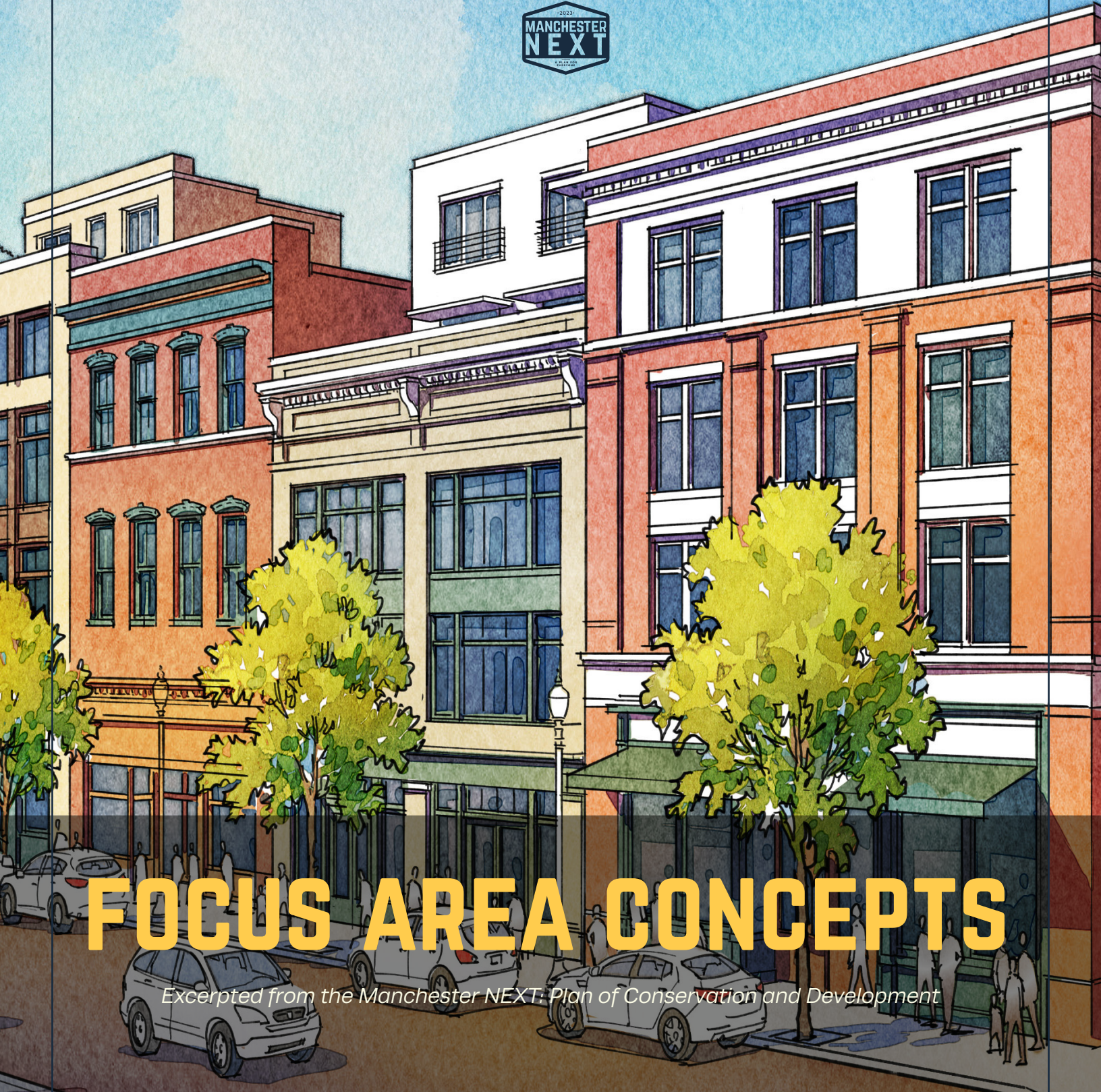


# MANCHESTER NEXT

PLAN OF CONSERVATION AND DEVELOPMENT



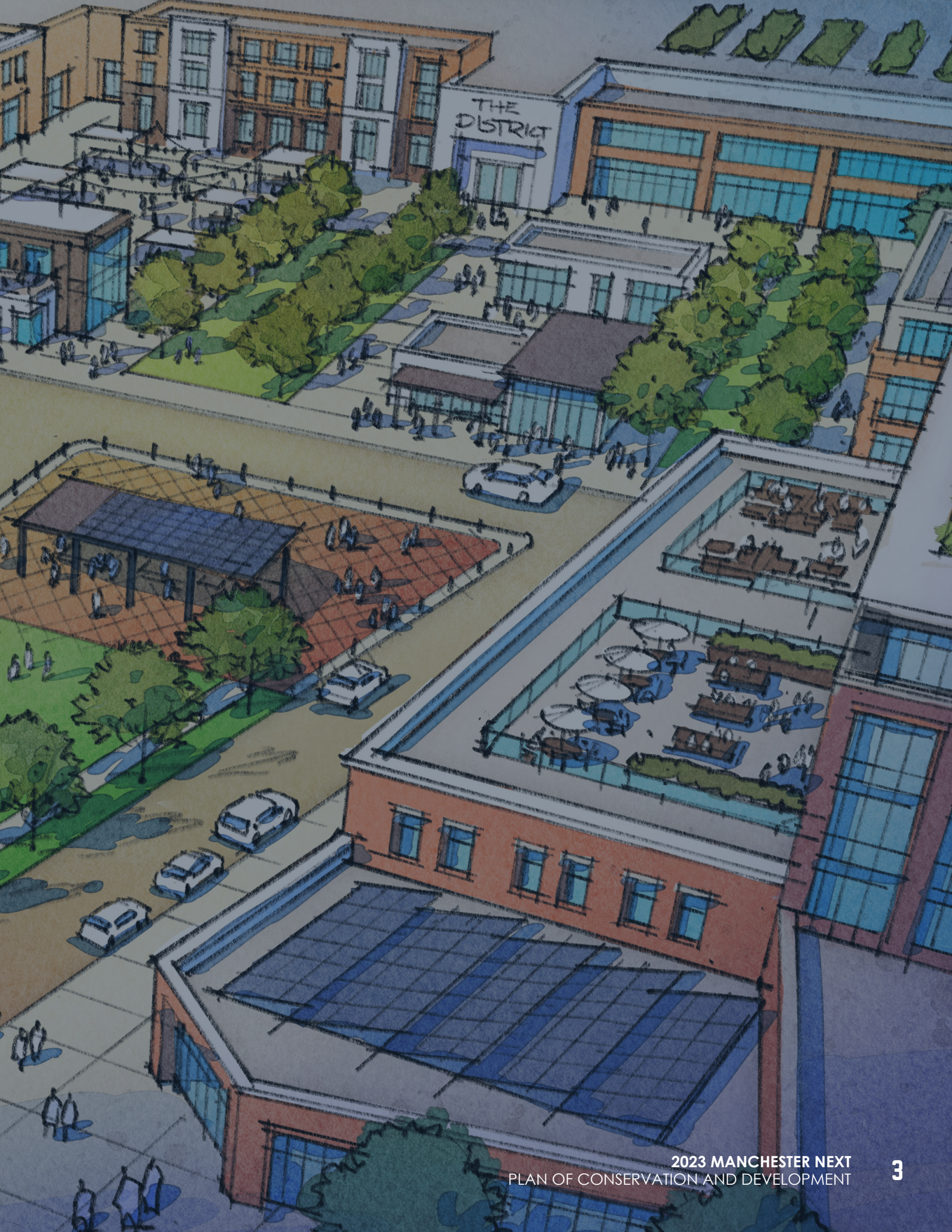
## FOCUS AREA CONCEPTS

*Excerpted from the Manchester NEXT: Plan of Conservation and Development*



# FOCUS AREA CONCEPTS

- 4 INTRODUCTION
- 6 SPENCER STREET CORRIDOR
- 10 DEPOT SQUARE/HOP RIVER INNOVATION PARK
- 18 MIDTOWN WELLNESS DISTRICT
- 24 BUCKLAND HILLS



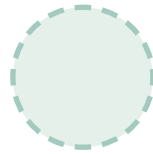
THE DISTRICT



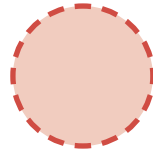
# INTRODUCTION

This document is intended to be a companion to the Town of Manchester’s Plan of Conservation and Development (also known as Manchester NEXT). It includes a collection of illustrative plan drawings that demonstrate how the recommendations and planning principles in the Manchester NEXT: Plan of Conservation and Development (POCD) could “come to life” at maximum build-out. It is important to remember that the new development illustrated here is conceptual and will not be built exactly as envisioned. However, the inspirational images represent a vision that will positively impact the economy, tax base, affordability, mobility, environment, and quality of life, following the previously stated Growth Management Principles and Core Values.

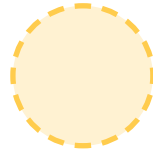
What is particularly important is that these ideas for the built environment, economy, housing supply, and transportation system are considered together so they can complement and support one another. These long-range, imaginative, conceptual plans were developed during Planapalooza™ and are based on input received from participants during the Manchester NEXT process. The plans detailed in this section show one potential development outcome for five specific locations in Manchester: Spencer Street, Depot Square/Hop River Innovation Park, Midtown, and Buckland Hills, based on community input.



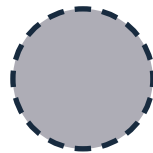
**Spencer Street Corridor**



**Depot Square/  
Hop River  
Innovation Park**



**Midtown  
Wellness District**



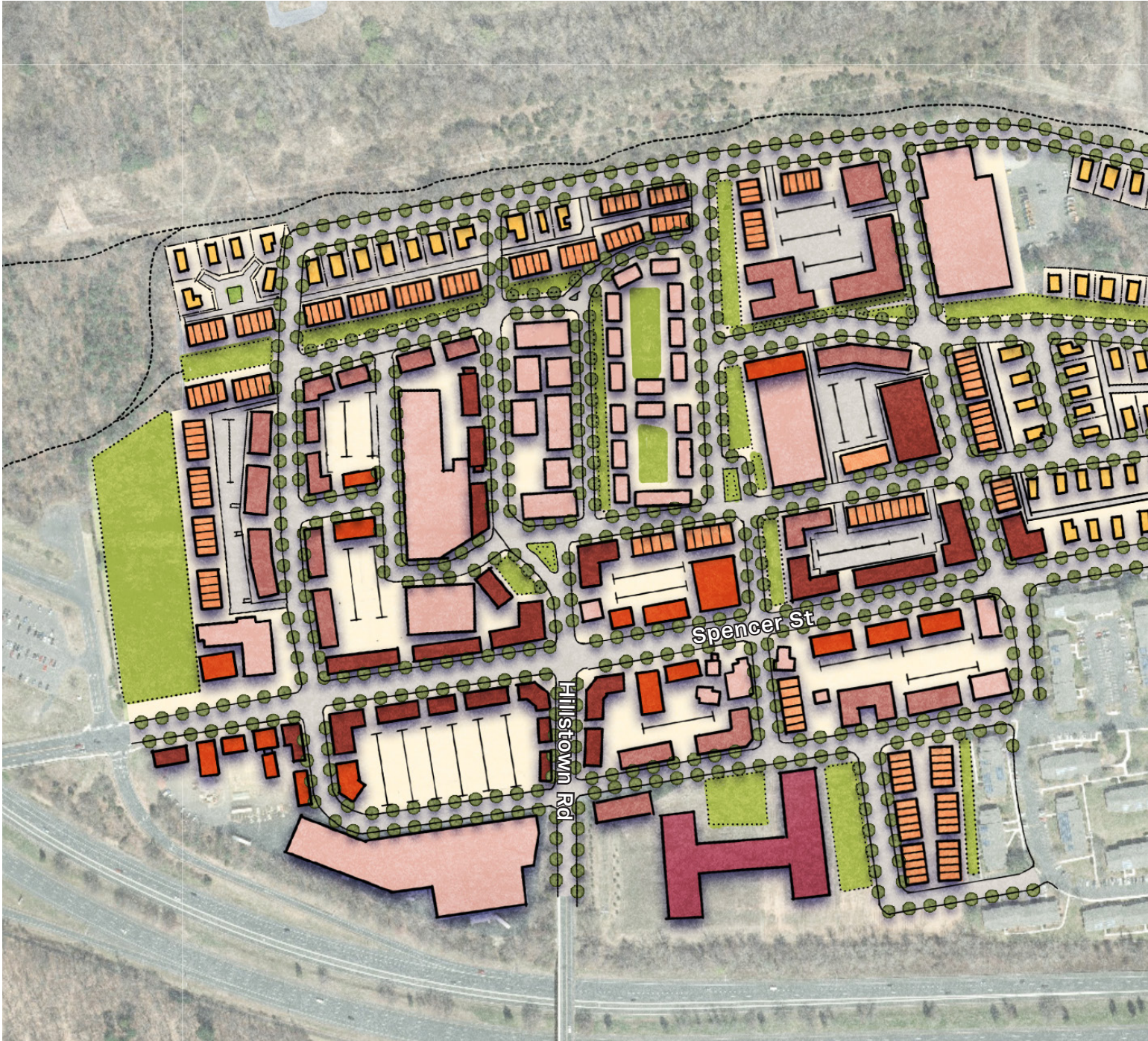
**Buckland Hills**



## CORE VALUES



# SPENCER STREET CORRIDOR



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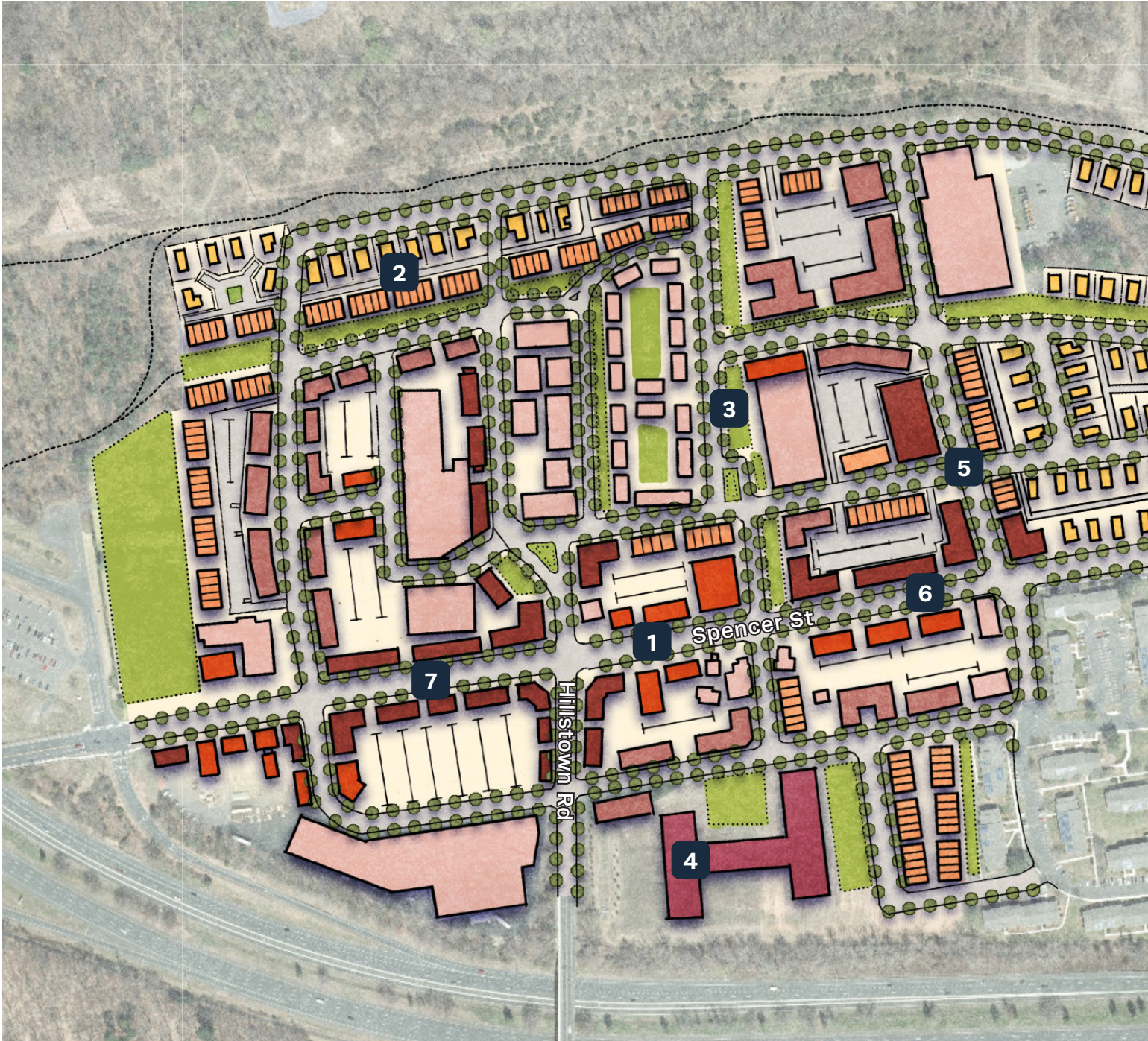


The Spencer Street Corridor was selected as a focus area because of its potential to exemplify suburban retrofit development. The area is currently dominated by strip mall-type development along Spencer Street where it intersects I-384, making it an important gateway into Town. There is a vast amount of existing parking lots to accommodate fast food chains like Wendy's, Starbucks, and Dunkin' Donuts, along with a ShopRite grocery store, tire shop, and discount store. The corridor does not have much of an identity at the moment due to inefficient uses of land, but has seen increased development interest in recent months and years. As imagined in this plan, this corridor can become an inviting place, offering a mix of residential, commercial, and other uses and something for everyone. It is important to note that suburban retrofit involves an incremental approach, meaning that development progresses slowly over time to achieve these placemaking goals.

#### Legend

- Multi-Family
- Townhouses
- Single Family
- Mixed Use
- Retail
- Hospital
- Existing Buildings
- Open Space
- Lot

# SPENCER STREET CORRIDOR



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## POSSIBLE IDEAS

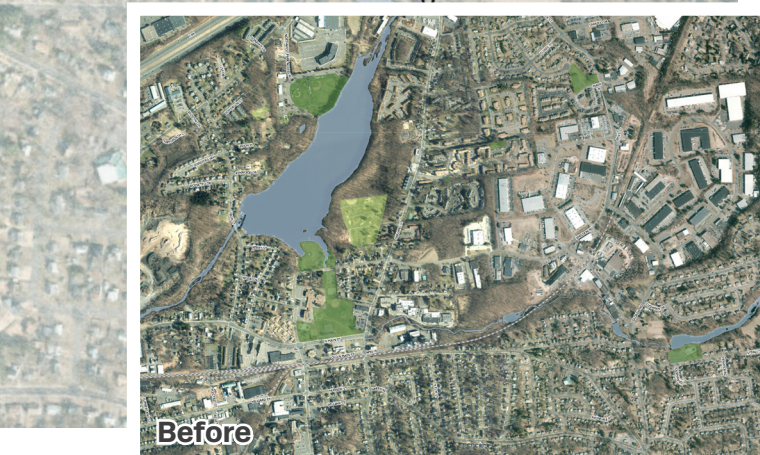
- 1 Mixed-use buildings with shallow setbacks are infilled along Spencer Street to hide existing parking lots and new structured parking in the rear. Some existing large-scale commercial buildings are kept.
- 2 Rowhouses, multifamily dwellings, and single-family detached houses are added to provide a variety of housing types that can accommodate all ages and socioeconomic statuses.
- 3 Streetscapes are defined along internal drives with parks, trails, and green spaces to create a sense of place and provide recreational opportunities. Sidewalks and street trees run through every block to increase shade, walkability, and aesthetics.
- 4 Senior Housing is in development at the time of adoption.
- 5 An internal circulation street grid provides multimodal access to green spaces, recreation, and all residential and commercial areas.
- 6 Pedestrian and bicycle facilities (sidewalks, paths, and protected lanes) provide safe people-powered access along Spencer Street and throughout the neighborhood.
- 7 Multimodal access is extended to the existing Park & Ride lot where a micro-mobility hub is located, providing a bikeshare, bike parking, improved transit stop, and other amenities.
- 8 A mixed-use node is created along the intersection of Spencer Street, Hartford Road, West Center Street, and Olcott Street.

# DEPOT SQUARE/HOP RIVER INNO



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# NOVATION PARK



Depot Square is located along a rail right-of-way that runs parallel to Hilliard Street and Woodbridge Street to the south, presenting an opportunity to connect a multitude of existing nearby parks and trails. The Cheney Rail Trail intersects this focus area, and Robertson Park can be found just north of North Main Street, which includes the existing cricket field, outdoor swimming pool, and tennis courts. There are a handful of historic industrial buildings on Hilliard, Chapel, and Woodland Streets, and Second Congregational Church sits on the corner of North and Main Streets. This part of the focus area concept seeks to bring vibrancy back to Depot Square through housing, retail, open space and recreational uses, trail connections, and maker spaces.

The Hop River Innovation Park encompasses the existing Business Park on Sheldon Road, Utopia Road, and Parker Street. In order to encourage micromanufacturing and opportunities for local students to gain experience through co-op programs, the Innovation Park concept imagines keeping and repurposing existing buildings and activates the open spaces adjacent to them. This area of the plan capitalizes on the park's proximity to the Hop River Trail, encouraging social interaction and offering outdoor recreation opportunities.

## Legend

- |               |                    |
|---------------|--------------------|
| Multi-Family  | Existing Buildings |
| Townhouses    | Civic              |
| Single Family | Plaza              |
| Mixed Use     | Trail              |
| Live/Work     | Open Space         |
| Maker Space   | Lot                |

## Maker Space



A maker space is a communal public workshop in which makers can work on small personal projects.

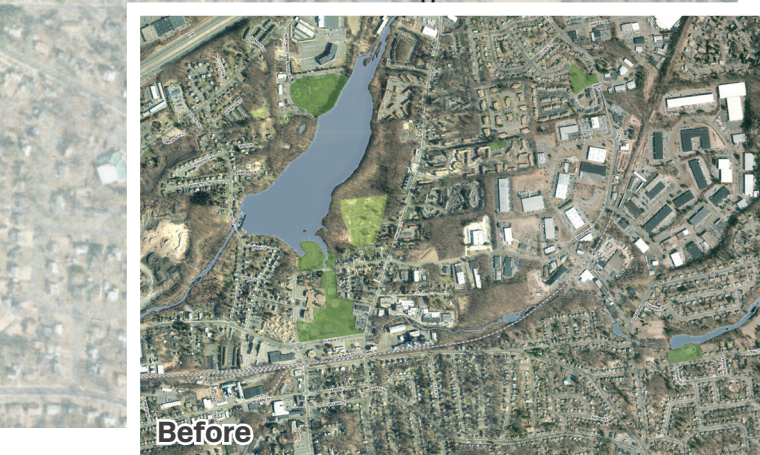
Source: Merriam-Webster Dictionary

# DEPOT SQUARE/HOP RIVER INNO



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# NOVATION PARK



## POSSIBLE IDEAS

- 1 The Cheney Rail Trail connects to the Hop River Trail, combining Depot Square and the Innovation Park into one cohesive destination.
- 2 Some blighted industrial buildings are replaced with open spaces and outdoor dining areas.
- 3 Robertson Park and a new community center become more easily accessible through the addition of sidewalks that connect to the existing trails and neighborhoods.
- 4 New housing along the trails creates “eyes on the trails” to increase safety and usability.
- 5 Liner buildings, such as live/work units and rowhouses, mask parking lots.
- 6 The Union Pond/Robertson Park Plan from the Town of Manchester Parks and Facilities Master Plan is incorporated, meaning that the Robertson School campus is enhanced with a plaza and park facilities to support Robertson Park, including two basketball courts, a sprayground, and play equipment.
- 7 Existing outdoor spaces in the office park are activated for dining and active or passive recreation.
- 8 Sidewalks and street trees create a walkable environment, connecting office buildings and manufacturing sites to recreational amenities.
- 9 Protected and/or separated bike facilities are located to connect the Cheney Rail Trail to other recreation and neighborhood destinations.
- 10 Improved transit stops at North Main and North School Street provide safe and comfortable access to existing bus stops.

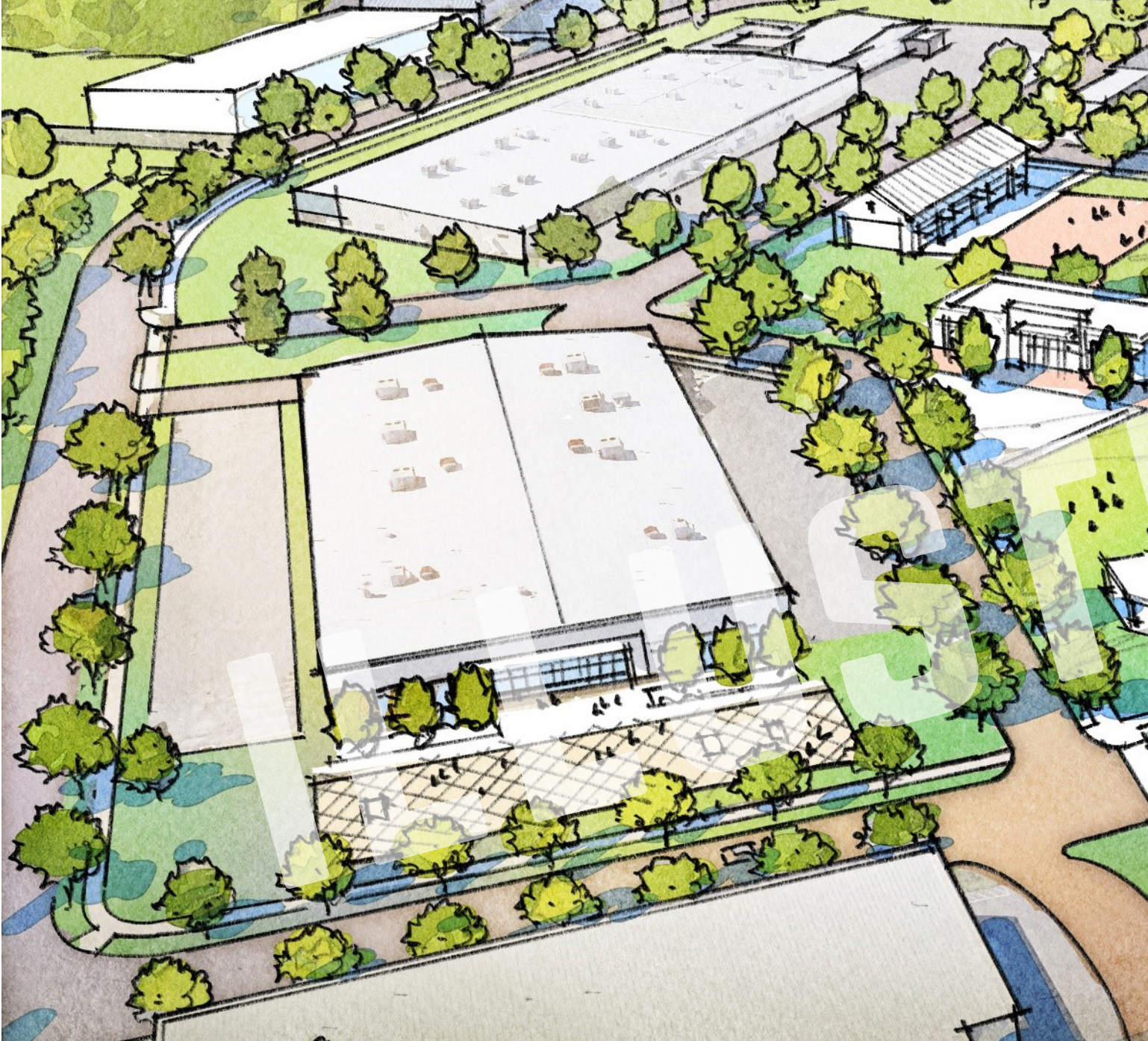
# DEPOT SQUARE



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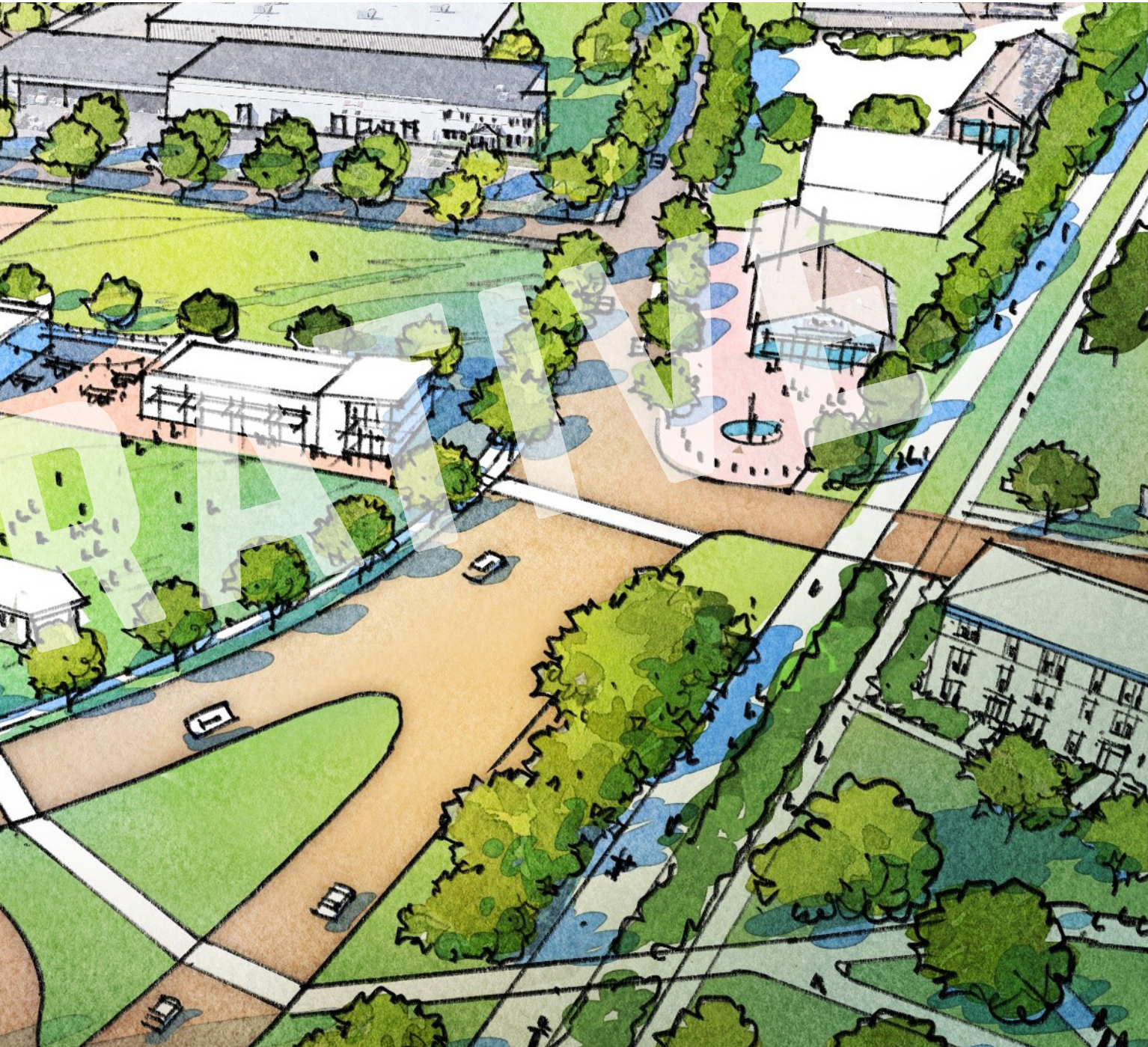


# HOP RIVER INNOVATION PARK

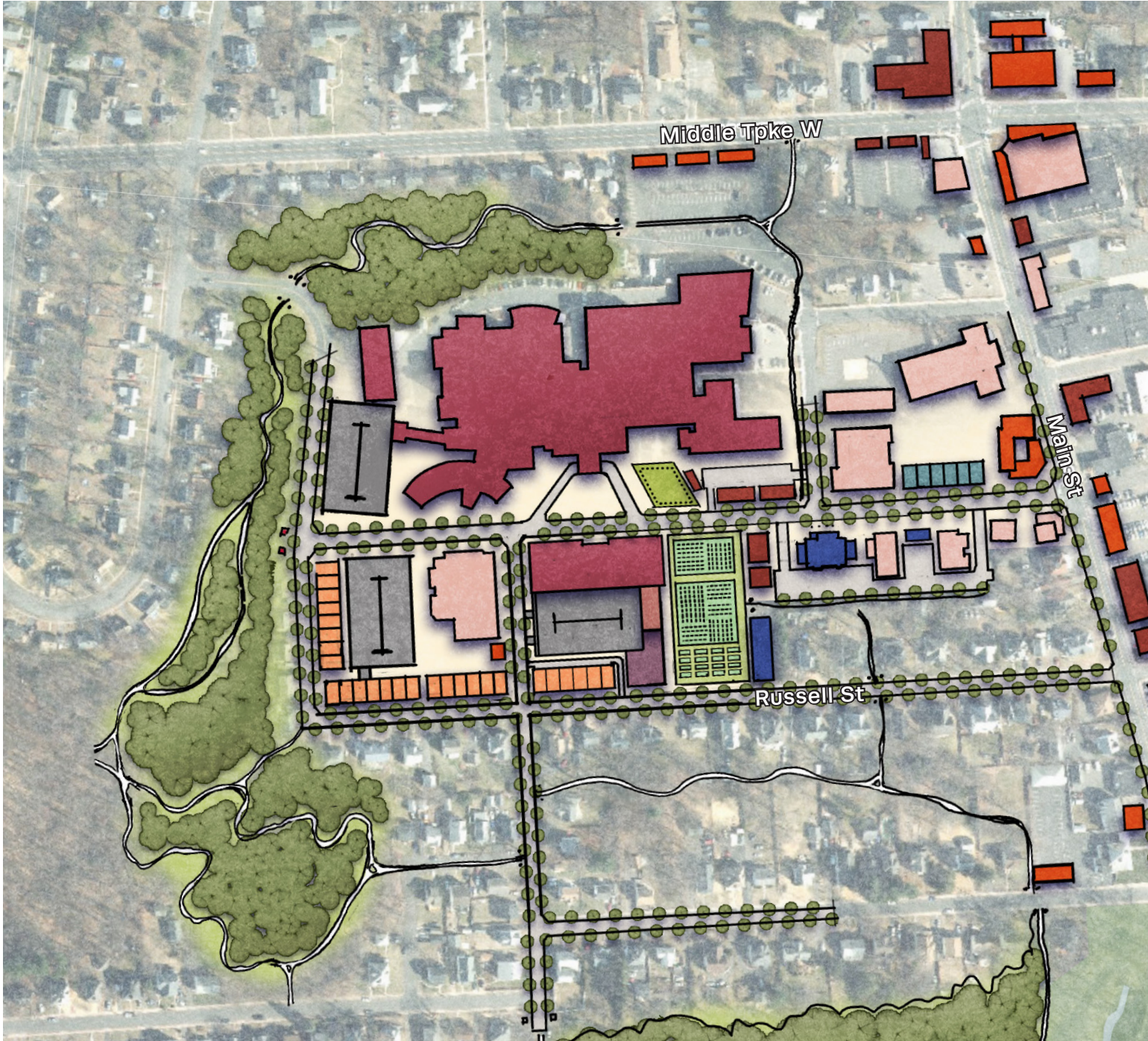


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# MIDTOWN WELLNESS DISTRICT



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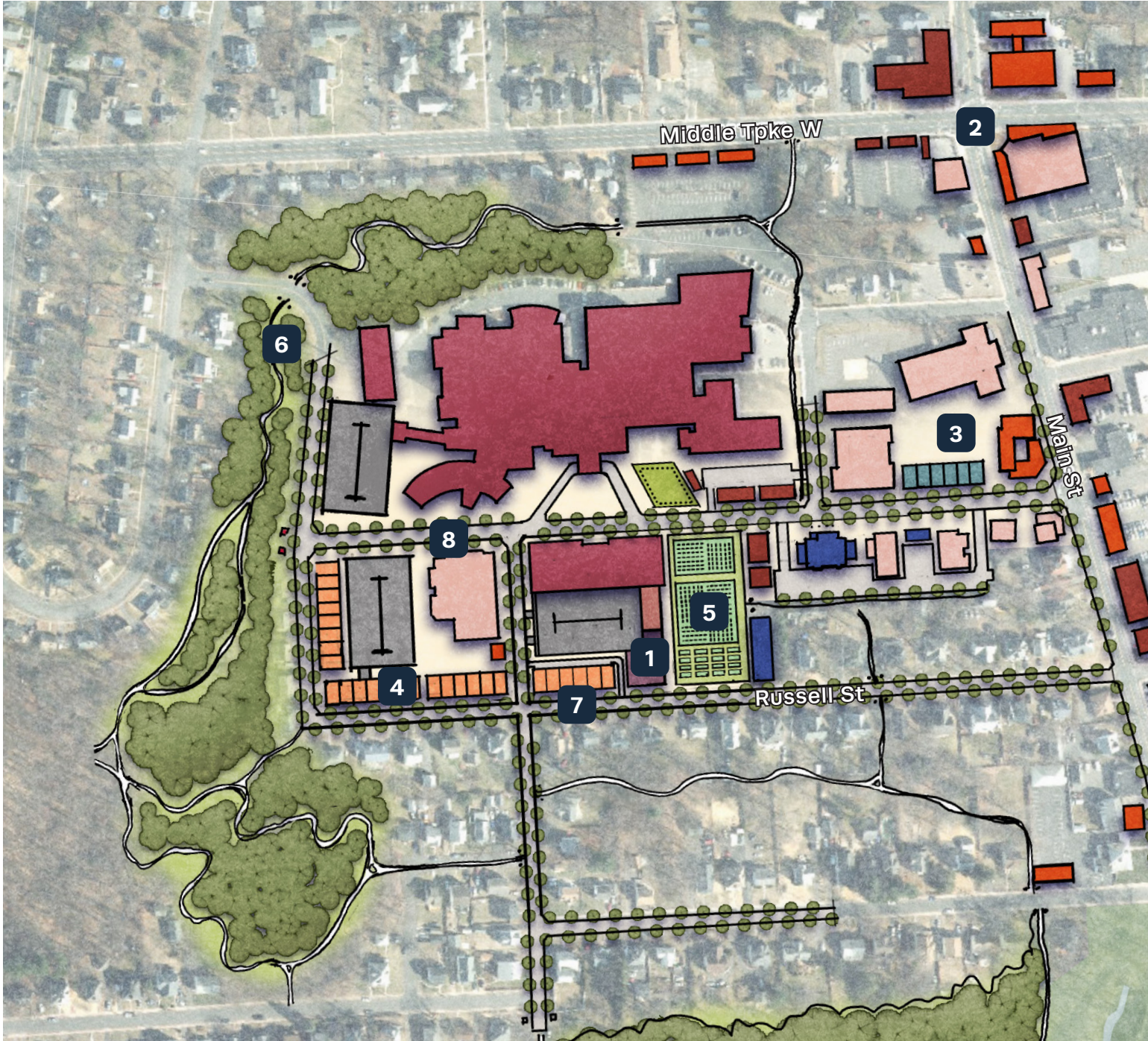


Midtown envisions Manchester Memorial Hospital and its surrounding areas as a wellness district, which promotes an active, healthy lifestyle. This is achieved through a new trail network that connects to Center Springs Park, additional civic spaces, and community gardens for locally-grown produce. Infill is encouraged where parking lots currently exist, improving the aesthetics of the “Mid-Town” area of Main Street leading into Downtown. The acquisition of Manchester Memorial Hospital by Yale New Haven Health in late 2022 also provides opportunities for additional community investment in this area.

**Legend**

- Multi-Family
- Townhouses
- Mixed Use
- Retail
- Hospital
- Hotel
- Live/Work
- Office Space
- Existing Buildings
- Parking Structure
- Agriculture
- Open Space
- Lot

# MIDTOWN WELLNESS DISTRICT



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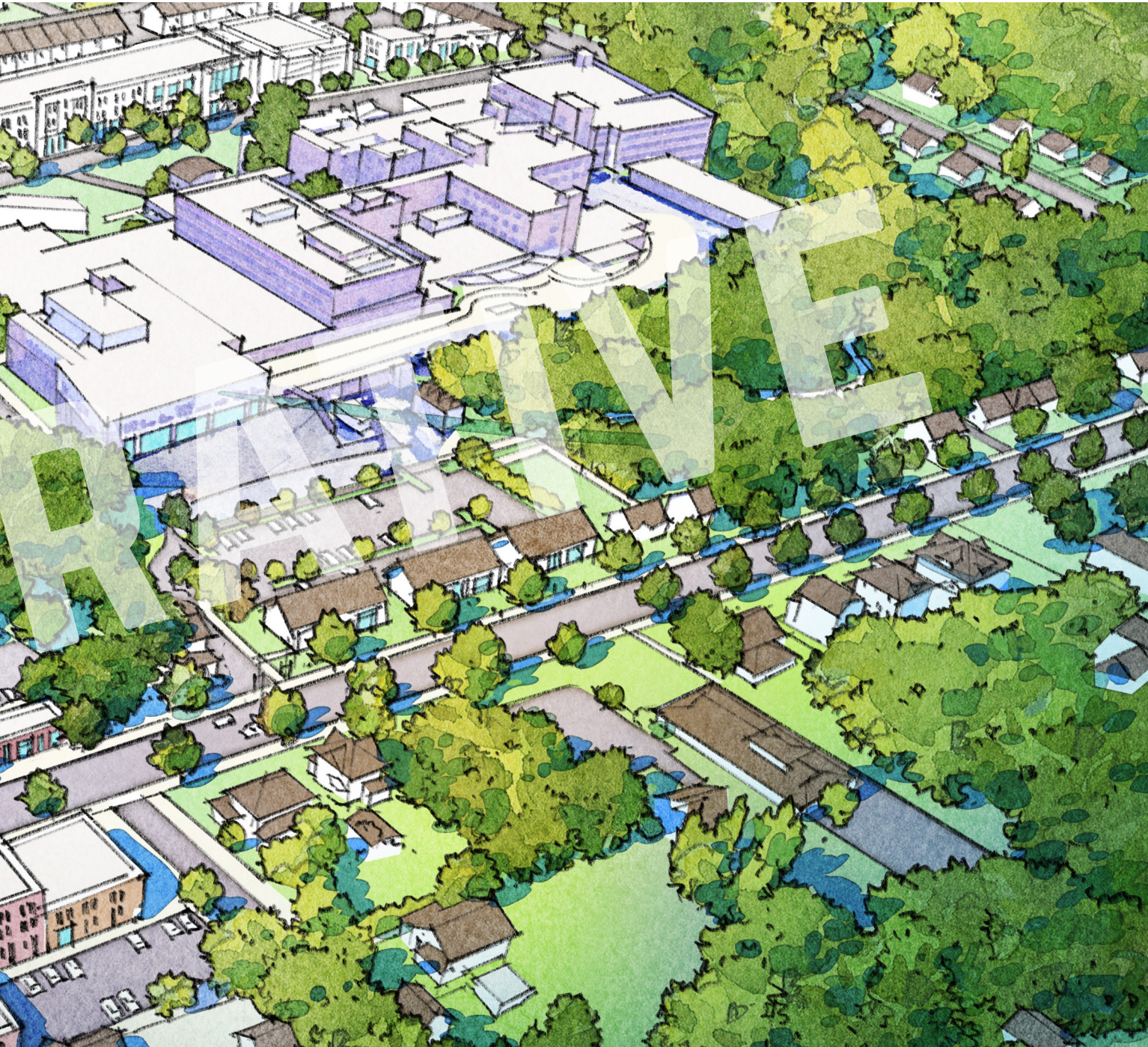
## POSSIBLE IDEAS

- 1 A hotel is placed one block south of the hospital on Russell Street to provide accommodations for those seeking medical care along with their families.
- 2 Buildings at the corner of Main Street and Middle Turnpike are reoriented, creating a greater sense of place and a mixed-use center.
- 3 A street wall on Main Street is encouraged with parking behind.
- 4 Rowhouses that hide parking structures are included on Russell and Alpine Streets.
- 5 Agricultural space is placed directly across from the hospital, next to new mixed-use, multifamily, and office buildings, to allow residents to practice sustainable gardening and encourage healthy eating habits.
- 6 A new walking trail is created to promote physical and mental wellness through recreation and connect to existing civic amenities like Center Springs Park.
- 7 Multimodal pedestrian and bike facilities are provided along the Russell Street spine to provide active transportation alternatives to the District.
- 8 Secure bike parking and pedestrian amenities such as benches and wayfinding are located throughout the District.

# MIDTOWN WELLNESS DISTRICT



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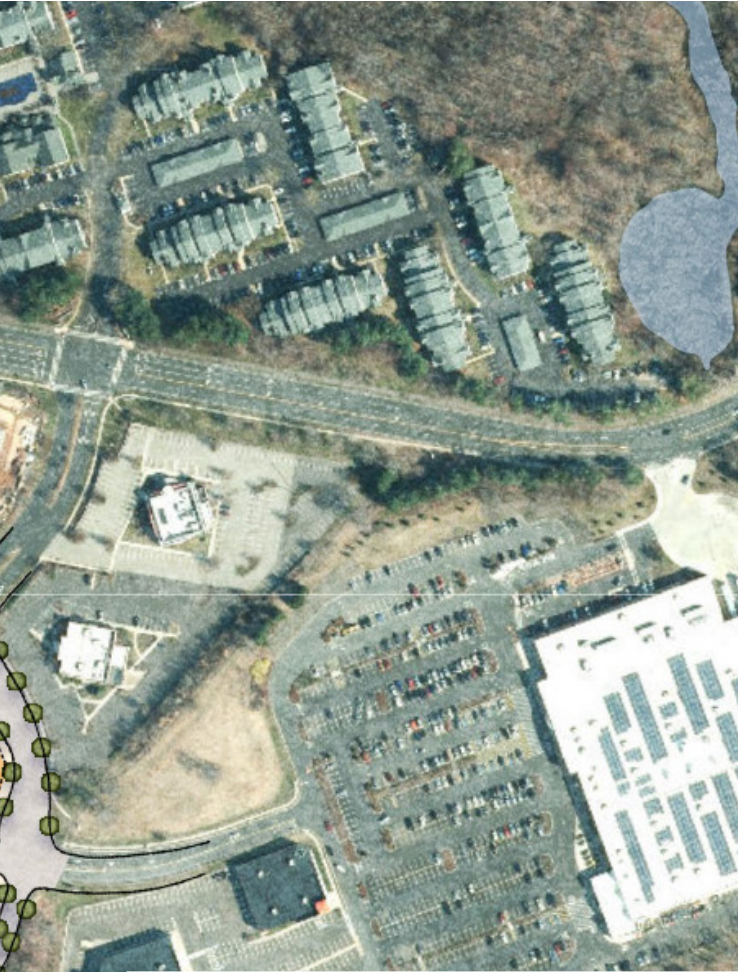


# BUCKLAND HILLS



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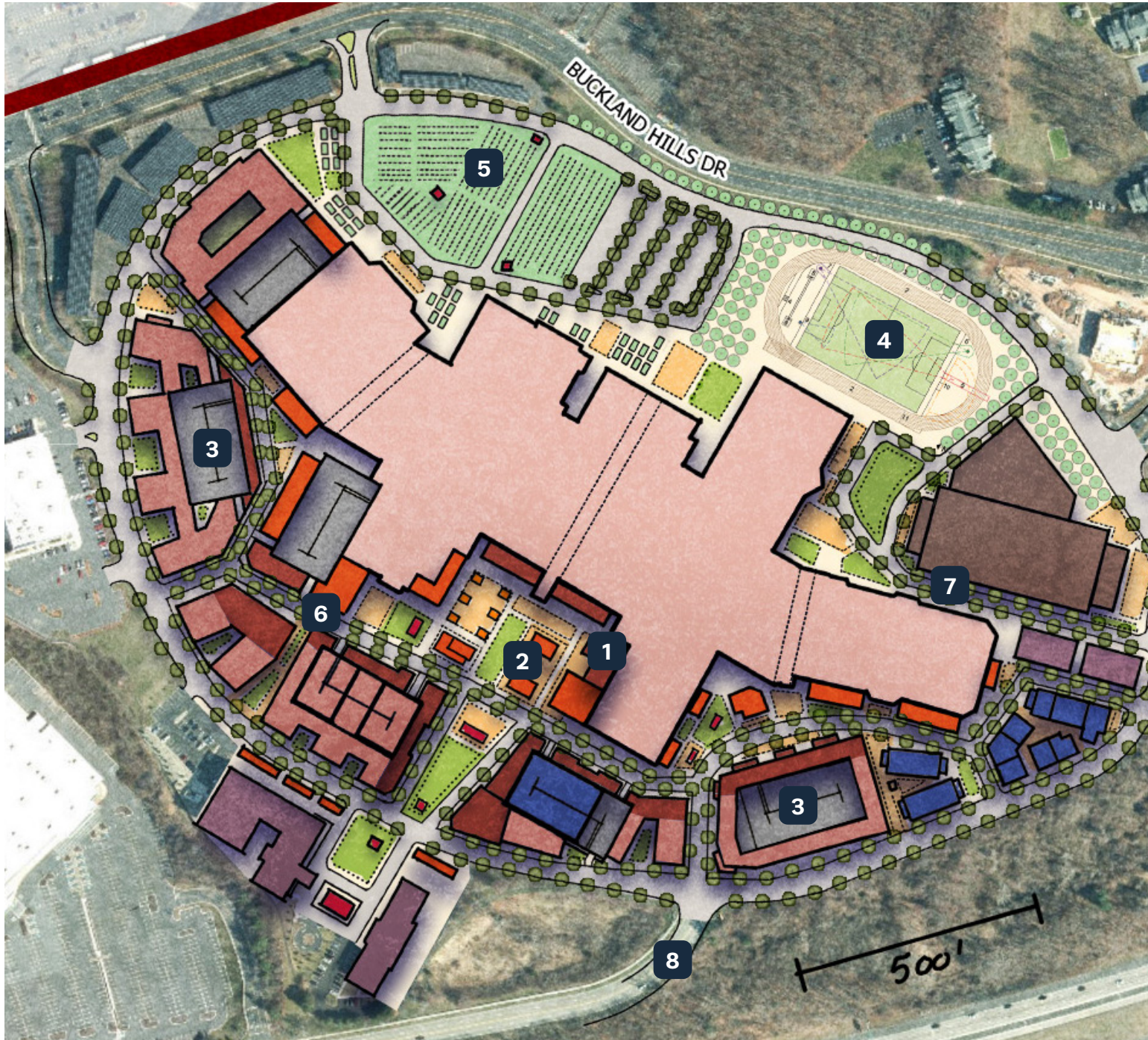
The Shoppes at Buckland Hills property is the anchor of the 3 million square foot superregional shopping and entertainment district. This focus area was designed to show how it can be repurposed and reoriented to address a number of development types, including the addition of retail, housing, agriculture, accommodations, open common spaces, and sports facilities. The hope is that new retail and housing outside of the mall proper will attract business activity back into the mall, creating a thriving ecosystem to live, shop, recreate and work in.

### Legend

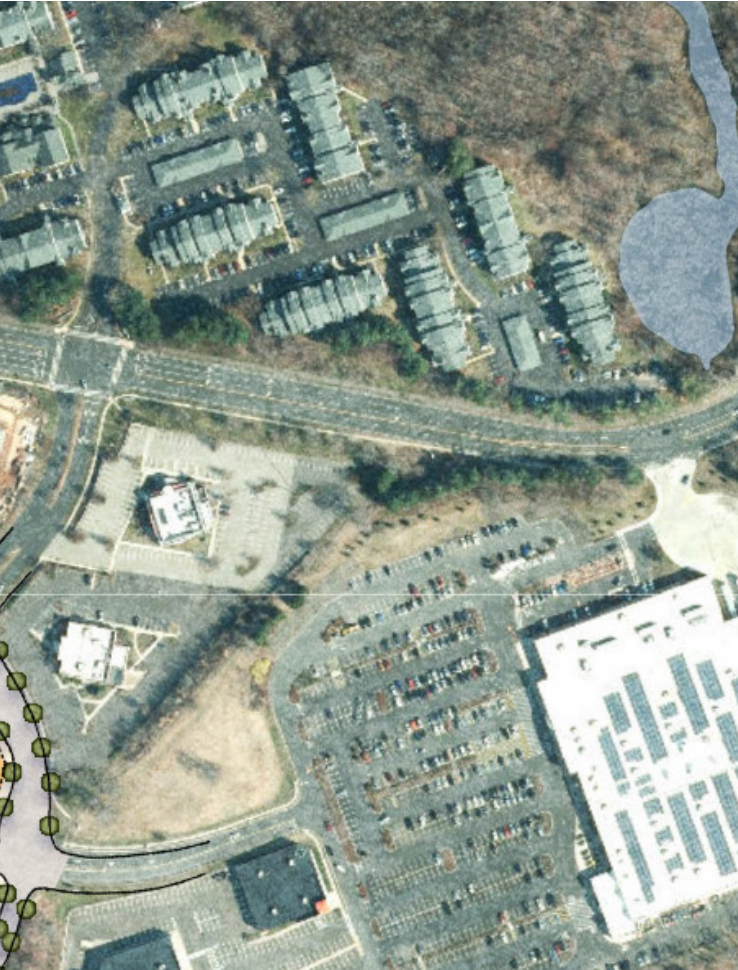
- Multi-Family
- Mixed Use
- Retail
- Big Box Retail
- Hotel
- Market Stands
- Office Space
- Existing Buildings
- Civic
- Plaza
- Parking Structure
- Agriculture
- Open Space
- Lot



# BUCKLAND HILLS



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## POSSIBLE IDEAS

- 1 Smaller storefronts are attached to the blank walls of the mall to create more retail space and make the mall facade more attractive.
- 2 A plaza is added to the outside of the main entrance of the mall with market stands, outdoor seating, and open space to enhance the shopping experience. Smaller plazas are placed at secondary mall entrances/exits.
- 3 New parking structures are lined with multifamily dwellings and mixed-use buildings, responding to expected housing and retail growth.
- 4 A track and field facility is added behind the mall for hosting sports tournaments, and nearby hotels are placed on the outskirts to accommodate visitors of sporting events.
- 5 Agricultural land is placed behind the mall to promote local food production, and the adjacent parking lot doubles as an orchard.
- 6 Internal drives with street trees and sidewalks weave through the plan, making the site more accessible and pedestrian-friendly.
- 7 An enhanced transit stop and micro-mobility hub is provided, with the potential for bike parking, a bike share, shelter for transit riders, and digital transit information.
- 8 Protected bike lanes or shared-use paths for pedestrians and bicyclists are added along Pavilions Drive to connect to the Park & Ride on Buckland Street.

# BUCKLAND HILLS



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