



Avon, Connecticut Town Center Master Plan

September 29, 2015

TRO JB

 *Carpionato*
GROUP

1

Introduction



New Master Plan for Intentional Community



Summary of Building Areas

RETAIL				OFFICE			
Bldg. #	Tranche	Gross Area	ACDD #	Bldg. #	Tranche	Gross Area	ACDD #
R1	1	28,400	6	O1	2	12,650	8
R1A	1	10,400	6	O2	2	24,000	8
R2	1	14,000	6	O3	2	24,000	8
R3	1	24,000	2	O4	1	7,100	4
R4	1	14,000	2				
R5	1	17,000	2	Subtotal Office		67,750	
R6	1	14,000	2				
R7	1	16,000	2	HOUSING			
R8	1	20,000	2	Bldg. #	Tranche	Gross Area	ACDD #
R9	1	12,000	2	H1	1	63,600 (3 flrs.)	6
R10	1	9,000	4	H2	1	20,000 (2 flrs.)	6
R11	1	18,000	4	H3	2	40,500 (3 flrs.)	7
R12	1	9,750	4	H4	2	91,630 (3 flrs.)	7
R13	1	7,200	4	H5	2	77,150 (3 flrs.)	7
R14	1	11,200	4	H6	2	84,100 (3 flrs.)	7
R15	1	6,000	4	H7	1	45,000 (3 flrs.)	5
R16	1	6,400	4	H8	1	42,000 (3 flrs.)	5
R17	1	11,500	4				
R18	1	19,000	4	Subtotal Housing		468,760	314*
R19	1	420	4				
R20	1	400	4				
R21	1	1,200	4				
R22	1	8,000	5				
R23	1	31,600	5				
R24	1	16,000	5				
R25	2	23,400	5	CULTURAL/ARTS			
R26	2	18,000	5	Bldg. #	Tranche	Gross Area	
R27	2	16,000	5	CA1	1	17,586 existing	
R28	2	15,000	3	CA2	1	2,480 existing	
R29	2	60,000	3				
R30	2	60,000	3	Subtotal Cultural/Arts		20,066	
R31	2	18,000	3				
R32	2	17,000	3	OTHER			
R33	2	17,000	3	Bldg. #		Gross Area	ACDD #
R34	2	30,000	3	Park Pavilion		1,800	1
R35	2	23,000	3				
Subtotal Retail		682,450		TOTAL DEVELOPMENT		1,169,096	

R = Retail
H = Housing
O = Office
CA = Cultural/Arts

Area By ACDD

District Name	Gross Area (sf)	Est. Land SF	Est. Acres	Est. Pkg. Spaces/1000sf
1. Park	1,800	659,746	15.1	0
2. Village Green	117,000	475,240	10.9	5.3/1000
3. the Square	240,000	1,219,680	28.0	6.0/1000
4. the Brownstones	119,066	601,128	13.8	2.6/1000
5. ACDD # 5	200,000	305,816	7.0	1.4/1000
6. Climax Road	137,200	270,072	6.2	3.0/1000 + 2/unit
7. the Knoll	293,380	531,445	12.2	2.0/unit
8. Simsbury Road	60,650	194,949	4.5	3.4/1000
TOTAL	1,169,096	4,258,076	97.75	4.0/1000 Comm. 2.0/unit Housing
2012 Avon Master Plan Area	1,155,363 gsf			
Carpionato Variation	13,373 gsf over 2012 Plan, 9,700 gsf over initial Carpionato submission			

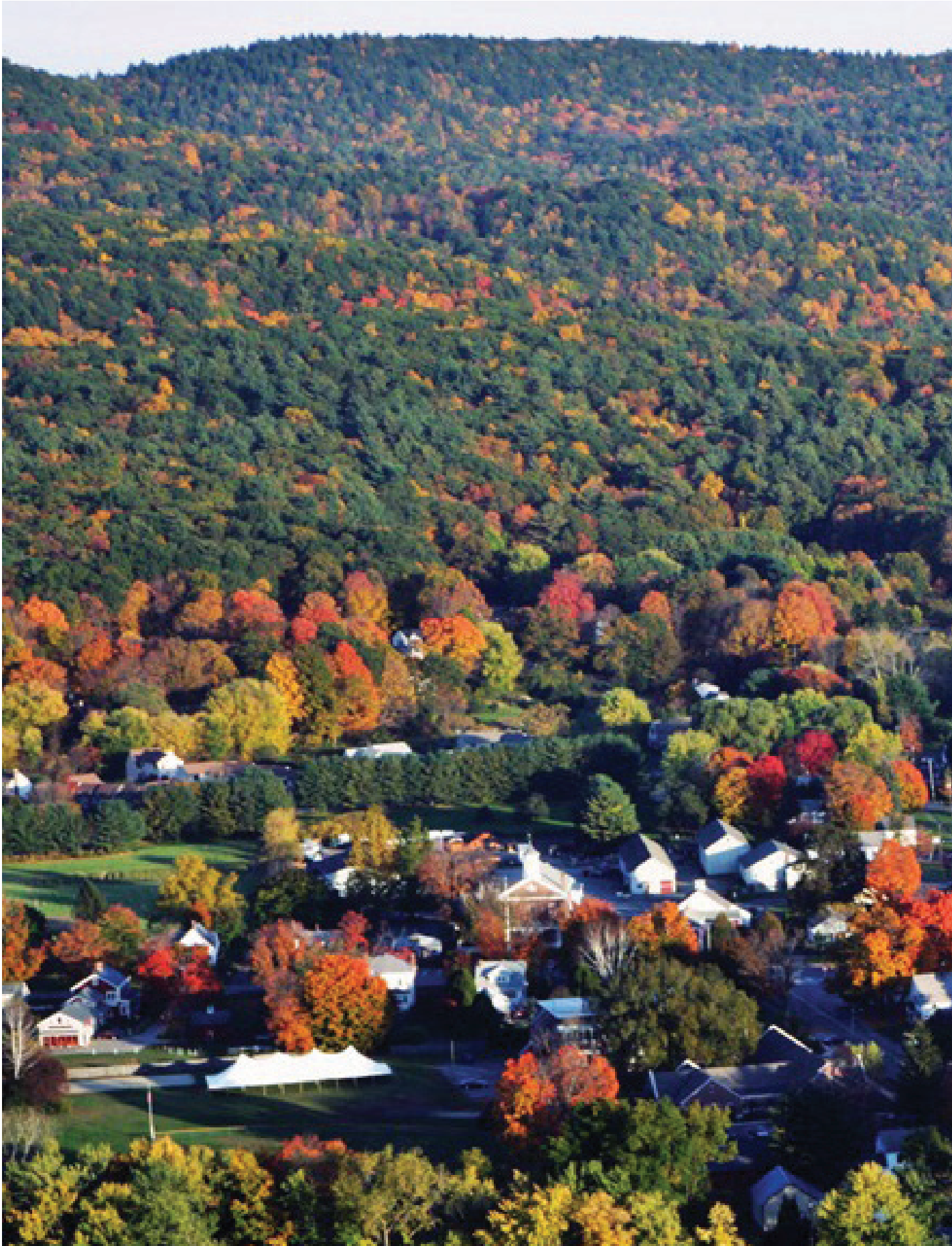
Building Gross Area Distribution

District	Housing	Retail/Commercial	Cultural Arts	Total
1	0	0	1,800	1,800
2	0	117,000	0	117,000
3	0	240,000	0	240,000
4	0	99,000	20,066	119,066
5	87,000	113,000	0	200,000
6	84,400	52,800	0	137,200
7	293,380	0	0	293,380
8	0	60,650	0	60,650
Total	464,780	682,450	21,866	1,169,096

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”



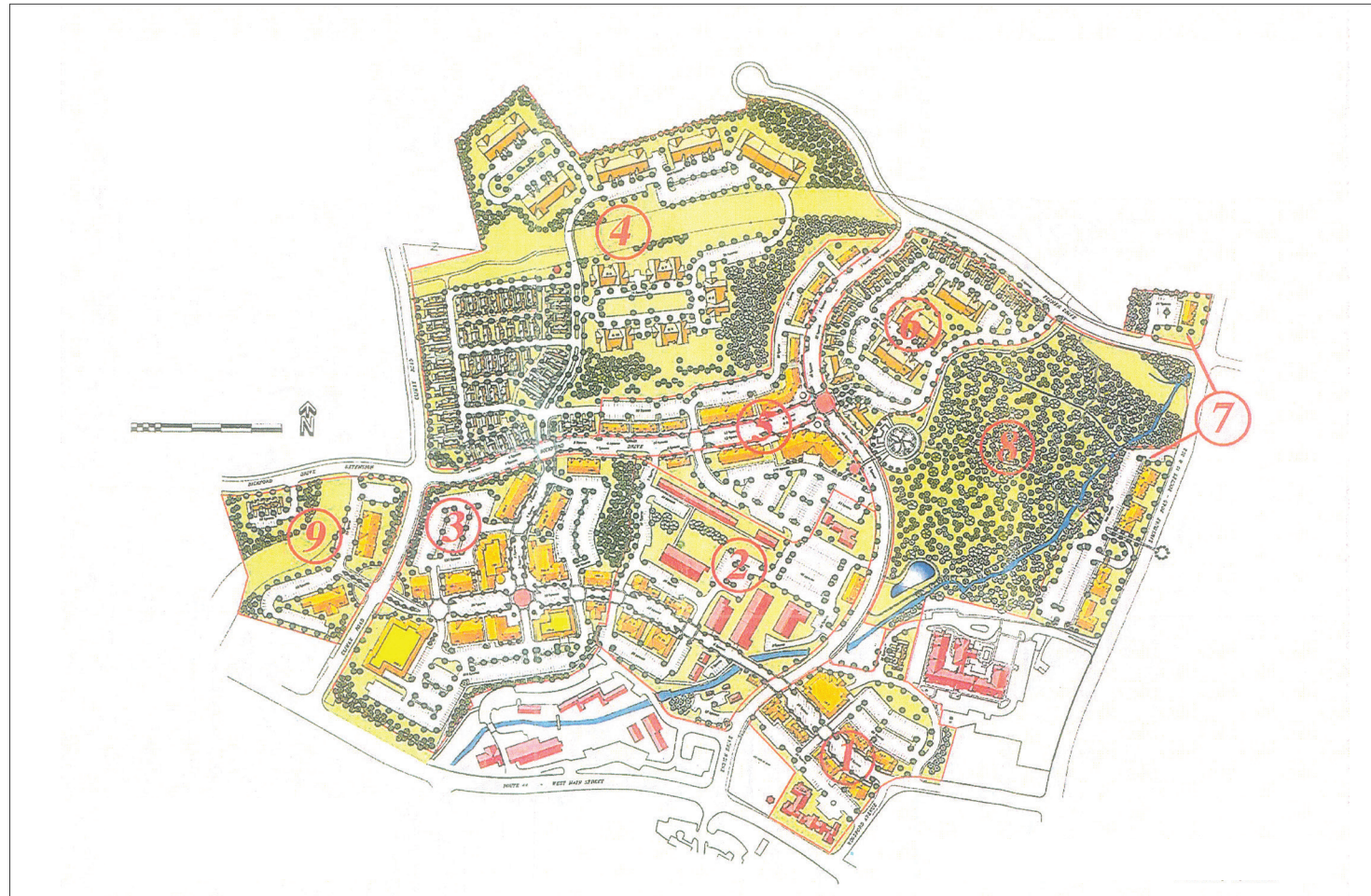
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The Larger View

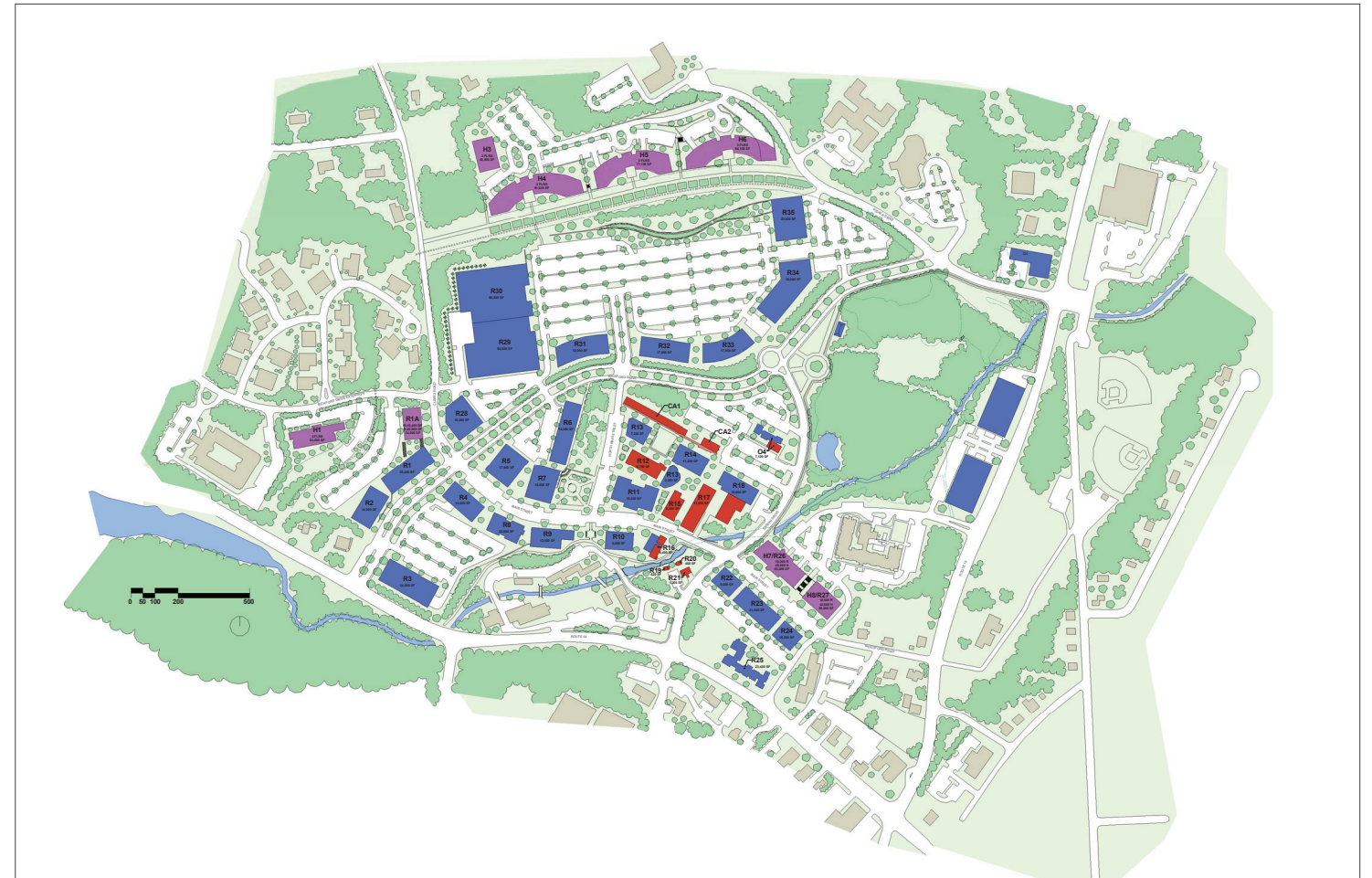


2012 Master Plan Comparison

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

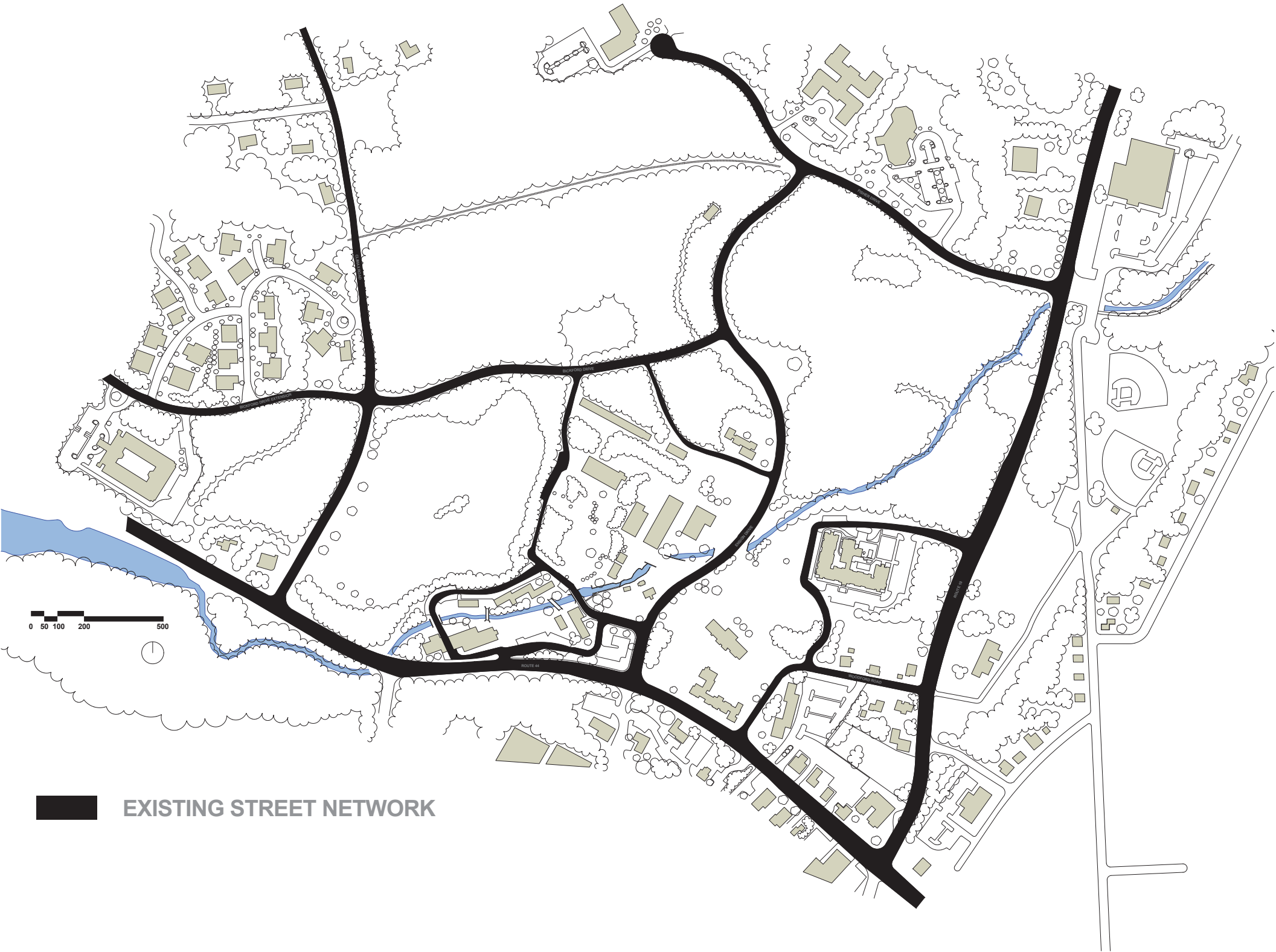
Net Fiscal Impact

	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

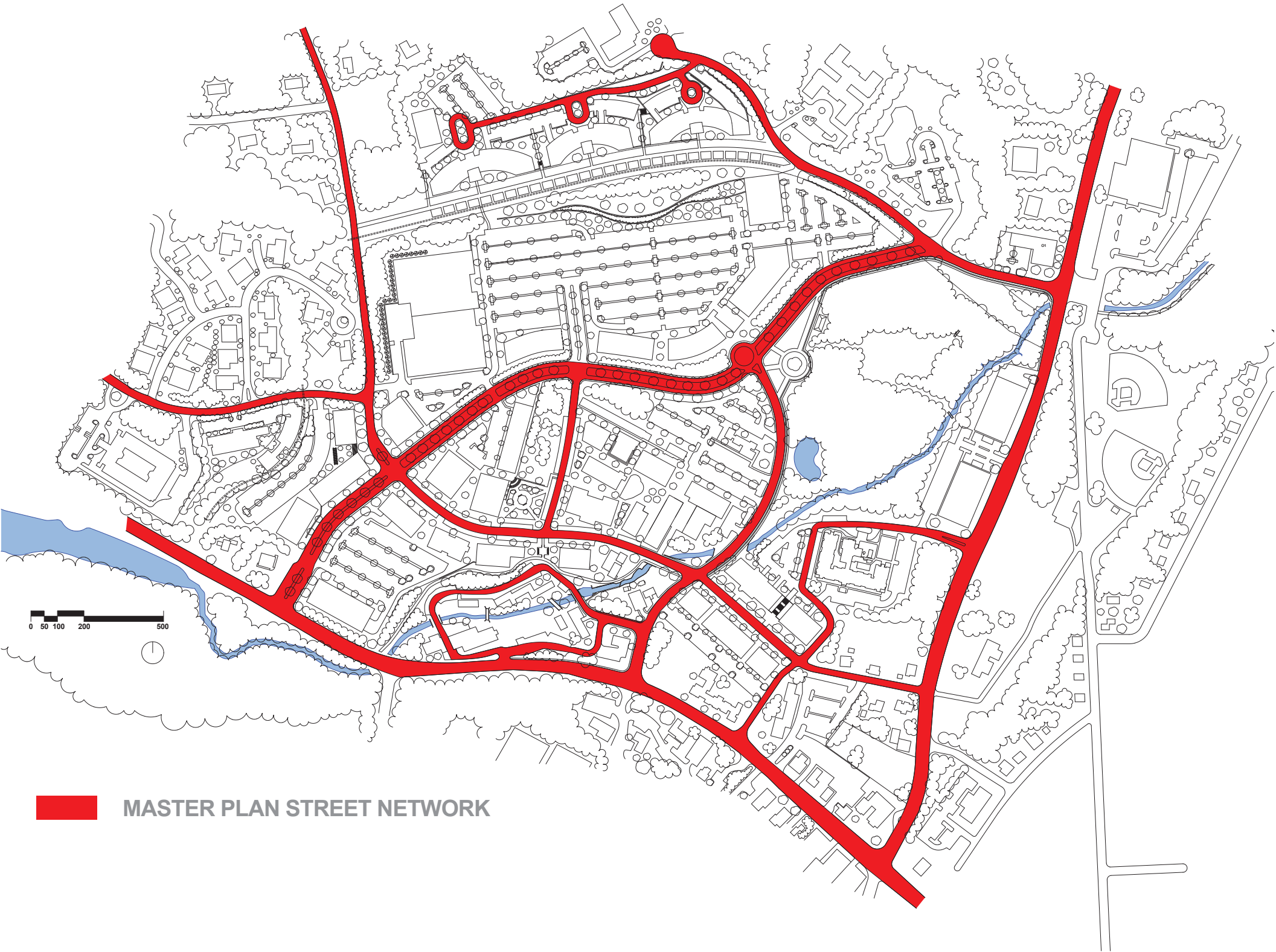
Fiscal Impact Comparison

	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

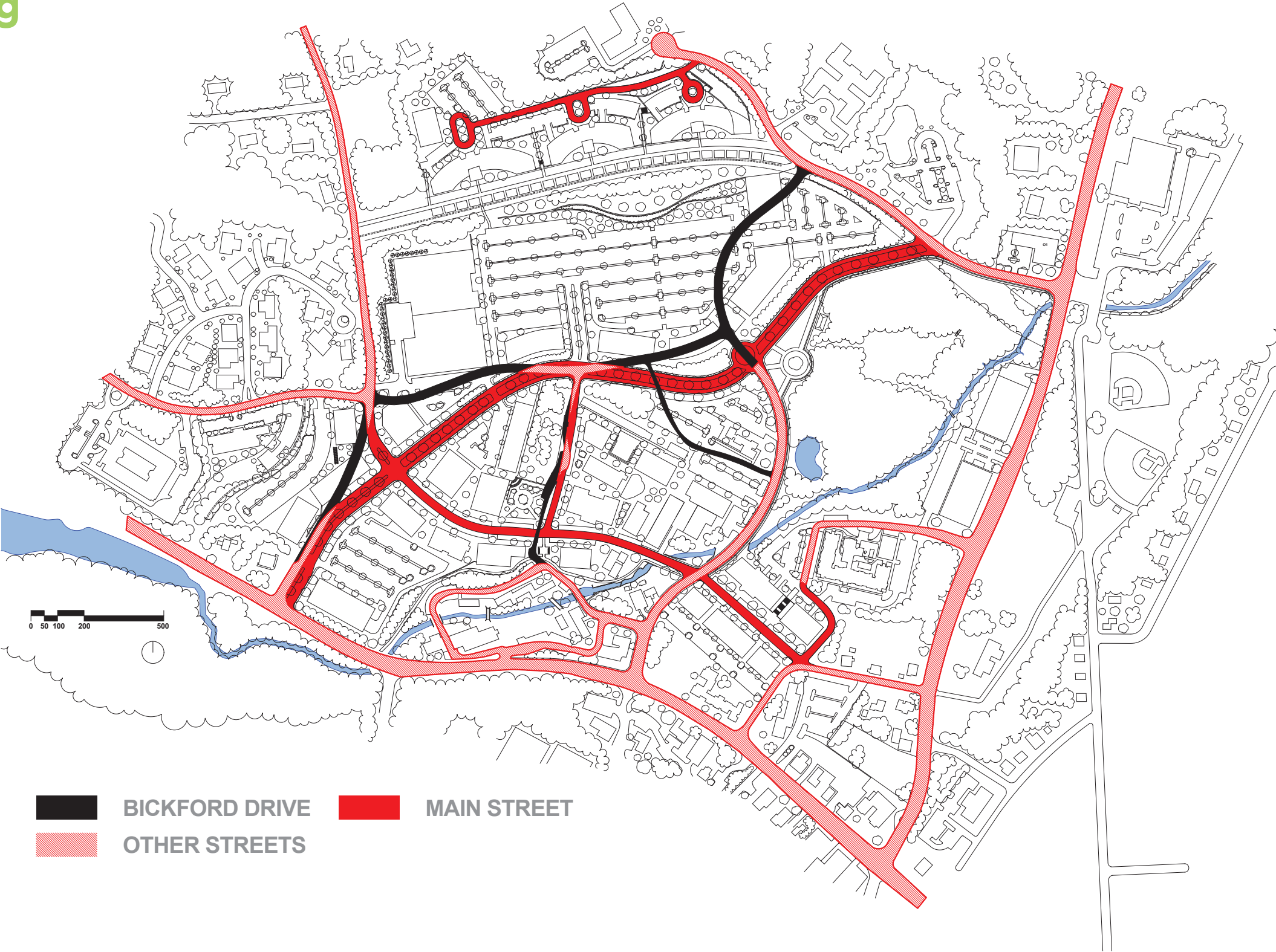
Roadways: Existing



Roadways: New



Roadways: New & Existing



Traffic Calming Measures



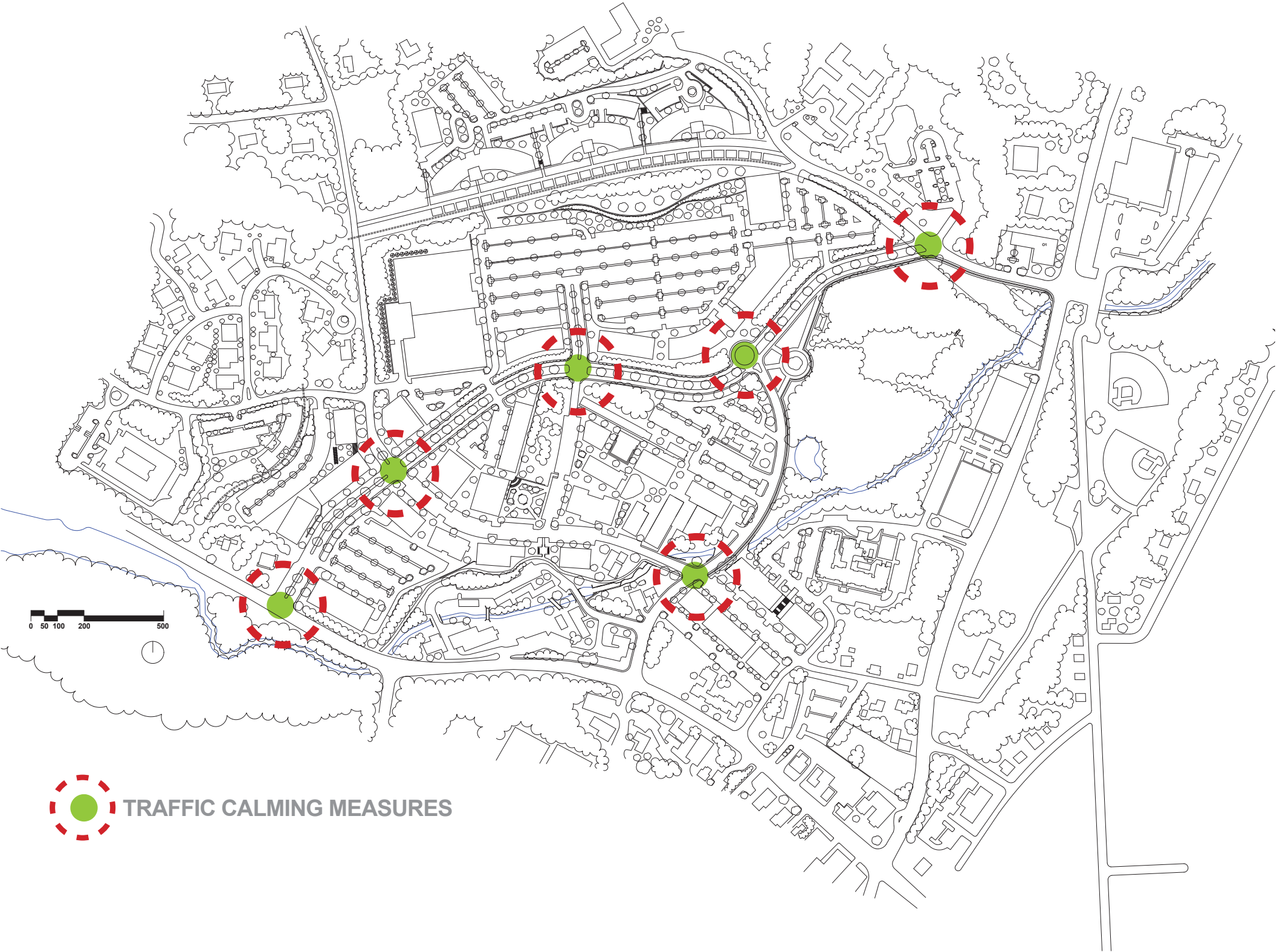
Stop Signs @ Intersection



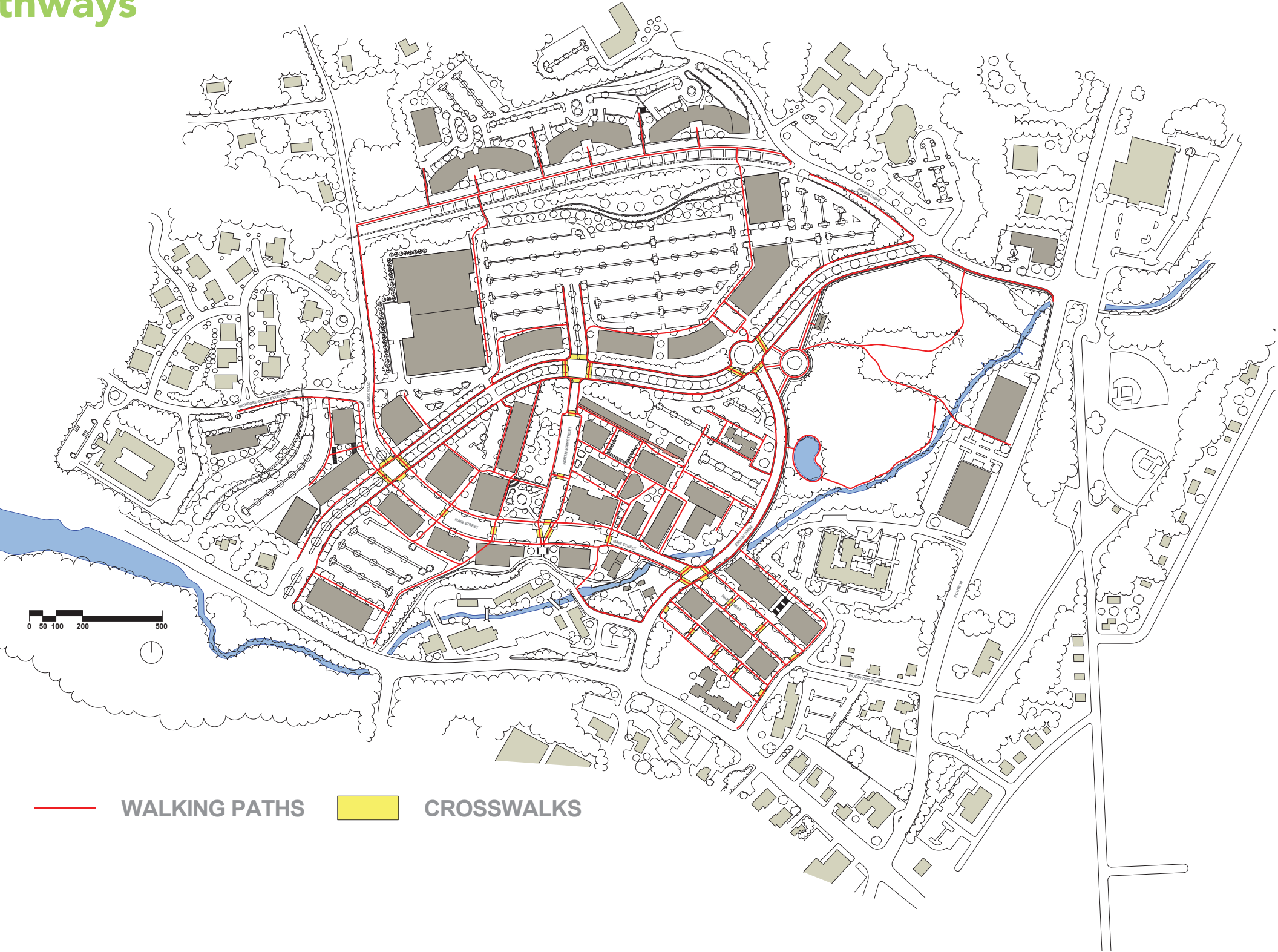
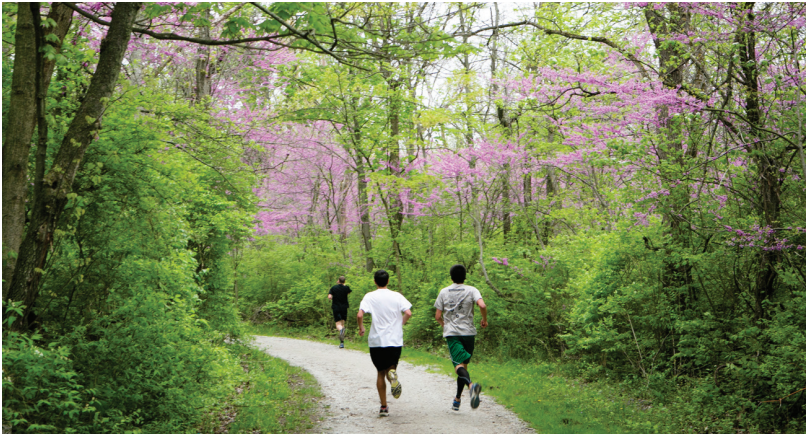
Rotary



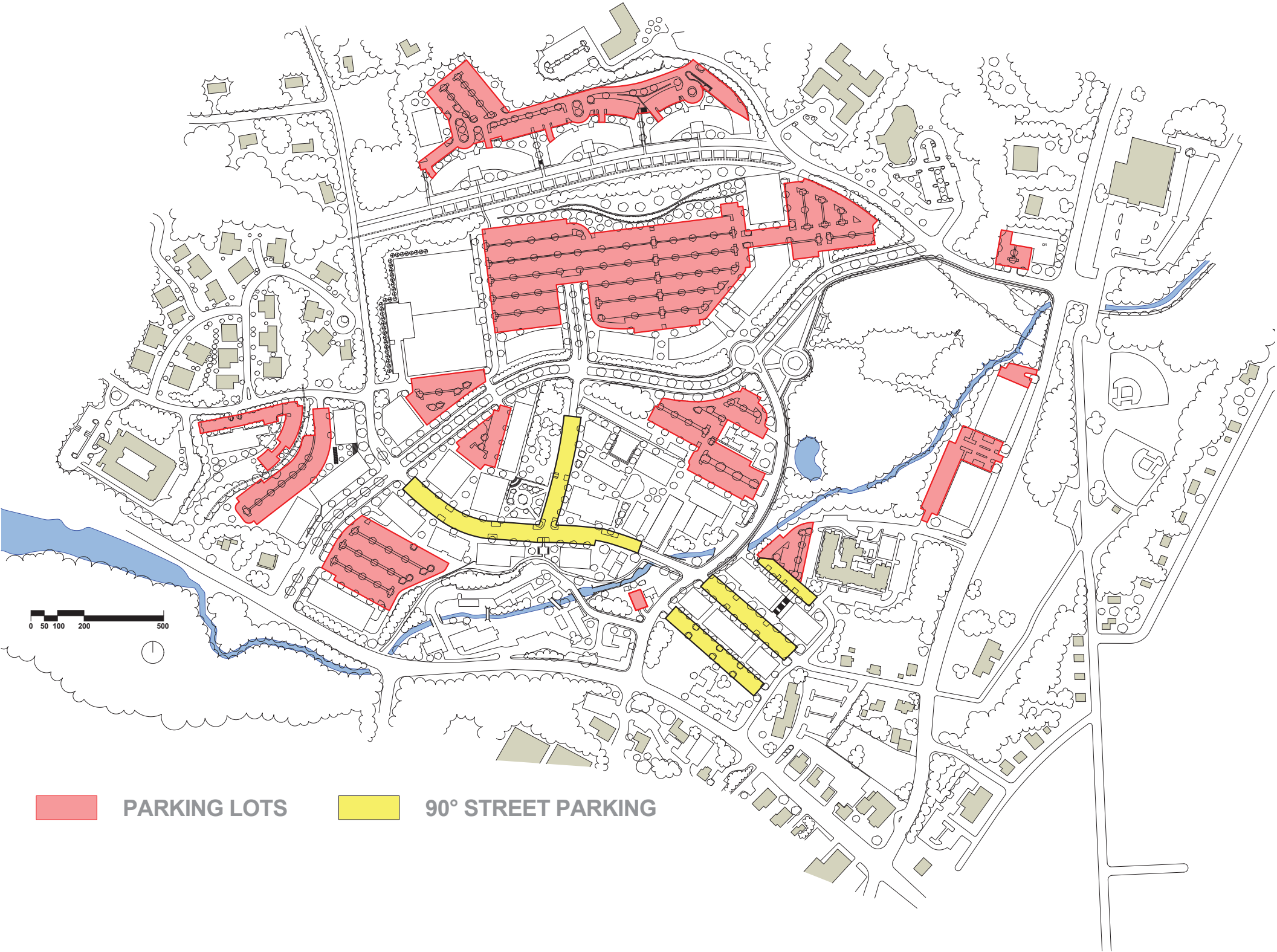
Plateau Crosswalks with Material Change



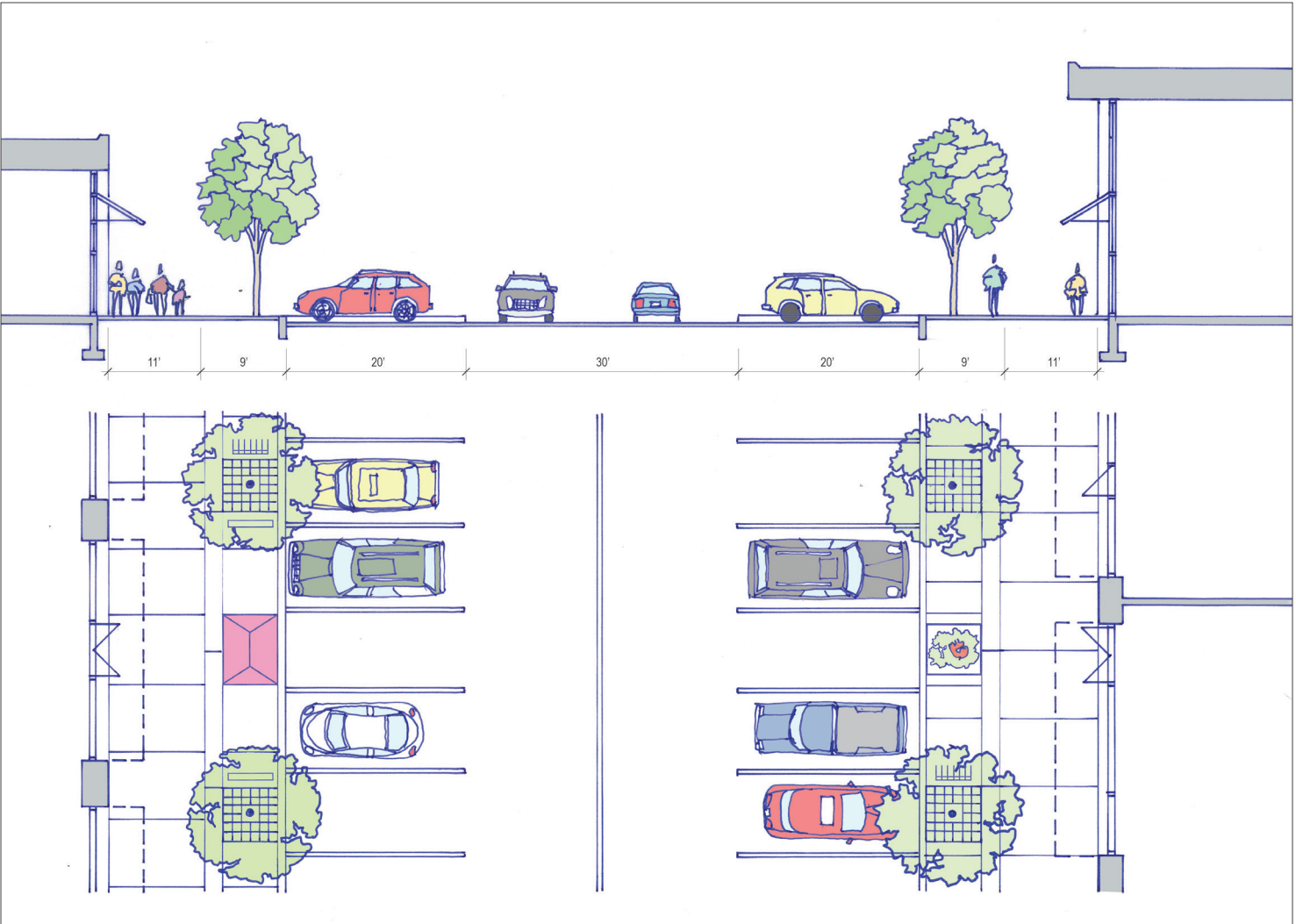
Community Pedestrian Pathways



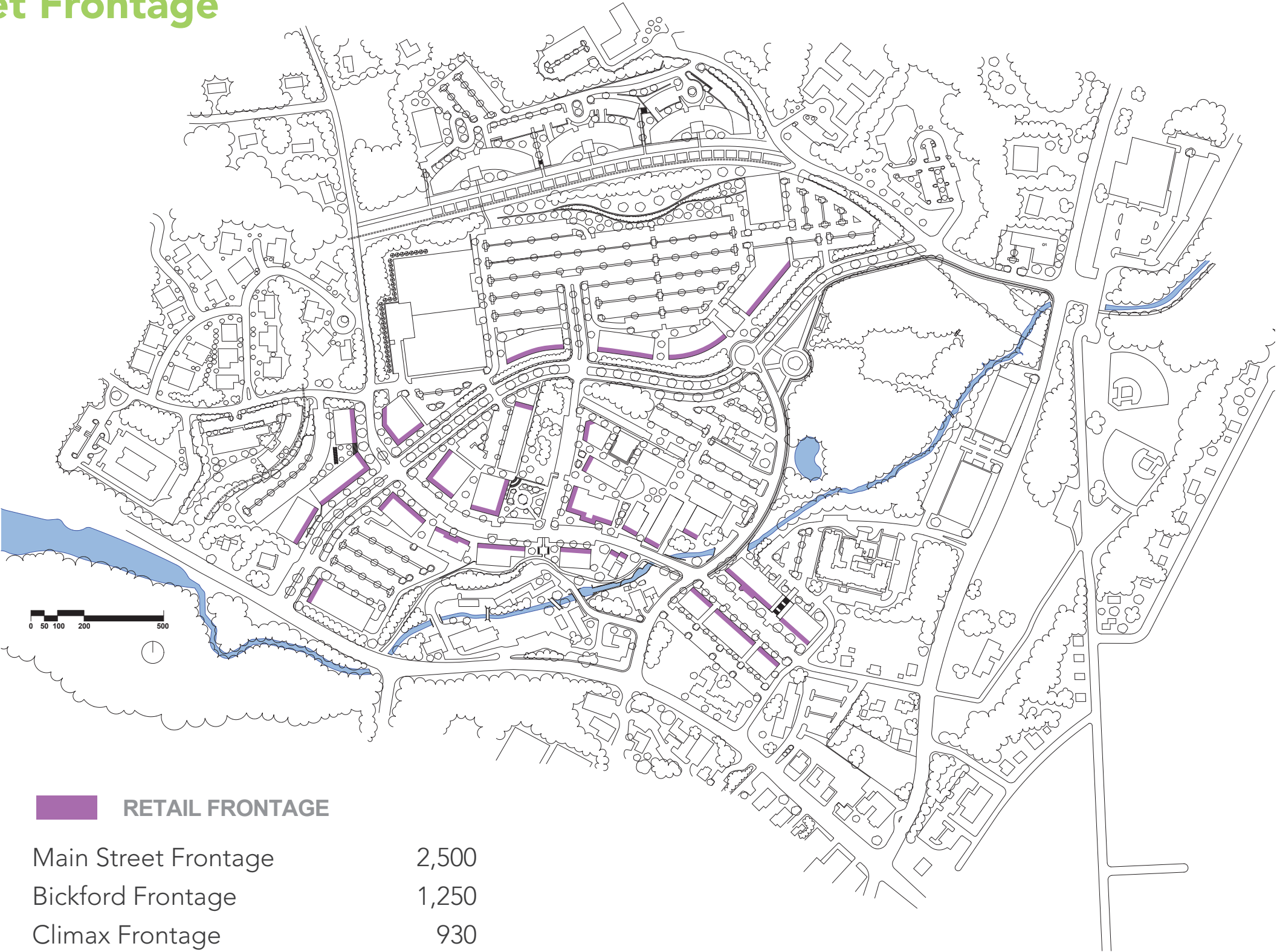
Parking



Street Plan Detail and Section

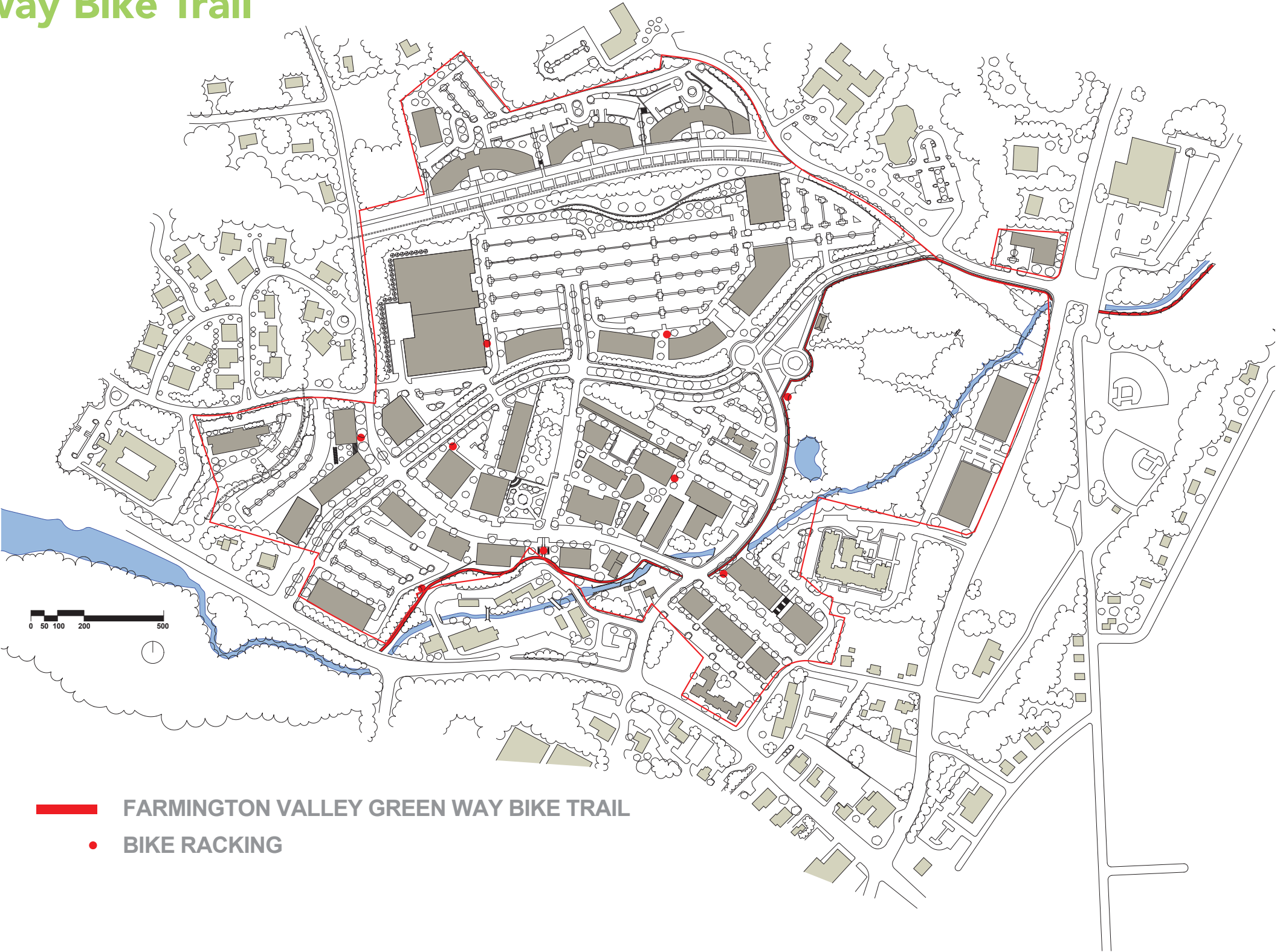
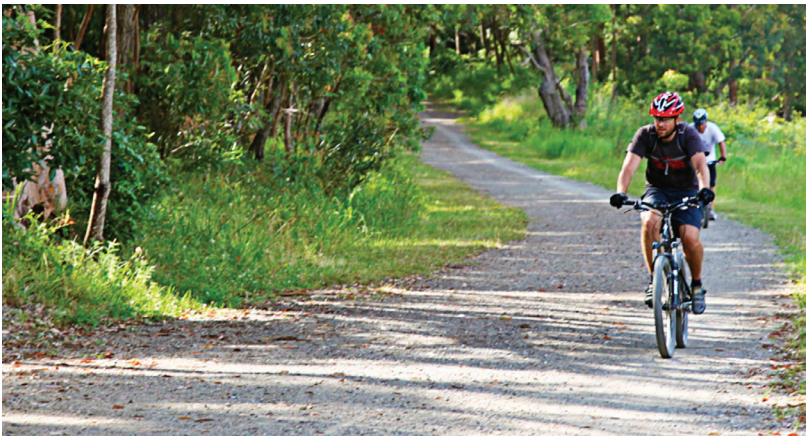


Building Locations & Street Frontage



RETAIL FRONTAGE	
Main Street Frontage	2,500
Bickford Frontage	1,250
Climax Frontage	930
Total Frontage	4,680

Farmington Valley Greenway Bike Trail





3
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

- Clapboard Siding
- Brick
- Stone (granite and brownstone)
- Shingles
- Composite Wood Panels
- Stucco (Exterior Insulated Finish Systems)

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



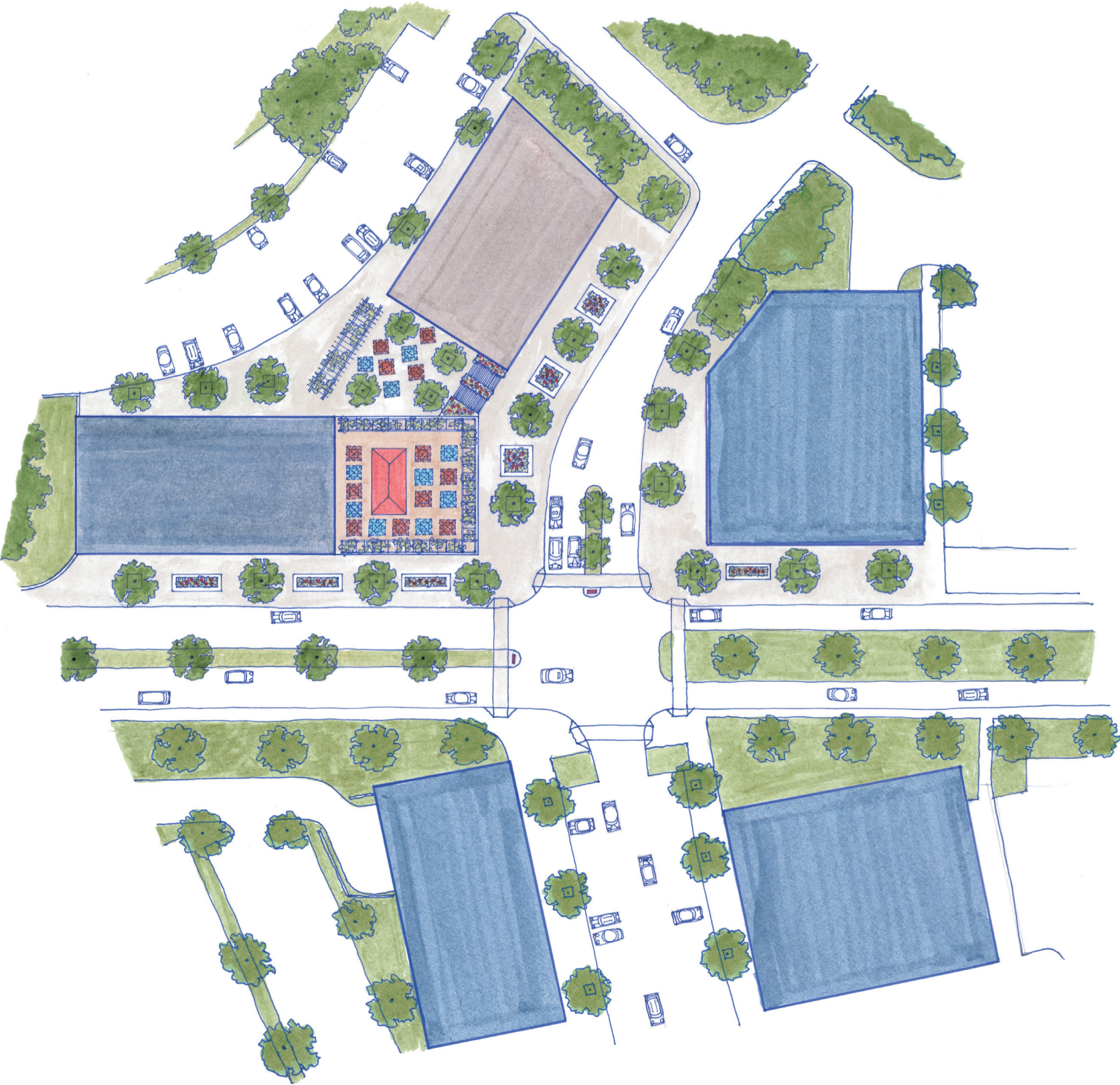


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Additional Features



The Crossing



The Park



The Knoll



Open Space Plan





6

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



Intentional Community

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