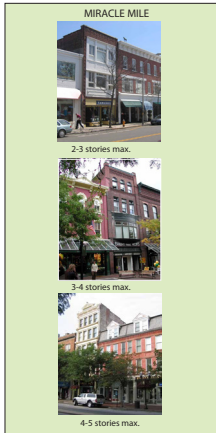
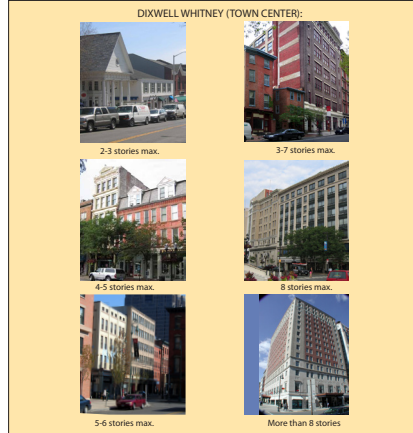


Hamden, CT SmartCode

What building heights would you prefer in the project area? *Use one dot per column.*



Hamden, CT SmartCode
Visual Preference Survey



FISHER TOWN DESIGN, INC.
www.fishertowndesign.com

Location: Hamden, Connecticut
 Type: SmartCode & Regulating Plan
 Calibrated: In 2007 as a consultant to Robert Orr & Associates
 Status: In approval process
 Town Size: 60,000 residents
 Contact: Leslie Creane, Planning Director
 (203) 287-7070
 Robert Orr, AIA
 (203) 777-3387
 Awards: In 2009, Hamden received the Sustainable Urbanism award from the Congress of New Urbanism, New England Chapter for the Hamden SmartCode

Description:

Hamden was originally a trolley suburb of New Haven, CT with development spreading northward from New Haven. The task of the team lead by Robert Orr & Associates was to create a SmartCode & Regulating Plan that would allow the commercial strip centers along the two major roads in Hamden to transition to a more walkable & sustainable future by bringing new buildings up to the sidewalk. Fisher Town Design was the SmartCode consultant. Fisher Town Design created a visual preference survey and calibrated the original SmartCode which was then folded into the existing Zoning Code to create an integrated code. Fisher Town Design educated the Hamden planners on the principles behind the SmartCode to facilitate the creation of the integrated code.



Pre-project Commercial District in Hamden, circa 2007

Table 3.5 Summary of Transect Zones					
	T1	T2	T3 & T3.5	T4	T5
RESIDENTIAL DENSITY					
Minimum	n/a	no minimum	no minimum	4 du / ac. net	15 du / ac. net
RESIDENTIAL DENSITY					
Maximum	by Amendment	by Amendment	4 du / ac. net	16 du / ac. net	24 du / ac. net
BLOCK SIZE					
Block Perimeter	no maximum	no maximum	3,000 ft. max.	2,400 ft. max.	2,000 ft. max.
CIVIC SPACE					
Park	permitted	permitted	permitted	permitted	permitted
Green	not permitted	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
BUILDING MASSING					
Lot Width	n/a	120 ft. min.	120 ft. max.	96 ft. max.	180 ft. max.
Building Coverage	3% max.	15% max.	25% max.	40% max.	60% max.
Lot Coverage (total impervious)	6% max.	20% max.	35% max.	80% max.	80% max.
Expression Line Height	n/a	n/a	24'-0"	24'-0"	24'-0"
SETBACKS-PRINCIPAL BLDG.					
Front Setback - Principal	n/a	48 ft. min.	24 ft. min.	6 ft. min./18 ft. max.	0 ft. min./12 ft. max.
Front Setback - Secondary	n/a	48 ft. min.	12 ft. min.	6 ft. min./18 ft. max.	0 ft. min./12 ft. max.

Transect Zone Summary: Integrated Code by Hamden Planning Dept.



Town Center Plan by Robert Orr & Associates



Sketch for Magic Mile area by Robert Orr & Associates