

BLUE HILLS NRZ AREAS FOR ACTION



IMAGE AND PHYSICAL IMPROVEMENTS

Residents take pride in caring for their properties in Blue Hills and the Blue Hills Avenue commercial area has benefited from the City's façade improvement program. We feel that there is a need to address our overall image by giving attention to various components of our public facilities including our streets, parks, and buildings. Improving our image will present a physical "Welcome" to all our visitors. At the same time, these improvements will make residents feel good about their neighborhood and will provide the necessary physical backdrops to improve public safety.

◆ Streetscape/Façade Improvements

Blue Hills Avenue Commercial District
Gateway: Albany Avenue at Homestead and Blue Hills
Gateway: Blue Hills Avenue at Bloomfield line
Mark Twain Drive
Westbourne Parkway median
Holcomb Street: Vine to Ridgefield

◆ Signage/façade guidelines: Albany Avenue, Blue Hills, and other commercial properties

◆ Park and Recreation Facilities/Community Space

Improved/formalize Keney Park entrances
Increase green space and pocket parks

- Burnham Street (between Blue Hills Avenue and Salisbury Street)
- Corner of Salisbury Street and Harold Street
- Corner of Cornwall and Granby Streets
- Corner of Greenfield and Ridgefield Streets

Greenway along Park River Branch: Coordinate with City and CT DEP
Community Gardens: Identify new sites

◆ Infrastructure

Monitor delivery of public services (snow removal, trash pick-up, rodent control, etc.)

Identify deficiencies in water, sewer, storm water, roads, sidewalks

SUSTAINABLE ECONOMIC DEVELOPMENT

Our neighborhood is primarily residential and institutional uses. With construction of the CVS now under way, there remains but a handful of sites to target for economic development. We want to confine future development to our presently zoned commercial areas, but welcome development that is compatible with our neighborhood. We seek developers and land uses that will be good neighbors and will serve the needs of our residents.

◆ **Redevelopment Sites**

Thomas Cadillac Site

Westbrook Village/Bowles Park

◆ **Blue Hills Commercial District**

Review recommendations of Blue Hills Avenue Business District Improvement Study

Greenhouse site reuse

Continue to support neighborhood level businesses

Technical analysis of parking demand and needs

Traffic calming strategies

◆ **Oak Hill School**

Continue to monitor the evolution of new programs

Discuss future need for analysis of underutilized areas

Maintain open lines of communication with Board of Directors

QUALITY OF LIFE ISSUES

Despite the stability of our neighborhood, we need to continue to improve on the quality of life of Blue Hills residents, individually and collectively. This will require honest and objective monitoring of activities occurring within or affecting Blue Hills.

◆ **Public Safety**

Community Policing

“Eyes on the Neighborhood” training

◆ **Educational Facilities and Programs**

Expand library branch on Blue Hills Avenue

Playscape at Mark Twain School

Improve railroad crossing at Annie Fisher School

Seek opportunities to partner with local schools

◆ **Social Responsibility**

Tie in violence/drug prevention programs with NRZ activities/programs

Develop a neighborhood code of conduct

◆ **Land Use and Zoning**

Monitor negative land uses
Limit multifamily units to 3

◆ **Housing**

Monitor abandoned structures
Monitor code enforcement activities of City
Support activities and programs to sustain the quality of housing stock
Disseminate information on proper home rehabilitation and maintenance
Continue to monitor the level of homeownership and assess need for intervention

COMMUNICATIONS

Informed and educated residents are our best line of defense in our efforts to maintain a stable neighborhood and improve upon our quality of life. Improving upon our existing communication pathways while forging new ones will ensure broader representation of the neighborhood, improve participation in community events, and, when necessary, provide a mechanism for mobilizing support for specific issues.

◆ **Within the neighborhood**

Block Clubs
Blue Hills Civic Association
Blue Hills Merchants Association
Institutions

◆ **Between the NRZ and the City**

Planning Division: Notification of proposed zoning variances, site plan approvals, etc.
Police Department
City Manager
Public Works

◆ **With prospective developers**

Request that the Developer submit to the NRZ the following for review:

- a. schematic site plan
- b. evidence of (or approach to) site control
- c. evidence of due diligence
- d. summary of financing plan
- e. description of size and types of proposed uses
- f. leasing schedule
- g. implementation schedule

Work with the Developer to identify potential waivers necessary, public improvements required, etc.

◆ **With other NRZs**

Initiate dialogue with adjacent NRZs and discuss mutual goals and methods of accomplishing them together.