

Wethersfield Redevelopment Agency

Redevelopment Plans
1000 Silas Deane Highway
Berlin Turnpike/Nott Street
September 6, 2011

Redevelopment Agency Mission Statement

"To promote the redevelopment and revitalization of the limited available lands and buildings in Wethersfield in ways which implement the Town's Plan of Conservation and Development. To achieve redevelopment and revitalization through partnerships with property owners, tenants, potential developers, and state, federal and regional government agencies. To pursue actions that will leverage private investment, increase property values, create quality development, and provide entrepreneurial and employment opportunities."

Why?

- Wethersfield has little available land for new commercial development.
- Several significant and highly visible properties are vacant and blighted.
- It is imperative to maximize the value of our limited existing commercial opportunities.

How?

- The Town will act as a catalyst, facilitator, and partner in development proposals, not as the principal developer or investor.
- Citizens will have the opportunity to be heard on redevelopment and financing activities through the public hearing processes associated with the Redevelopment Agency, Planning and Zoning Commission, and Town Council.
- The Redevelopment Agency is committed to transparency, accountability, and integrity in carrying out its mission.

Redevelopment Goals

1. Positive Catalyst For Future Development
2. Market Supported
3. Economically Feasible and Sustainable
4. Contribute To Grand List
5. Add To Quality of Life

Redevelopment Process

- Real Estate Consultants Bartram & Cochran retained to conduct analysis and provide recommendations
- Conducted Market Analysis
- Analyzed Detailed Market Area
- Investigated market conditions for a variety of land uses such as hotels, offices, retail, industrial, multifamily etc...

1000 Silas Deane Highway Site Details

- 3.5 acre site
- 108,405 square foot building area
- Zoned Regional Commercial
- Last use - Light Industrial – Food Processing and Beverage storage and warehousing
- Built 1954
- Deteriorating Conditions
- Vacant for past 11 years

1000 Silas Deane Highway

- 2006 Silas Deane Highway Master Plan
- Site identified as key parcel – Mixed-Use
- 2007 Redevelopment Agency Site Analysis
- Interested and Engaged Owner Sharing Costs
- Bartram & Cochran conduct detailed analysis and provided recommendations
 - Architects - Fletcher Thompson
 - Urban Planners - Richter and Cegan

1000 Silas Deane Highway Recommendations

- Focus on 1 property
- Building is functionally obsolete and is past the point of being economically viable to redevelop
- Demolish Existing Building
- Redevelop as Mixed Use – Retail/Commercial and Residential

1000 Silas Deane Highway Recommendations

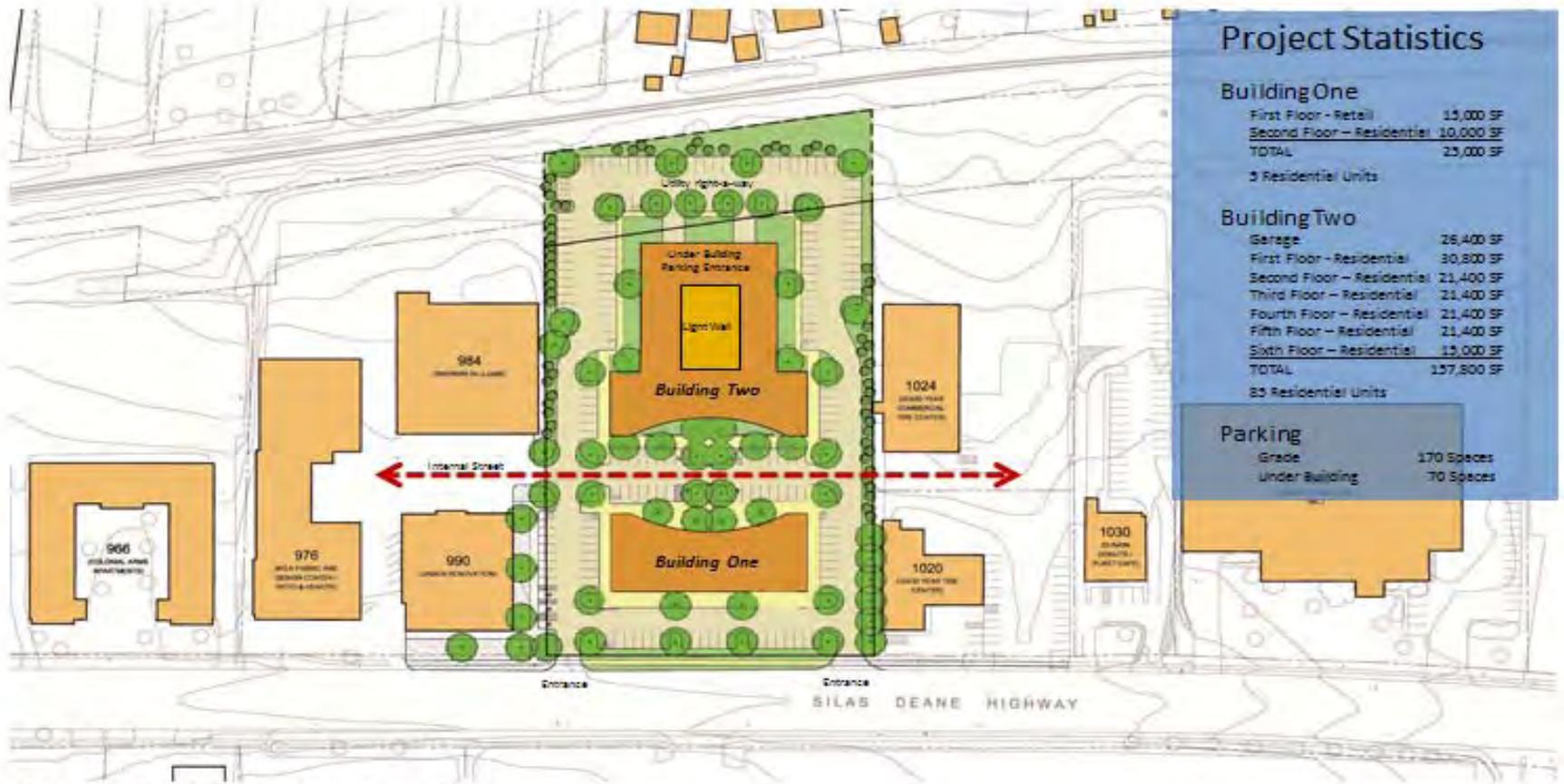
- Due To Market Conditions
Redevelopment Costs Outweigh
Equity Return To Developer,
therefore, economic incentives
required to redevelop site:
 - Contributing To Site Acquisition Costs
 - Costs of Demolishing Building
 - Infrastructure (Traffic Lights, Utilities,
Remediation)

Proposed Plan

1000 Silas Deane Highway

- Demolition of existing building replace with 2 multi story buildings
- Building 1 – 2 story – first floor retail 15,000 sf, second floor office or residential 10,000 sf
- Building 2 – 6 story residential with option for first and second floor retail/office – Parking underneath
- 90 -115 residential units varying in size
- 15 – 40,000 SF retail/commercial/office
- 182,800 SF Total Mixed-Use
- Adjacent Property Development Options Created

Concept Plan



Project Statistics

Building One

First Floor - Retail	15,000 SF
Second Floor - Residential	10,000 SF
TOTAL	25,000 SF

3 Residential Units

Building Two

Garage	26,400 SF
First Floor - Residential	30,800 SF
Second Floor - Residential	21,400 SF
Third Floor - Residential	21,400 SF
Fourth Floor - Residential	21,400 SF
Fifth Floor - Residential	21,400 SF
Sixth Floor - Residential	13,000 SF
TOTAL	157,800 SF

85 Residential Units

Parking

Grade	170 Spaces
Under Building	70 Spaces

Conceptual Development Plan

1000 Silas Deane Highway
Redevelopment Plan

April 28, 2011

FLETCHER THOMPSON
ELEVATING DESIGN & SHAPING SOLUTIONS
Richter & Cegan
Landscape Architects and Urban Designers

Future Possibilities



Future Possibilities

1000 Silas Deane Highway

Redevelopment Plan

April 16, 2011

FLETCHERTHOMPSON
ELEVATING DESIGN & SHAPING SOLUTIONS
Richter & Cegan
Landscape Architects and Urban Designers

Real Estate Tax Benefits

1000 Silas Deane Highway

- Present assessment \$1,050,000
- \$32,991/year in taxes
- New Redevelopment Project Value \$20,466,400
- Would generate approx. \$450,129/year taxes
- \$2,000,000 Bond 20 year repayment schedule
- Average Annual Debt Payment \$139,375
- Average Annual Net Tax Benefit \$310,000
- Does Not Include Personal Property or Motor Vehicle Tax Benefits

Berlin Turnpike/Nott Street

- Site identified by Agency as one of Top 13 redevelopment opportunities in Town
- Reno Properties Expresses Interest In Project
- Mixed use of retail and residential
- Municipal incentives required to redevelop site

Site Details

- 4 properties
 - 1652 Berlin Turnpike
 - 1676-1680 Berlin Turnpike
 - 1698 Berlin Turnpike
 - 1730 Berlin Turnpike
- 6.38 acres in total
- 6 buildings
- Present Uses - Auto service, package store, retail and motels

Proposed Plan

- Demolition of existing buildings
- Replace with 3 buildings
- Building 1 – 2 story – 87 residential apartments
- Building 2 – 2 story – 65 residential apartments
- Building 3 – 1 story – 7,000 SF retail
- 91,500 SF Total
- 152 residential apartments

Concept Plan



ZONING TABLE - ZONE RC

CATEGORY	REQUIRED	PROVIDED
MIN. LOT SIZE	30,000 S.F.	305,838 S.F.
MIN. LOT FRONTAGE	100'	1549' #
MIN. FRONT YARD	25'	30'
MIN. SIDE YARD	20'	28'
MIN. REAR YARD	10'	28'
MAX. BUILDING COVERAGE	30%	30%
MAX. IMPERVIOUS AREA	75%	88.4%
MAX. BLDG HEIGHT	40'	LESS THAN 40' #

2 STORY BUILDING WITH GROUND LEVEL PARKING BELOW. LESS THAN 40'

PARKING TABLE

RESIDENTIAL

2 PARKING SPACES REQUIRED PER DWELLING UNIT
 PROPOSED NUMBER OF DWELLING UNITS = 150
 REQUIRED RESIDENTIAL PARKING = 304 SPACES

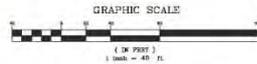
RETAIL

5 SPACES PER 1000 S.F. OF RETAIL
 PROPOSED RETAIL = 7,000 S.F.
 REQUIRED RETAIL PARKING = 5 / 1000 X 7000 = 35 SPACES
 PROPOSED RETAIL PARKING = 35 SPACES

TOTAL
 TOTAL PARKING REQUIRED = 304 + 35 = 339
 TOTAL PARKING PROVIDED = 304 + 35 = 344

DENSITY TABLE

MAX. DENSITY=25 UNITS PER ACRE
 PARCELED AREA = 305,838 S.F. = 7.03 AC.
 PROPOSED UNITS = 87 + 85 = 150 UNITS
 PROPOSED DENSITY = 21.7 UNITS PER ACRE



NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-208a THROUGH 20-208c AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. OR OTHERWISE BY THE FIELD PLAN AND COMPARED FROM OTHER MAPS, RECORD RECORDS OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS A FIELD SURVEY OR AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN APPROPRIATE FIELD SURVEY MAY PROVIDE.

TYPE OF SURVEY: COMPARISON PLAN

CLASS OF HORIZONTAL ACCURACY: D

INTENDED USE: CONCEPTUAL LAYOUT PLAN

2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SURVEYOR'S SIGNATURE _____ DATE 1/26/18
 LICENSE NUMBER 12658

DATE OF PREP: 1/26/18 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO.: [Number]
PREPARED FOR RENO PROPERTIES 1652, 1676, 1690, 1698 BERLIN TURNPIKE WEATHERFIELD, CONNECTICUT	
SHEET NO. 1 OF 1	TOTAL SHEETS 1

Real Estate Tax Benefits

Berlin Turnpike/Nott Street

- Present assessment \$2,273,6000
- \$70,000/year in taxes
- New Redevelopment Project valued at \$20,000,000
- Would generate approximately \$450,000 a year in taxes
- \$5,000,000 Bond 20 year repayment schedule
- Average Annual Debt Payment \$348,437
- Average Annual Net Tax Benefit \$101,563
- Does Not Include Personal property or Motor Vehicle Tax Benefits

Questions/Comments

Can The Town Earmark The Taxes Created By These Projects For A Specific Use?

Will The Developers Also Receive Tax Breaks?

Why Another Redevelopment Referendum When The Last One Failed?

Can The Town Afford The Additional Debt?

Questions/Comments

If Bond Funding Is Approved Could The Funds Be Used For Other Projects?

Can The Schools Handle The Additional School Age Children From These Developments?

How Were The Bond Issue Amounts Determined?

Questions/Comments

Environmental Remediation Required?

What Is The Developer's Experience?

What Are The Apartment Sizes? Mix?

Market For These Units?

Will Eminent Domain Be Used?

Questions/Comments

Why Not Develop Hotel or Office Buildings?

Why Is 91 Goff Road Included?

Does Developer Own Properties?

Will Landscape Buffer Be Provided?

Will Traffic Impact Studies Be Conducted?