



Avon, Connecticut Town Center Master Plan

September 29, 2015

TRO JB

.....
The logo for Carpionato Group, featuring a stylized 'C' inside a circle followed by the word 'Carpionato' in a script font and 'GROUP' in a smaller, sans-serif font below it.

1

Introduction



Intentional Community



New Master Plan



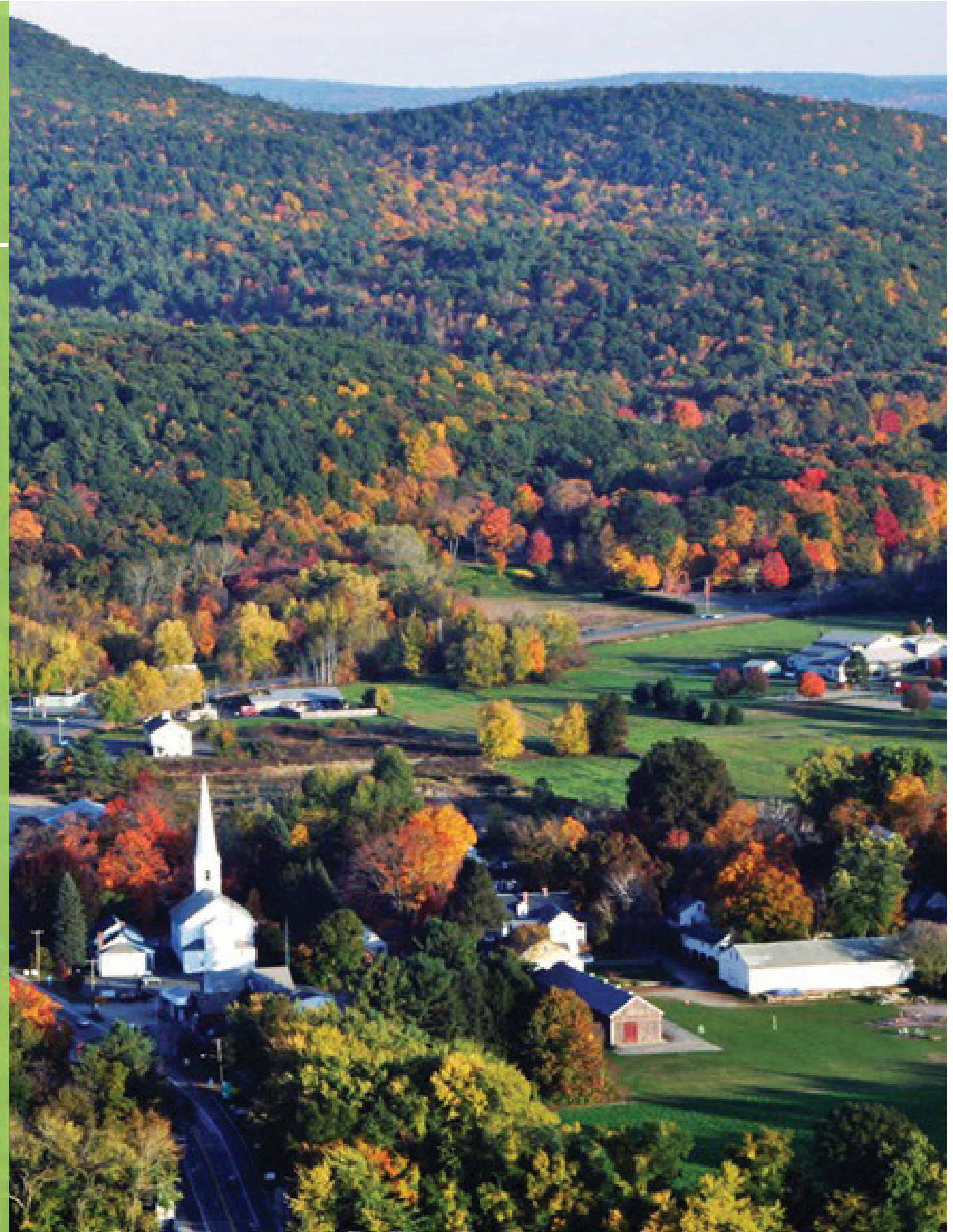
Statement of Intent – Stylebook

“Promote building designs which will contribute to a welcoming, pedestrian friendly town center”

“Create continuity, cohesiveness, interesting and sustainable architecture, sensitive design, quality materials and common complimentary site elements”

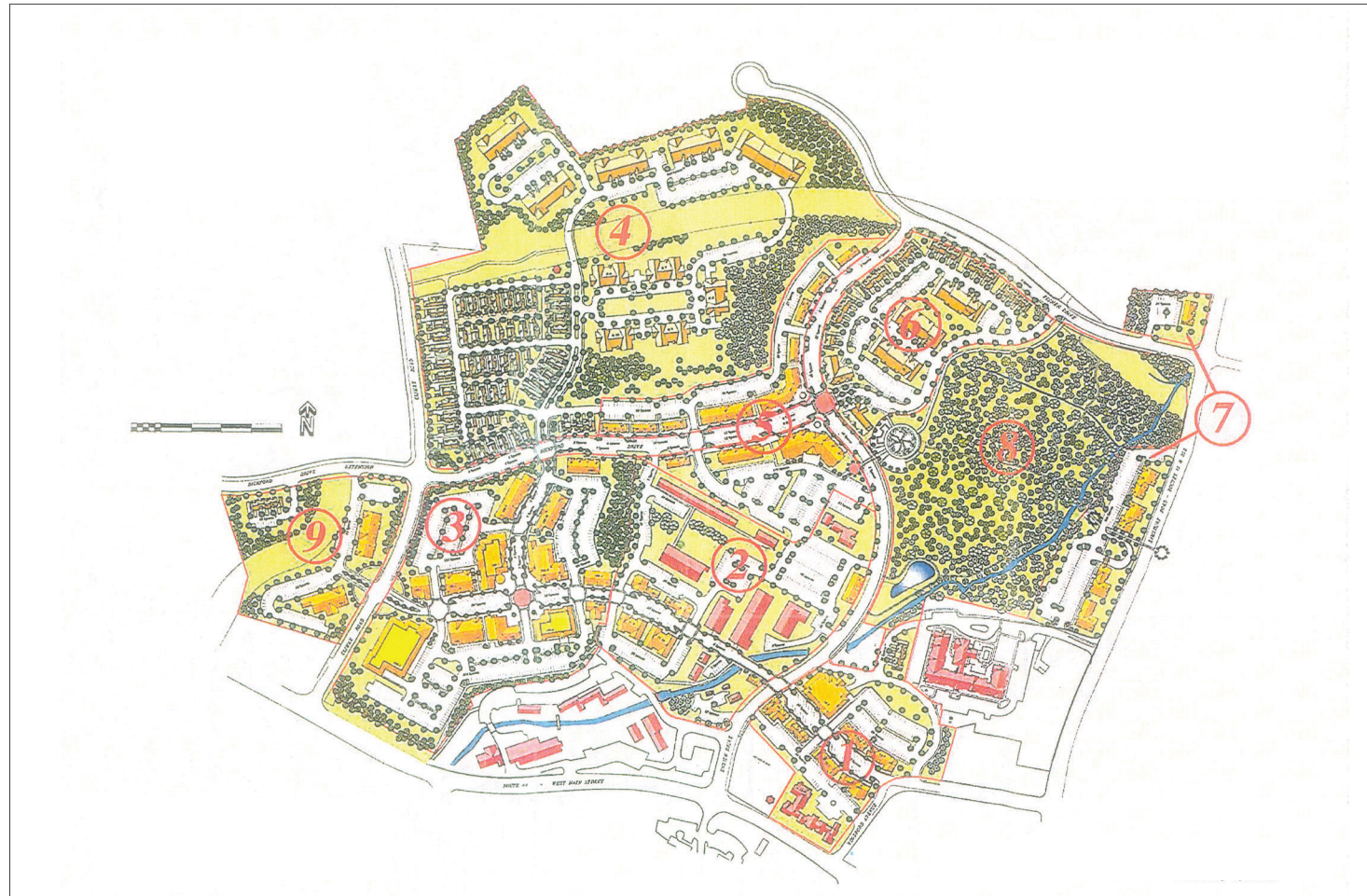
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The Larger View



2012 Master Plan Comparison

2012 Plan



Carpionato Plan



Major Differences

1. More Commercial
2. Less Housing
3. Bickford Drive Realignment

Construction Phasing



Avon Village Center Fiscal Impacts

- **Mixed Use Concept**
- **314 Apartments**
- **750,000 Square Feet on 97 Acres**
- **Total Development Market Value \$250 Million**

Residential Development Impacts

Residential Revenue: Property Tax and Miscellaneous Revenue

Estimated Property Tax Revenue	\$1,266,048
Estimated Miscellaneous Revenue	\$449,028
Total Estimated Revenue	\$1,715,076

Residential Costs: School Costs and Service Costs

Estimated School Costs	\$434,139
Estimated Service Costs	\$953,432
Total Estimated Costs	\$1,387,57

Residential Net Impact

Total Estimated Revenue	\$1,715,076
Total Estimated Costs	\$1,387,572
NET ANNUAL FISCAL GAIN	\$327,504

Commerical Development Impacts

Commercial Revenue: Property Taxes and Miscellaneous Revenue

Estimated Property Tax Revenue	\$3,327,287
Estimated Miscellaneous Revenue	\$594,656
Total Estimated Revenue	\$3,921,943

Commercial Costs: Service Costs

Estimated Service Costs	\$1,262,648
Total Estimated Costs	\$1,262,648

Commercial Net Impact

Total Estimated Revenue	\$3,921,944
Total Estimated Costs	\$1,262,648
NET ANNUAL FISCAL GAIN	\$2,659,296

Total Impact

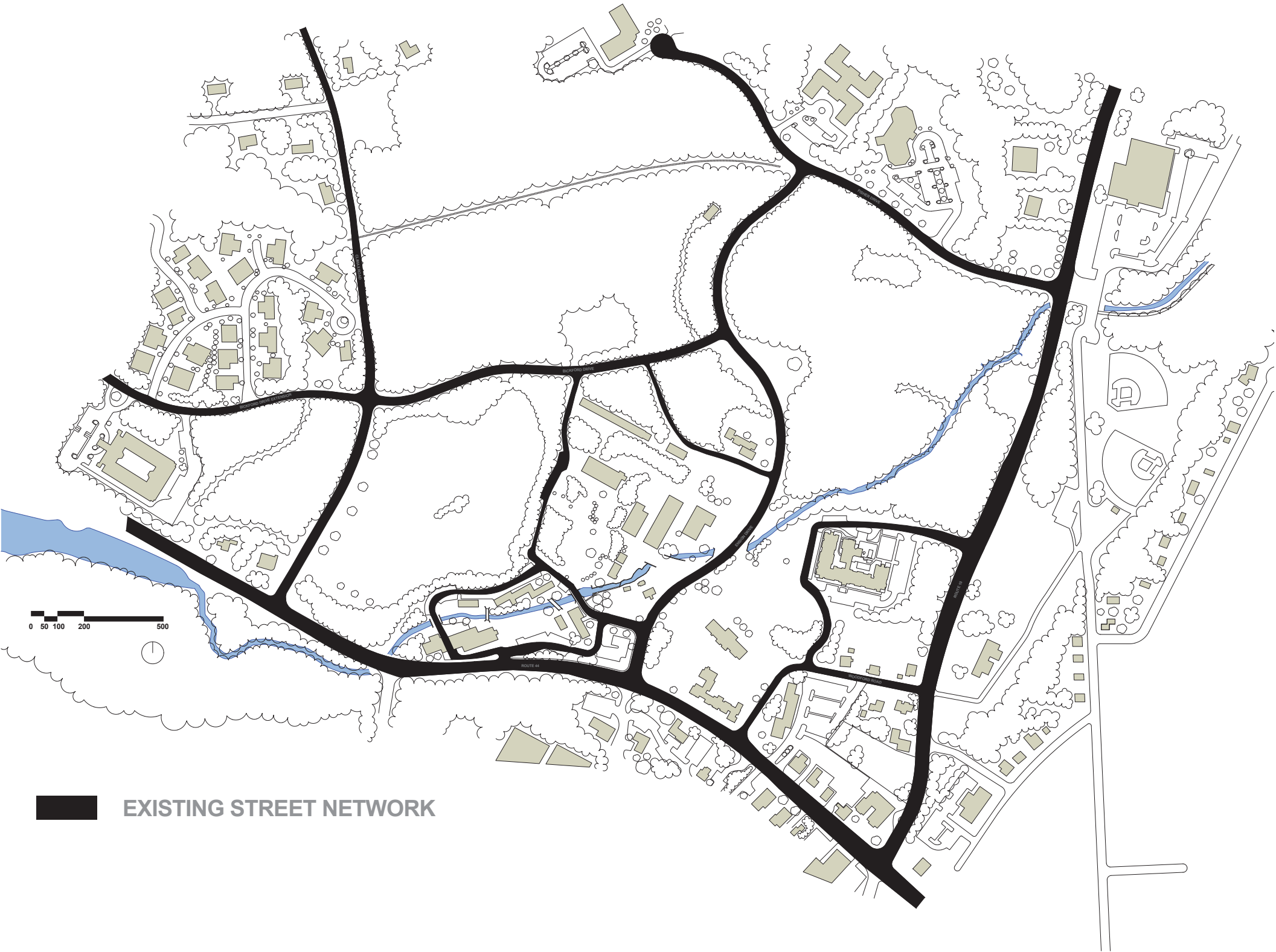
Net Fiscal Impact

	Residential	Commercial	Combined
Total Revenue	\$ 1,715,076.68	\$ 3,821,943.82	\$ 5,637,020.50
Service Costs	\$ 953,432.56	\$ 1,262,647.93	\$ 2,216,080.49
School Costs	\$ 434,139.50	\$ 0.00	\$ 434,139.50
Net Fiscal Impact (yr)	\$ 327,504.63	\$ 2,659,295.89	\$ 2,986,800.52

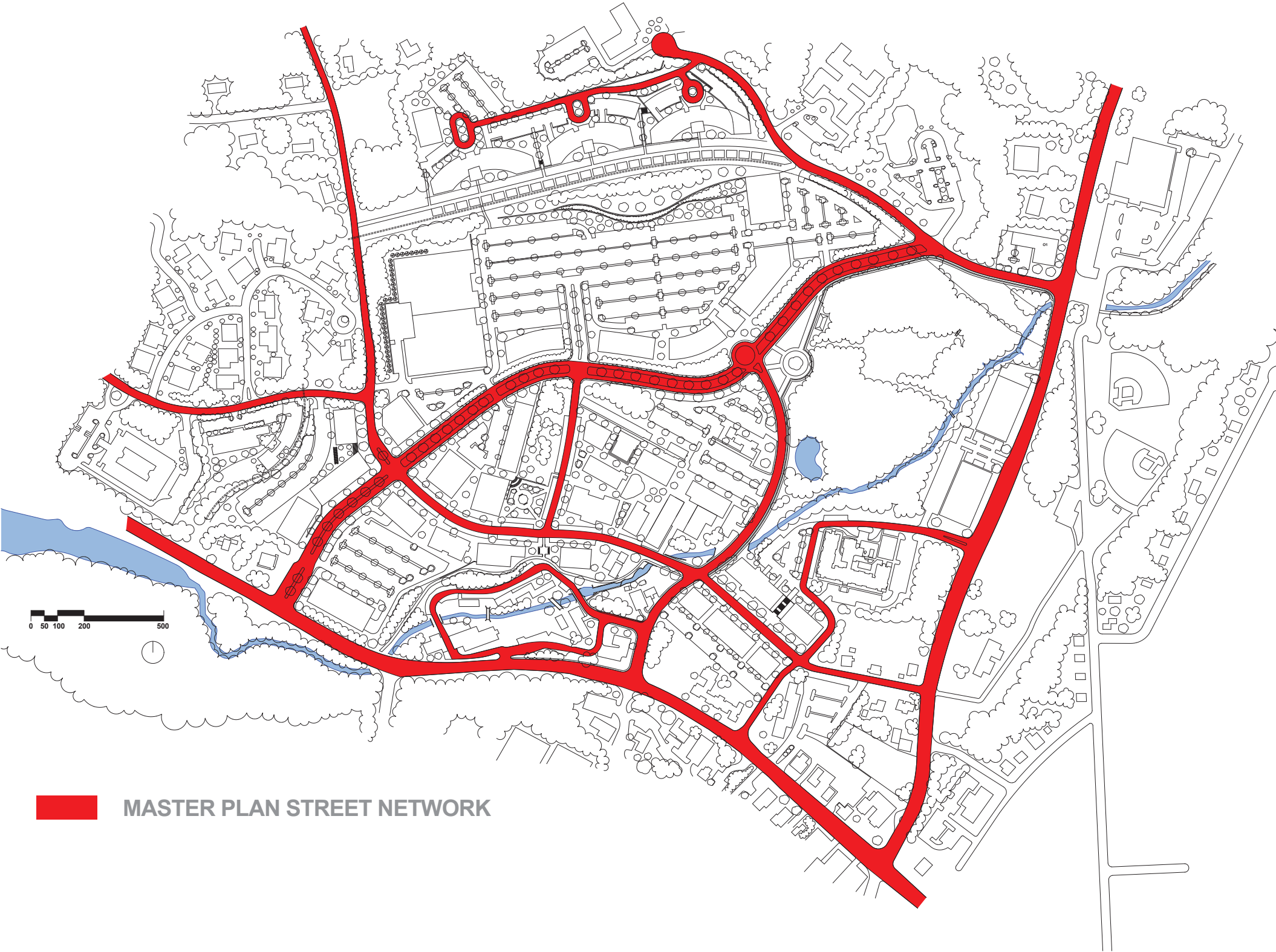
Fiscal Impact Comparison

	Carpionato 2015	Ensign Bickford 2012
Total Revenue	\$ 5,637,021	\$ 3,786,175
Service Costs	\$ 2,216,080	\$ 1,359,648
School Costs	\$ 434,139	\$ 866,541
Net Fiscal Impact (yr)	\$ 2,986,801	\$ 1,559,986

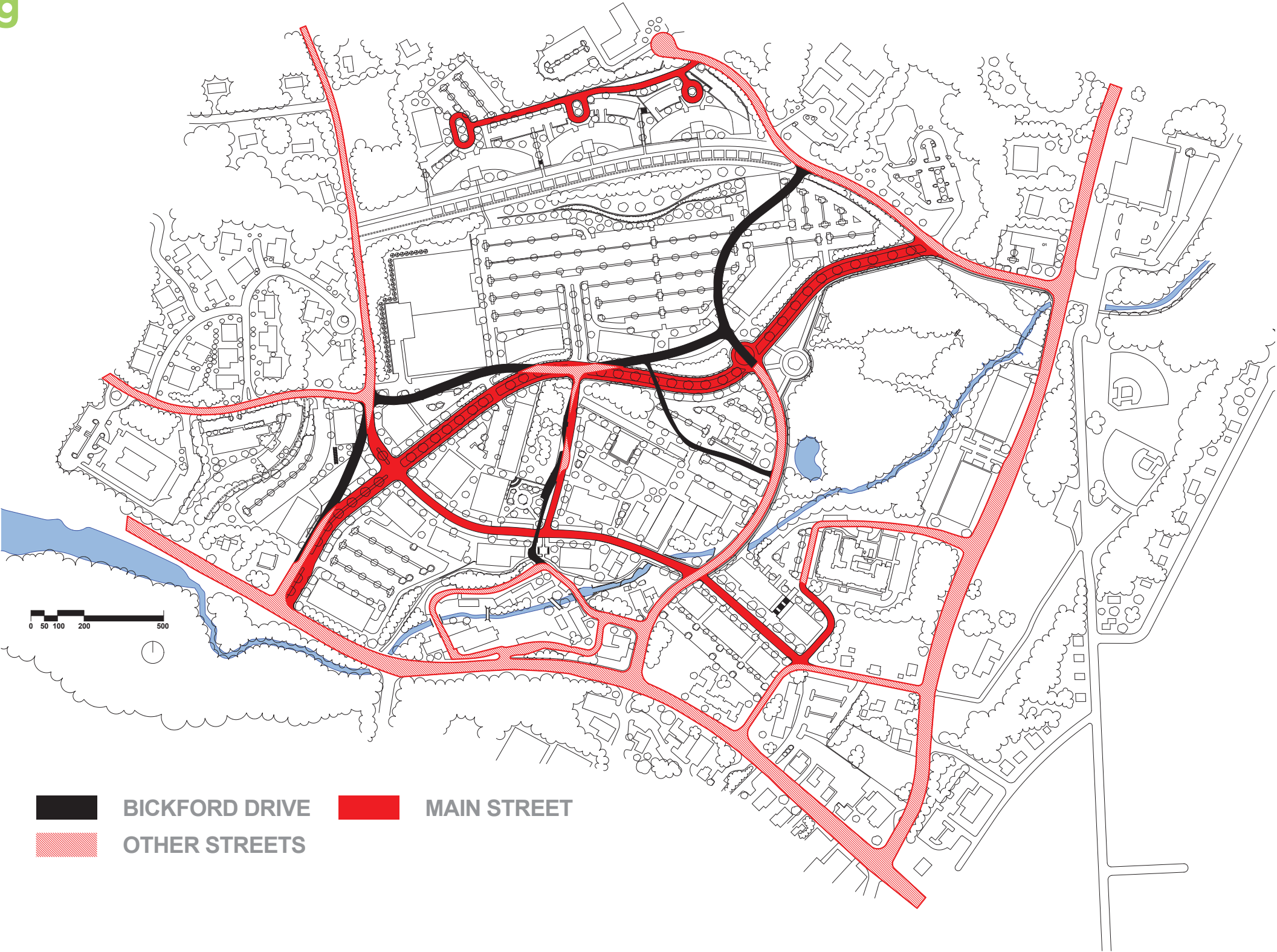
Roadways: Existing



Roadways: New



Roadways: New & Existing

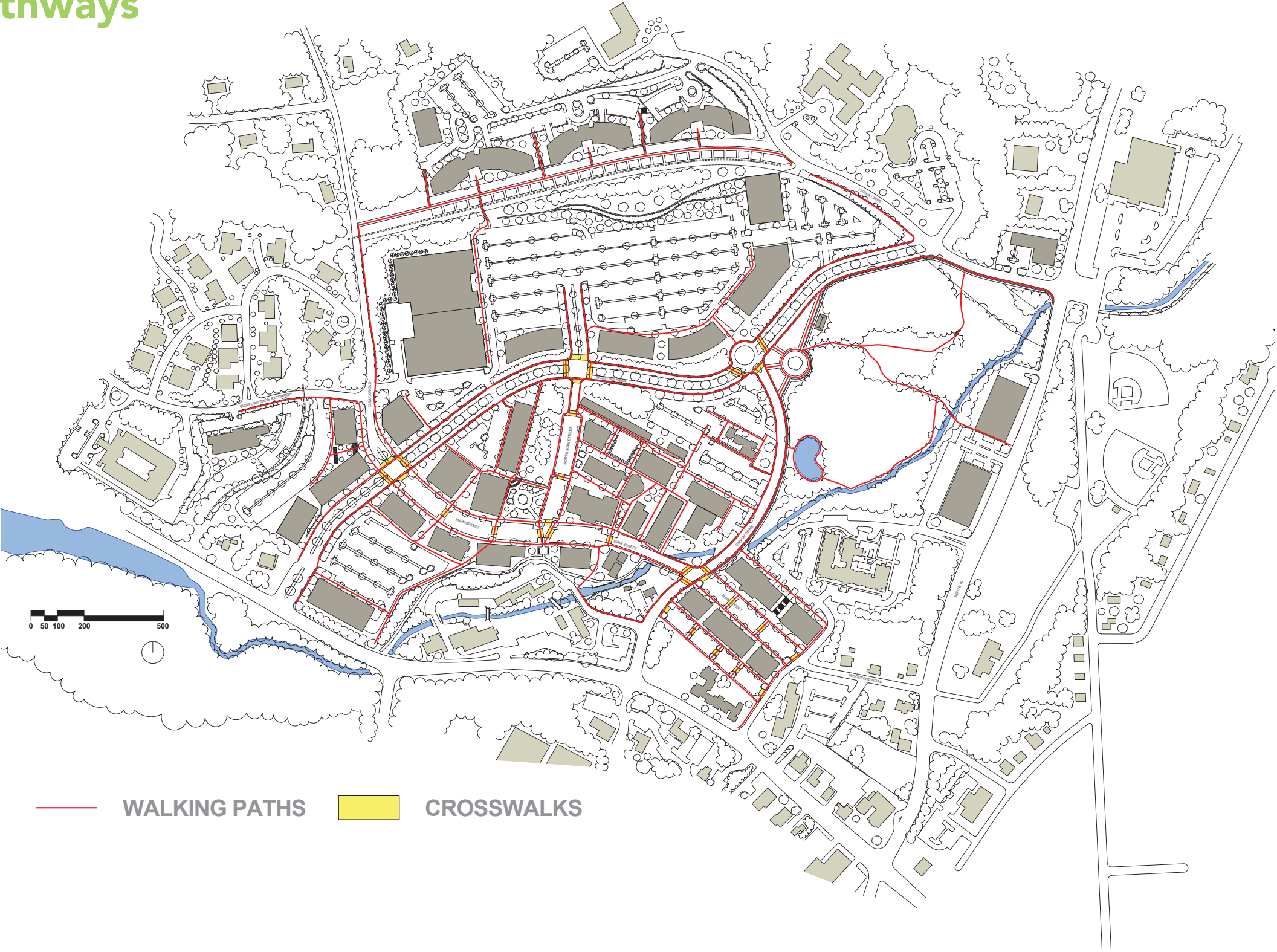
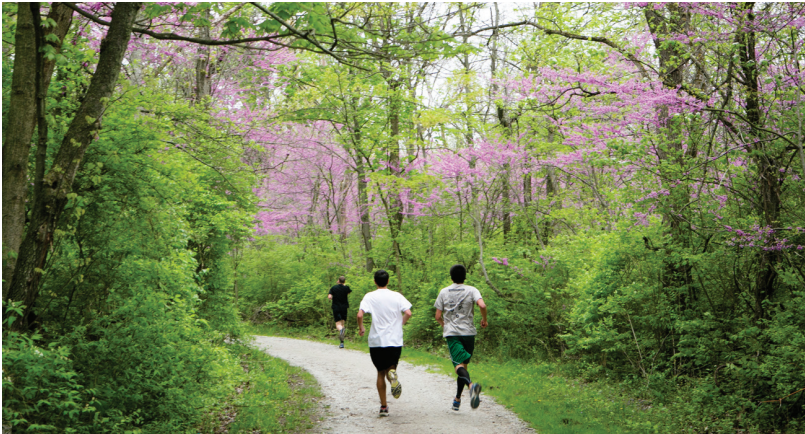


Traffic Calming Measures

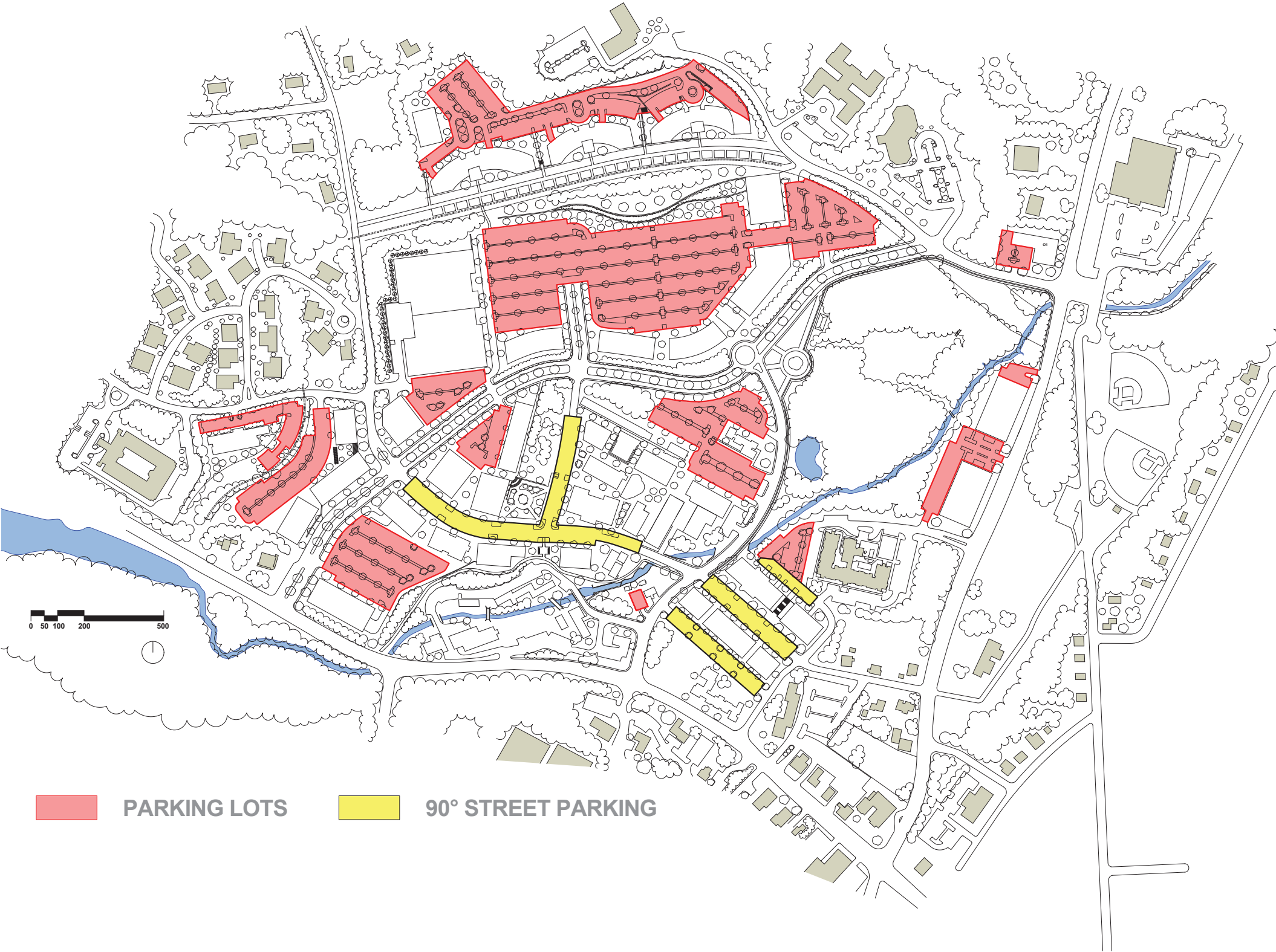
- Stop Signs @ Intersection
- Plateau Crosswalks with Material Change
- Rotary



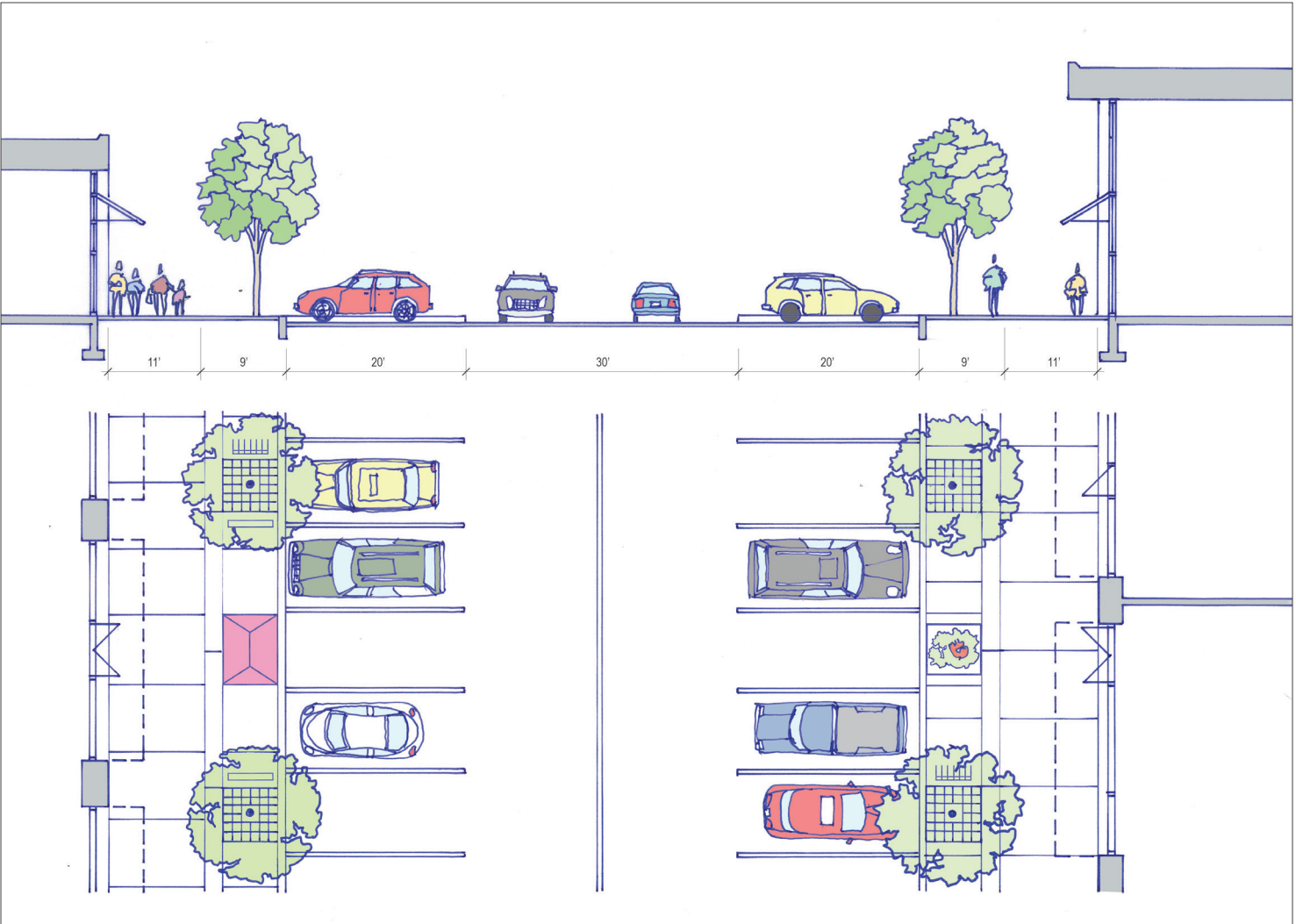
Community Pedestrian Pathways



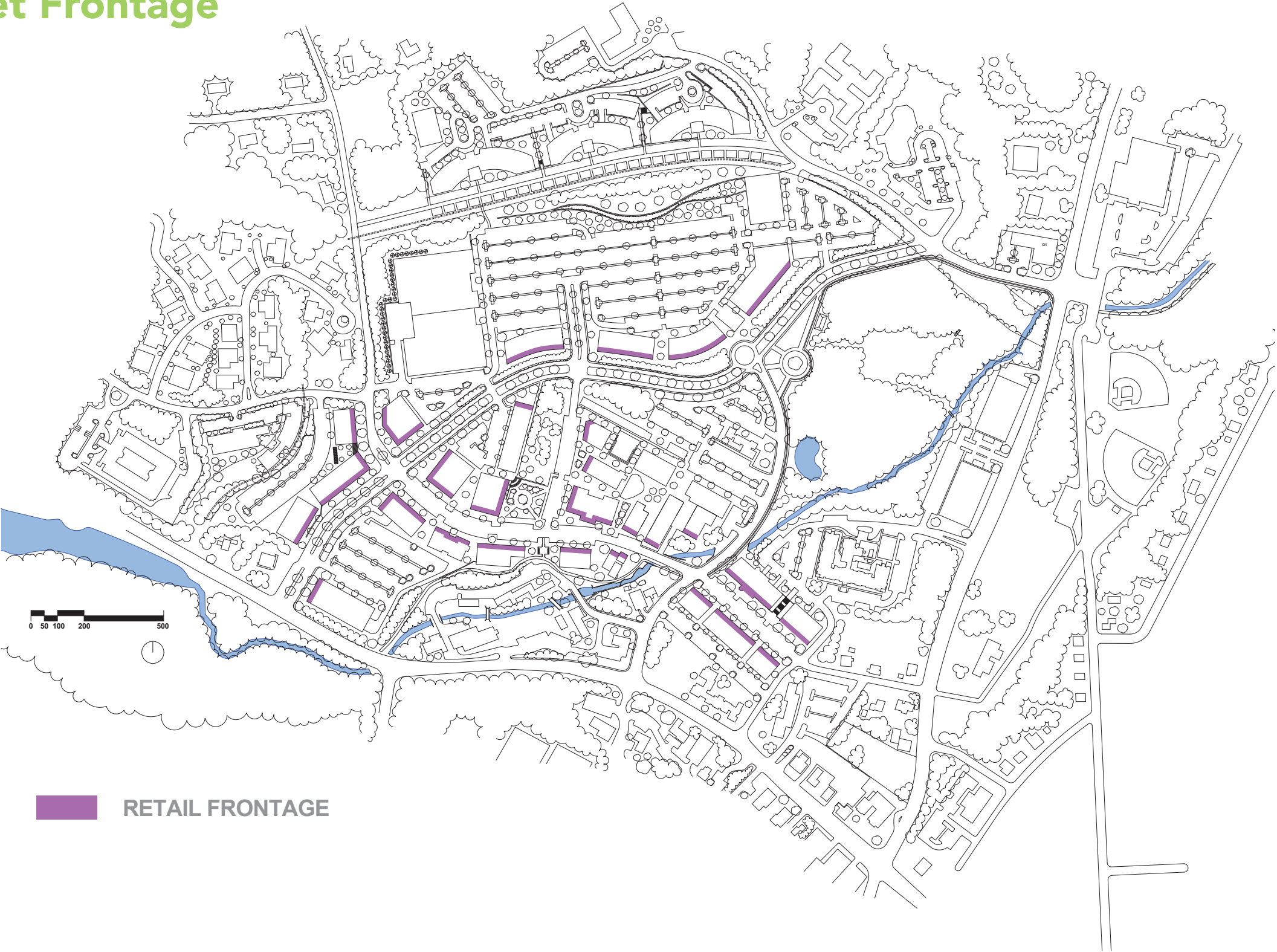
Parking



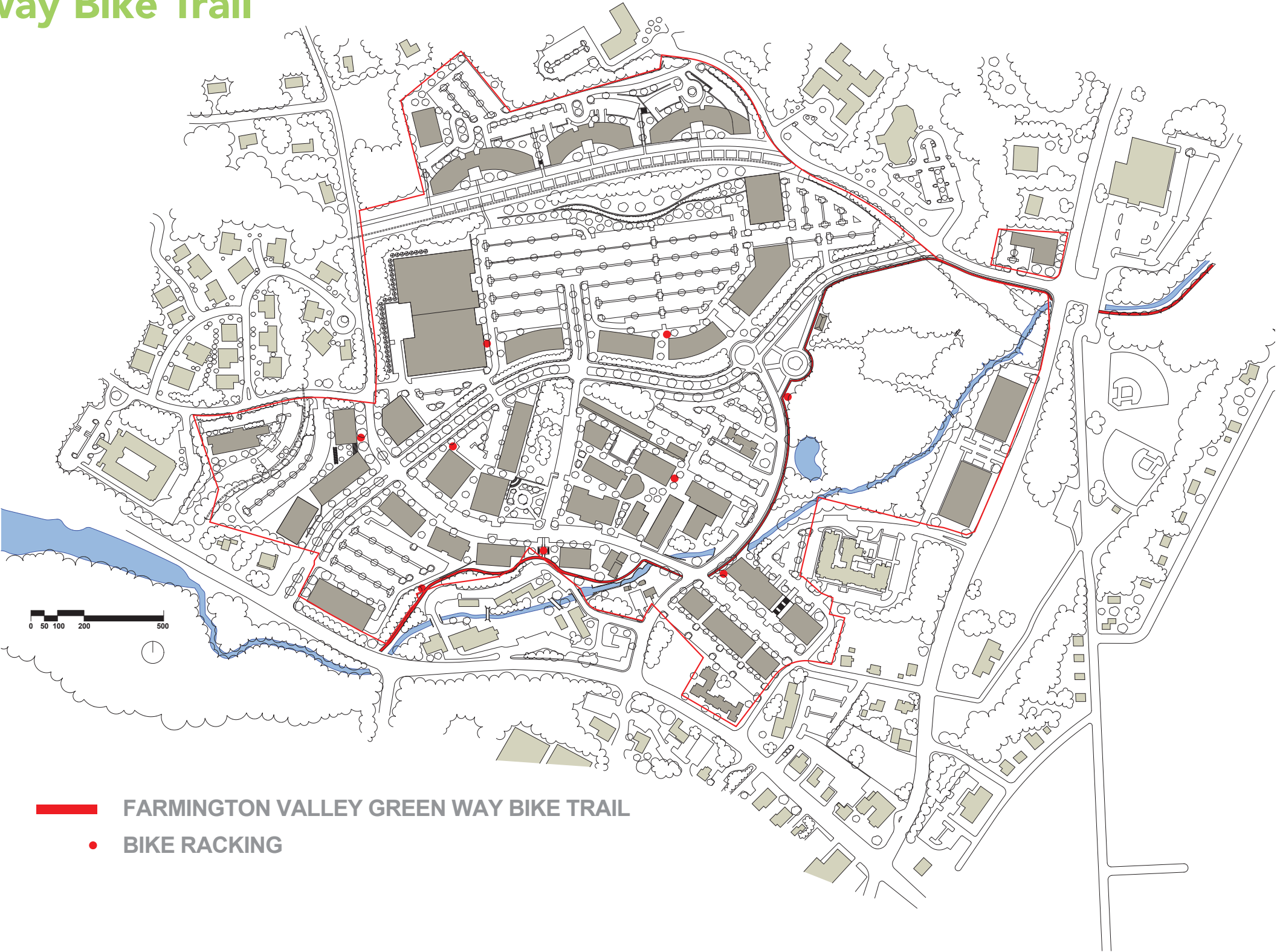
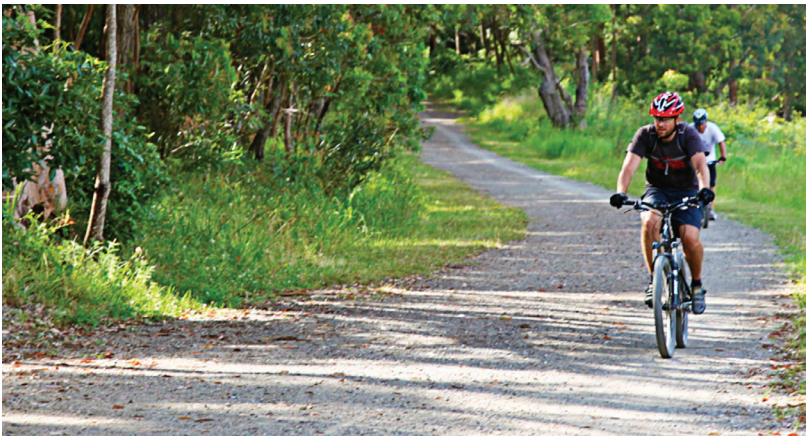
Street Plan Detail and Section



Building Locations & Street Frontage



Farmington Valley Greenway Bike Trail



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Building Design & Public Spaces



Building Design

“Buildings shall relate in scale and architecture to the existing historic structures within Avon Center”

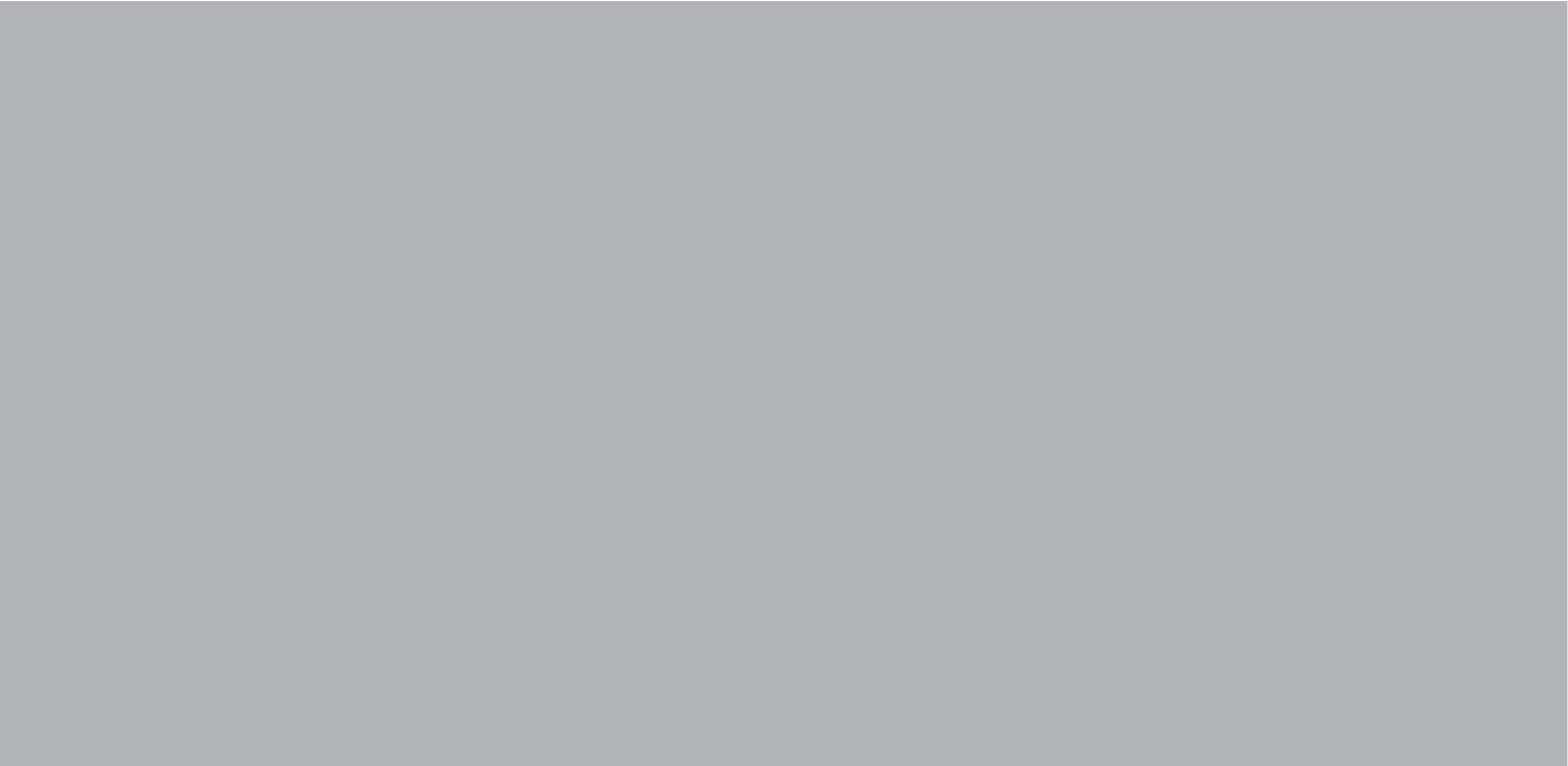
“Buildings with peaked roof lines, flat roof lines with strong cornices, and multi-story buildings...be strongly considered”

“New buildings should be products of their own time and should have appropriate scale, massing, materials and details”

Brownstone District Plan



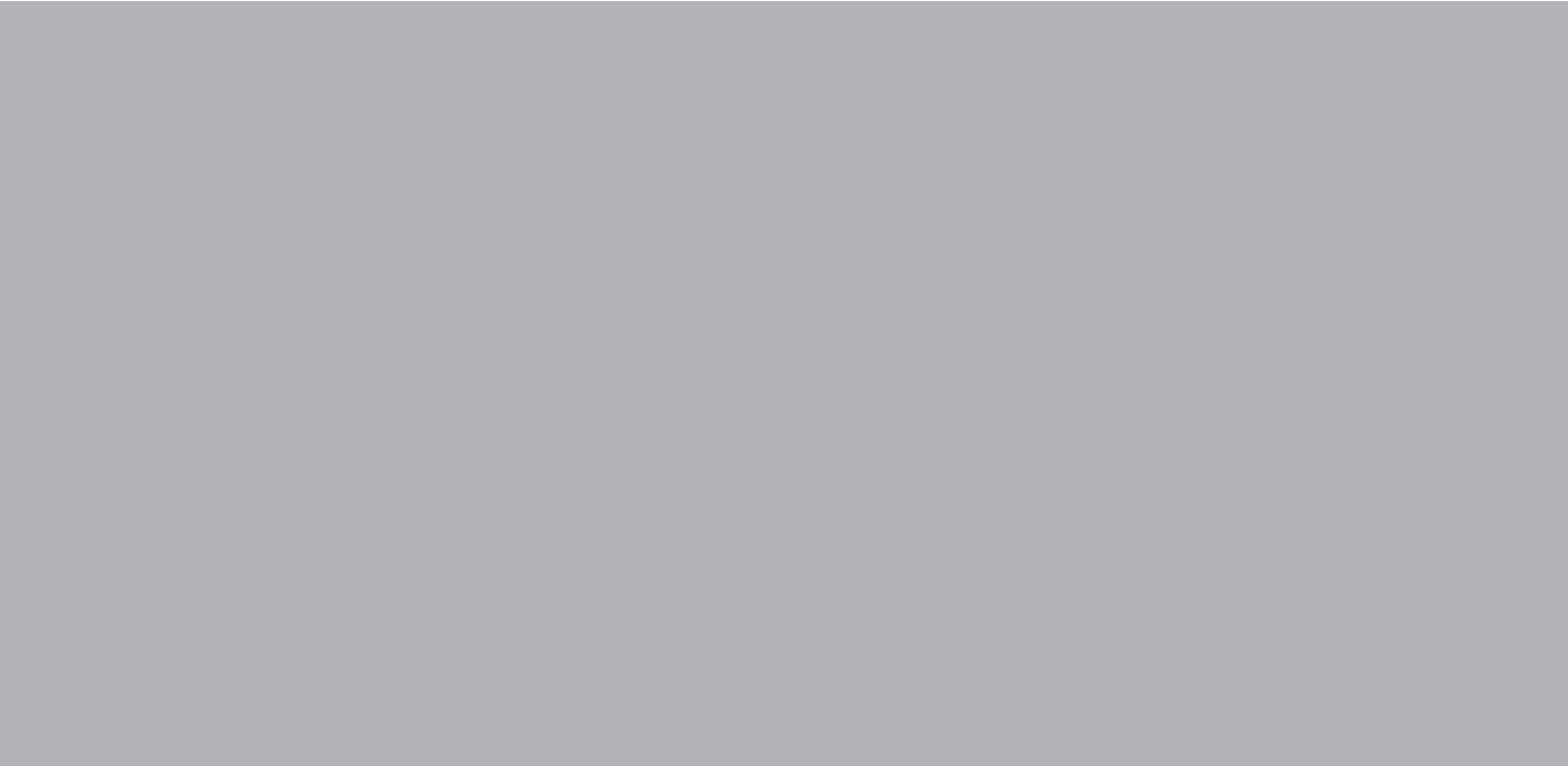
Brownstone District View



Village Green Plan



Village Green View



Quality Construction

Building Materials

- Traditional New England Town Materials and Colors
- Cornices, Facias, Beltways + Color Contrast to Accentuate Scale

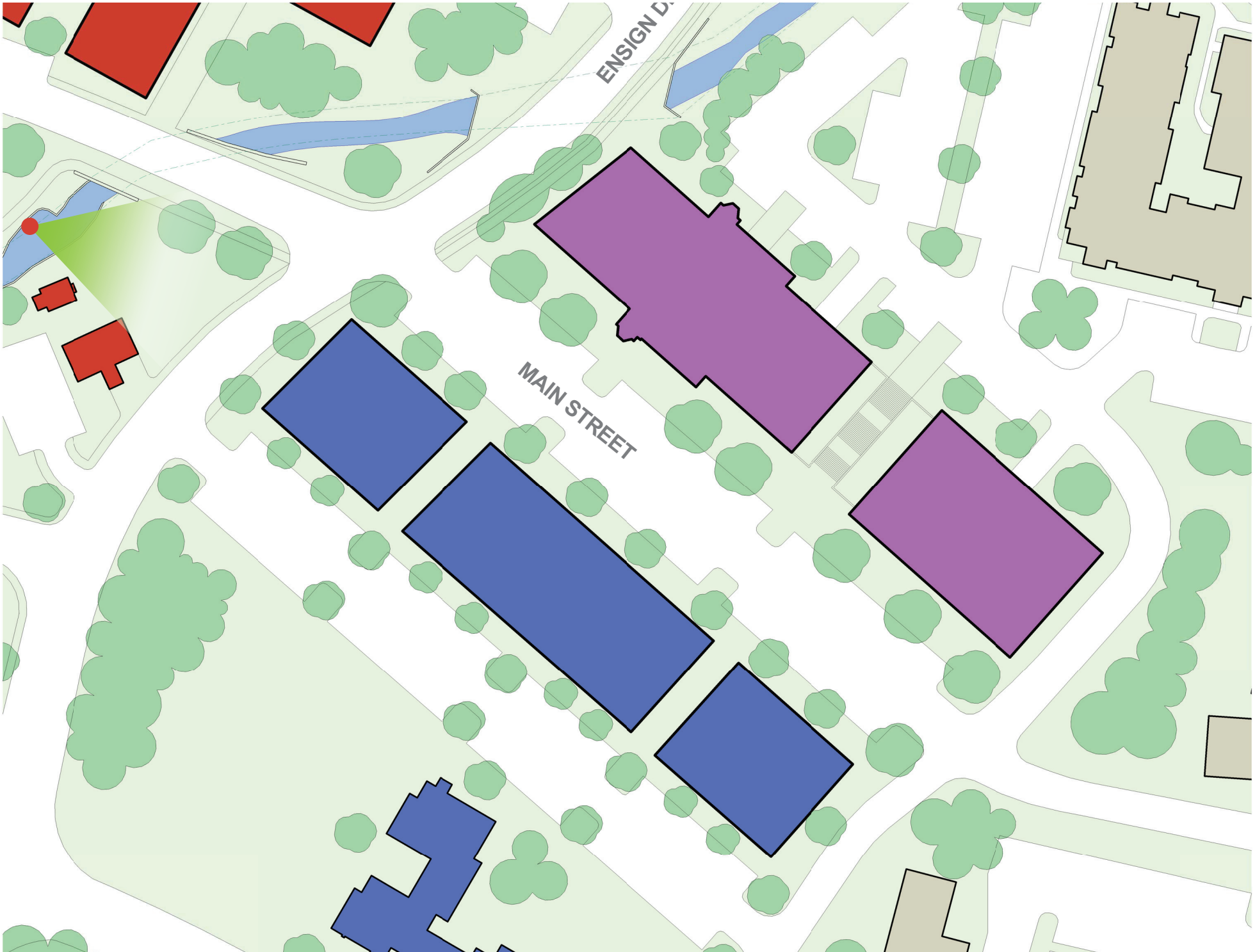
Walls

- Traditional New England Town Materials and Colors
- Cornices, Facias, Beltways + Color Contrast to Accentuate Scale

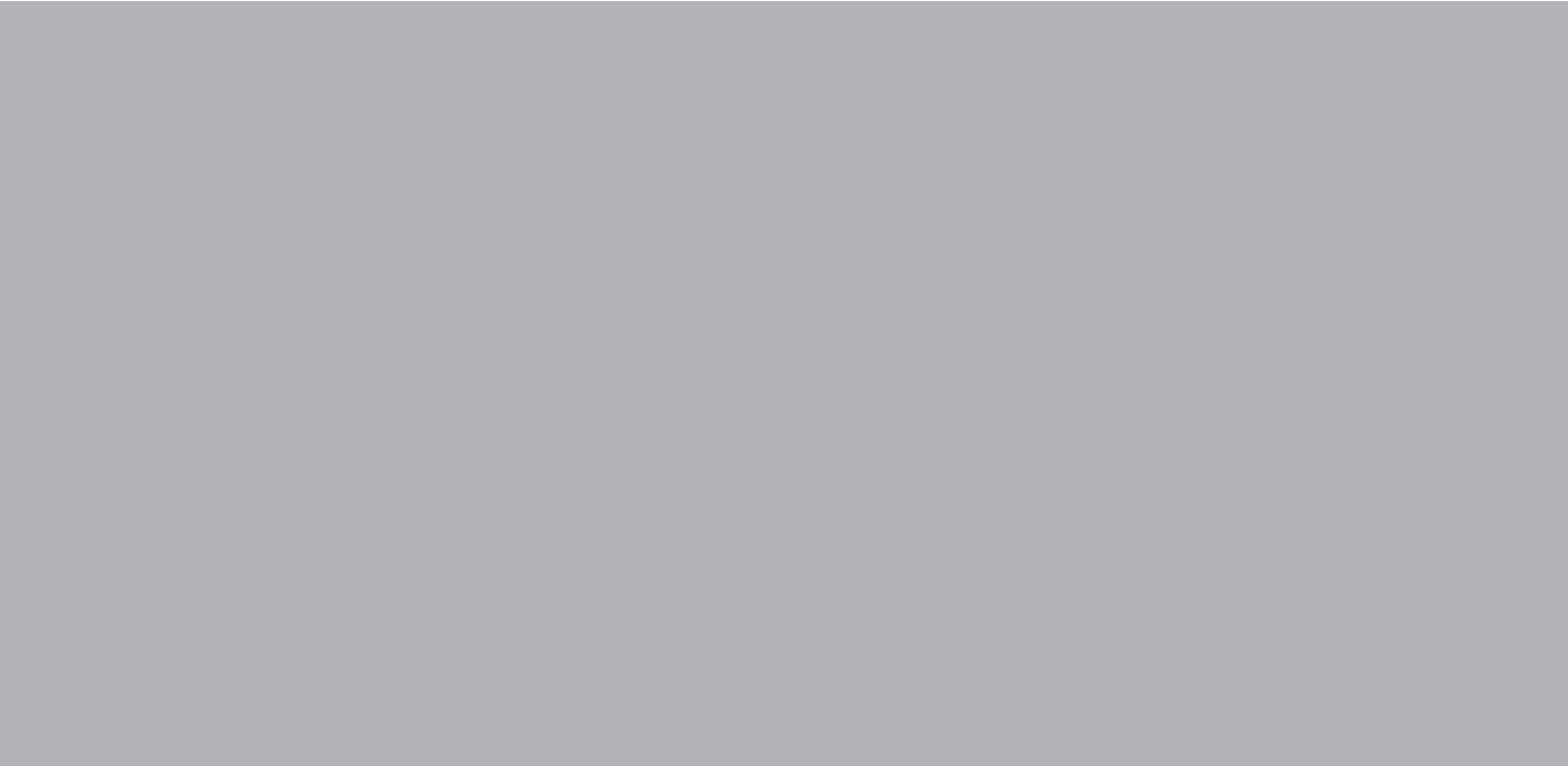
Roofs

- Shingles of Various Types and Colors
- Membrane Sheet Roofing (flat roofs)
- Metal Panel Standing Seam Roofing

District #5 Plan



District #5 View





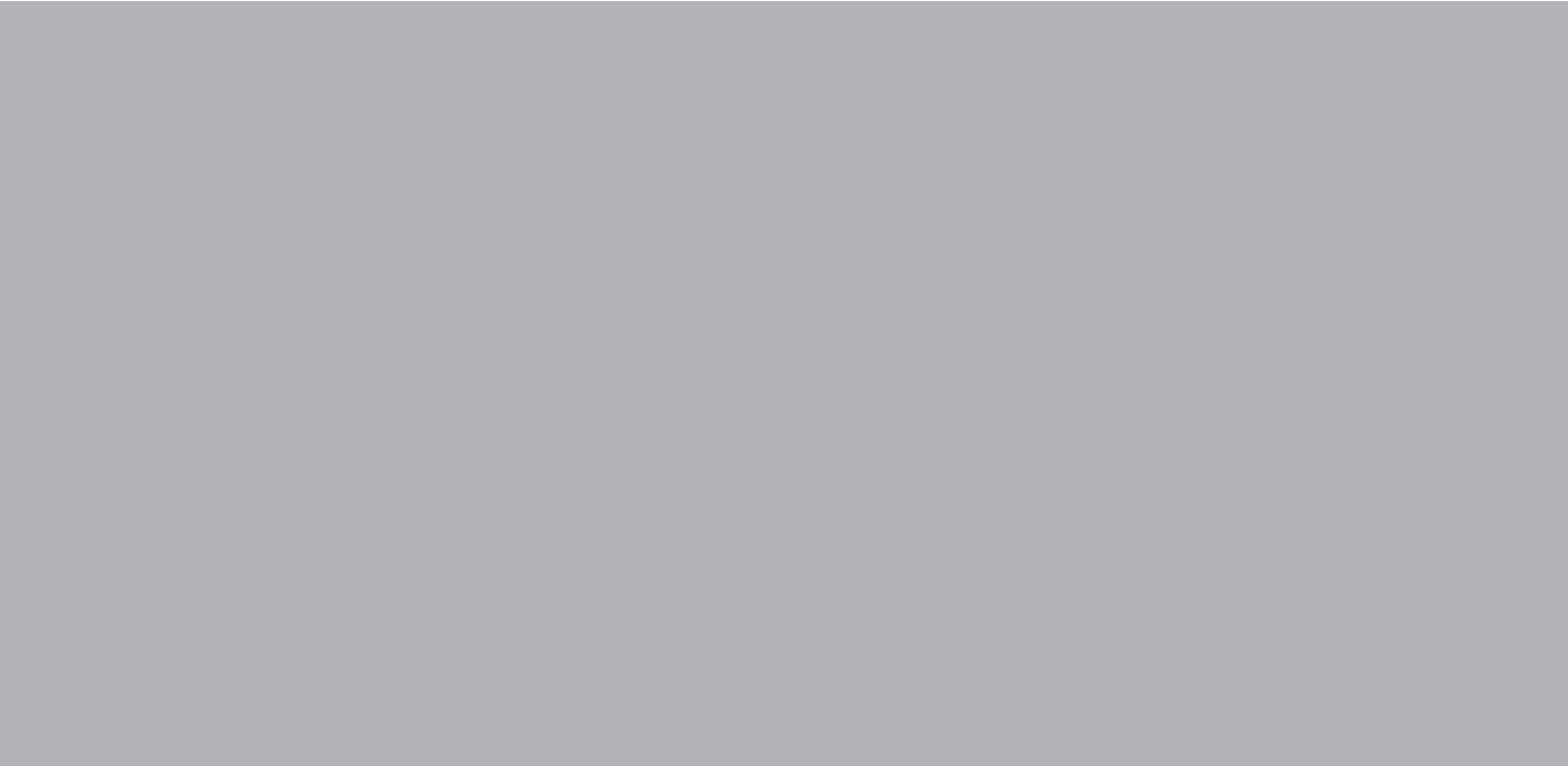
4 The Square



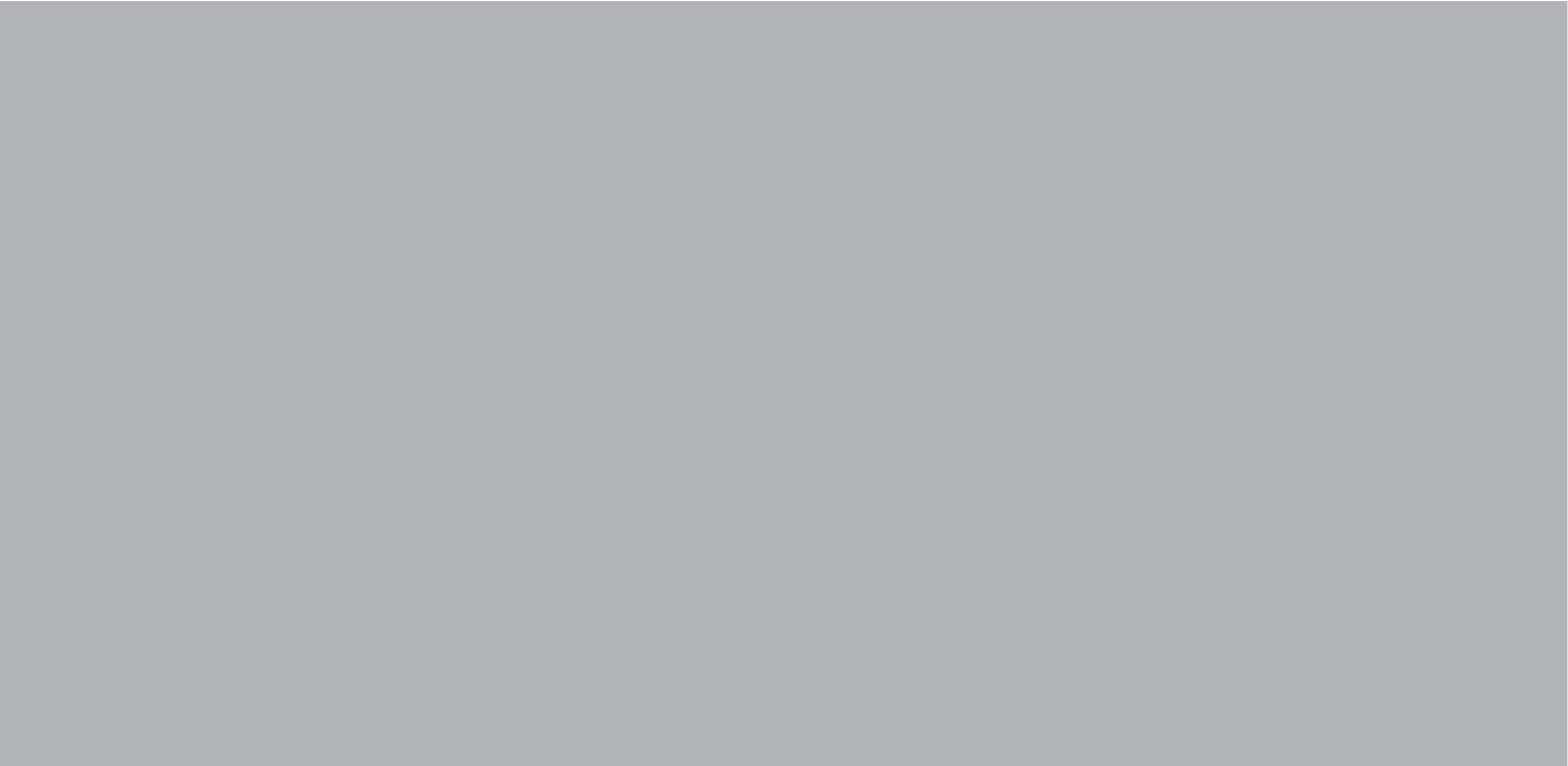
The Square Plan



The Square View 1



The Square View 2

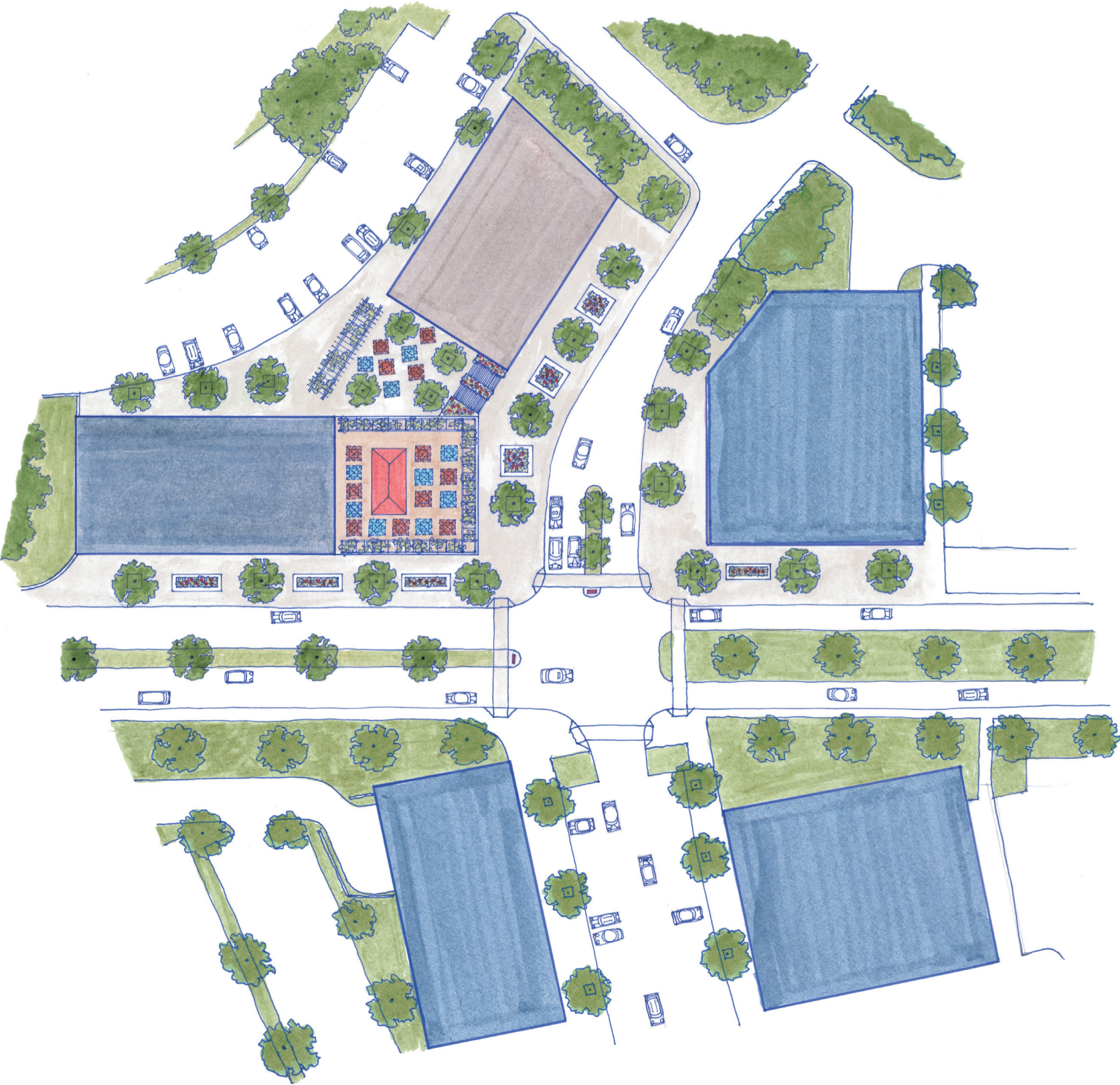




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Additional Features



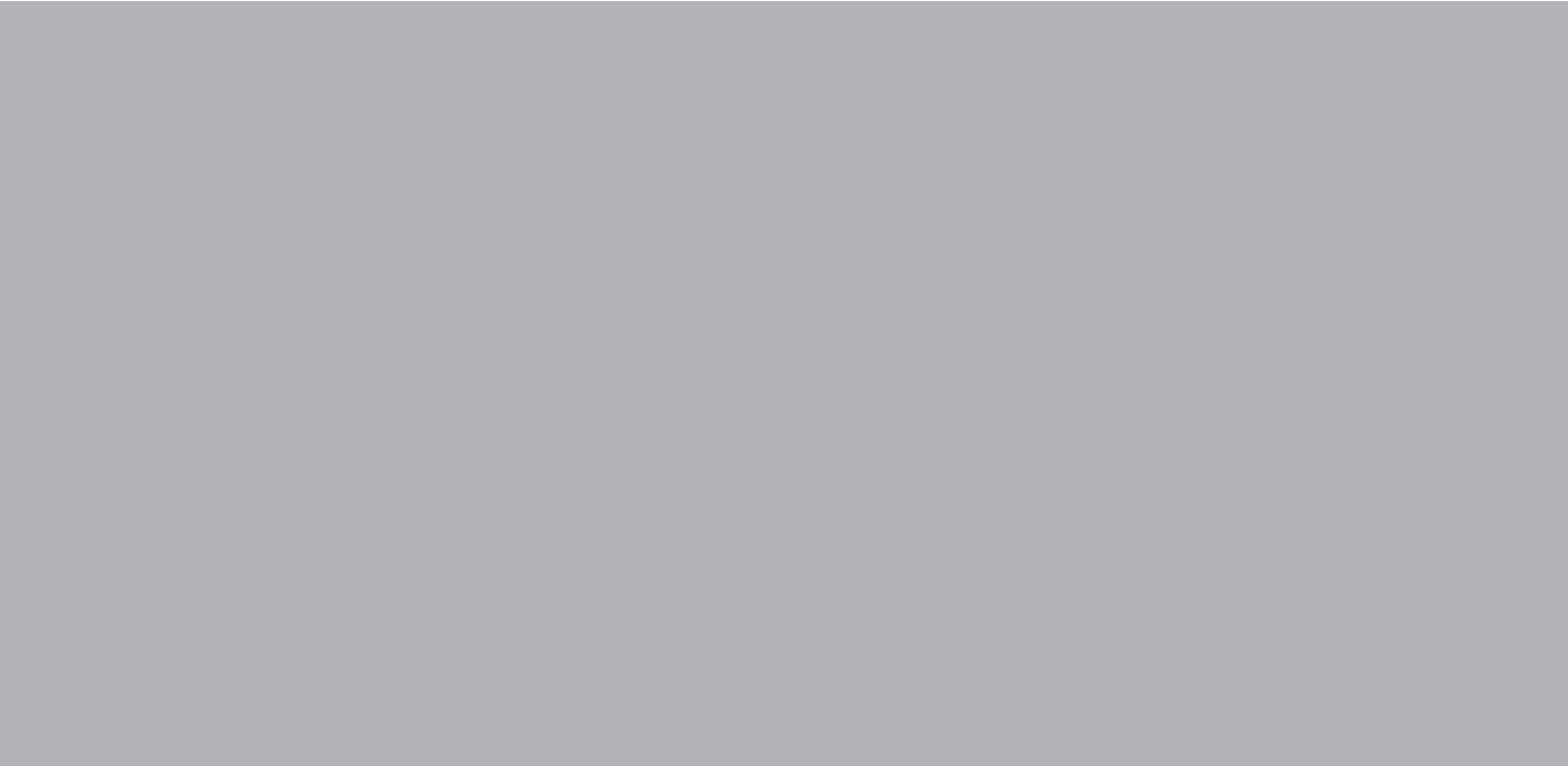
The Crossing



The Park



The Knoll



Open Space Plan





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Lighting

Lighting

General Objectives

- Security + Safety
- Light Pollution Reduction (LEED Principles)
- Wayfinding
- Energy Efficiency
- Enriching User Experiences

Street and Parking Lot Lighting

- Pole mounted
 - Low Glare
 - Wide Distribution LED Luminaires
 - Full cutoff (0% Uplight)

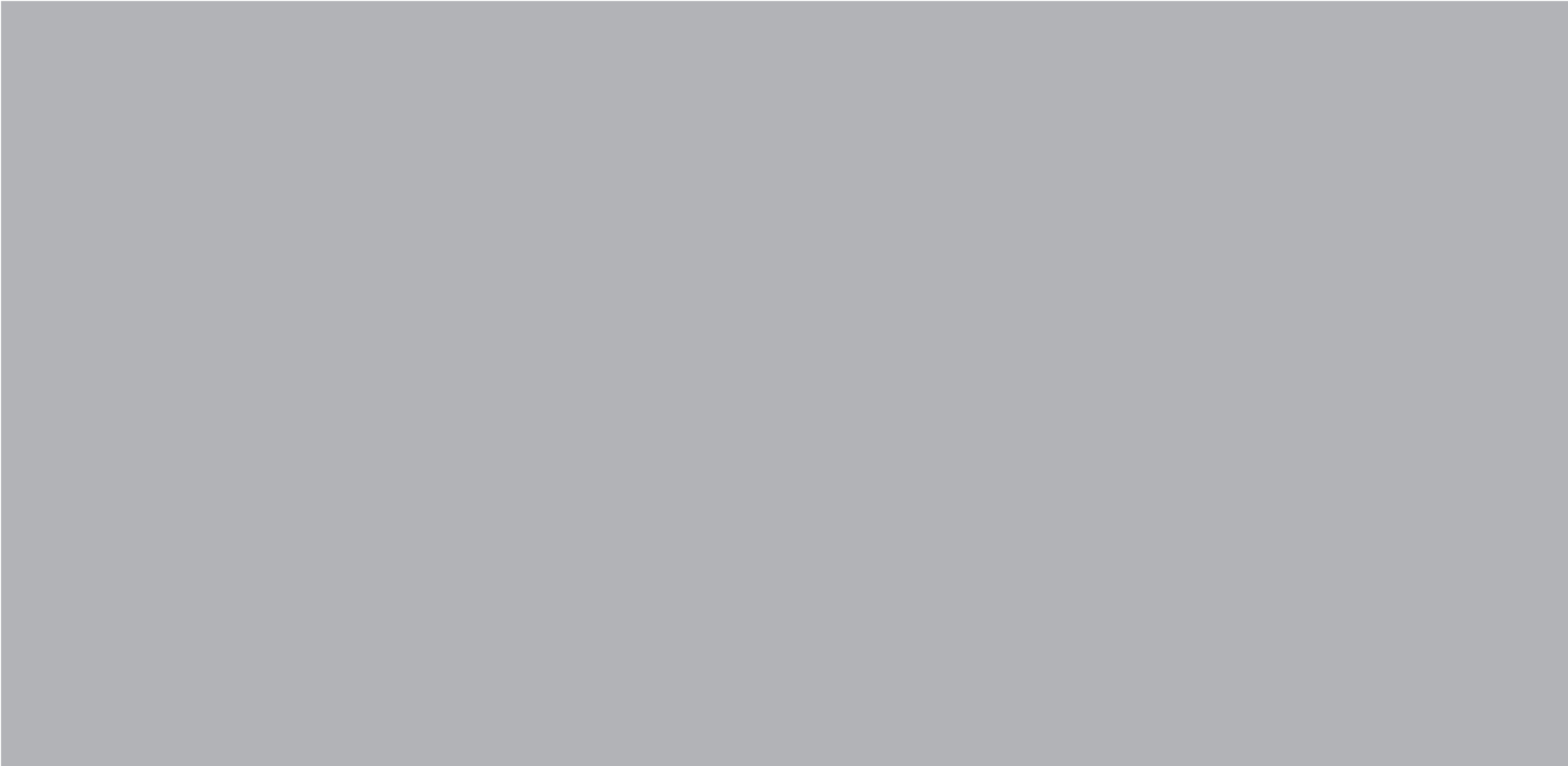
Pedestrian Walkways

- Low Level LED Pathway + Accent Lighting
- Safe Welcoming Environment

Buildings and Landscape

- Low Energy LED Accent Lighting
 - Architectural Features
 - Signage
 - Art
 - Select Planted Features

Brownstone District View





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