BRISTOL

2015 Plan of Conservation and Development

Strategic Planning Summary

Planning Commission
City of Bristol, CT
Revised April 1, 2018

Protect Natural Resources

Chapter 4

In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Bristol is doing a good job protecting its natural resources such as rivers, streams and wetlands.

Strongly agree	16%
Agree	58%
Disagree	8%
Strongly disagree	3%
Not sure	16%

4.2.   Overall Goal

Protect and maintain the quality of Bristol's natural resources and features such as watercourses, groundwater, air and environmentally sensitive lands.

4.3.   Policies

4.3.1.   Water Resource Protection

1. Discourage development which negatively affects wetlands and watercourses.

2. Protect the quality of surface water and groundwater by controlling the use and development of land and by regulating activities that pose a risk to water quality.

3. Continue to carefully manage activities in flood-prone areas.

4. Seek to implement "low impact development" practices, as appropriate, to enhance storm water management.

4.3.2.   Land Resource Protection

1. Discourage development on steep slopes and ridgelines.

2. Recognize Bristol's sand and gravel deposits as a valuable and necessary resource, but carefully regulate their extraction.

4.3.3.   Other Natural Resource Protection

1. Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques.

2. Carefully control development which could result in damage to the land and environment.

3. Encourage energy-efficient patterns of development and land use, the use of solar and other renewable forms of energy, and energy conservation.

4. Cooperate with adjacent communities and other organizations in protecting natural resources.

The map on the preceding page shows "natural diversity database" areas.

The Natural Diversity Database, which is maintained by the Connecticut Department of Energy and Environmental Protection, contains information on the *approximate* locations of endangered, threatened and special concern species and significant natural communities in Connecticut.

This information is intended to be a pre-screening tool to identify potential impacts to state-listed species and to identify areas of potential conservation concern.

Since the maps are updated periodically (every 6 months or so) and new information is continually being added to the database, it is important to check the State website regularly.

4.4.   Action Steps

4.4.1.   Water Resource Protection

1. Implement "low impact development" (LID) approaches in Bristol as part of both public and private activities.

2. Remove impediments to LID and consider adopting regulations to encourage or require LID.

4.4.2.   Land Resource Protection

1. Encourage the adoption of ridgeline protection regulations to minimize the visual and environmental impacts of new development on and along ridge-tops.

4.4.3.   Other Natural Resource Protection

1. Improve public awareness of Bristol's natural resources as community assets.

Water Resources

Water Quality

Preserve Open Space

Chapter 5

In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Bristol should try to acquire more land for open space and parks.

Strongly agree	14%
Agree	46%
Disagree	30%
Strongly disagree	5%
Not sure	5%

5.2.   Overall Goal

Provide adequate open space for all Bristol residents.

5.3.   Policies

1. Maintain the open space land in Bristol – both in terms of the quantity and quality of open space land.

2. Promote public access to open space.

3. Acquire land for open space, as it becomes available, in locations recommended in the Plan.
   a. Seek to establish an inter-connected system of open spaces as opportunities arise.
   b. Encourage the preservation of South Mountain as an environmentally sensitive area.
   c. Increase public access to and along the Pequabuck River corridor for economic development, community development, and quality-of-life purposes.

4. Encourage the passive use of open space (such as for walking trails) within Bristol.

5. Give attention to the quality, size and location of open space parcels proposed through the subdivision process to assure that they become assets and not liabilities.

6. Where appropriate, utilize the "fee-in-lieu-of-open space" provisions of the Subdivision Regulations.

7. Work with surrounding communities to interconnect open spaces and trails into a regional system.

Page Park	Walking Trails

5.4.   Action Steps

1. Establish and maintain a comprehensive inventory of open space areas, and map these resources for the benefit of all Bristol residents.

Possible Open Space Categories
Public Open Space   • City-owned parks, open spaces and recreation areas   • State-owned open space areas   **Semi-Public Open Space**   • City school sites and facilities   • Bristol Water Department   • New Britain Water Department   • Bristol Regional Environmental Center   • Scout Camp   **Private Open Space**   • Subdivision open space   • Private golf courses   • Fish and game clubs   • Private school sites and facilities

2. Establish a dedicated fund for the acquisition of land for open space, so that opportunities for acquisition can be acted upon expeditiously and/or used to match State or federal funding programs.

3. Strengthen the open space set-aside requirements in the subdivision regulations to ensure that open space in a location acceptable to the Planning Commission is preserved as part of every subdivision or that a fee-in-lieu-of-open-space is provided to the City of Bristol's open space fund.

4. Modify the Subdivision Regulations (Section 5.09) to create a hierarchy of organizations to be considered for acceptance of open space where:
    *   Public ownership and access is encouraged, and
    *   Private ownership (such as homeowner associations and/or conservation easements) is discouraged.

Enhance Community Character

Chapter 6

6.2.   Overall Goals

6.2.1.   Farms And Farming

Support farms and farming.

6.2.2.   Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3.   Historic Resources

Support the preservation of historic resources.

6.2.4.   Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5.   Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6.   Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

The City of Bristol is doing enough to address blighted properties.

Strongly agree   10%
Agree   43%
Disagree   28%
Strongly disagree   8%
Not sure   11%

6.4.   Action Steps

6.4.1.   Farms And Farming

1. Review the Zoning Regulations to ensure they are "farm-friendly" and provide for farmstands and other accessory uses, as appropriate.

6.4.2.   Undeveloped Land

1. Establish an open space assessment program.

6.4.3.   Historic Resources

1. Establish and maintain a variety of promotional techniques in order to promote interest in Bristol's historic resources, such as:
   a. walking guides to historic neighborhoods;
   b. informational plaques to identify historic buildings and areas;
   c. special events, festivals and parades highlighting Bristol's heritage; and
   d. educational programs.

2. Investigate the possibility of establishing a committee to advocate for the preservation of historic resources.

6.4.4.   Community / Cultural Resources

1. Create, update and distribute a schedule of community events of interest to both tourists and residents in order to increase awareness of Bristol's cultural resources.

2. Promote events that recognize and celebrate Bristol's overall cultural diversity.

6.4.5.   Scenic Resources

1. Review local regulations to ensure that adequate controls are in place to protect scenic views and scenic resources.

6.4.6.   Property Maintenance

1. Undertake appropriate actions to encourage and/or require property maintenance.

6.4.7.   Community Design

1. Update regulations for lighting, landscaping, and other site design components, as appropriate.

Promote Sustainability and Resiliency

Chapter 7

7.3.   Policies

7.3.1.   Sustainability

1. Promote energy conservation / sustainability.

2. Continue to promote energy efficiency in municipal programs and facilities.

3. Promote alternative energy approaches such as using hybrid or electric vehicles for certain City departments, providing for electrical vehicle charging stations, and other approaches.

4. Promote water conservation.

5. Promote waste reduction / recycling.

6. Educate residents about sustainability concepts.

7.3.2.   Resiliency

1. Continue to review and improve hazard mitigation plans for recurring events, such as flooding.

2. Continue to review and improve emergency preparedness plans (single events) in order to be able to respond to unknown events in the future.

3. Maintain emergency response capability.

4. Strive to place electrical lines underground as opportunities present themselves.

5. Consider establishing "smart grids" and enhancing emergency power supplies for key facilities (shelters, restaurants, gas stations, etc.).

7.4.   Action Steps

7.4.1.   Sustainability

1. Implement the recommendations of the Comprehensive Energy Audit, as appropriate.

2. Investigate the desirability of establishing a micro-grid within downtown Bristol and/or other means of generating energy to meet baseline or emergency needs in the community.

3. Identify and implement other actions to become a more sustainable community.

7.4.2.   Resiliency

1. Identify and implement actions to become a more resilient community.

Strengthen and Enhance Downtown

Chapter 8

8.2.   Overall Goals

8.2.1.   Create A Focal Point

Recognize and promote downtown Bristol as the center of governmental, institutional, commercial and office activity in the community.

8.2.2.   Promote Mixed Uses

Reinforce the appropriate mix of uses in downtown Bristol.

8.2.3.   Increase Activities And Events

Increase cultural, entertainment, and recreational opportunities in downtown Bristol.

8.2.4.   Address Parking

Address parking in a manner that meets the needs of downtown Bristol but does not dominate the overall environment or disrupt the sense of place.

8.2.5.   Promote Public Spaces

Promote the establishment of public spaces to enhance downtown Bristol.

8.2.6.   Ensure Appropriate Design

Ensure the appropriate design of improvements in downtown Bristol.

8.3.3. Increase Activities And Events

1. Recognize the need to attract tourists, visitors and shoppers to downtown Bristol from outside the region.

2. Encourage organizations and community groups to provide cultural, entertainment, and recreational events.

3. Encourage the development of facilities that can also serve as a performance space or public plaza.

4. Support more events that focus on downtown Bristol, such as a "Main Street Festival" organized around turn-of-the century Bristol or an "Industrial Heritage Day" focusing on Bristol's legacy as one of the nation's manufacturing centers.

5. Encourage City-sponsored special market days, such as farmers' markets, flower markets, and antique markets.

8.3.4. Address Parking

1. Seek ways to provide for convenient parking, for residents, pedestrians and shoppers.

2. Consider ways to allow and encourage on-street parking spaces, where appropriate.

3. Reduce the dependence upon off-street surface parking in downtown Bristol; encourage the provision of parking structures, both private and municipal, to satisfy future off-street parking needs.

4. Place parking lots behind buildings to establish/maintain "street walls" along major streets in downtown Bristol.

5. Encourage shared parking arrangements among owners of adjoining properties.

6. Where parking areas are visible from the street or sidewalk, soften the visual impact of parking lots through the use of street trees, landscape islands within parking areas, and low-level planting along their edges.

7. Use structured parking in order to reduce the amount of parcel area devoted to surface parking lots. Structured parking can also shorten walking distances to building entries.

8. Use the "fee in lieu of parking requirements" provision in the Bristol Zoning Regulations.

Pedestrian accessibility and activity will be integral to enhancing downtown.

While there are some challenges as a result of large blocks and sloping streets, these are not insurmountable.

8.3.5. Promote Public Spaces

1. Improve pedestrian accessibility throughout downtown Bristol.

2. Seek to establish a central public space within downtown Bristol anchored with a significant design element such as a plaza, fountain, or sculpture.

3. Seek to include an adjacent or integrated outdoor amphitheater for outdoor performances, markets, festivals and other special events.

4. Seek to establish additional public spaces designed to meet a variety of recreational, entertainment and visual needs and provide areas for shoppers, office workers and visitors to relax, gather and socialize that are easily accessible, safe and attractive.

8.3.6. Ensure Appropriate Design

1. Promote quality design in new development and redevelopment projects in downtown Bristol while also encouraging appropriate business expansion.

2. Ensure that the pattern and scale of development in downtown Bristol contribute to and reinforce the relative compactness of the area.

3. Seek to establish "gateway elements" at strategic entries to downtown Bristol to help define and reinforce the downtown's identity.

4. Promote Memorial Boulevard as the "front door" by automobile into downtown Bristol from the east.

Time and Money

For a number of years, local residents, business owners and governmental and civic leaders have expressed interest in the future of downtown Bristol. During this period, it has become apparent that, in order to achieve lasting success, transforming the goal of revitalization into brick-and-mortar reality will be a *long-term, incremental process* that involves an equally long-term commitment by both the public and private sectors of the community.

Like urban renewal in the 1960s, reshaping the face of downtown Bristol will likely require an infusion and expenditure of public funds. It may also require the municipal exercise of appropriate development and design controls, as well as the provision by City government of an array of public services, both traditional (e.g., police and fire protection) and non-traditional (e.g., streetscape improvements).

In other words, efforts at downtown revitalization will inevitably necessitate the formation of partnerships – financial and otherwise – between the public sector (i.e., government) and the private sector (i.e., developers, property owners, and the downtown business community).

8.4. Action Steps

8.4.1. Create A Focal Point

1. Undertake appropriate actions to recognize and promote downtown Bristol as the center of governmental, institutional, commercial and office activity in the community.

8.4.2. Promote Mixed Uses

1. Undertake appropriate actions to reinforce the appropriate mix of uses in downtown Bristol.

8.4.3. Increase Activities And Events

1. Undertake appropriate actions to increase cultural, entertainment, and recreational opportunities in downtown Bristol.

8.4.4. Address Parking

1. Undertake appropriate actions to address parking in a manner that meets the needs of downtown Bristol but does not dominate the overall environment or disrupt the sense of place.

8.4.5. Promote Public Spaces

1. Undertake a program of improvements to make downtown Bristol more desirable, including attractive landscaping and pedestrian "furniture."

2. Reconstruct sidewalks and provide better lighting in the residential neighborhoods adjacent to downtown Bristol in order to enhance public safety (people feel safer) and encourage greater pedestrian movement between these areas and downtown Bristol.

8.4.6. Ensure Appropriate Design

1. Establish a design review process and/or design guidelines to help ensure the long-term integration of new development with the desired character of downtown Bristol.

2. Establish and implement landscaping guidelines for:
    *   street tree plantings (to create a uniform and harmonious approach to streets in downtown Bristol),
    *   hedges to screen surface parking lots,
    *   landscaping at the entryways of buildings and developments, and
    *   special plantings, where appropriate.

3. Establish and implement signage guidelines to heighten the visual interest and appeal of downtown Bristol and contribute to the creation of a livelier, more enjoyable urban environment.

Promote Business Development

Chapter 9

9.2.   Overall Goals

9.2.1.   Expand The Economic Base

Maintain and improve the economic base of Bristol in order to enhance its reputation as a desirable place in which to live, work, shop and raise a family.

9.2.2.   Manage Business Development

Encourage appropriate building and site design.

Otis Elevator

Multi/Cable

TAB Manufacturing

Tollman Spring

9.3.   Policies

9.3.1. <u>Expand The Economic Base</u>

1. Encourage a stable, diversified economic environment which provides:
    - employment for residents and workers,
    - goods and services for residents and visitors, and
    - a strong tax base.

2. Seek to maintain Bristol as a regional center of employment and commercial activity.

3. Monitor trends in the office, industrial, and retail sectors in order to anticipate and address changing employment and commercial needs.

4. Encourage the retention and expansion of existing business and industry in Bristol.

5. Encourage the attraction of new business and industry to suitable locations in Bristol.

6. Encourage the growth of the technology sectors of the local economy and seek to make this an "economic cluster" unique to Bristol.

7. Continue to work with ESPN to encourage and promote their operations in Bristol.

8. Encourage and promote the establishment of incubator space to help businesses form and grow in Bristol.

9. Encourage the inclusion of small businesses, arts and crafts, and cottage industry trades as part of the local economy.

10. Coordinate efforts of the Bristol Development Authority, the Downtown Development Corporation, the Chamber of Commerce and others to promote appropriate development.

11. Continue to use economic development incentives (such as the Enterprise Zone program) to attract and support eligible businesses.

12. Continue to encourage and support existing industrial operations in Bristol.

13. Seek to attract new industrial operations to Bristol.

14. Encourage and promote environmental cleanup, remediation, and redevelopment of "brownfield" sites.

15. Encourage the adaptive re-use of older industrial buildings.

16. Continue to focus on and invest in the marketing and promotion of Bristol and the business community (e.g., media, signage, advertisement, events, etc.).

9.4. Action Steps

9.4.1. Expand The Economic Base

1. Undertake a review of the rationale and standards for the three different Industrial Park zones to ensure that their locations and dimensional standards are appropriate and reasonable.

9.4.2. Manage Business Development

1. To encourage and ensure appropriate business development, undertake a comprehensive review of:
   a. the location and boundaries of all business zones,
   b. the uses allowed in each zone, and
   c. the dimensional standards of each zone.

2. Undertake a review of parking standards to ensure that the requirements do not place Bristol at a disadvantage by requiring more parking than is needed.

3. Undertake a review of sign regulations to ensure that the provisions are appropriate and reasonable.

4. Establish a design review process to ensure that new business development enhances the overall character of the community.

5. Install better way-finding and venue promotion signage to promote local destinations and events.

**Otis Elevator
Testing Facility**

Local Micro-brewery

Guide Residential Development

Chapter 10

10.2.   Overall Goals

10.2.1. Neighborhood Stability

Continue to preserve and enhance the integrity and stability of Bristol's residential neighborhoods.

10.2.2. Housing Design

Encourage the appropriate design of housing in order to meet community needs in the future.

10.2.3. Housing Mix

Encourage the provision of a mix of attractive, decent, safe and sanitary housing to meet the social and economic needs of Bristol's current and future population.

Historic Single-Family

Traditional Single-Family

Newer Single-Family

Multi-Family House

Apartment Building

Multi-Family Condominium

10.3.   Policies

10.3.1. Neighborhood Stability

1. Continue to encourage the maintenance and rehabilitation of the existing housing stock, especially in a manner that maintains the architectural integrity of existing structures.

2. Encourage owner-occupancy of multi-family dwellings, particularly the double- and triple-decker homes prevalent in Bristol's older neighborhoods.

3. Encourage conversion of existing 2-3 unit buildings to single-family homes if feasible.

4. Continue to support the use of Community Development Block Grant (CDBG) funds to support housing rehabilitation for eligible properties.

5. Continue to implement the property maintenance code through the City of Bristol's Code Enforcement Committee.

6. To help maintain the character of existing established neighborhoods, consider allowing the same pattern of development as in the past even though this might result in lesser setbacks or smaller lots not generally allowed under the current zoning designation for that area.

7. Discourage multi-family development (including 2-4 family units) within established, stable single-family neighborhoods except where conversion of existing buildings to multi-family development might be appropriate in order to provide for a land use transition and/or preserve historic buildings.

8. Protect residential neighborhoods from commercial encroachment except where conversion of existing buildings to professional office might be appropriate in order to provide for a land use transition and/or preserve historic buildings.

9. Discourage zoning actions that would allow mixed uses in established residential areas except at the borders and fringes where major streets are located.

10.3.2. Housing Design

1. Require that parcels for multi-family residential development be of suitable size and configuration to accommodate good site layout and design.

2. Encourage multi-family residential development to include garages or covered parking, hidden parking, and recreational facilities.

3. Encourage universal design so that housing units will be able to accommodate the housing needs of different age groups.

10.3.3. Housing Mix

1. Encourage a mix of housing in appropriate locations (such as near services and/or transit) to meet the changing housing needs of current and future residents:
   - young adults (ages 25 to 35) since Bristol's continued growth and vitality depend in part on the ability of Bristol to attract and retain younger residents,
   - families with children (ages 35 to 55),
   - mature adults (ages 55 to 70 or so) seeking housing with lower maintenance needs and lifestyle amenities nearby, and
   - senior citizens (ages 70+) who may seek accessory apartments, congregate housing, life-care facilities.

2. To help address current and future housing needs, consider permitting multi-family development of appropriate density and design to be located:
   - in downtown Bristol in mixed use buildings,
   - along major commercial highway corridors, and
   - in other business districts or other suitable locations.

3. Strive to encourage the provision of:
   - affordable housing for the elderly who need it, and
   - affordable housing for families and individuals who need it.

4. For those persons with special housing needs, consider ways to accommodate Bristol's fair share of:
   - group homes,
   - emergency shelters, and
   - transitional housing.

5. Support the efforts of the Bristol Housing Authority to meet local housing needs and to maintain and upgrade their housing developments.

6. Require that new government-funded or subsidized housing developments be held to the same design standards as privately developed housing.

10.4. Action Steps

10.4.1. Neighborhood Stability

1. Undertake a comprehensive review of the location of all residential zoning district boundaries and designations to ensure they are appropriate for their location.

10.4.2. Housing Design

1. Review the minimum parcel size requirements for multi-family development to ensure that they are appropriate for their location and promote good design.

10.4.3. Housing Mix

1. Seek ways to create more housing options for senior citizens with modest incomes.

Apartments

Apartments

Condominiums

DeLorenzo Towers

Address Other Development Issues

Chapter 11

11.2.   Enhance The Forestville Neighborhood

11.2.1. Overview

Forestville is a neighborhood in Bristol located east of the downtown area along the Pequabuck River. Forestville grew into a village as a result of the industry located there and the establishment of a train station in the late 1800s. For many years, Forestville was a major gateway into Bristol from the east for pe-destrians, horses, carriages, railroads, trolleys, automobiles, and trucks.

Over the past 60 years or so, Forestville experienced several setbacks. First, the Forestville area was heavily impacted by the 1955 flood, and one of the "im-provements" after the flood was to eliminate the on-street parking which had supported many of the local businesses. Second, when the Interstate Highway System was built, the Route 72 extension ended just east of Bristol and all of the traffic was let off onto East Main Street and into the center of Forestville, where the heavy traffic volumes detracted from the character of this area.

With the extension of Route 72 further to the west into Bristol, the traffic in the Forestville area has eased, and opportunities now exist to enhance the overall form and function of this area.
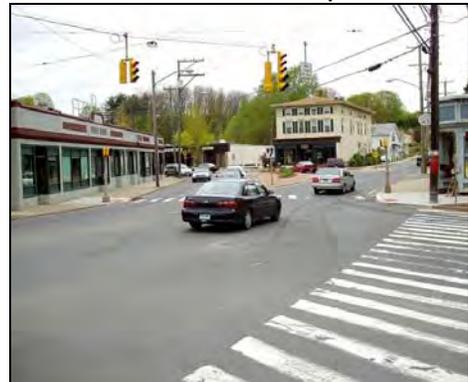
11.2.2. Goal

Support and enhance Forestville.

Forestville Location
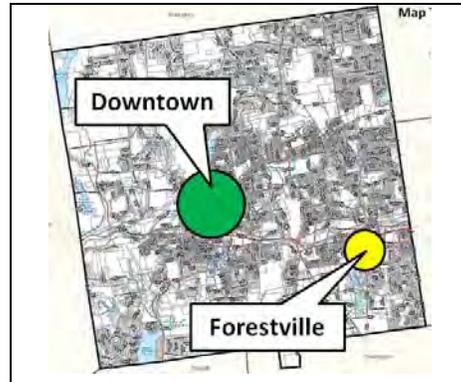
Forestville Streetscape

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The 2011 West End Neighborhood Plan and its recommendations are hereby incorporated into this Plan of Conservation and Development.

11.3.   Enhance The West End Neighborhood

11.3.1. Overview

The West End is one of Bristol's oldest neighborhoods and a key neighborhood within Bristol. The West End contains a diverse population, a variety of housing types and local businesses, distinctive architecture, and three of Bristol's finest recreation locations – Rockwell Park, Muzzy Field, and Brackett Park.

From the mid-1800s to the mid-1900s, the West End was a working-class neighborhood, comprised of immigrants and first-generation Americans living in a compact, walkable, mixed-use urban neighborhood. However, after World War II, development preferences changed in ways which did not favor the West End. By the year 2000, the neighborhood was beginning to show signs of age and disinvestment and the public perception changed.

In 2008, the City of Bristol commissioned a plan for the West End neighborhood. That study and its recommendations are hereby incorporated into this Plan of Conservation and Development.

The West End Neighborhood Plan envisions that the West End will be a safe, friendly, and family-oriented neighborhood through the positive efforts put forth by many individuals and organizations. The West End Neighborhood Plan also envisions that people in the neighborhood will demonstrate their pride by taking responsibility for the ongoing care of their homes and properties, their businesses, the parks and river, and one another.

11.3.2. Goal

Support and enhance the West End neighborhood.

West End Street

West End Planning Process

The Route 72 Corridor Study and its recommendations are hereby incorporated into this Plan of Conservation and Development.

11.4.   Manage The Route 72 Corridor

11.4.1. <u>Overview</u>

Route 72 is a major east-west arterial road in Bristol. For many years, Bristol's primary access to the interstate highway system was an on-ramp to the divided highway section of Route 72 in Plainville at the Bristol line.

After many years of effort, the City of Bristol was able to get the Connecticut Department of Transportation to improve a portion of Route 72 and extend a limited access portion further west to Todd Street and then make additional improvements all the way to Blakeslee Street and Riverside Avenue.

To better anticipate the land use and transportation implications of this project, the City of Bristol undertook a special study of the Route 72 corridor in 2005. That study, which was conducted by Fitzgerald and Halliday of Hartford, CT, is hereby incorporated into this Plan of Conservation and Development.

Route 72 is a gateway to Bristol and the downtown area so it is important to preserve and enhance the character of this corridor.

There are many businesses along Riverside Avenue, and it will be important to encourage a range of uses while improving the aesthetics of both the public streetscape and abutting properties.

Along the western end of Pine Street, it will be important to protect the character of residential areas on the south side of the street while accommodating business development on the north side of the street. Along the eastern end of Pine Street, it will be important to protect the character of residential areas.

11.4.2. <u>Goal</u>

Manage development within the Route 72 corridor.
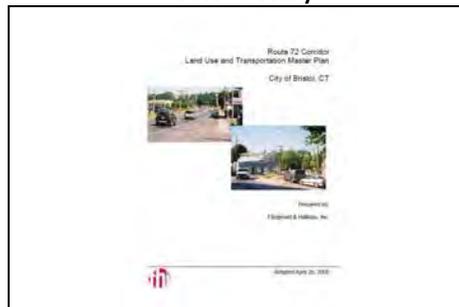
Route 72 Study	New Route 72 Location

11.5.   Manage The Route 6 Corridor

11.5.1. Overview

Route 6 is the main east-west arterial road in Bristol. It has evolved from a cart path connecting to Farmington to a major travel route in the community. As Bristol grew in the post-World War II era, the eastern portion of Route 6 became the center of retail development for the new automobile-oriented society.

In actuality, there are several different sections of Route 6, and managing land use activities and future development in these different sections is the focus of this portion of the Plan:

- The section of Route 6 east of Stafford Avenue contains larger lots and supports larger developments. Some multi-family developments are located in this section.
- Properties west of Stafford Avenue tend to be smaller and shallower in depth; this creates challenges for encouraging redevelopment while at the same time managing impacts (access, buffers, etc.). Some areas are used for single-family residences.

Due to increasing traffic volumes and associated issues, the Connecticut Department of Transportation is planning to widen Route 6 east of Carol Drive (i.e., east of Mix Street).

11.5.2. Goal

Manage development along the Route 6 corridor.

Route 6 Land Uses

11.5.3. **Policies**

1. In 2016, the City of Bristol commissioned a study for the Route 6 Corridor. On April 1, 2018, the Route 6 Corridor Plan, dated April 1, 2018, was hereby incorporated into this Plan of Conservation and Development.

   Guiding Policies of the Route 6 Corridor Plan

   In order to achieve the vision for the Route 6 corridor, future infrastructure improvements and development will be guided by the following policies to:

   1. Place priority on the re-use of previously developed sites and location of new development in existing commercial areas that encourages the adaptive re-use of existing resources while respecting the remaining residential character of the corridor.

   2. Encourage design of commercial areas that are compact, mixed-use, and walkable.

   3. Maintain the existing housing pattern in the well-established neighborhoods that surround the corridor.

   4. Actively pursue a program of economic development that values the existing established businesses and helps to sustain them.

   5. Promote new businesses in the existing commercial zones along Route 6 that complement rather than compete with those in the Downtown.

   6. Create a transportation model that conveniently links the commercial activities to one another as well as connectivity with other corridor components.

   7. Implement access management to reduce the number of curb-cuts along Route 6, with special emphasis being placed on the Farmington Avenue segment.

   8. Enhance the aesthetics of Route 6 with complementary site design, signage, and landscaping designed to provide a positive day-to-day experience of the corridor for those who live there, travel there, and spend time at its many destinations.

   The full text of the Route 6 Corridor Plan can be accessed at:
   https://ct-bristol.civicplus.com/DocumentCenter/View/13964

Some of the institutional uses in Bristol include:
- Bristol Hospital
- Religious Facilities
- Social Service Facilities
- Educational Institutions
- Private Clubs
- Judicial Facilities
- State / Federal Facilities

11.6.   Manage Institutional Development

11.6.1. Overview

Institutional uses (such as churches, private schools, hospitals, private clubs, and similar uses) can enhance the overall quality of life in a community provided they are appropriately located and designed to fit in with their surrounding uses.

11.6.2. Goal

Manage institutional development.

11.6.3. Policies

1. Guide institutional uses to appropriate locations, such as roadways which serve as key routes within Bristol.

2. Consider ways to support the overall mission of institutional uses while balancing impacts on adjacent areas (traffic, parking, building expansion, buffers, etc.).

3. Seek to attract educational, cultural, arts, entertainment and other institutions to Bristol while considering their potential impacts on adjacent areas.

11.6.4. Action Steps

1. Undertake appropriate actions to manage institutional development.

Bristol Hospital

Bristol Superior Court

Address Community Facility Needs

Chapter 12

12.2.   Overall Goals

12.2.1. Facility Planning

Establish a comprehensive process for addressing community facility needs.

12.2.2. Facility Needs

Address identified municipal facility and service needs as efficiently and economically as possible.

12.2.3. Service Needs

Provide a broad range of human services and educational opportunities to those Bristol residents who desire or need them.

12.3.   Policies

12.3.1. Facility Planning

1. Anticipate the need to upgrade and improve municipal facilities, as necessary, to keep pace with community needs.

2. When property adjacent to a municipal facility becomes available, evaluate the desirability of acquiring that property for possible future expansion of such facilities.

3. Retain City-owned properties (such as schools) or portions of properties (playgrounds, recreation fields, etc.) rather than selling them if it is determined that there is likely to be a future need or an alternative municipal use for the property.

4. When and where appropriate, consider providing for playgrounds or "green space" which might benefit the neighborhood on unused City-owned parcels which become available.

5. Where appropriate, repurpose unused or excess land owned by the City of Bristol to productive use or to the tax rolls.

12.3.2. Facility Needs

1. Seek to address identified space / building needs on a timely basis.

2. Carefully consider the City's financial resources in the planning for future municipal facilities and services.

3. Ensure that municipal facilities (buildings, schools, parks, and recreational facilities) are maintained in order to:
   a. enrich the public's enjoyment of them,
   b. prevent physical deterioration, and
   c. ensure their long-term cost effectiveness.

4. Encourage the shared use of municipal facilities and educational facilities (during off hours) in order to make more efficient use of such facilities.

12.3.3. Service Needs

1. Provide a range of educational, recreational and social facilities consistent with the population to be served and at reasonable cost; locate such facilities so as to be easily accessible to residents of all ages.

2. Promote the provision of services such as child and adult day care for those persons who need such services to allow them to enter and remain in the job market.

3. Recognize the need for public and private pre-school education accessible to those who desire such services for their children.

4. Allow for public and private educational facilities in appropriate locations.

5. Encourage the provision of adult education, to expand/upgrade general knowledge, vocational skills and cultural endeavors, at times and in locations that are convenient for potential enrollees.

6. Recognize the need for programs and facilities that address the needs of the homeless population.

7. Recognize the need for services and programs for Bristol's special needs population.

In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Bristol is doing a good job maintaining its school buildings, parks, and other community facilities.

Strongly agree	15%
Agree	65%
Disagree	12%
Strongly disagree	2%
Not sure	6%

Youth Sports

Swimming

12.4.   Action Steps

12.4.1. <u>Facility Planning</u>

1. Establish and use a comprehensive process whereby City departments and the overall community have opportunities to provide input regarding desirable future uses for surplus municipal buildings or properties.

12.4.2. <u>Facility Needs</u>

1. Address the space / building needs at City Hall while maintaining a City Hall presence in downtown Bristol.

2. Address space needs within the Police Department.

3. Address space needs at the Fire Department Headquarters.

4. Address the long-term space needs at the Public Works facility.

12.4.3. <u>Service Needs</u>

1. Undertake appropriate actions to provide a broad range of human services and educational opportunities to those Bristol residents who desire or need them.

Address Transportation Needs

Chapter 13

13.2.   Overall Goals

13.2.1. Comprehensive System

Provide for a comprehensive and integrated transportation system to best meet the needs of Bristol residents, businesses, and visitors.

13.2.2. Vehicular Circulation

Establish and maintain a roadway network which provides for the safe, efficient and orderly movement of people and goods and provides for adequate access to places of employment, residential, educational, recreational and commercial activity.

13.2.3. Pedestrian Circulation

Promote pedestrian circulation.

13.2.4. Bicycle Circulation

Seek to enhance the opportunities for bicycle circulation and mobility.

13.2.5. Transit

Improve public transit options available in Bristol.

13.3.   Policies

13.3.1. Comprehensive System

1. Promote an adequate, safe, and balanced transportation system which includes motor vehicles, pedestrians, bicycles, public transit, etc.

2. Promote a "Complete Streets" approach to ensure that local roadways are designed to accommodate multiple modes of transportation (motor vehicles, pedestrians, bicycles, public transit, etc.) when and where appropriate.

3. Encourage City, region and State agencies and departments to address transportation issues in a coordinated manner.

13.3.2. Vehicular Circulation

1. Provide for adequate vehicular circulation within and between all areas in Bristol.

2. Seek to improve traffic conditions on Bristol's key routes for regional travel (Routes 6, 69, 229 and 72).

3. Utilize access management and similar techniques, as appropriate, to reduce traffic congestion, particularly along Routes 6, 229 and 72.

4. Monitor intersections and road segments with elevated accident experience and/or congestion and seek to address identified issues.

5. Utilize pavement management programs to maintain roadway pavement as efficiently and cost-effectively as possible.

6. Continue to coordinate traffic signalization and traffic markings.

7. Seek opportunities to reduce street pavement widths where feasible and appropriate.

8. As part of new subdivision development, ensure that strategically located through streets continue to be established in order to provide for traffic flow through the overall neighborhood and the community.

13.3.3. Pedestrian Circulation

1. Require the provision of sidewalks in appropriate areas.

13.3.4. Bicycle Circulation

1. Encourage the establishment of a network of bicycle routes within Bristol.

2. Stripe existing and future bicycle routes to clearly designate bicycle lanes.

3. Become recognized as a bicycle-friendly community by the League of American Bicyclists.

"Complete Streets"

On its website, Smart Growth America describes "Complete Streets" as follows:

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. People of all ages and abilities are able to safely move along and across streets in a community, regardless of how they are traveling. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

13.3.5. Transit

1. Encourage more frequent bus service on existing routes.

2. Encourage bus routes that better connect high concentrations of people with employment centers, shopping areas and entertainment destinations.

3. Encourage establishment of passenger rail service that serves Bristol.

4. Continue to support the availability of dial-a-ride service for those who need it.

13.4.   Action Steps

13.4.1. Comprehensive System

1. Consider preparing a "Complete Streets" manual for the City of Bristol.

13.4.2. Vehicular Circulation

1. Extend the "Access Management Overlay Zone" to the business sections of the Route 6 and Route 229 corridors.

2. Consider whether the City of Bristol should establish the position of a professional traffic engineer (or retain a traffic consultant on a case-by-case basis) to provide guidance on transportation issues since many communities of Bristol's size have found benefits in doing so.

3. Update City Ordinance #21-130 regarding road classifications as identified in this Plan.

13.4.3. Pedestrian Circulation

1. Prepare a comprehensive sidewalk plan.

2. Prepare and maintain a comprehensive inventory of sidewalks and walking trails as a resource for Bristol residents.

13.4.4. Bicycle Circulation

1. Prepare and maintain a comprehensive inventory (and rating) of bicycle routes as a resource for Bristol residents.

2. Provide bicycle storage facilities in commuter parking lots.

13.4.5. Transit

1. Undertake appropriate actions to improve public transit options available in Bristol.

Address Utility Infrastructure Needs

Chapter 14

14.2.   Goal

Support the provision of adequate water, sewer, and other utility services to serve the needs of the community.

14.3.   Policies

1. Continue to maintain infrastructure facilities such as sanitary sewers and storm drainage to help meet community needs.

2. Continue efforts to maintain the capacity of the Water Pollution Control Facility and address inflow and infiltration issues.

3. Ensure an adequate supply of water to accommodate the needs of both the existing community and future development.

4. Continue to protect the integrity of the water supply system.

5. Discourage the extension of public water lines and sanitary sewers into the south-central section of Bristol dominated by South Mountain, in order to reduce the pressure there for higher-density residential development and to preserve this environmentally sensitive, significant topographical feature.

6. Encourage the installation of a community-wide "information infrastruc-ture" to stimulate economic and community development.

7. Where appropriate, support the provision of wireless communications coverage to serve the needs of Bristol residents and businesses.

14.4.   Action Steps

8. Adopt regulations to require consideration of a "low impact development" approach to stormwater management as part of new development, when appropriate.

9. Promote the underground installation of all utility services to reduce the amount of "visual clutter" created by overhead wires.

Implementation
Chapter 16

16.2. Overall Goal

Implement the Plan of Conservation and Development.

16.3. Policies

1. Implement the POCD.

2. Regularly review POCD strategies, policies and tasks to ensure they are relevant to community needs.

3. Coordinate implementation efforts with programs and efforts of regional planning agencies and adjacent municipalities.

4. The Planning Commission should use the POCD to guide responses to:
    a. statutory referrals from the Zoning Commission (CGS 8-3a) on zoning map changes and zoning text changes, and
    b. statutory referrals from the City Council (CGS 8-24) regarding municipal improvements.

5. The Zoning Commission should:
    a. continue to consider reports from the Planning Commission on referrals of zoning map changes and zoning text changes, and
    b. use the policies in the POCD to guide decisions on Special Permit applications.

6. The City Council, Board of Finance, and other City agencies should use the strategies, policies, and action steps in the POCD to:
    a. guide decisions on the Operating Budget,
    b. guide decisions on the Capital Budget,
    c. guide preparation of the long-term Capital Improvements Program, and
    d. program capital improvements on the basis of a priority system related to the needs of the community and integrated with the Plan.

16.4.   Action Steps

1. Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.

2. In the absence of a Plan Implementation Committee, the Planning Commission should oversee and coordinate POCD implementation.

3. Prepare implementation tables to coordinate Plan implementation and help track responsibilities and priorities (who, what, when).

4. Update Subdivision Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.

5. Update Zoning Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.

Sample Implementation Table

Implementation Tables

Overall Implementation

Implementation

See pages 1-6 in the Implementation Element" of the Plan of Conservation and Development for information on strategies related to "Overall implementation".

A.   Implement The Plan

Overall Implementation

Description	Priority	Task Done	Date Added	Target Date	% Complete	Leader	Partners	
1 . Establish a Plan Implementation Committee.	1	☐	8/2013	2014	0%	**PZC**	BOS	TC
2 . Implement the recommendations of the Plan of Conservation and Development.	1		8/2013	Ongoing	n/a	**PIC**	All	
3 . Use the Plan of Conservation and Development to guide municipal expenditures.	2		8/2013	Ongoing	n/a	**BOS**	TC	
4 . Seek opportunities for grants to fund local initiatives and implement Plan recommendations.	2		8/2013	Ongoing	n/a	**BOS**	TC	Town
5 . Make the POCD maps and other GIS maps available on-line.	3	☐	8/2013	2015	0%	**Town**		