

PRELIMINARY INCENTIVE HOUSING CONCEPT

Overview

Based on research and investigation to date, a program for establishing an Incentive Housing Zone (IHZ) program for the Village Center area in East Hampton is beginning to take shape (see Booklet #2 for an overview of the IHZ program). This research and investigation included an analysis of over 70 properties located within the Village Center area and the potential applicability (and utility) of the IHZ program given the unique circumstances of each site.

This booklet is intended to:

- provide an overview of the possible IHZ program,
- illustrate the potential IHZ zone areas, and
- suggest some additional program elements.

Overview of Possible Program

It is recommended that the Planning and Zoning Commission consider implementing the IHZ program through an “overlay zone” in the Village Center area with the existing zoning districts remaining intact. This will mean that existing uses will continue to be allowed to the same extent they are today and the new zone will be “opportunistic” for those who wish to use it.

Given the existing land uses and densities in different parts of the Village Center, some density levels and/or development patterns are most appropriate only in certain areas. As a result, it is anticipated that the overlay zone could have as many as five (5) different components in order to best fit within the fabric of the Village Center area:

Zone Code	Zone Description	Density Parameter
IH - MU	Incentive Housing, Mixed Use	20 units per developable acre plus non-residential floor area
IH - M	Incentive Housing, Multi-Family	20 units per developable acre
IH - T	Incentive Housing, Townhouse	10 units per developable acre
IH - D	Incentive Housing, Duplex	10 units per developable acre
IH - S	Incentive Housing, Single Family	6 units per developable acre

The preparation of this report is supported by a grant from the State of Connecticut – Office of Policy and Management as part of the Incentive Housing Program.

Property Database

As part of the IHZ study, a database was prepared containing information on the more than 70 properties evaluated. This database contains information on ownership, use, lot area, lot coverage, floor area, and property characteristics. This data was used to estimate IHZ potential.

IHZ Potential

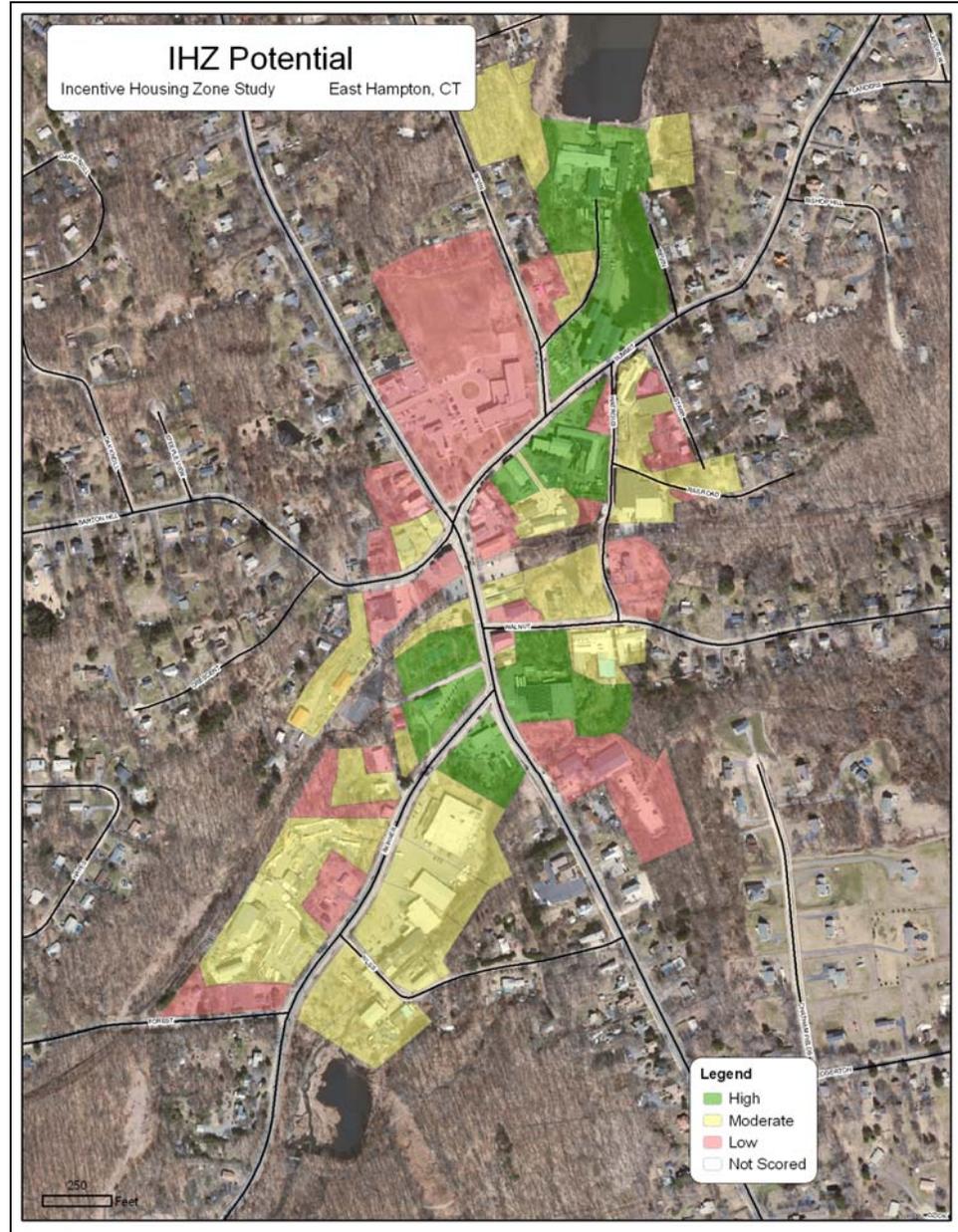
Sites were more likely to be designated as higher potential if they were larger, had lot shapes that would allow for redevelopment and parking, and where residential densities could result in a more profitable use (a “higher and better use”) than the existing use.

Sites were more likely to be designated as lower potential if they were smaller, located remotely from the core Village Center area, contained existing community facilities, were already built to IHZ densities, or where IHZ densities were not likely to result in an economic return that would justify the investment (demolition and construction).

Overview of IHZ Potential

The following map shows the IHZ potential of different parcels within the Village Center area based on an analysis of location, lot size, existing use, ownership, development potential, potential environmental issues, access, parking, and other development considerations.

Map of IHZ Potential Within Village Center Area

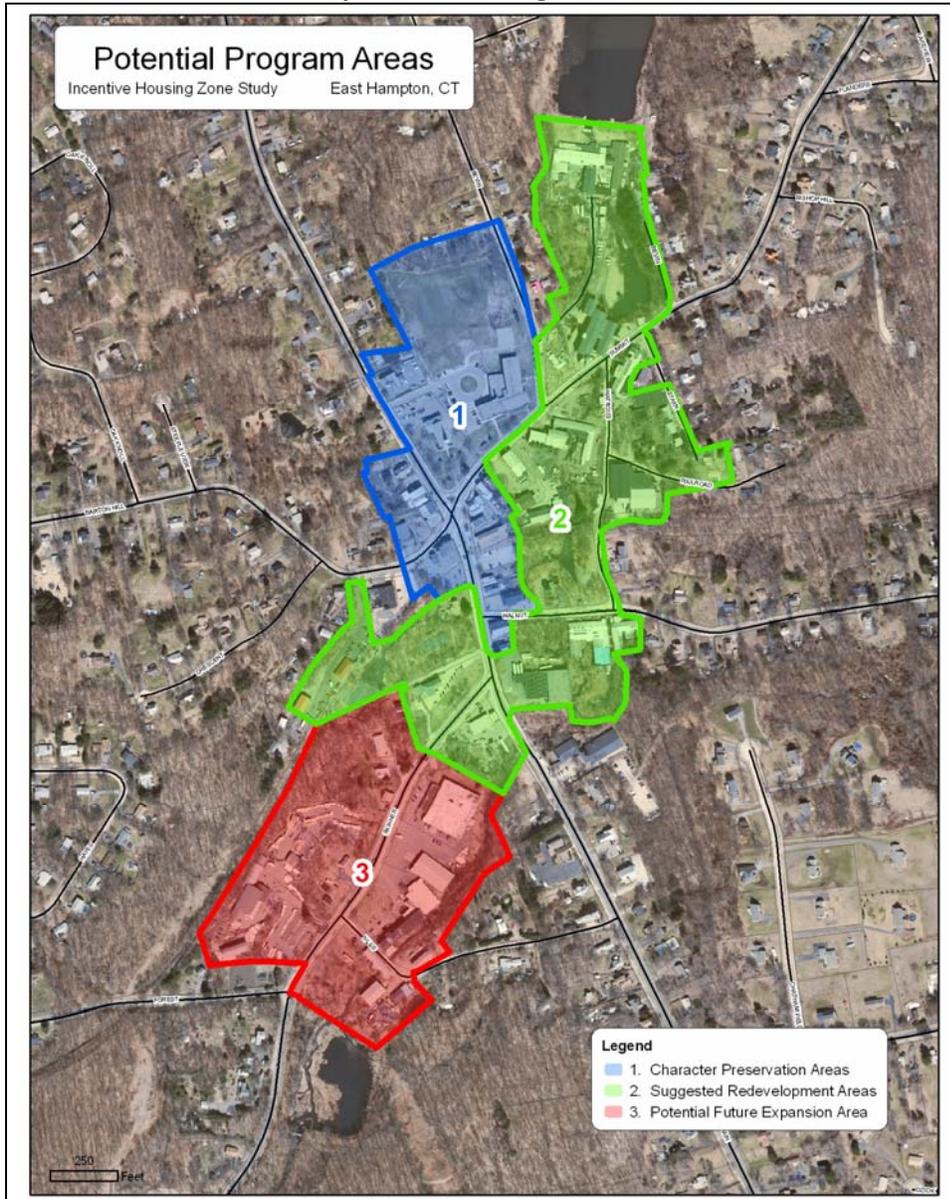


Overview of Potential Program Areas

The following map shows potential program areas based on different design and development objectives. The major highlights are:

- Preserve the character of the existing “Main Street” area (Area 1)
- Promote redevelopment along Pocotopaug Creek and other areas with potential for redevelopment (Area 2)
- In the future, consider extending the IHZ program to other areas, such as along Skinner Street (Area 3)

Map of Potential Program Areas



Existing Housing

Within the Village Center Program Areas 1 and 2, there are 57 housing units at the present time according to the assessor records. Twelve of these units are within Program Area 2 (mostly along Starr Street) and the other 45 units are within Area 1 (mostly near the intersection of Main Street / Barton Hill Road / Summit Street).

Potential Pilot Project

The properties on the west side of Main Street, between Skinner Street and the railroad right-of-way may be excellent locations to consider for a potential “pilot project” to show what the IHZ program can accomplish.

Future Expansion

At this time, it is considered important to focus initial efforts within a core area so that:

- Program objectives are attained,
- IHZ efforts do not get diluted, and
- the overall market does not get over-saturated.

In the future, the IHZ program could be extended to properties along Skinner Street when considered appropriate.

Housing Potential

Implementation of the IHZ overlay zones as depicted on the map on this page could result in about 376 additional housing units with:

- about 300 additional market rate housing units, and
- 76 affordable housing units (deed restricted).

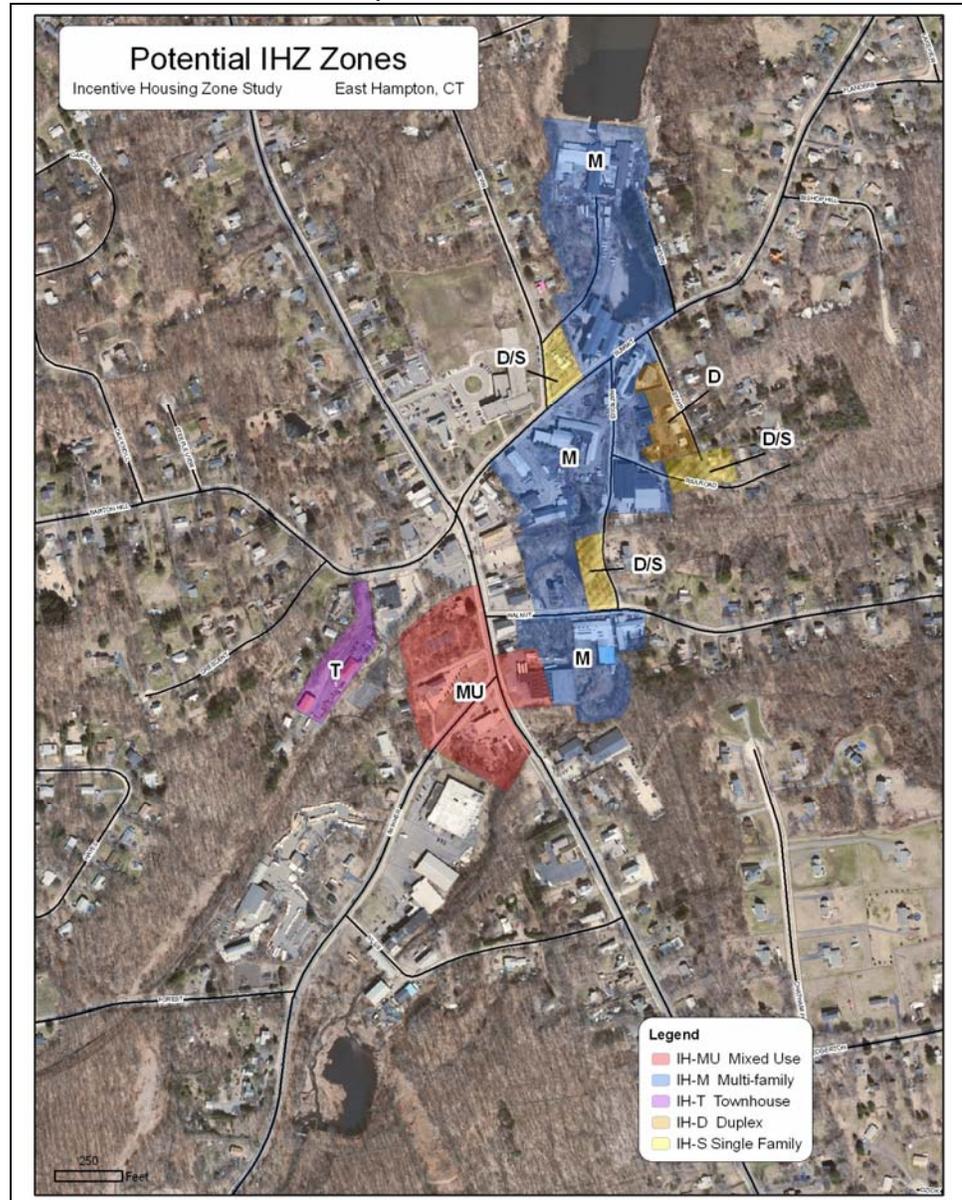
Again, there are currently almost 60 housing units in the Village Center area at the present time.

Overview of Potential IHZ Zones

Based on the preceding information, the following map shows the potential location of IHZ zoning districts. The major highlights are:

- Mixed use development along Main Street (IH – MU)
- Multi-family development along Pocotopaug Creek (IH – M)
- Townhouse development (IH - T), duplex development (IH - D), or single family (IH - S) development, where shown

Map of Potential IHZ Zones



Planimetrics

31 Ensign Drive, Avon, CT 06001

860-677-5267