

Connecticut Green Infrastructure Symposium

- **Opportunities**
 - **Benefits**
 - **Incentives**

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Simsbury, CT

September 19, 2013

Ultimate Green Roof



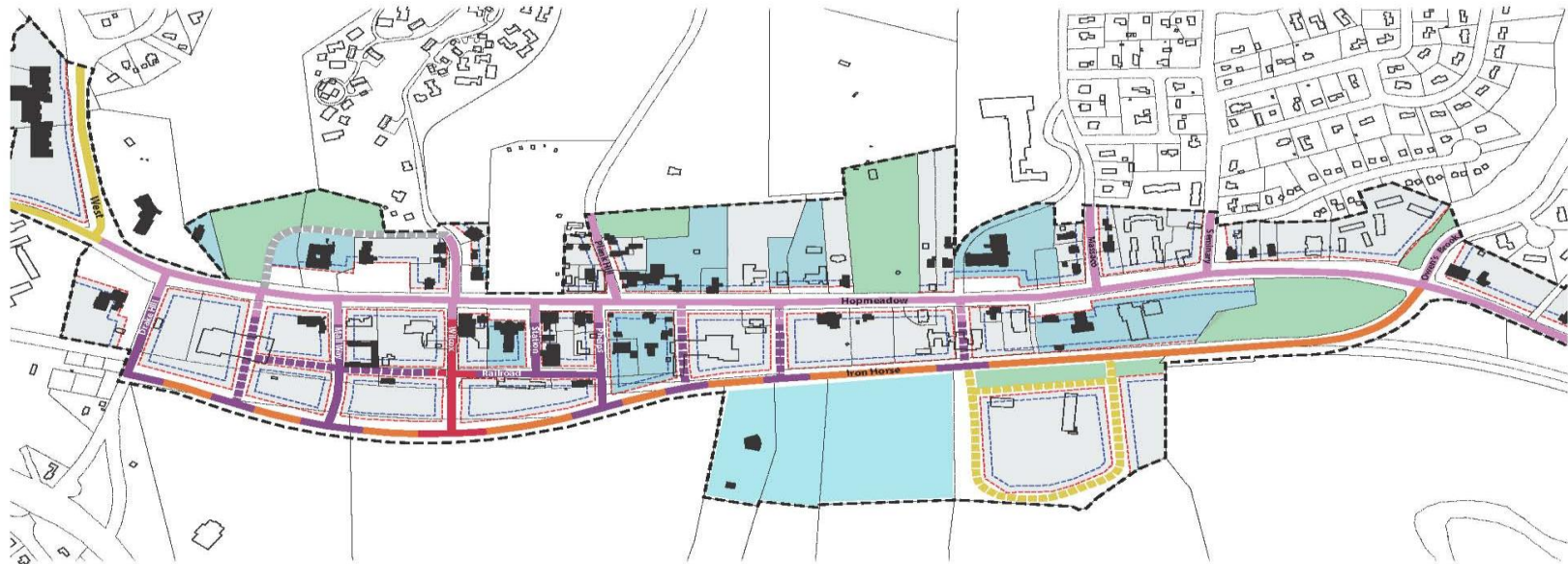
Charrette Study Area

Town Center to the west, floodplain to the east.



Town Center Form Based Code

A Street Based Code



Simsbury Center Regulating Plan

Code Studio | Third Coast Design Studio | Urban Advantage |
Winter and Company | Nelson\Nygaard | W-ZHA

Street Frontage					
Existing Road	New Road	Property Line	Open Site	Building to be Protected	
SC-1					
SC-2					
SC-3					
SC-4					
SC-5					



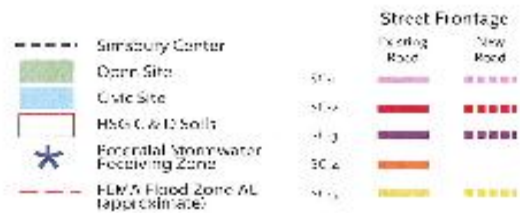
Simsbury Center Watershed Planning & Design Framework

September 26, 2011

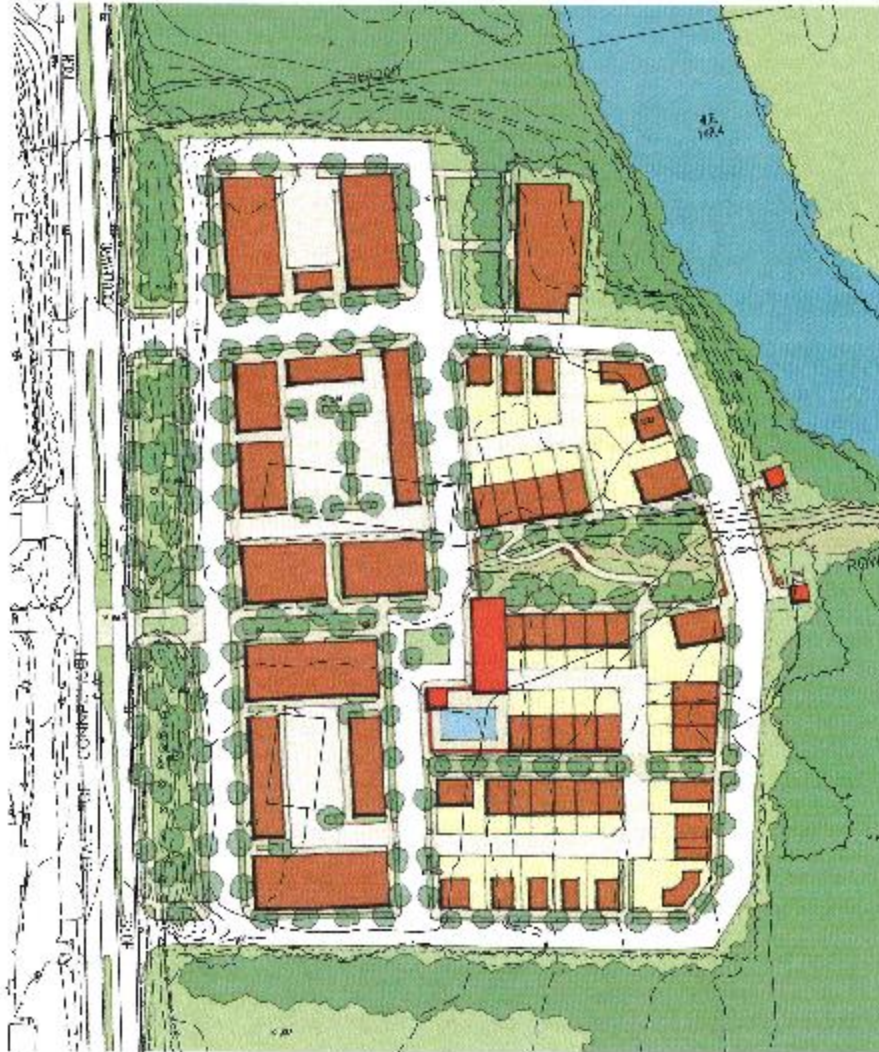
Soils data, land use boundaries and categories, and catchment areas depend on the geographic information used for the map. Illustrative only. Details, planning, and construction shall incorporate soils data, topography, land use data, and other relevant information verified by a qualified professional.

Best management and regulating plan information is approximate, obtained from town of Simsbury plan and Simsbury Center Regulatory Plan by Clark Studio, adopted April 4, 2011.

Soils data obtained from USGS NRCS Web Soil Surveys.







Layout by Russell Preston

Test Site #1: Simscroft Farms

Post-Development Conditions

	Value	%	Notes
Post-Development			
Total Area	555,440		
Impervious Area (sf)	333,234	60.0%	
Redevelopment credit	no		Existing land cover to be verified
Location-based credit	50%		Simsbury Center Zone SC-5

Simsbury Stormwater Design Guidelines

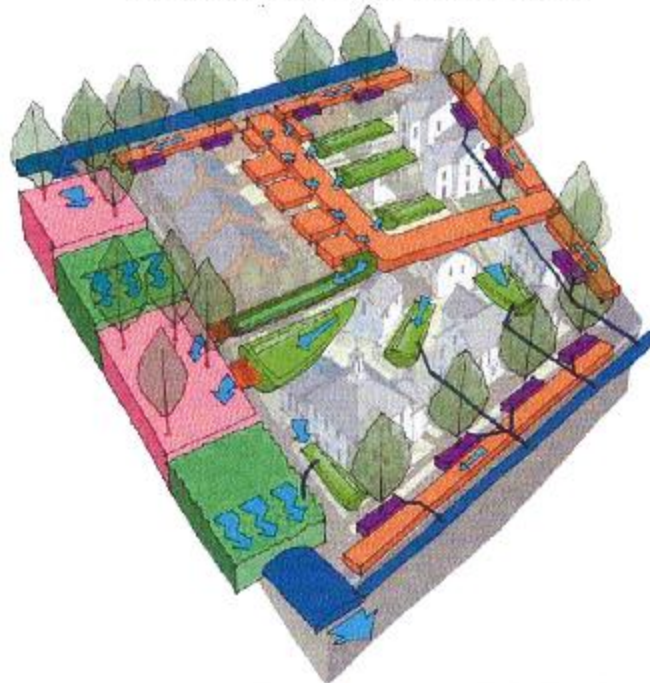
A Companion Document to the Simsbury
Stormwater Article and Simsbury Center Code

September 30, 2011





Temple Street, Paris Block Perspective (Drawing Russell Peckham)



Simple Stormwater Green Block Stormwater Design (Drawing Russell Peckham)



- **Received \$25,000 grant from DEP for MULE process to be a part of Town Center charrette planning process.**
- **Established Board of Selectmen charrette subcommittee to oversee process including MLUE work including 8 members, land use chairs and First Selectman.**
- **Included LID work in charrette process. Enabled LID inclusion into Town Center Code by inclusion into final charrette Report (June, 2010) and final draft of Town Center Code (February 18, 2011).**
- **Worked with Univ of New Hampshire Stormwater Center and held LID workshop for Town Engineers in Simsbury.**
- **Solicited 3 proposals for completion of detailed LID and Light Imprint work to finish MLUE requirements.**
- **Town Center Code to be adopted by Zoning Commission April, 2011 which will enable completion of LID/LI MLUE work by engineering firm.**

Green Infrastructure is a key component.

- Seek consultant who “gets it”
- Integrate solution into new FBC
- Integrate new policies into existing plans and new regulatory framework.
- Build public acceptance!

- **Morris Beacon Design**

(Selected to implement community vision.)