

To: Warren Planning Commission
From: Brian Shupe
Date: June 8, 1992

Re: Warren Village Planning

I thought it might be helpful if I put together the following summary of the Planning Commission's discussions regarding Warren Village. We might use this as a starting point for further discussions, and as a basis for a Village hearing to discuss the views and concerns of Village and Town residents.

A number of related, yet distinct, issues have been raised which should be addressed in a comprehensive Village Plan. These include the following:

- A. Current Zoning might not create desired results. Zoning within the Village and adjacent lands should be evaluated in the context of the Town's land use objectives for the area, taking into account Village character, historic preservation objectives and aesthetics.
- B. Zoning does not allow adequate mix of uses. Closely related to A; when evaluating existing zoning and land use objectives, careful attention should be given the types of uses which are permitted (and not permitted) within the Village.
- C. Expansion potential of Village (both infill and contiguous) is not known and/or has not been considered from the standpoint of the Town's land use objectives. The development of adjacent lands is important not only because of the opportunity for Village expansion, but because of the potential adverse visual impacts of inappropriate development. Thus, the focus of the study should include areas outside the Village (i.e. west of Route 100).
- D. Traffic congestion in Village center. A consideration when discussing Village land use and expansion.
- E. Shortage of parking. Not only is parking a land use consideration, but when considering future public investments, traffic circulation and commercial development, it will be important to discuss the need for additional on site parking as well as on street and municipal alternatives.
- F. Pedestrian circulation within the Village and adjacent areas. Also an important land use and infrastructure concern, as well as important from a recreation perspective.

- G. Possible infrastructure and/or physical improvements have not been identified. Infrastructure needs which have been mentioned and/or studied include water, sewage treatment, pedestrian walks, municipal parking, landscaping and recreation/parkland.
- H. Commercial development and Village identity. While commercial development is largely a landuse issue, some mention has been made regarding need for additional commercial space. Further, some dialogue among existing Village businesses on how to better coordinate their activities might be desirable. While this may be outside of the context of the Planning Commissions work, the Village planning initiative might serve to prompt this discussion.

To address these issues, we discussed a number of information needs required by the Planning Commission. These included an update of the Village Land Use Map; a parking survey; a review and possible update of the Village questionnaire; and mapping of important natural features and development potential. Other tasks include a review and evaluation of the zoning ordinance and an assessment of Village infrastructure needs (i.e. parking, pedestrian walkways, water & sewer etc.).

At the last meeting it was suggested that the Planning Commission first hold a public meeting to further define important issues and concerns. This seems like a good next step. Perhaps the immediate effort focus of the Planning Commission should be on establishing the objectives and agenda of that meeting. I'm sure we will discuss it further at your June 8 meeting, and hopefully we can hope to have the study underway before too long.

Thanks.