City of Bristol
Route 6
Corridor Study

City of Bristol Route 6 Corridor Implementation Program

FITZGERALD & HALLIDAY, INC.
Innovative Planning, Better Communities

June 2017

Route 6 Corridor Plan

IMPLEMENTATION PROGRAM

The following Implementation Program is a companion document to the Route 6 Corridor Plan (June 2017). Implementation is the essential next-step for the Route 6 planning process, to be undertaken with a series of complementary actions that would enable the vision and goals for the Route 6 Corridor to be achieved. This Implementation Program is intended as a working document; one that facilitates a dynamic process where the Route 6 Corridor recommendations are periodically reviewed and the supporting tasks are updated as needed to respond to changing conditions.

This program has three elements, organized by the recommended lead City entity that should champion and drive the implementation efforts. The three initiatives are;

- Zoning Initiative
- Development Collaboration Initiative
- Transportation System Initiative

It is not intended that the Champion for each initiative work alone, and bear sole responsibility for those tasks. Rather it is intended that the Champion work to sustain momentum of a collaboration of departments, boards, commissions, and agencies who would contribute to making progress on each of the recommendations.

It is understood that implementation of the Route 6 Corridor Plan will be a gradual and continual process. While some recommendations can be carried out in a relatively short time period, others would be longer-term in nature. Implementation time-frames for the purposes of this plan would be as follows:

- Short-term: within the next one to three years
- Medium-term: within the next 4 to 7 years
- Long-term: within the next 10 years
- Ongoing: within the next year and continuing beyond as necessary

The forms on the following pages are intended to be used for tracking implementation progress. While a time-frame is suggested, the actual target completion dates remain for each champion to identify. Refer to the full corridor plan for more detail on each of the recommendations.

The Implementation program should be regularly updated by:

- Setting the timeline for completion of each task,
- Periodically assessing how implementation is proceeding,
- Adding new tasks or actions that are identified which will help accomplish the goals of the plan,
- Refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness.

Zoning Initiative

CHAMPION: The Bristol Zoning Commission

PARTNERS: Bristol Planning Commission; Bristol Land Use Office; Bristol Town Engineer; Bristol Economic Development Authority

TIME FRAME: Short-term

Recommendations	Target Completion Date	Date/Status
Corridor-Wide		
Address consolidation of non-residential parcels; add language.		
Distinguish between Major and Minor developments.		
Develop and adopt design guidelines for each of the Route 6 segments for Major and Minor developments; provide separate site design guidance for each including graphic examples/illustrations		
Create a Mixed-Use Transition Zone (TMU) and apply to all relevant areas of the corridor as indicated on the Corridor Land Use Scenario.		
Provide minimum density requirements for the TMU zone.		
Establish design standards for the TMU zone for Minor Developments that are favorable to stand-alone small-scale business.		
Adjust parking requirements; adjust minimums and add maximums for Major Developments/high traffic generators.		
Allow more flexibility in parking arrangements; i.e. shared parking, off-site parking, joint parking development.		
Allow accessory dwelling units in all mixed-use zones where residential uses are allowed.		
As commercial redevelopment occurs, encourage developers to provide site plans with narrative and plan sets that show how they contribute to, creating/strengthening a defined activity center.		

Recommendations	Target Completion Date	Date/Status
Enhance landscaping requirements to provide both effective buffers and connectivity between residential neighborhoods and commercial nodes; provide sample graphic/illustrations.		
Add selective relief from the zoning regulations for small businesses/Minor Developments.		
Supplement requirements related to adaptive reuse in the TMU and BG zones.		
Offer expedited application processes and other zoning incentives for commercial plaza redevelopment that meets or exceeds City objectives for site reuse to create commercial destinations.		
Permit Live/Work units in the Mixed-Residential Zone as-of-right.		
Review and refine signage standards; As redevelopment occurs, ensure that new signage meets design goals for the corridor.		
Adopt an Access Management Overlay for the corridor using the Route 72 Access Management provisions as a model.		
Terryville Segment		
Refine boundaries of Neighborhood Business (BN) Zone consistent with the land use scenario for this segment of the corridor.		
Consider any development in the BN Zone along Terryville Ave. to be a Minor Development.		
Establish a TMU zone at the rail overpass area as shown on the Terryville Avenue land use scenario.		
Downtown Gateway Segment		
Adopt the Downtown Gateway concept plan as the design guidance for future developments.		
Create a single Downtown Gateway District as shown in the Downtown Gateway Land Use Scenario and adjust the zoning text and map accordingly.		
Replace the Downtown Neighborhood Transition Zone with the comparable TMU zone established as an overlay for Route 6.		

Recommendations	Target Completion Date	Date/Status
Farmington Avenue Segment		
Update the General Business (BG) Zone to incorporate new language that distinguishes between Major and Minor developments.		
Require BG Zone development clusters to be walkable; emphasize this element of site design for any infill, redevelopment, or adaptive reuse proposals.		
Establish design guidance within the TMU targeted to this segment that complements and is sensitive to adjacent residential uses.		
Apply the TMU Zone as an overlay to all relevant areas of Farmington Avenue as indicated on the Corridor Land Use Scenario.		
Rezone areas of Farmington Avenue targeted for a mix of residential densities as Mixed-Use Residential; refine requirements for that zone.		
Assess compliance of existing signage with zoning standards and work to eliminate incremental changes in intensity inconsistent with the intent of the regulations; update signage design guidance.		
As redevelopment occurs, ensure that site signage is updated to meet the design goals for the corridor.		

Development Collaboration Initiative

LEAD CHAMPION: The Bristol Economic Development Authority

PARTNERS: The Bristol Planning Commission; Bristol Land Use Office; Bristol Public Works Department, Business Community

TIME FRAME: Medium-term, and/or Ongoing

Recommendations	Target Completion Date	Date/Status
Develop a Commercial Plaza Redevelopment guide.		
Seek public-private partnerships for support in sustaining small local and independent businesses.		
Explore establishment of Business Improvement Districts in each corridor segment.		
Offer financial incentives for commercial plaza redevelopment that meets or exceeds City objectives for site reuse to create commercial destinations.		
Explore options for municipal/private parking partnerships.		
Develop a Downtown branding program and apply this to future infrastructure improvements.		
Adopt a façade Improvement program.		
Develop gateway signage for each corridor segment.		

Transportation System Initiative

LEAD CHAMPION: Bristol Public Works Department

PARTNERS: The Bristol Planning Commission; Bristol Land Use Office; CTDOT

TIME FRAME: Varied

Recommendations	Time frame	Target Completion Date	Date/Status
Corridor-Wide			
Evaluate intersections of Route 6 with Minor Collector and residential streets to address hazardous turning movements.	Medium		
Require public sidewalk construction as a condition of new development with frontage on local streets intersecting with Route 6 to connect with the existing network.	Short		
Consolidate multiple driveways that are on single parcels.	Long		
Reduce the width of driveway curb cuts.	Long		
Provide side road access to properties and remove driveways on Route 6.	Long		
Provide targeted sidewalk network improvements along Route 6.	Long		
Enhance transit accommodations	Medium		
Provide bicycle accommodations on or in proximity of Route 6.	Long		
Terryville Avenue Segment			
Develop connectivity plan for bicyclist and pedestrians.	Short		
Encourage access management for non-commercial parcels as part of building permit process.	Short		
Provide sidewalk connection to West Bristol School via Rosemont Street.	Medium		
Provide crosswalk and refuge island across Terryville Avenue at Rosemont Street.	Medium		
Conduct preliminary engineering study for 10-foot-wide sidepath on the south side of Terryville Avenue	Medium		

Downtown Gateway Segment			
Carry the design for North Main Streetscape project into the Downtown Gateway area; seek streetscape funding to extend the sidewalk system as shown on the Downtown Gateway concept plan.	Long		
Install curb ramp on north side of Route 6 at Sherman Street and the rail overpass; eliminate crosswalk on the west side of the road.	Medium		
Continue sidepath on west side of Pound Street; Extend to Race Street.	Long		
Provide shared road (Sharrow) pavement markings on Race Street.	Short		
Install new curb ramps at crosswalk on north side of Route 6 at North Main Street.	Short		
Install Gateway signage.	Short		
Install sidewalks, crosswalks, and on-street parking as indicated on the Downtown Gateway Concept Plan.	Long		
Construct roadway reconfiguration for Federal Street as shown on the Downtown Gateway Concept Plan.	Medium		
Farmington Avenue Segment			
Work with CTDOT to complete sidewalk network by filling in gaps as indicated on the Route 6 Corridor Plan transportation strategies graphic.	Long		
Complete sidewalk connections on Minor Collector and residential streets that connect with Route 6.	Long		
Install crosswalks at intersections as indicated on the Route 6 Corridor Plan transportation strategies graphic.	Medium		
Provide bus shelters, benches, and waiting areas along the western end of Farmington Avenue as indicated on the Route 6 Corridor Plan transportation strategies graphic.	Medium		
Install curb ramps; pedestrian refuge island, and pedestrian actuated signs at Collier Avenue.	Short		