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Ffyer Place Redevelopment Community Considerations



Background

- Acquired by Stevenson in November 2006
- Stevenson closed its operation earlier this year
- Property being marketed

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Seeking Input

- Redevelopments are generally complex with many variables
- Key questions:
 - What type of development would community like to see here?
 - Is the highway garage site in the mix or not?

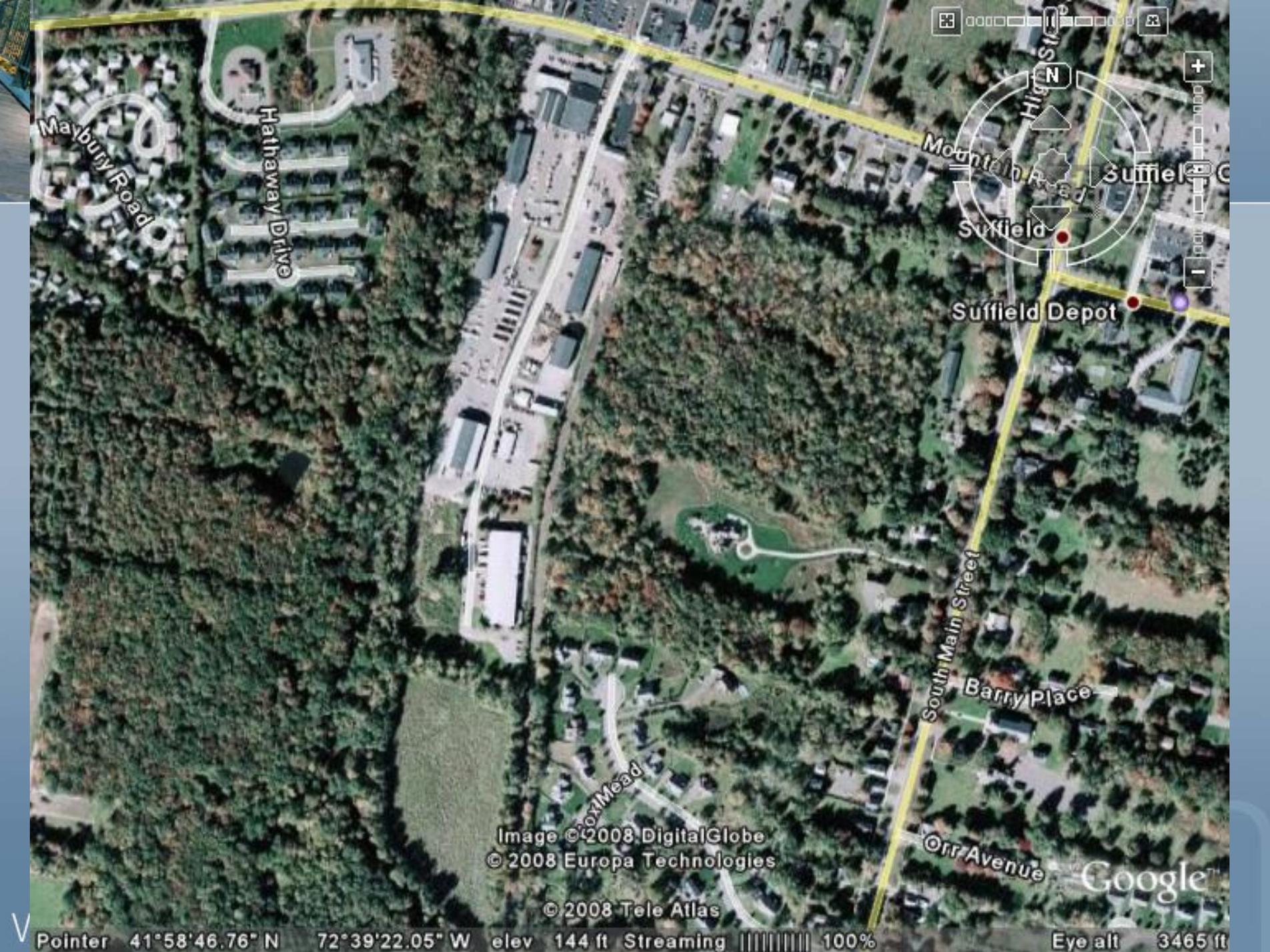
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Property Characteristics

- Stevenson Lumber – 25.89 acres
- Town Garage Property – 3.5
- Property is narrow and deep
- Ff Tyler Place meets with Route 168 at signalized intersection
- 70 acre town park across Stony Brooke from site.
- Active rail line
- Town Center Village District Zone





Map navigation controls: Home, Street View, Full Screen, and a scale bar.

Map navigation controls: Zoom in (+), Zoom out (-), and a scale bar.

Maybury Road

Hathaway Drive

Mountain Road

Suffield

Suffield

Suffield Depot

South Main Street

Barry Place

Ox Meadow

Orr Avenue

Google

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Pointer 41°58'46.76" N 72°39'22.05" W elev 144 ft Streaming 100% Eye alt 3465 ft



- Post Office
- Town Hall
- Suffield Highway Garage
- Stevenson Lumber



Land Use

- Current:
 - Office uses up-front
 - Vacant Lumberyard
 - Highway Garage
 - Animal Shelter
 - Communications Tower
 - Fox Hill Auto
 - School Buses

Ff Tyler Place





Lumberyard





Associated buildings



Other uses





Highway Garage



Highway Garage



Communications Tower



Undeveloped Land





Rail Line





Stony Brooke Park





Town Center Planning

- Picture it Better Together
- Town Center Village District adopted July 2004

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Nelessen Study



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Town Center Village District

- Adult and child daycare
- Museums
- School/education center
- Apartments or Condos as an accessory use
- Offices including medical
- Restaurant and outdoor café service
- Retail
- Theaters



Town Center Village District

- Village District has design standards
- Design Review Board

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Considerations

- Apartments in the rear
 - Emergency Access
- Type of retail
 - Need for anchor tenants
 - Possible competition – grocery store, pharmacy
- Use of existing rail line
- Any municipal uses?



Highway Garage Issues

- If included in redevelopment:
 - Costs of relocation
 - Relocation site
 - Lost investment of salt/sand shed
 - Potential clean-up
- If highway garage remains:
 - Still need to upgrade facilities at cost of approximately \$425,000
 - Appropriate screening



Communications Tower

- Existing Lease with Crown through 2020
- Investigated moving tower onto Town land on east-side of tracks but not feasible
- Crown was willing to relocate at their cost if we restructure three leases

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Potential Benefits

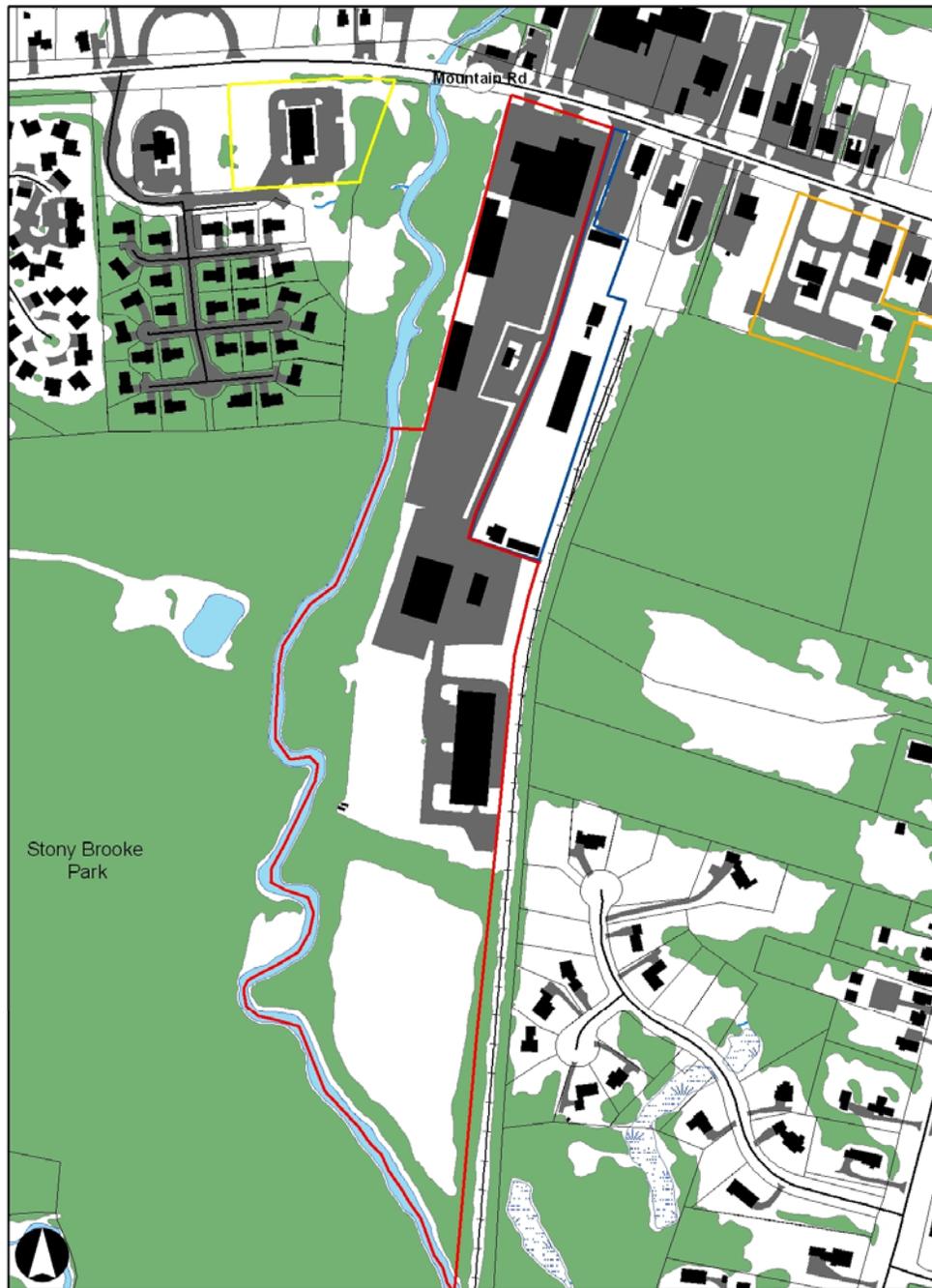
- New tax revenue after payback period
- Additional access to goods and services by residents and visitors in an attractive setting

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Other issues

- Traffic
- Public or private road
- If public road – maintenance



-  Post Office
-  Town Hall
-  Suffield Highway Garage
-  Stevenson Lumber



Ffyller Place Redevelopment

- Board and Commission Feedback