

MAIN STREET AREA MASTER PLAN

WINDSOR LOCKS, CT

PROJECT APPROACH GENERAL

PRE ANALYSIS

INITIAL THOUGHTS
PRELIMINARY ANALYSIS
OPPORTUNITIES / CONSTRAINTS

VISIONING

TARGET WORKSHOPS
GOALS AND OBJECTIVES
LAND USE
CHARACTER / SCALE
REDEVELOPMENT OPPORTUNITIES



ANALYSIS

ECONOMIC
PHYSICAL
SOCIAL
REDEVELOPMENT PROTOTYPES

RECOMMENDATIONS

MARKET / LAND USE / TRAFFIC / STREETScape /
RECREATION / REDEVELOPMENT / PEDESTRIAN / SCALE /
IMAGE

IMPLEMENTATION

FUNDING
D.O.T.
PRIORITIZED ACTION ITEMS
ZONING / POCD
GUIDELINES

MAIN STREET AREA MASTER PLAN WINDSOR LOCKS, CT

PROJECT APPROACH REINVESTMENT SITES / ECONOMIC DEVELOPMENT / LAND USE RECOMMENDATIONS

MUST BE GROUNDED IN MARKET / FINANCIAL / PHYSICAL FEASIBILITY

**DESIRED GOALS MARKET COMPATABILITY
 FINANCIAL / PHYSICAL FEASIBILITY**

REDEVELOPMENT PROTOTYPES EVALUATED

**DEFINE IMPACTS TRAFFIC
 PEDESTRIAN
 ECONOMIC DEVELOPMENT
 AUGMENT EXISTING MIXED USE ELEMENTS
 PARKING
 TRANSIT ORIENTED DEVELOPMENT**



MAIN STREET AREA MASTER PLAN

WINDSOR LOCKS, CT

NORTHERN COMMERCIAL GATEWAY



•GATEWAY ELEMENTS

•ALTERNATIVE
TRANSPORTATION
OPPORTUNITIES (TOD?)



•CONNECT TO EXISTING
RETAIL

•RECREATIONAL
OPPORTUNITIES



•CANAL WALK
CONNECTION RR
CROSSING ISSUE ?



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DOWNTOWN CORE / EAST WINDSOR CONNECTION



- BRIDGE GATEWAYS
- PEDESTRIAN FRIENDLY
- REDEVELOP MONTGOMERY
- CANAL & RIVER WALK
- REDEVELOP DEXTER PLAZA
- FOCUS ON HISTORIC
- RECREATION CONNECTIONS
- STREET SIDE COMMERCIAL
- GATEWAY



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WINDSOR LOCKS, CT

MIXED-USE TRANSITION / INTERCHANGE AREA



- SOUTHERN GATEWAY TRANSITIONS
- INTERCHANGE ASSOCIATED OPPORTUNITIES
- WAYFINDING SIGNAGE
- MAINTAIN HISTORIC CHARACTER AND SCALE

