

## Agenda Item Summary

**To:** CRCOG Policy Board, CRCOG Transportation Committee  
**From:** Caitlin Palmer, Director of Regional Planning and Development  
**CC:** Matt Hart, Executive Director; Rob Aloise, Director of Transportation Planning  
**Date:** November 15, 2023 (Transportation Committee: November 13, 2023)  
**Subject:** Resolution for Endorsement of Enfield Traffic Impact Study

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**Background:** CRCOG staff is seeking Policy Board endorsement of the Enfield Traffic Impact Study and its recommendations. The study began in 2021 with the goal of evaluating traffic, congestion, safety, and roadway implications for a potential future mixed-use redevelopment of the Enfield Square Mall. Recommendations from the study include adjusted traffic signal timings, improved pedestrian phasing and accommodations, improved vehicle detection, and additional pedestrian, transit, and off-road bicycle facilities. Future studies are recommended to accommodate these facilities and to explore modal shift around the study area and the Thompsonville train station. Access management modifications to the mall site were also analyzed.

Enfield's Planning and Zoning Commission endorsed the Study's recommendations on October 26, 2023. Staff is seeking endorsement of the Study by the Policy Board so that its recommendations may be incorporated into CRCOG's planning documents.

**Benefit to Member Towns/CRCOG:** The Study provides a vision for future development of the Enfield Square Mall site that can be used as a resource for the Town of Enfield and future property owners. Implementation of the recommendations of the Enfield Traffic Impact Study will improve levels of service at intersections and will create a safer environment for vulnerable users within the study area.

**Financial/Operational Impact:** N/A

**Project Schedule:** To be determined. Following Policy Board approval, Staff will work towards implementation of the Study's recommendations in partnership with CTDOT and the Town of Enfield.

**Recommendation:** Staff recommends approval. The Transportation Committee will provide a recommendation at their meeting on November 13, 2023.

### Attachments:

- Memo: Enfield Transportation Impact Study Update
- Resolution for Endorsement of the Enfield Traffic Impact Study
- Approved Resolution for Endorsement of the Enfield Traffic Impact Study by the Town of Enfield Planning and Zoning Commission

**To:** CRCOG Transportation Committee  
**From:** Caitlin Palmer, Director of Regional Planning and Development  
**CC:** Rob Aloise, Director of Transportation Planning  
Cara Radzins, Deputy Director of Transportation Planning  
**Date:** September 8, 2023  
**Subject:** Enfield Transportation Impact Study Update

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The Enfield Traffic Impact Study (TIS) is nearing completion. The study began in 2021 with the goal of evaluating traffic, congestion, safety, and roadway implications for a potential future redevelopment of the Enfield Square Mall.

The Study first evaluated existing safety and capacity deficiencies for 15 intersections, the majority of which are along Route 190 (Hazard Avenue) and Route 220 (Elm Street) corridors. Potential future development options were then identified through a Market Analysis as well as a Visual Preference Survey. The Market Analysis identified a mix of residential, entertainment, retail, and medical office uses as an economically viable redevelopment opportunity. The Visual Preference Survey gathered feedback on desirability of potential uses and development by asking participants to rate images reflecting themes of Building Density, Site Layout and Parking, Building Architecture, Building Heights, Residential Use, Entertainment Use, and Bicycle/Pedestrian Amenities. These results were used to model a potential future development traffic scenario for the Traffic Impact Study.

Potential improvement opportunities identified include reducing access points to the Enfield Mall, revising traffic signal timings, improving transit facilities such as bus shelters, and adding off-road pedestrian and bicycle facilities near Route 220.

A public meeting will be held on October 3 from 6-7pm at Enfield Town Hall, Scitico Room. In advance of that meeting, the Enfield TIS final draft report will be available by end-of-day September 22 on the project website: <https://crocog.org/enfield-traffic-impact-study/>. The public comment period will be open from September 23 to October 26. The final report will incorporate feedback from these meetings.

We anticipate seeking endorsement of the Enfield Traffic Impact Study and its recommendations by the Transportation Committee and Policy Board on November 13 and November 15, respectively. Once endorsed, study documents will be finalized by December 31, 2023 and study recommendations may be incorporated into CRCOG's planning documents.

If you have any questions, please contact Caitlin Palmer at [cpalmer@crocog.org](mailto:cpalmer@crocog.org).

**RESOLUTION  
FOR ENDORSEMENT OF THE  
ENFIELD TRAFFIC IMPACT STUDY**

**WHEREAS**, the Capitol Region Council of Governments worked with the Connecticut Department of Transportation (CTDOT) to undertake the Enfield Square Mall Traffic Impact Study, originally known as the Enfield Routes 190 and 220 Corridor Study, to evaluate traffic, congestion, and safety with the purpose of improving operating conditions and assessing roadway implications for a potential future mixed-use redevelopment of the Enfield Square Mall; and

**WHEREAS**, CRCOG and the Consultant team worked closely with CTDOT and the Town of Enfield throughout the study effort to provide input; and

**WHEREAS**, the public had multiple opportunities to offer input via an online and paper survey, a study website, in-person informational meetings with virtual options, and in-person updates to the Enfield Planning and Zoning Commission; and

**WHEREAS**, the CTDOT technical team assigned to this study and Town staff concurred with the recommendations of this study; and

**WHEREAS**, the Town of Enfield’s Planning and Zoning Commission has reviewed and accepted the recommendations of this study on behalf of the Town; and

**WHEREAS**, the CRCOG Transportation Committee has reviewed the study, has found its recommendations to be reasonable, and has endorsed the effort;

**NOW THEREFORE BE IT RESOLVED THAT**, the Capitol Region Council of Governments does hereby endorse the Enfield Traffic Impact Study inclusive of the *Enfield Traffic Impact Study (TIS) – Routes 190 & 220* dated November 2023. Furthermore, these study documents may be marked Final, and study recommendations may henceforth be incorporated into CRCOG’s planning documents.

**CERTIFICATE**

I certify the above is a true copy of a resolution adopted by the Policy Board at its meeting held on November 15, 2023.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Jason Bowsza, Secretary

WHEREAS, In 2017, the need to assess development options and circulation impacts to a potential redevelopment of the Enfield Square Mall as identified by the Town of Enfield; and

WHEREAS, In 2021, the Capitol Region Council of Governments (CRCOG) entered into a contract with the Consultant on behalf of the Town to conduct the Enfield Square Mall Traffic Impact Study, to assess possible redevelopment opportunities of the mall site and assess the traffic impacts that such development would have on the surrounding roadways, including Routes 190 and Routes 220 and additional intersections in the vicinity of the mall, including Freshwater Boulevard, Cranbrook Boulevard, and Palomba Drive; and

WHEREAS, The Traffic Impact Study (TIS) portion of the project was conducted using a mixed-use development scenario identified by a market study analysis as well as a community-wide survey conducted; and

WHEREAS, The future mixed-use scenario for potential mall site redevelopment included 150 townhomes, 690 apartment units, 150,000 square feet of mixed-use retail including two mid-range/upscale sit-down restaurants, 38,000 square feet of medical office, and 65,000 square feet of entertainment uses; and

WHEREAS, The TIS also explored the impact on traffic if access to the site were to change in the future, specifically testing traffic operations on scenarios that proposed more restrictive access to the mall; and

WHEREAS, More restrictive options, known as "Access Option A" and "Access Option B," which eliminated or restricted access to right-in/right-out only access at the westernmost drive on Route 220, are feasible alternatives should the property owner be interested in proposing such modification on Route 220; and

WHEREAS, Both perform similarly, with some additional bicycle and pedestrian benefits ascribed to "Access Option A" but that no option presented in the study, or other option, will move forward until a time that such property owner proposes it; and

WHEREAS, Mitigation and transportation improvements were identified that will improve future traffic operations and can also be implemented in the immediate term; and

WHEREAS, The Planning and Zoning Commission is in full support of these improvements identified in the Enfield Square Mall Traffic Impact Study, which include:

Traffic signal timing, phasing, and detection improvements,

Pedestrian signalization, concurrent phasing, Leading Pedestrian Interval (LPI), elimination of a "split phase" pedestrian crossing at Freshwater Boulevard and Route 220 through lane reconfiguration, and crosswalks across all travel lanes of intersections,

Addition of bicycle infrastructure that offers safe, physically separated travel from vehicle lanes as well as transit amenities, and further study that is needed to identify the placement of this infrastructure, and

WHEREAS, Funding and implementation of bicycle and pedestrian improvements should be considered in the immediate future [regardless of the mall status?]; and

WHEREAS, Further study of modal shift within the Enfield Square Mall study area and the Thompsonville train station is necessary; and

WHEREAS, The above measures will improve levels of service at intersections and will create a safer environment for pedestrians and other vulnerable users within the study area; and

NOW THEREFORE BE IT, The Enfield Planning and Zoning Commission hereby approves the Enfield Traffic Impact Study on this day, October 26, 2023.