

Summary of 2018-2019 JLUS Implementation Project Scope

Part 1. Land Use Study in the Town of Groton

Study the land use, traffic and economics of those potential land uses of the area(s) directly abutting and surrounding the SUBASE. This would include land along Route 12 (corresponding with the corridor study listed below), Crystal Lake Road, and the land in which both the SUBASE and Navy housing is currently located. This project could include:

- Review of the existing Nautilus Memorial Design District (NMDD) zoning regulations and area
- Review of the approvals and/or successful projects in the NMDD zone
- Review of the current zone's compatibility with Navy goals
- Consider whether the zone should be split into 2 zones – Route 12 area and Crystal Lake Road area
- Consider whether the zone should be expanded along Route 12 – include a corridor study to support any recommendations
- Consider whether the SUBASE and Crystal Lake Road should rezoned; should a portion of Military Highway be included; should the federally owned housing property be included
- Examine market conditions for the zone/district area, especially for the purposes of understanding the local housing and other service needs for the Navy and Electric Boat
- Public meeting attendance, including workshops and public hearings associated with the adoption of all necessary regulations

Deliverables

The project deliverable will be a study that makes recommendations for land use and resultant revisions to the Town of Groton Zoning Map and Regulations. The selected consultant will create and oversee the public process required for this to occur, all the way to taking the recommended zoning changes to public hearing.

Part 2. Regional Analysis and Long-Range Plan for the Anticipated Expansion of Submarine Shipbuilding in Southeastern Connecticut

Document the expected increase in staffing in southeastern Connecticut related to submarine construction and pre-commissioning at Electric Boat and the Naval Submarine Base New London from 2018 ("current") to 2038. Given these projections:

- Estimate increase in demand for housing and assess likely distribution of new housing construction in and outside the southeastern Connecticut region.

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- Estimate additional burdens to the region's roadway and transit systems as a results of additional work-related travel.
- Develop recommendations for the type, quantity and location of new housing that would help to meet demand for housing and the ability of the private market to provide this type of housing.
- Recommend improvements to the transit and roadway system to accommodate increased traffic and mobility needs and reduce negative impacts of expansion on military activities.
- Revise 2016 Southeast Area Transit (SEAT) Study Expansion "C" plan to include for additional transit services to accommodate planned housing and mobility needs

Housing Supply Analysis and Plan:

Consultant will prepare a socioeconomic forecast of population and employment based on existing projections prepared by SCCOG and the Connecticut State Data Center, re-benchmarked to reflect business expansions and other developments in the pipeline. Buildout potential for new housing construction will be determined throughout the region through spatial analysis. ArcGIS will be used to process vacant and underutilized parcels by allowable structure type (single or multi-family) and turnover of senior-occupied housing units, as well as developments currently in the pipeline to determine the overall potential for housing construction. Recommendations will be developed for the type, quantity and location of new housing that would help to meet demand, and the ability of the private market to provide this type of housing. It is likely that much of the housing demand will be workforce housing, to reflect the average Electric Boat wage of \$22 an hour (\$45,000 a year). The age and family status of EB's new hires will prove a determinant in housing choices as well. For example, young, single employees may prefer lower cost multifamily apartments in a downtown area, while employees with families could prefer single-family homes. Recommendations on development of housing types will take into account existing densities, amenities and transit access in order to avoid, to the extent possible, worsening traffic conditions.

Transportation Analysis and Plan:

Based on the anticipated future changes in land use, employment, demographics and other area conditions, Consultant will estimate additional burdens to the roadway systems as a result of additional work-related travel. These will be translated into estimates of additional demand for transit service, based on current mode share, as well as potential increases in regional mode share if service enhancements were implemented. Projected future traffic volumes will be used to develop a traffic analysis framework based on the latest methodologies recommended by the Highway Capacity Manual. Detailed analysis will be performed under the future conditions to identify opportunities to improve transportation conditions around the SUBASE and Electric Boat under forecast conditions. Consultant will identify, prepare, and screen potential improvement concepts within the study area to support the future conditions, including reviewing and identifying opportunities for alternative travel mode facilities within the key transportation corridors. Amendment to Transit Plan will examine the potential for greater transit connections via bus or shuttle route(s) between the SUBASE, Electric Boat, Pfizer, UCONN Avery Point, and other

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employment centers and higher-density housing areas in the region, and propose an ideal transit network to serve SUBASE and Electric Boat workforce.

Deliverables

Housing:

- Memo of findings re: future housing needs
- Memo of finding re: expected pattern of housing development given current conditions and trends
- Recommendations for managing housing growth

Transit:

Regional Transit and Transportation Improvements Plan
Amendment to 2016 Seat Bus Study describing ideal transit network and recommended inclusions to Expansion Plan "C."

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