

COLCHESTER GROWTH CENTER PROGRESS REPORT

SEVERANCE CORNERS



WITHIN FORM GROWTH BASED CENTER CODE

- Allows for higher-density, mixed-use infill development in the growth center
- Eliminates maximum density
- Requires multi-story buildings, built close to the street
- Expands list of permitted uses
- Includes architectural standards
- Eliminates minimum parking requirements

Table 2. A Street Dimensional Standards

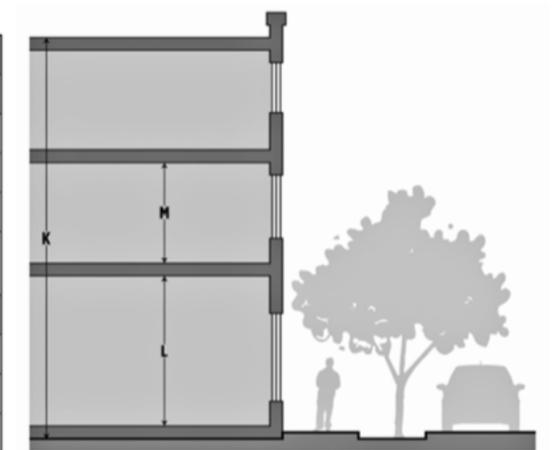
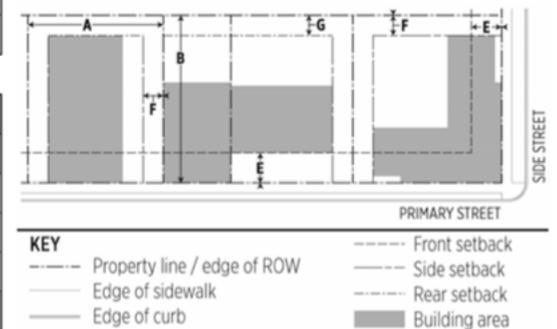
A Streets are lined with mixed-use, multi-story storefront buildings that are positioned at the front of each lot. The following standards shall apply to all lots and buildings fronting on an A Street:



2.A Lot Configuration	
A Lot width	20 ft min, 180 ft max
B Lot depth	80 ft min
C Lot coverage	90% max
D Frontage buildout	60% min

2.B Building Placement	
Principal Building	
E Front setback	0 ft min, 18 ft max
F Side setback	0 ft min
G Rear setback	12 ft min
Accessory Building	
H Front setback	20 ft + principal bldg setback min
I Side setback	3 ft min
J Rear setback	3 ft min

2.C Building Form	
Principal Building	
K Stories	3 min, 5 max
L Ground floor ceiling height	12 ft min, 24 ft max
M Upper floor ceiling height	8 ft min, 16 ft max
N Portions of a building not meeting the minimum height shall not be used to calculate frontage buildout.	
Accessory Building	
O Stories	2 max
P Ground floor ceiling height	16 ft max
Q Upper floor ceiling height	12 ft max



OUTSIDE GROWTH CENTER

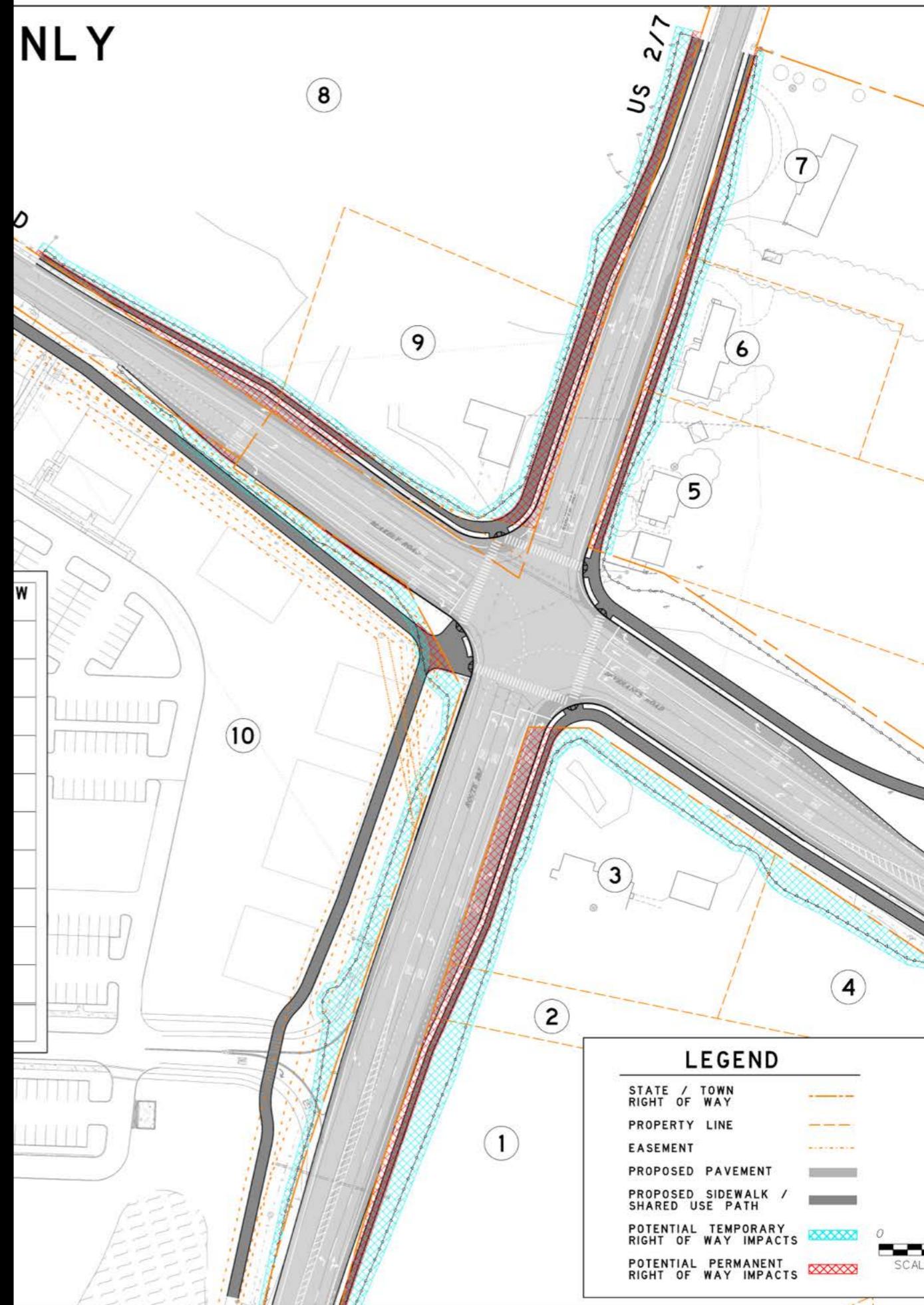
FIXED AREA ZONING

- Requires residential lots to be between ½ and 1 acre in size in Agricultural Mixed Use district
- Subtracts unbuildable land from density calculation
- Allows only 20% of permitted development units to be built in the AMU district
- Allows remaining 80% of permitted development units to be transferred out of AMU district



SEVERANCE CORNERS INTERSECTION

- Town and state have selected a preferred alternative
- Intersection improvements to be funded as a Phase II Circ Alternative project
- \$250,000 to be spent on engineering and ROW acquisition in FY2014
- Construction anticipated in FY2019
- Will include pedestrian improvements



TIF DISTRICT AND INFRASTRUCTURE

- Colchester received a TIF district in 2010 to fund transportation and related public improvements at Severance Corners
- Now exploring use of TIF district funding for sidewalks, paths and related site amenities
- Additional wastewater capacity came online in 2013
- Wastewater allocation policy currently being developed



TRANSIT

- Colchester signed a 3-year agreement with CCTA
- Pilot project will provide transit along the Route 7 corridor
- Service will commence on July 1



56 dwelling units built in GC since 2009

4,000 sq ft of nonresidential space built in GC since 2009

