORE: 3.29



IMAGE: E4/SCORE: 3.00

## 8. VISUAL PREFERENCE SURVEY

IMAGE: E7  
SCORE: 4.57

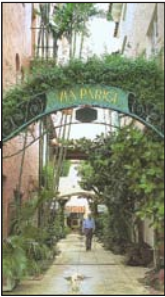


IMAGE: E6/SCORE: 4.43



IMAGE: E3/SCORE: 4.29



IMAGE: E1/SCORE: 4.14

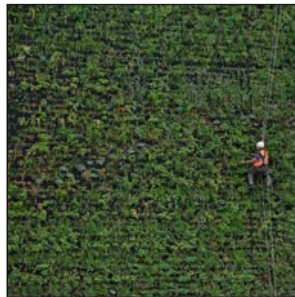
MORE DESIRABLE



## F. WALLS

MORE DESIRABLE

*The preferred combinations included public activity next to the wall - either dining or a trail. Participants noted that the US Army Corps of Engineers would need to approve any intervention that has an impact on the structure of the wall itself, and would almost certainly require approval of murals as well.*



IMAGES: F2 (L), F6 (M) AND F5 (R) SCORE: 3.57



IMAGE: F1 SCORE: 2.29

8. VISUAL PREFERENCE SURVEY



IMAGE: F3      SCORE: 4.14



IMAGE: F4      SCORE: 4.00



MORE DESIRABLE



## IMAGE SOURCES

A1: Unknown

A2: Unknown

A3: Unknown

A4: Unknown

A5: Unknown

A6: Unknown

A7: Unknown

A8: Unknown

A9: Unknown

B1: Unknown

B2: Source: <http://www.signsandgraphix.net/portfolio/>

B3: Source: <http://www.electremedia.com/pre-designing-custom-logo-signs-risk>

B4: Source: <http://www.electremedia.com/pre-designing-custom-logo-signs-risk>

B5: Source: <http://misignsdetroit.com/blog/>

B6: Source: <http://www.cndsigns.com/portfolio/commercial-awning-for-restaurants/>

B7: Source: <http://www.360signs.com/2011/12/>

B8: Source: [kerrysigns.com](http://kerrysigns.com)

B9: Source: <http://www.allsignsx.com/>

B10: Source: <http://www.signsexpress.co.uk/branch/57/crawley/portfolio/2/exterior-signs/>

B11: Source: <http://www.digbyrose.com/2012/hanging-signs-of-georgetown/>

B12: Unknown

B13: Unknown

B14: Source: <http://www.studiobinocular.com/2015/08/city-of-adelaide/>

B15: Source: <http://www.hooksandlattice.com/top-commercial-applications.html>

B16: Source: <http://denyseco.com/news/category/project-highlights/page/2/>

C1: Source: <http://www.wvgazettemail.com/apps/pbcs.dll/article?AID=/20150102/DM01/150109903/>

C2: Source: <http://www.urbanreviewstl.com/category/parking/>

C3: Source: [http://www.virginiarailingandgates.com/fences\\_steel.htm](http://www.virginiarailingandgates.com/fences_steel.htm)

C4: Source: [https://www.jaxdailyrecord.com/show-story.php?Story\\_id=542426](https://www.jaxdailyrecord.com/show-story.php?Story_id=542426)

C5: Source: <http://www.nebraskah2o.org/category/residents/>

C6: Unknown

C7: Unknown

C8: Unknown

## 8. VISUAL PREFERENCE SURVEY

C9: Source: <http://www.seattle.gov/transportation/parking/parkingsigns.htm>

C10: Unknown

C11: Source: <http://www.redirectionssigndesign.com/city-of-columbus-wayfinding-parking-directory-signage/>

C12: Source: <http://www.truenorthsigns.net/familiesofsigns1.html>

D1: Unknown

D2: Unknown

D3: Unknown

D4: Source: <http://socialspacenewyork.blogspot.com/2011/06/pocket-parks-vs-overscaled-parks.html>

D5: Source: <http://www.williamsonparks.org/history.html>

D6: Source: <http://visualizenashua.com/idea/public-garden/>

D7: Source: <http://www.djc.com/special/development2000/surdyke.html>

D8: Source: <http://discoverdesign.org/2015challenge> (photo 2)

E1: Unknown

E2: Source: <http://buildabetterburb.org/green-alleys-servicing-the-future/>

E3: Unknown

E4: Unknown

E5: Unknown

E6: Unknown

E7: Unknown

E8: Source: <https://ariandavidphotography.wordpress.com/2015/03/11/schenectady-the-lights-shine-again/>

E9: Source: <https://www.pinterest.com/pin/323133341988462992/>

F1: Richmond, VA Floodwall; Source: [https://www.flickr.com/photos/brad\\_prudhon/6341950719](https://www.flickr.com/photos/brad_prudhon/6341950719)

F2: Rubens at the Palace Hotel, London; Source: <http://www.dezeen.com/2013/08/21/londons-largest-living-wall-will-combat-flooding/>

F3: Source: <http://www.mikebellodesigns.com/>

F4: Matewan, West Virginia Flood Wall; Source: <http://www.roadsideamerica.com/story/48375>

F5: Paducah, Kentucky (part of Ohio River floodwall network); Source: Paducah Tourists © Trudy E. Bell 2001; [http://nationalcalamityeaster1913flood.blogspot.com/2014\\_06\\_01\\_archive.html](http://nationalcalamityeaster1913flood.blogspot.com/2014_06_01_archive.html)

F6: Cape Girardeau, Missouri (part of floodwall for Mississippi River; Source: © Roxana Bell 2009; [http://nationalcalamityeaster1913flood.blogspot.com/2014\\_06\\_01\\_archive.html](http://nationalcalamityeaster1913flood.blogspot.com/2014_06_01_archive.html)

Village District Zoning and Historic Building Redevelopment Plan

## **9 CGS CHAPTER 124 SECTION 8-2j**

## Chapter 124, Section 8-2j of the Connecticut General Statutes

The text of Section 8-2j of Chapter 124 of the Connecticut General Statutes is as follows<sup>1</sup>:

Sec. 8-2j. Village districts. Compatibility objectives with other uses in immediate neighborhood. Applications. Village district consultant.

(a) The zoning commission of each municipality may establish village districts as part of the zoning regulations adopted under section 8-2 or under any special act. Such districts shall be located in areas of distinctive character, landscape or historic value that are specifically identified in the plan of conservation and development of the municipality.

(b) The regulations establishing village districts shall protect the distinctive character, landscape and historic structures within such districts and may regulate, on and after the effective date of such regulations, new construction, substantial reconstruction and rehabilitation of properties within such districts and in view from public roadways, including, but not limited to, (1) the design and placement of buildings, (2) the maintenance of public views, (3) the design, paving materials and placement of public roadways, and (4) other elements that the commission deems appropriate to maintain and protect the character of the village district. In adopting the regulations, the commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. The regulations shall establish criteria from which a property owner and the commission may make a reasonable determination of what is permitted within such district. The regulations shall encourage the conversion, conservation and preservation of existing buildings and sites in a manner that maintains the historic or distinctive character of the district. The regulations concerning the exterior of structures or sites shall be consistent with: (A) The “Connecticut Historical Commission - The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”, revised through 1990, as amended; or (B) the distinctive characteristics of the district identified in the municipal plan of conservation and development. The regulations shall provide (i) that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification, (ii) that all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification, (iii) that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping,

and (iv) that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

(c) All development in the village district shall be designed to achieve the following compatibility objectives: (1) The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district; (2) proposed streets shall be connected to the existing district road network, wherever possible; (3) open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting; (4) locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design; (5) the landscape design shall complement the district's landscape patterns; (6) the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and (7) the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

(d) All applications for new construction and substantial reconstruction within the district and in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or planner who is a member of the American Institute of Certified Planners selected and contracted by the commission and designated as the village district consultant for such application. Alternatively, the commission may designate as the village district consultant for such application an architectural review board whose members shall include at least one architect, landscape architect or planner who is a member of the American Institute of Certified Planners. The village district consultant shall review an application and report to the commission within thirty-five days of receipt of the application. Such report and recommendation shall be entered into the public hearing record and considered by the commission in making its decision. Failure of the village district consultant to report within the specified time shall not alter or delay any other time limit imposed by the regulations.

(e) The commission may seek the recommendations of any town or regional agency or outside specialist with which it consults, including, but not limited to, the regional planning agency, the municipality's historical society, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.

(f) If a commission grants or denies an application, it shall state upon the record the reasons for its decision. If a commission denies an application, the reason for the denial shall cite the specific regulations under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial

circulation in the municipality. An approval shall become effective in accordance with subsection (b) of section 8-3c.

(g) No approval of a commission under this section shall be effective until a copy thereof, certified by the commission, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision, is recorded in the land records of the town in which such premises are located. The town clerk shall index the same in the grantor's index under the name of the then record owner and the record owner shall pay for such recording.



