

East Hampton
 Housing For Economic Growth / Village Center Zoning

Public Informational Meeting
 January 19, 2011




Background...

- In 2007, the State enacted a program to encourage communities to look at ways to:
 - create affordable housing
 - promote economic growth
- The program is known as the "Incentive Housing Zone" (IHZ) program




Background...

- East Hampton applied for (and received) a grant to study the IHZ program
- Tonight's meeting is to report on the findings and recommendations from this study



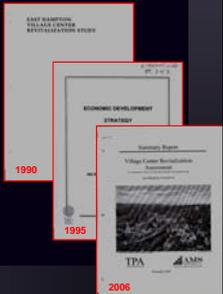

Finding #1

- In East Hampton and other communities, housing is not affordable for many people ...
- In addition, the local housing "portfolio" is not particularly diverse ...




Finding #2

- The Village Center is an area where East Hampton has wanted to enhance and promote development ...
- The Village Center is an area where East Hampton could "grow smarter" in the future ...

Finding #3

- The Village Center area could support additional development ...
- Additional housing in this area could:
 - Provide more housing choices for younger and older persons
 - Strengthen the village center
 - Promote redevelopment




Finding #4

- Current regulations may not help us achieve what we want ...
 - Enhanced village center
 - More housing options
- East Hampton could benefit from a pro-active approach ...

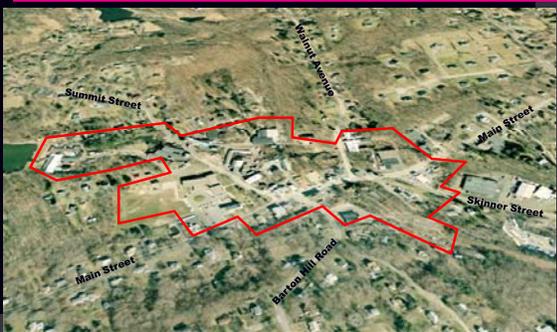


Finding #5

- Maybe we should ...
 - Change regulations to allow positive change to happen
 - Show people what could happen in the future
 - Support desired changes (utilities, remediation)



Location



Evaluation

- IHZ program suggests 4 alternate housing forms
 - Single family
 - Duplex
 - Townhouse
 - Multi-family
- These were evaluated in different parts of the Village Center
- Options were discussed by PZC and preliminary selections were made

Overall

The PZC is considering allowing additional development within the Village Center area ...

This would create new opportunities for property owners ...

- Intent of sketches is:
- show what is possible
 - not limit what might be acceptable



Overall

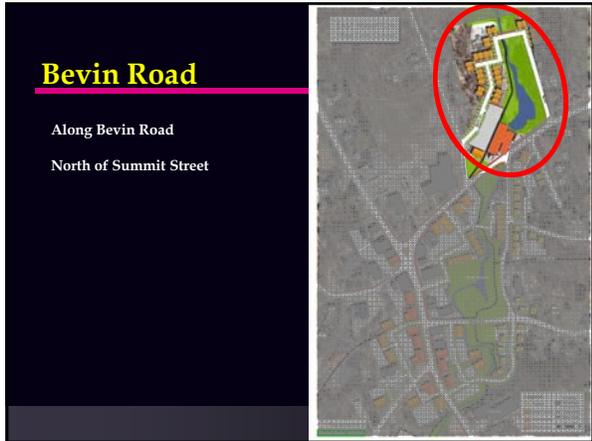
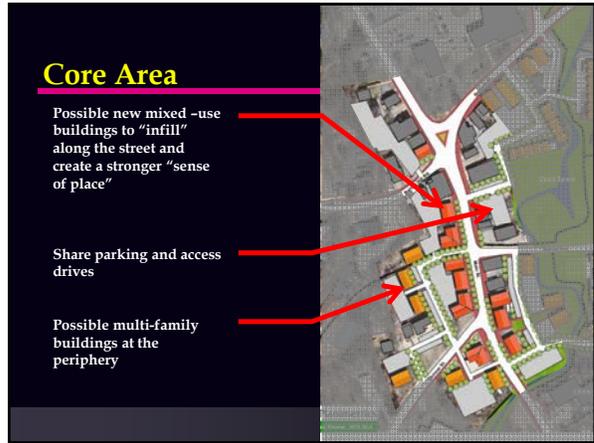
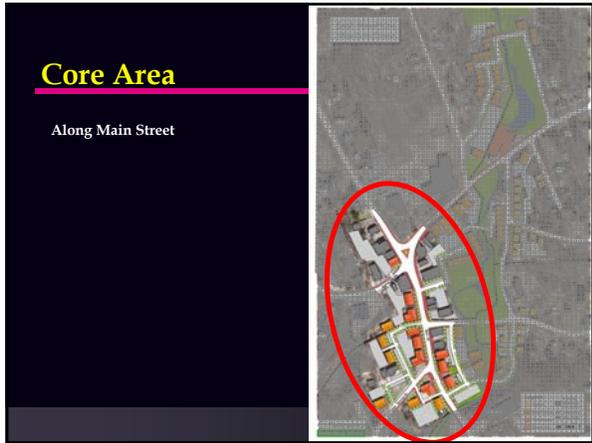
Encourage adaptive reuse of existing buildings

Add housing to strengthen the Village Center area

Integrate the Airline Trail and Pocotopaug Brook into an open space/trail system

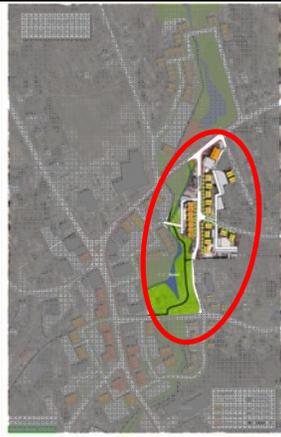
Reinforce "Main Street" with new mixed-use buildings and shared parking





Watrous Street

South of Summit Street
 East of Pocotopaug Brook
 North of Walnut Avenue



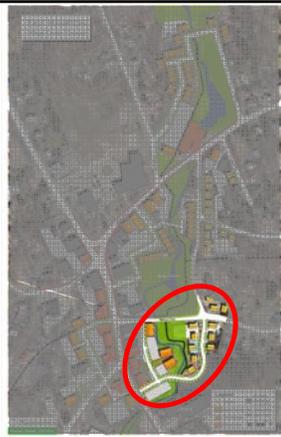
Watrous Street

- Possible adaptive reuse of building to multi-family
- Possible duplexes on Starr Place and Watrous Street
- Shared parking and access
- Possible townhouses on Watrous Street
- Add open space / greenway along Pocotopaug Brook



Walnut Street

South of Walnut Avenue
 East of Main Street



Walnut Street

- Possible multi-family buildings to rear of Main Street
- Add open space / greenway along Pocotopaug Brook
- Possible duplexes to east of brook
- Connecting road to Main Street with parking area for library



Skinner Street

- At some time *in the future*, it may make sense to allow for similar types of redevelopment along Skinner Street



Overlay Zone

- Create a Village Housing "overlay" zone
 - Multi-family (up to 20 units/acre)
 - Townhouse (up to 10 units/acre)
 - Duplex (up to 6 units/acre)



Overlay Zone

- An overlay zone allows the property owner to apply for redevelopment into housing
- The current underlying zoning stays in place so a property owner is not required to make changes
- The overlay zone would have:
 - architectural requirements
 - affordability restrictions for 20% of units (40 years)
 - water and sewer requirements

Overlay Zone

- Design guidelines are intended to promote appropriate redevelopment



Village Center Zone

- Change zoning in the VC Zone
 - Change Village Commercial to Village Center zone
- Prohibit drive-in windows
- Add architectural guidelines
- Reduce limitations on apartments but require a special permit to establish
- Allow a waiver of setback / height requirements

Next Steps

- Tonight - Get feedback from owners / residents
- PZC - Discuss comments
- Refine concepts
- PZC - Finalize program
- Adopt / implement (local / state)



Public Comment

- How do you feel about:
- Village Center revitalization?
- Housing Overlay zone?
- Village Center zone?

