



# Avon, Connecticut Town Center Master Plan

September 29, 2015

**TRO JB**

*Carpionato*  
GROUP

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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	<hr/>			
R5	1	17,000	2	<b>Subtotal Office</b>		<b>67,750</b>	
R6	1	14,000	2	<hr/>			
R7	1	16,000	2	<b>HOUSING</b>			
R8	1	20,000	2	<b>Bldg. #</b>	<b>Tranche</b>	<b>Gross Area</b>	<b>ACDD #</b>
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	<hr/>			
R18	1	19,000	4	<b>Subtotal Housing</b>		<b>468,760</b>	<b>314*</b>
R19	1	420	4	*@ 1500 sf average / unit			
R20	1	400	4	<hr/>			
R21	1	1,200	4	<b>CULTURAL/ARTS</b>			
R22	1	8,000	5	<b>Bldg. #</b>	<b>Tranche</b>	<b>Gross Area</b>	
R23	1	31,600	5	CA1	1	17,586 existing	
R24	1	16,000	5	CA2	1	2,480 existing	
R25	2	23,400	5	<hr/>			
R26	2	18,000	5	<b>Subtotal Cultural/Arts</b>		<b>20,066</b>	
R27	2	16,000	5	<hr/>			
R28	2	15,000	3	<b>OTHER</b>			
R29	2	60,000	3	<b>Bldg. #</b>		<b>Gross Area</b>	<b>ACDD #</b>
R30	2	60,000	3	Park Pavilion		1,800	1
R31	2	18,000	3	<hr/>			
R32	2	17,000	3	<b>TOTAL DEVELOPMENT</b>		<b>1,169,096</b>	
R33	2	17,000	3	<hr/>			
R34	2	30,000	3				
R35	2	23,000	3				
<b>Subtotal Retail</b>		<b>682,450</b>					

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
<hr/>				
<b>TOTAL</b>	<b>1,169,096</b>	<b>4,258,076</b>	<b>97.75</b>	<b>4.0/1000 Comm. 2.0/unit Housing</b>
<hr/>				
<b>2012 Avon Master Plan Area</b>	<b>1,155,363 gsf</b>			
<b>Carpionato Variation</b>	<b>13,373 gsf over 2012 Plan, 9,700 gsf over initial Carpiionato submission</b>			

## 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
<hr/>				
<b>Total</b>	<b>464,780</b>	<b>682,450</b>	<b>21,866</b>	<b>1,169,096</b>

## Statement of Intent – Stylebook

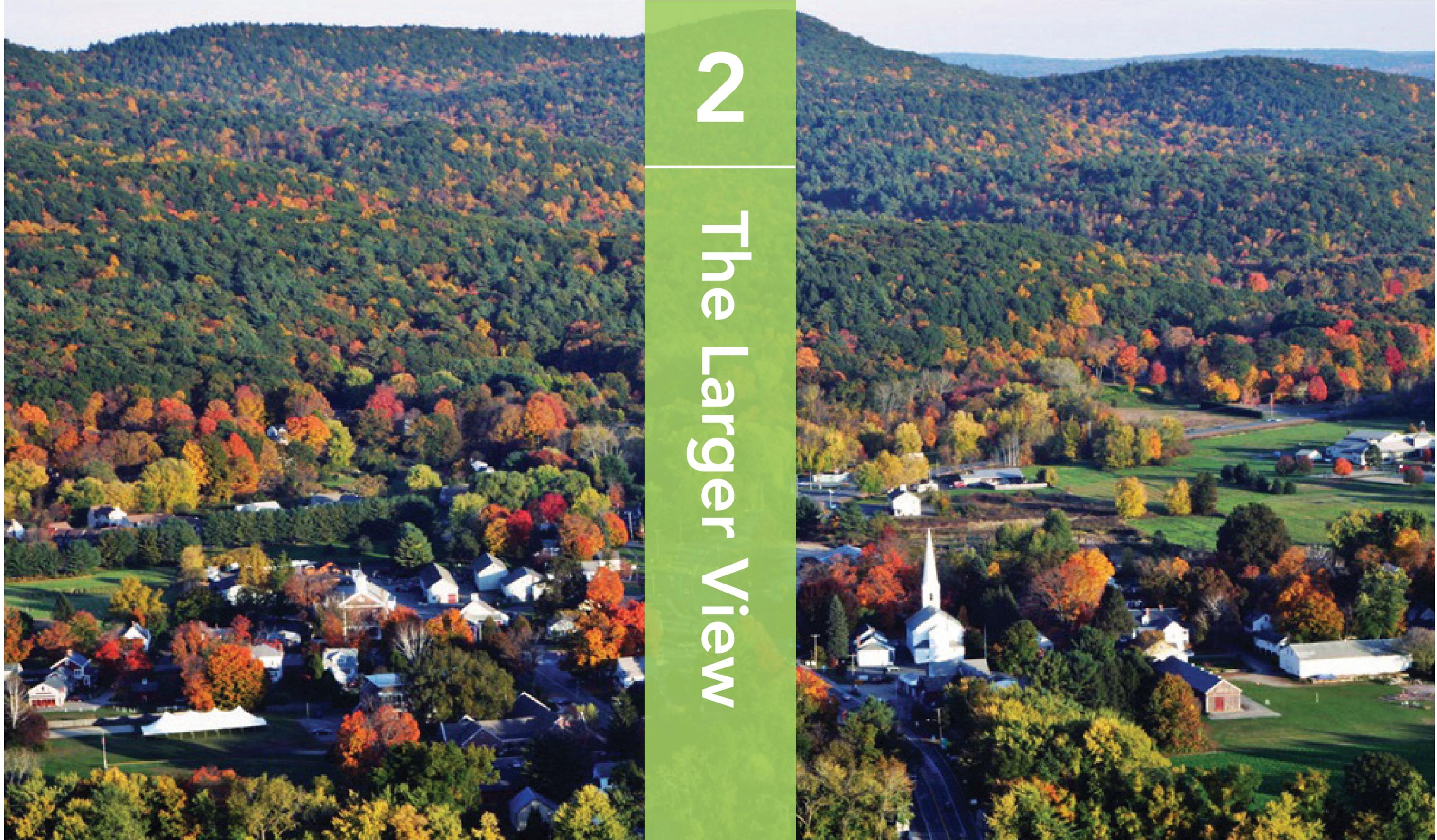
**“Promote building designs which will contribute to a welcoming, pedestrian friendly town center”**

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

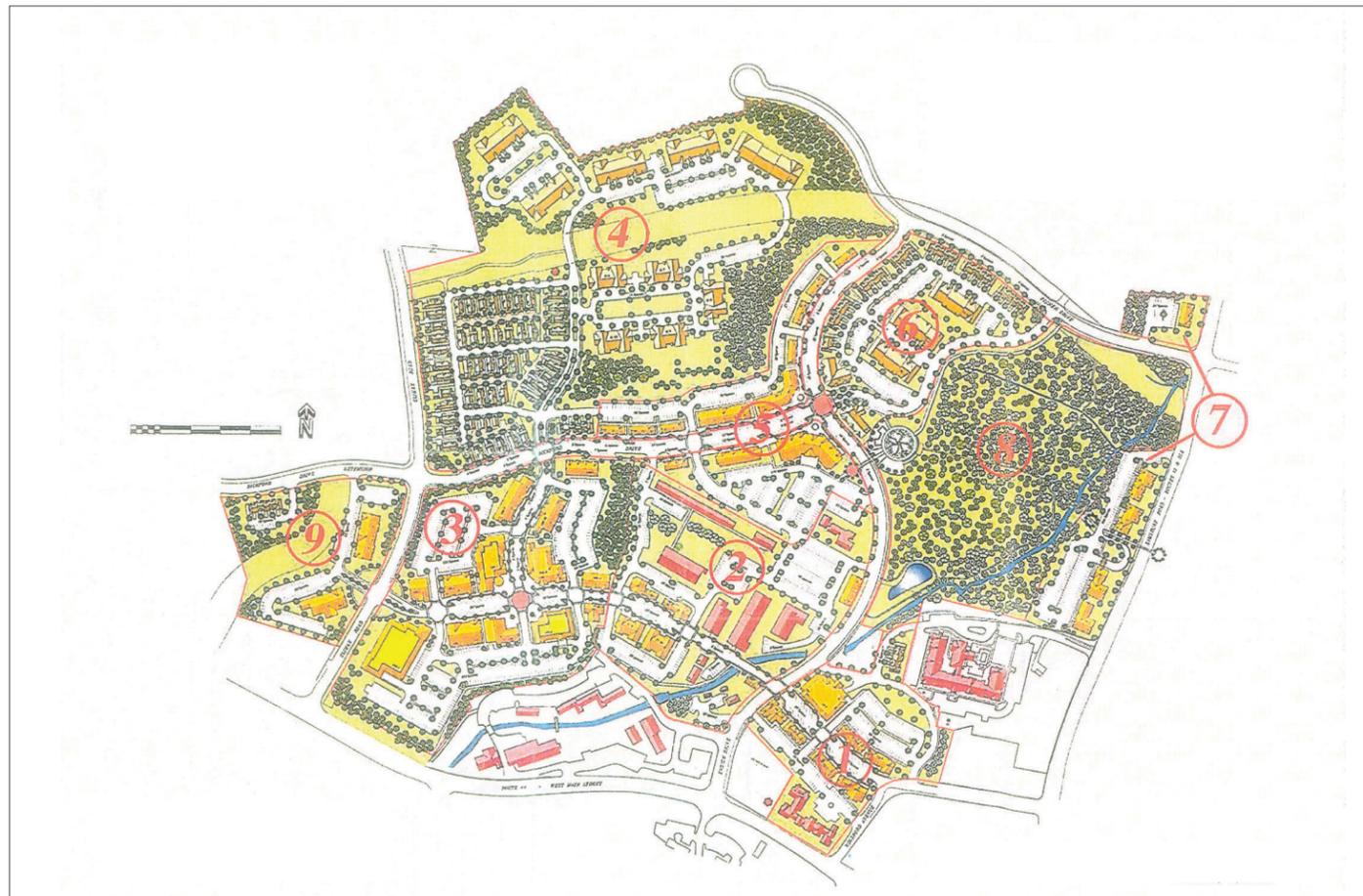
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The Larger View



## 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	<b>\$1,266,048</b>
Estimated Miscellaneous Revenue	<b>\$449,028</b>
<b>Total Estimated Revenue</b>	<b>\$1,715,076</b>

### Residential Costs: School Costs and Service Costs

Estimated School Costs	<b>\$434,139</b>
Estimated Service Costs	<b>\$953,432</b>
<b>Total Estimated Costs</b>	<b>\$1,387,572</b>

### Residential Net Impact

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

## Commercial Development Impacts

### Commercial Revenue: Property Taxes and Miscellaneous Revenue

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

### Commercial Costs: Service Costs

Estimated Service Costs	<b>\$1,262,648</b>
<b>Total Estimated Costs</b>	<b>\$1,262,648</b>

### Commercial Net Impact

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

## Total Impact

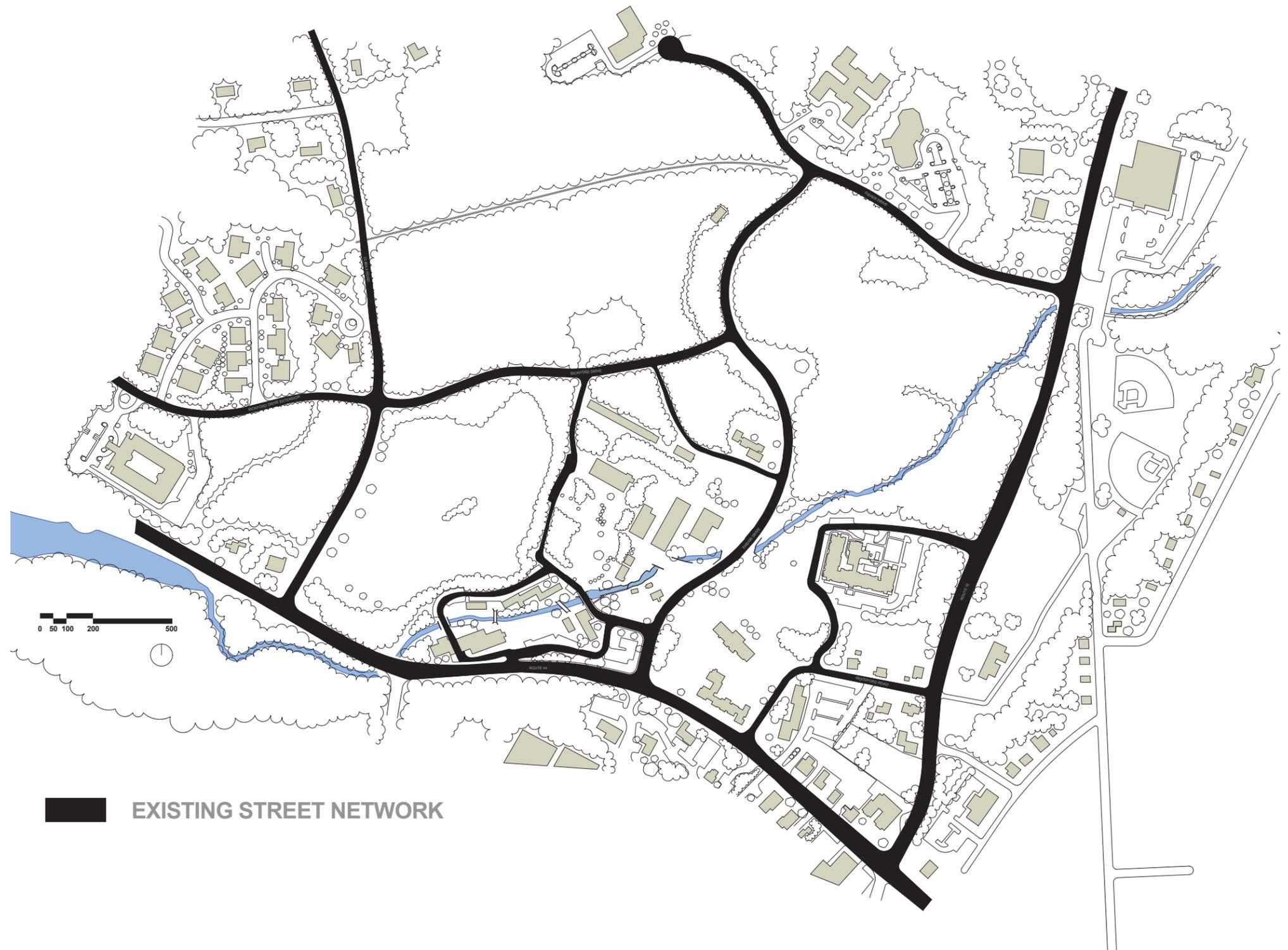
### Net Fiscal Impact

	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
<b>Net Fiscal Impact</b> (yr)	<b>\$ 327,504.63</b>	<b>\$ 2,659,295.89</b>	<b>\$ 2,986,800.52</b>

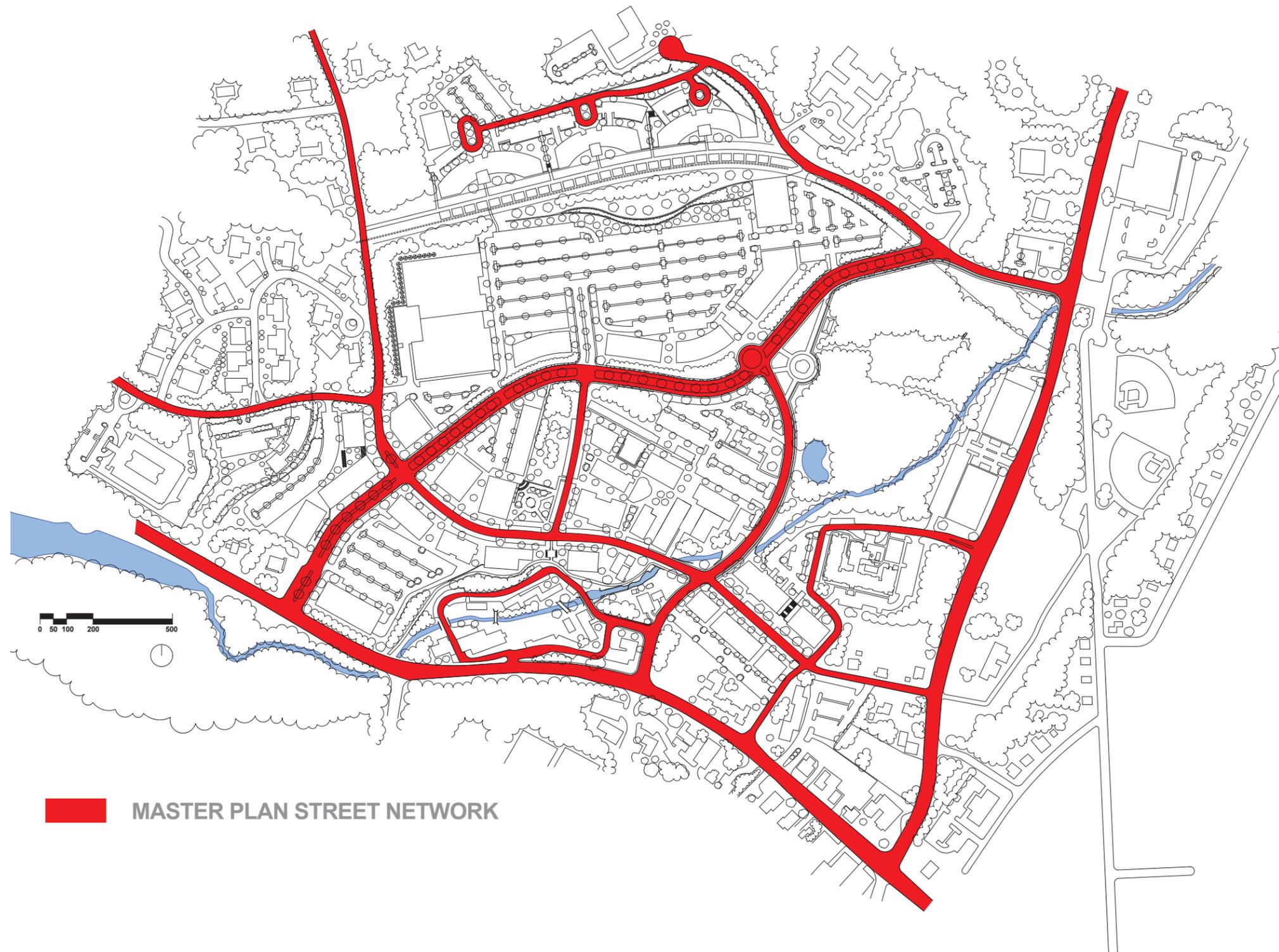
### Fiscal Impact Comparison

	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
<b>Net Fiscal Impact</b> (yr)	<b>\$ 2,986,801</b>	<b>\$ 1,559,986</b>

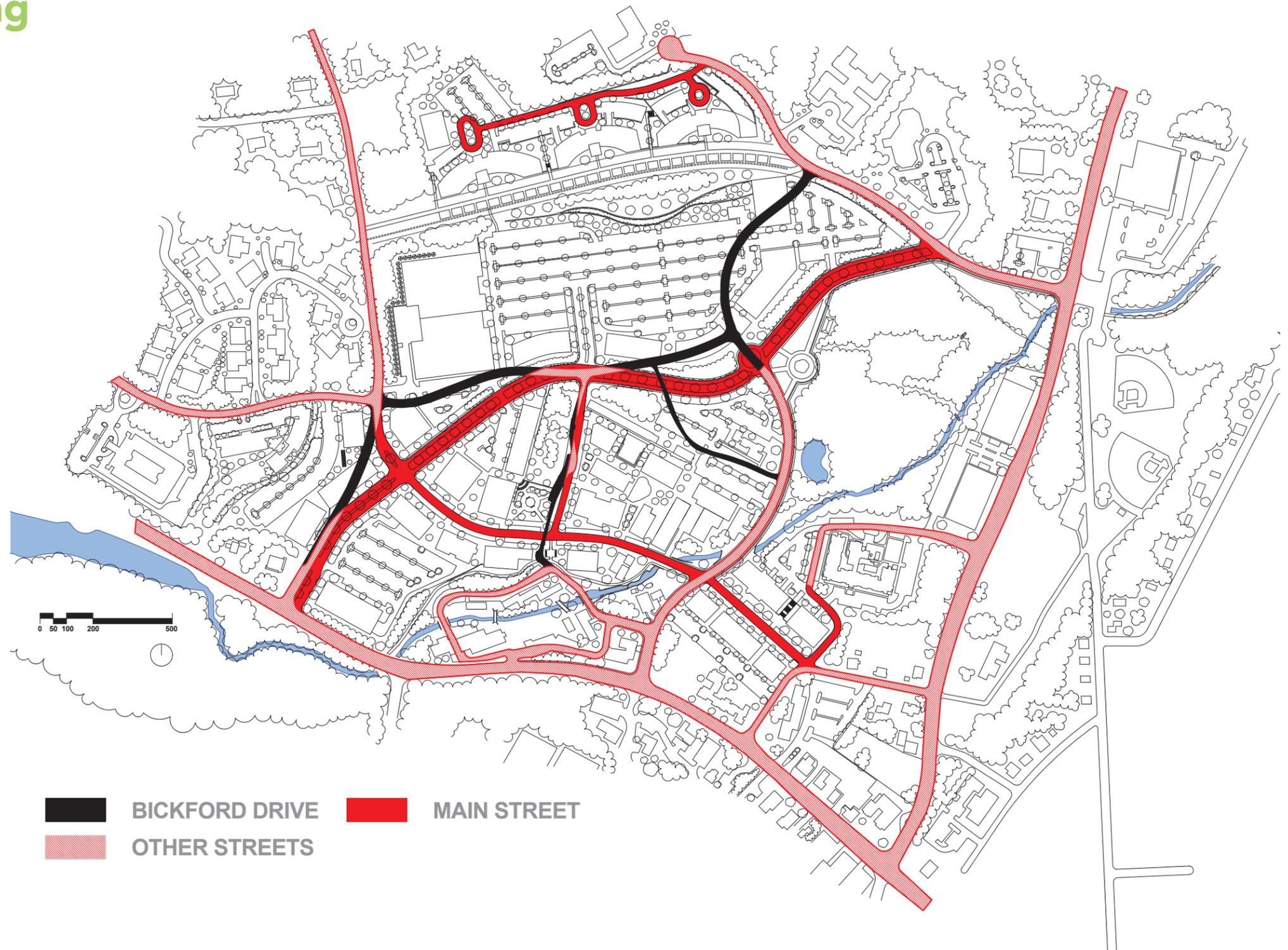
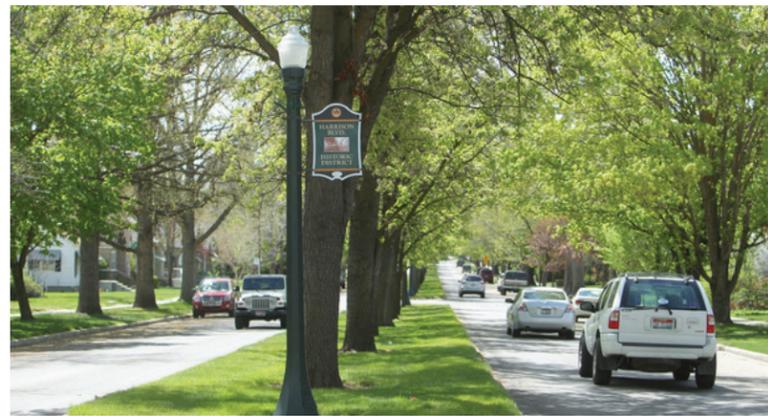
## Roadways: Existing



## Roadways: New



## Roadways: New & Existing



# Traffic Calming Measures



Stop Signs @ Intersection



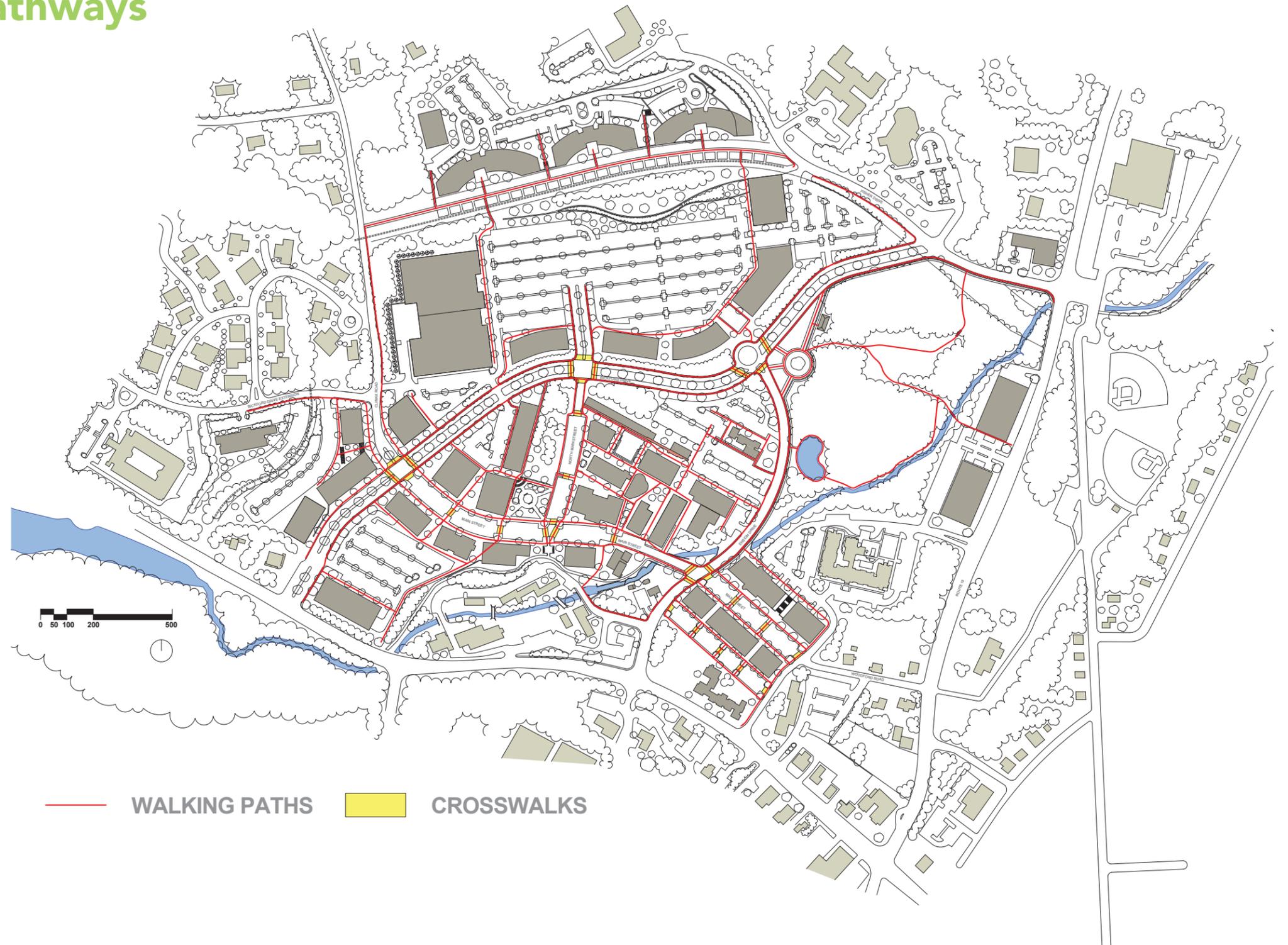
Rotary



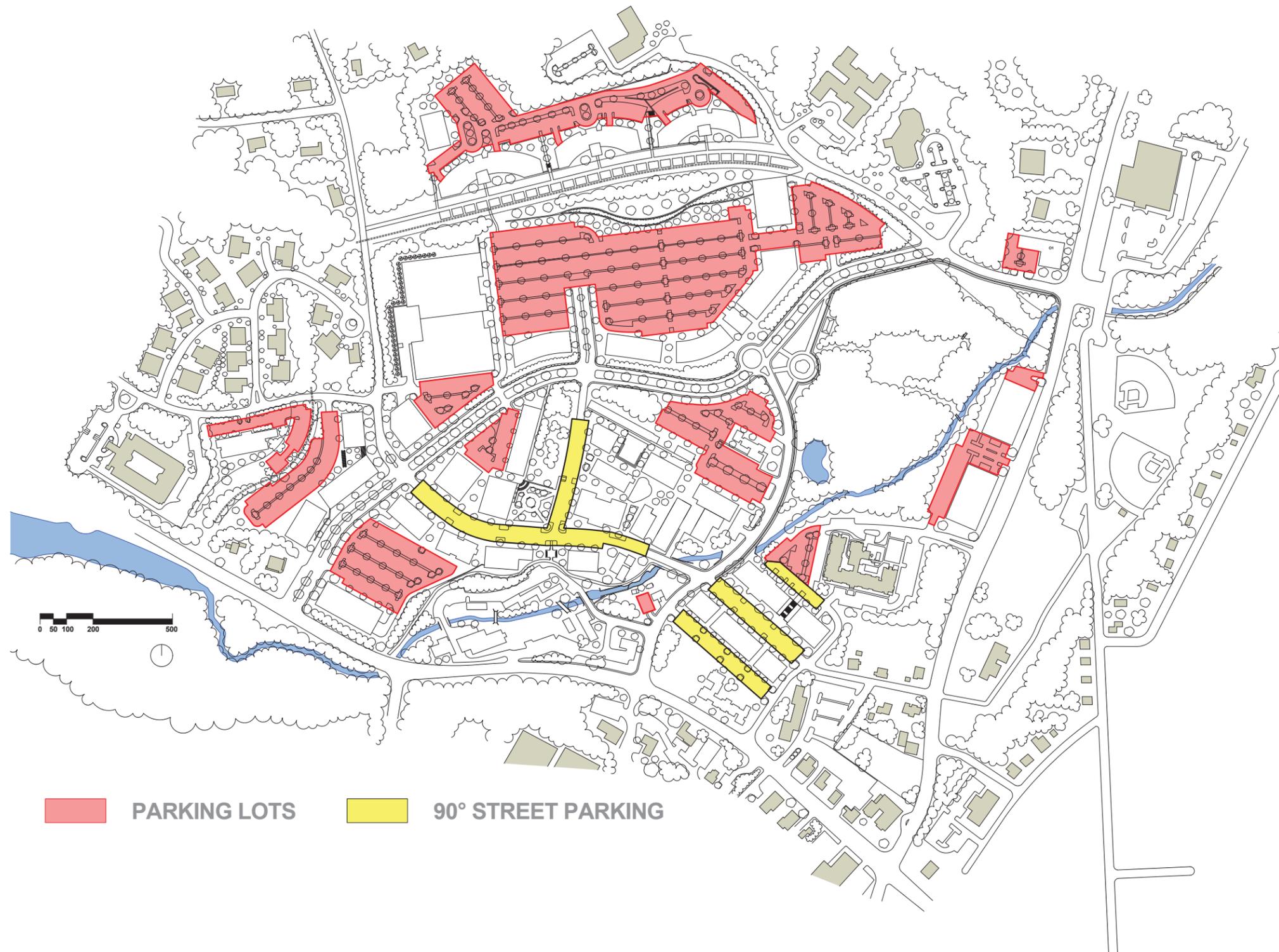
Plateau Crosswalks with Material Change



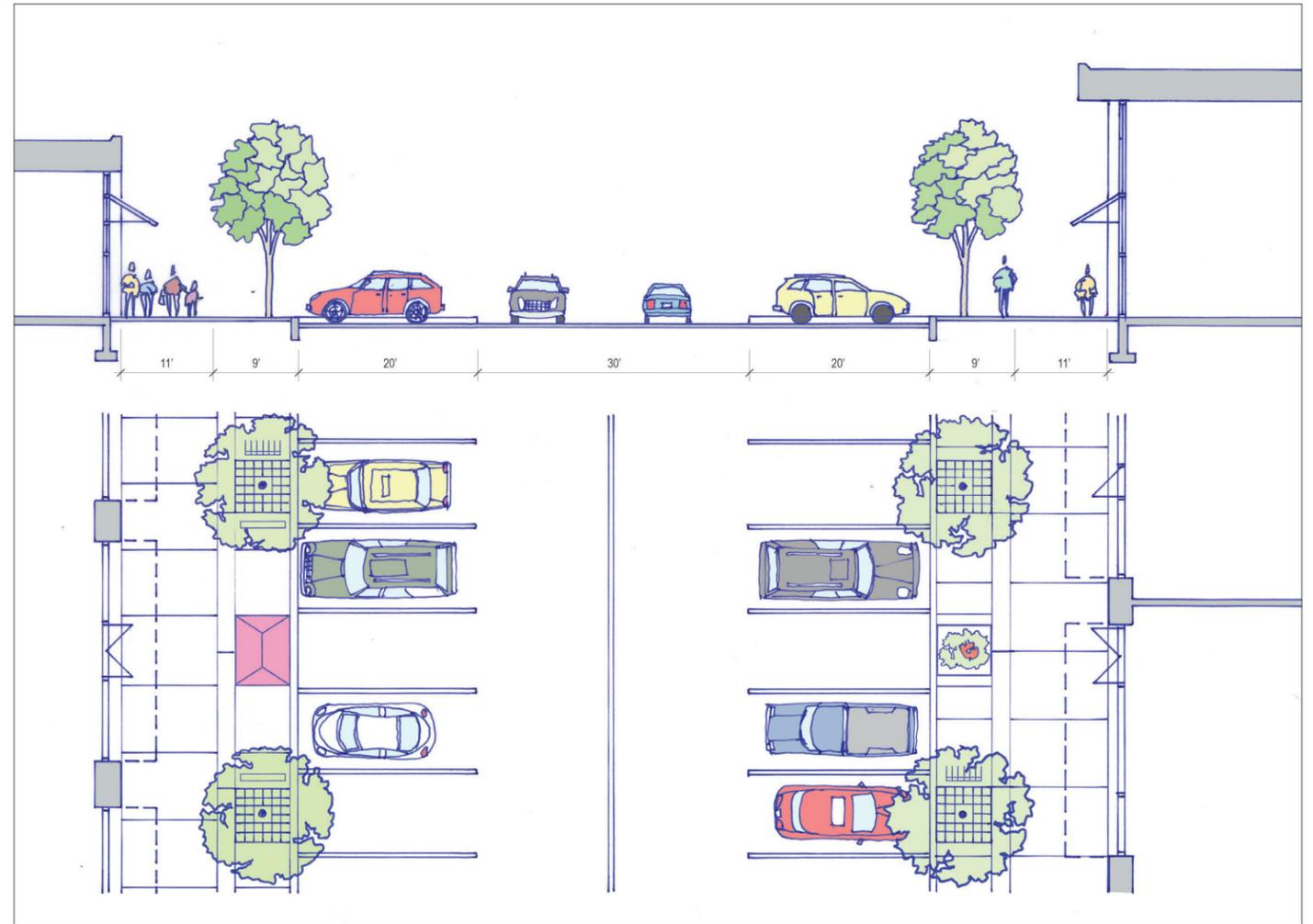
# Community Pedestrian Pathways



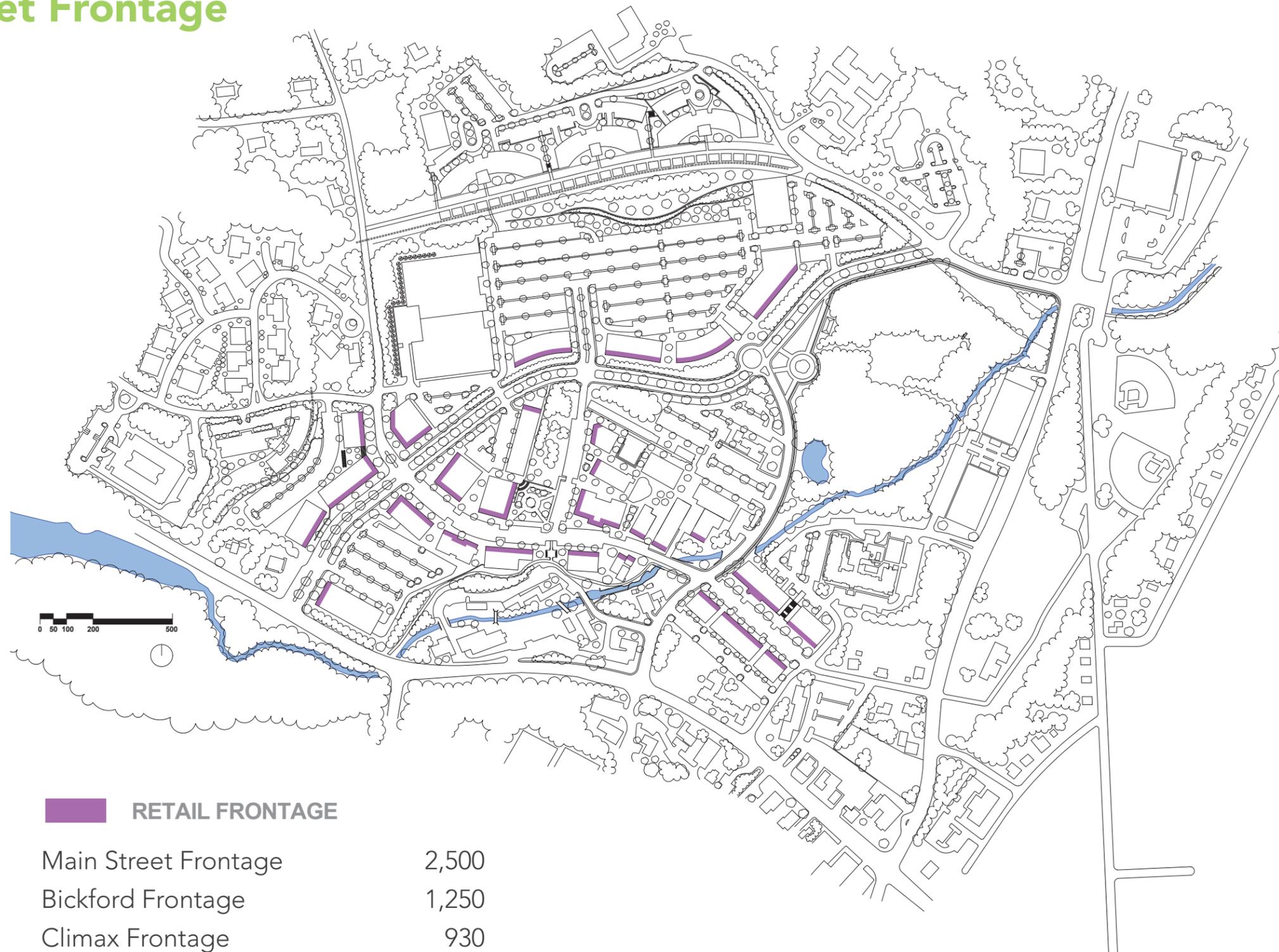
# Parking



# Street Plan Detail and Section



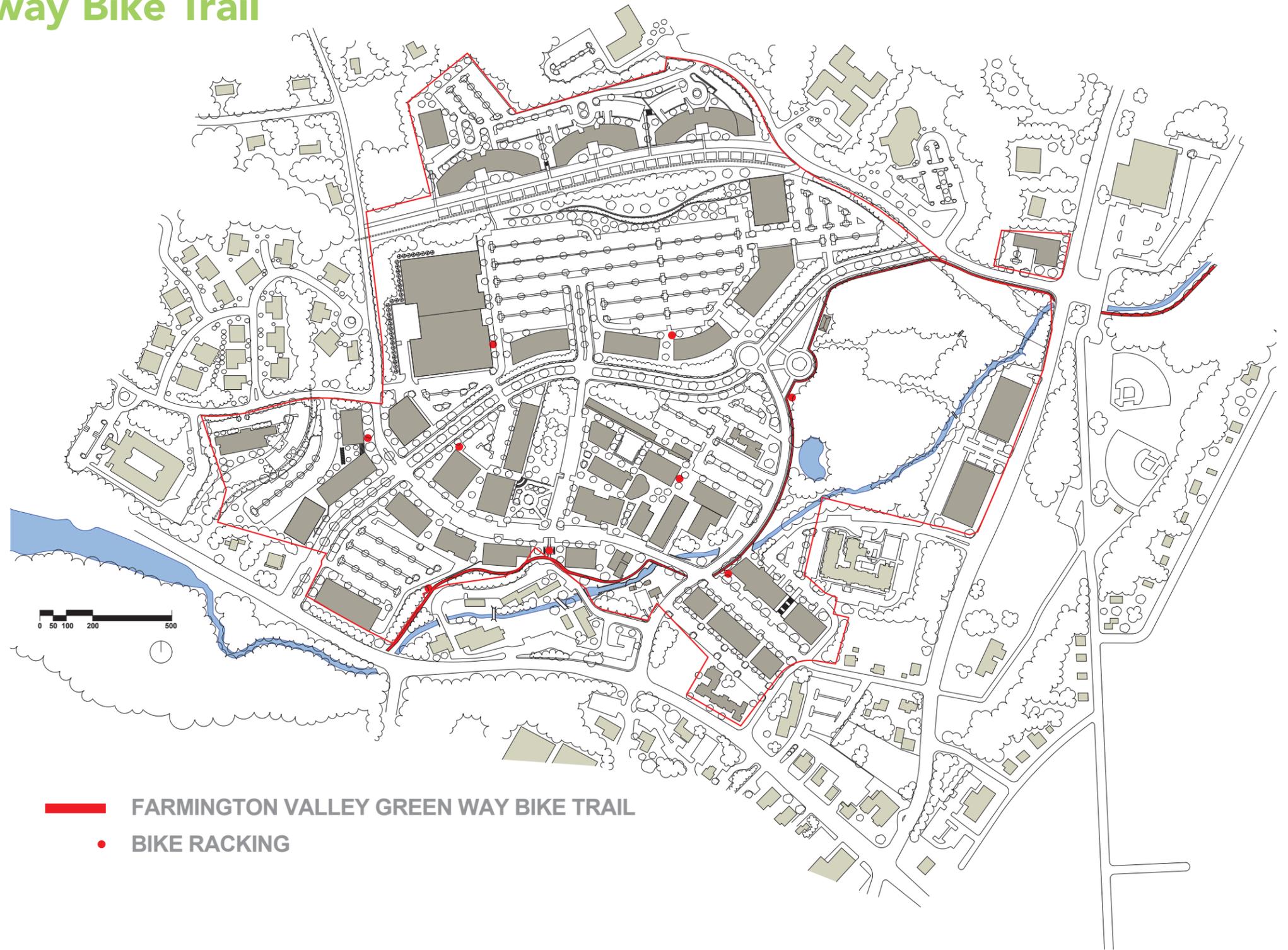
## Building Locations & Street Frontage



RETAIL FRONTAGE

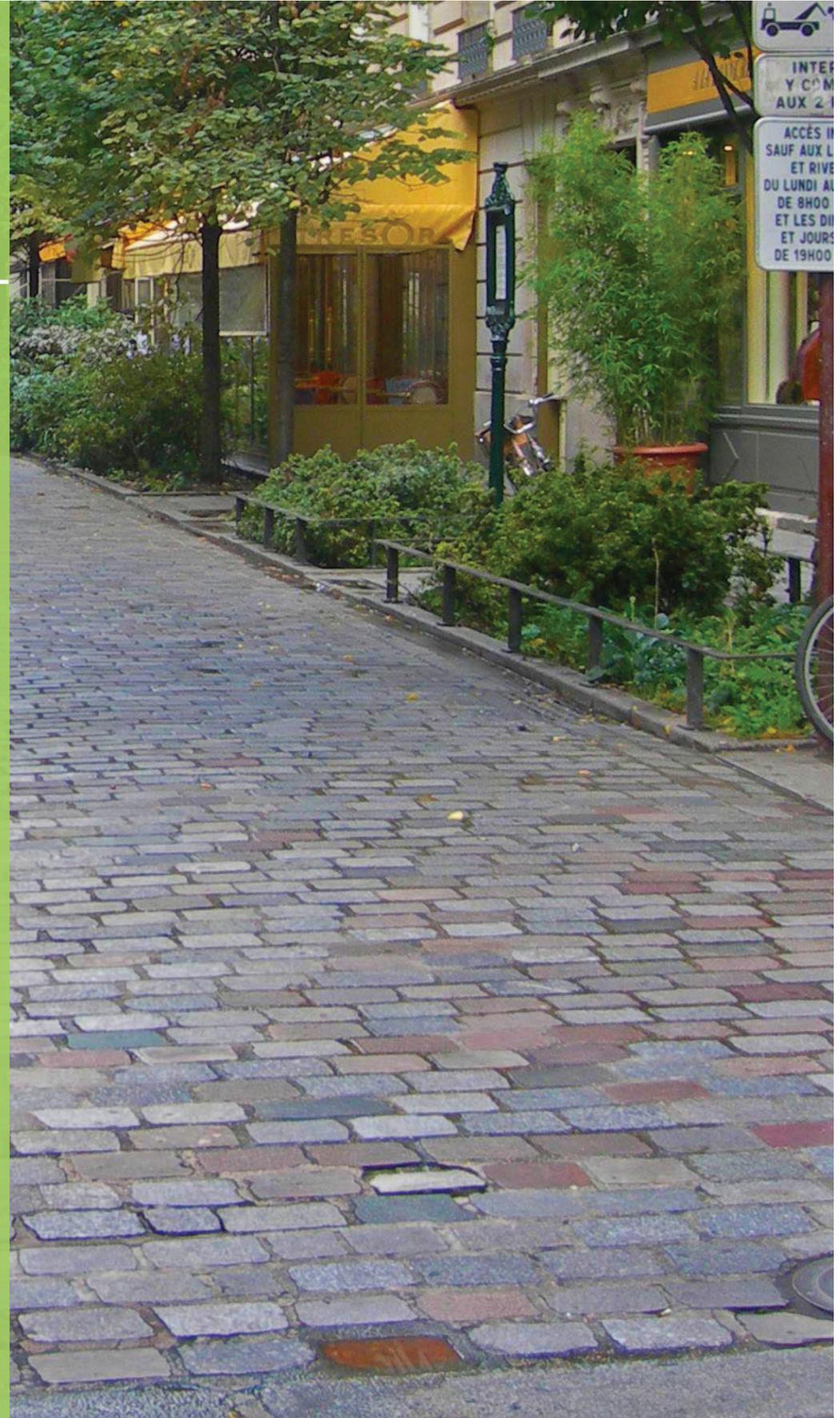
Main Street Frontage	2,500
Bickford Frontage	1,250
Climax Frontage	930
<b>Total Frontage</b>	<b>4,680</b>

# 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”**

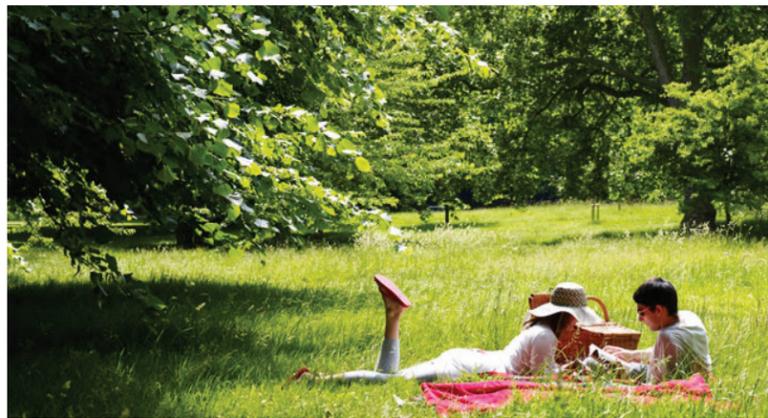
# Brownstone District Plan



## 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

- 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



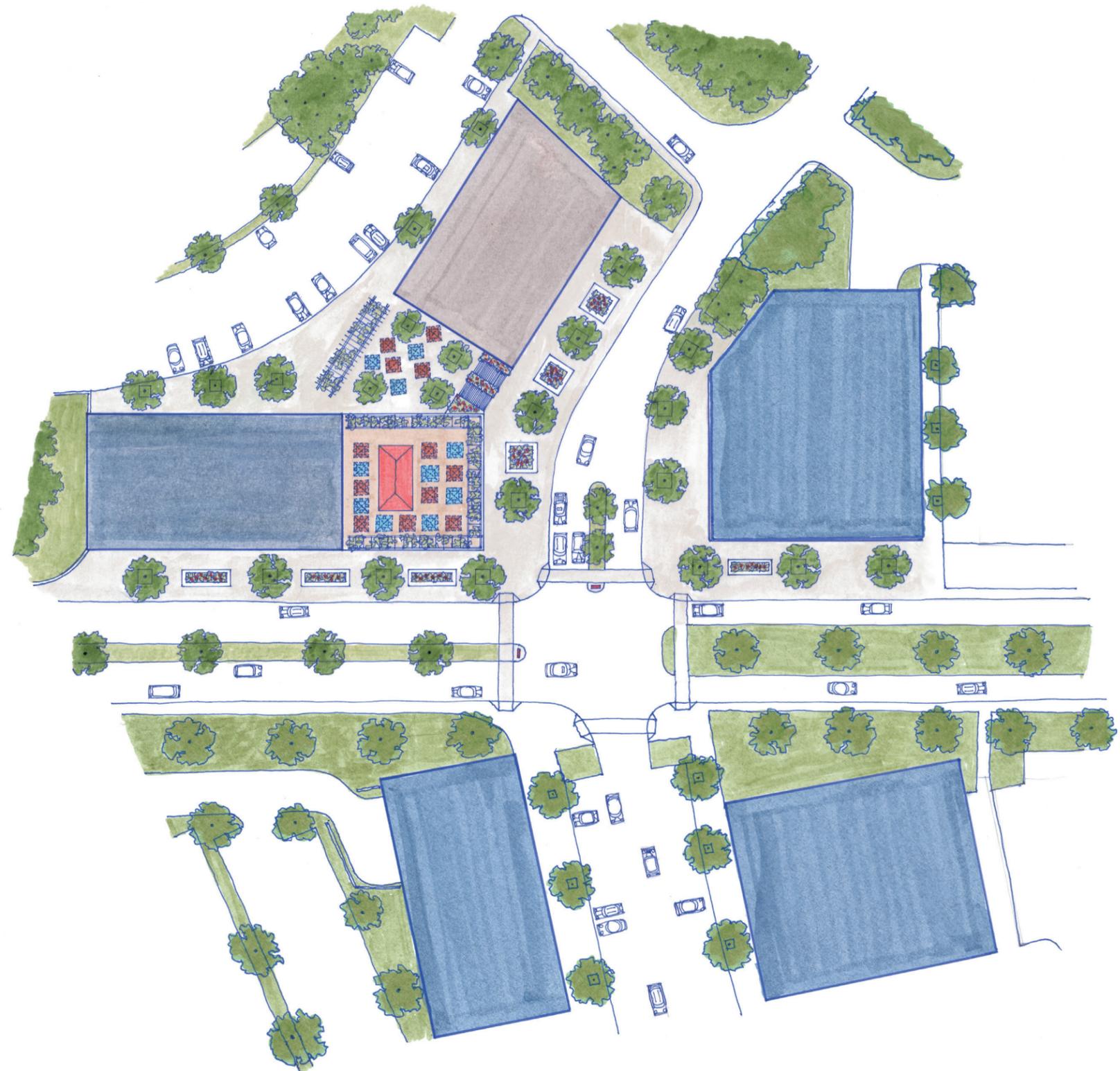


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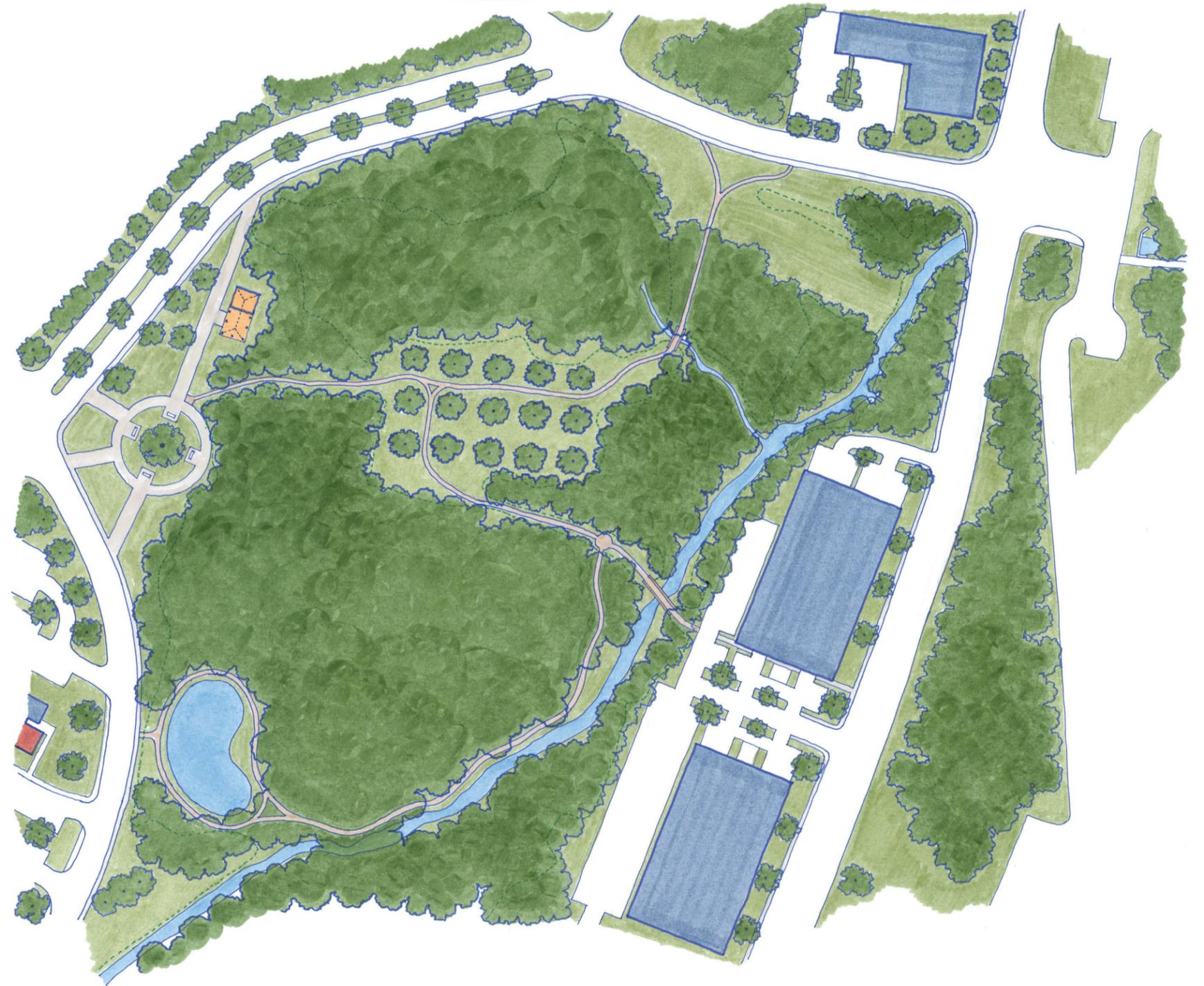
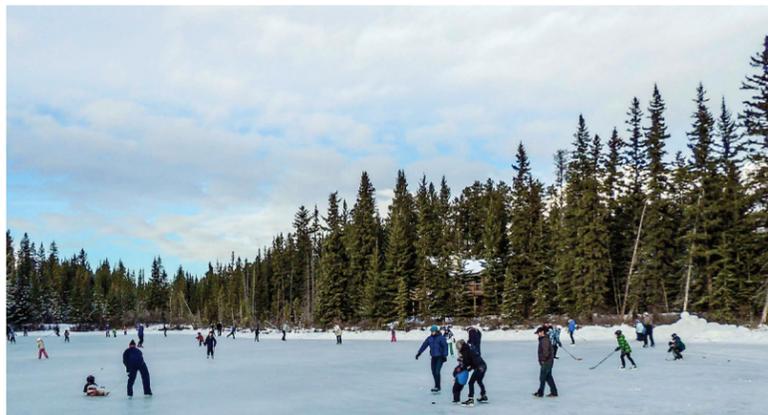
# Additional Features



# The Crossing



# The Park



## The Knoll



# Open Space Plan





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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



# Intentional Community

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