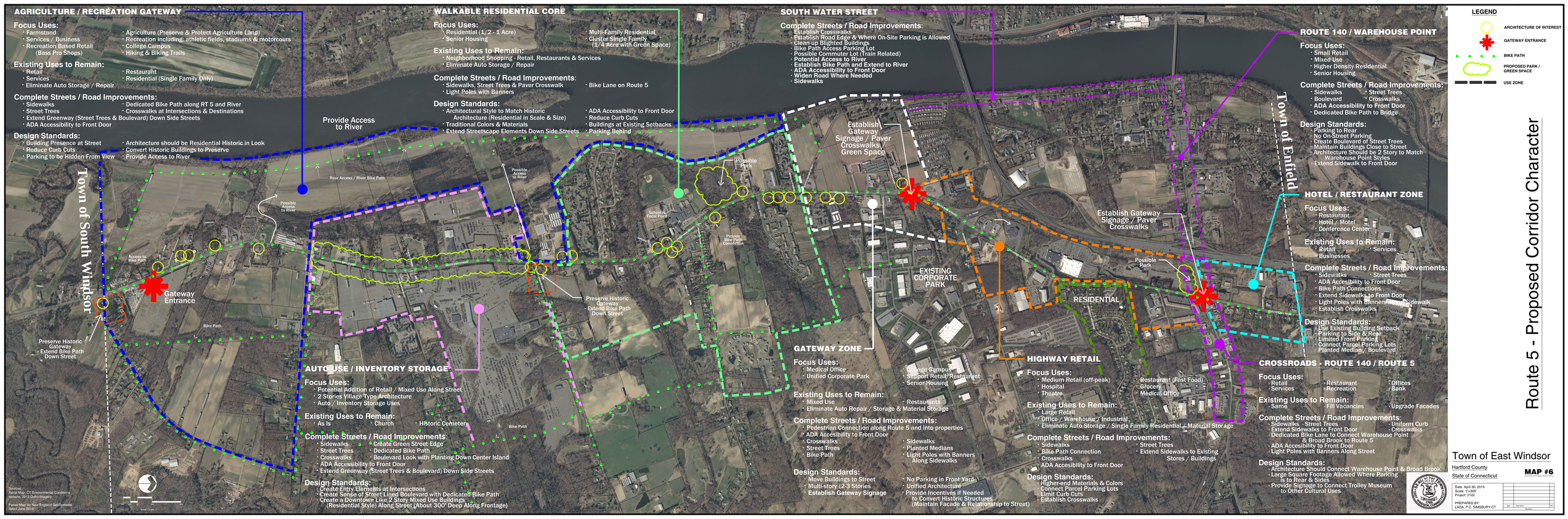
AGRICULTURE / RECREATION GATEWAY
Focus Uses:
Farmstand
Services / Business
Recreation Based Retail (Bass Pro Shops)
Agriculture (Preserve & Protect Agriculture Land)
Recreation including: athletic fields, stadiums & motorcours
College Campus
Hiking & Biking Trails
Existing Uses to Remain:
Retail
Services
Eliminate Auto Storage / Repair
Restaurant
Residential (Single Family Only)
Complete Streets / Road Improvements:
Sidewalks
Street Trees
Extend Greenway (Street Trees & Boulevard) Down Side Streets
ADA Accessibility to Front Door
Dedicated Bike Path along RT 5 and River
Crosswalks at Intersections & Destinations
Design Standards:
Building Presence at Street
Reduce Curb Cuts
Parking to be Hidden From View
Architecture should be Residential Historic in Look
Convert Historic Buildings to Preserve
Provide Access to River
Town of South Windsor
Provide Access to River
Rear Access / River Bike Path
Possible Access to River
Access to Bike Path
Gateway Entrance
Bike Path
Preserve Historic Gateway
Extend Bike Path Down Street
WALKABLE RESIDENTIAL CORE
Focus Uses:
Residential (1/2 - 1 Acre)
Senior Housing
Multi-Family Residential
Cluster Single Family (1/4 Acre with Green Space)
Existing Uses to Remain:
Neighborhood Shopping - Retail, Restaurants & Services
Eliminate Auto Storage / Repair
Complete Streets / Road Improvements:
Sidewalks, Street Trees & Paver Crosswalk
Light Poles with Banners
Bike Lane on Route 5
Design Standards:
Architectural Style to Match Historic Architecture (Residential in Scale & Size)
Traditional Colors & Materials
Extend Streetscape Elements Down Side Streets
ADA Accessibility to Front Door
Reduce Curb Cuts
Buildings at Existing Setbacks
Parking Behind
Possible Access to River
School is Focal Point
Possible Park
Provide Bike Path Connection
Preserve Historic Gateway
Extend Bike Path Down Street
AUTO USE / INVENTORY STORAGE
Focus Uses:
Potential Addition of Retail / Mixed Use Along Street
2 Stories Village Type Architecture
Auto / Inventory Storage Uses
Existing Uses to Remain:
As Is
Church
Historic Cemetery
Complete Streets / Road Improvements:
Sidewalks
Street Trees
Crosswalks
Create Green Street Edge
Dedicated Bike Path
Boulevard Look with Planting Down Center Island
ADA Accessibility to Front Door
Extend Greenway (Street Trees & Boulevard) Down Side Streets
Design Standards:
Create Entry Elements at Intersections
Create Sense of Street Lined Boulevard with Dedicated Bike Path
Create a Downtown Like 2 Story Mixed Use Buildings (Residential Style) Along Street (About 300' Deep Along Frontage)
Bike Path
SOUTH WATER STREET
Complete Streets / Road Improvements:
Establish Crosswalks
Establish Road Edge & Where On-Site Parking is Allowed
Clean-up Blighted Buildings
Bike Path Access Parking Lot
Possible Commuter Lot (Train Related)
Potential Access to River
Establish Bike Path and Extend to River
ADA Accessibility to Front Door
Widen Road Where Needed
Sidewalks
Establish Gateway Signage / Paver Crosswalks / Green Space
Possible Park
EXISTING CORPORATE PARK
RESIDENTIAL
GATEWAY ZONE
Focus Uses:
Medical Office
Unified Corporate Park
College Campus
Support Retail/Restaurant
Senior Housing
Existing Uses to Remain:
Mixed Use
Eliminate Auto Repair / Storage & Material Storage
Restaurants
Complete Streets / Road Improvements:
Pedestrian Connection along Route 5 and into properties
ADA Accessibility to Front Door
Crosswalks
Street Trees
Bike Path
Sidewalks
Planted Medians
Light Poles with Banners Along Sidewalks
Design Standards:
Move Buildings to Street
Multi-story (2-3 Stories
Establish Gateway Signage
No Parking in Front Yard
Unified Architecture
Provide Incentives if Needed to Convert Historic Structures (Maintain Facade & Relationship to Street)
HIGHWAY RETAIL
Focus Uses:
Medium Retail (off-peak)
Hospital
Theatre
Restaurant (Fast Food)
Grocery
Medical Office
Existing Uses to Remain:
Large Retail
Office / Warehouse / Industrial
Eliminate Auto Storage / Single Family Residential / Material Storage
Complete Streets / Road Improvements:
Sidewalks
Bike Path Connection
Crosswalks
ADA Accessibility to Front Door
Street Trees
Extend Sidewalks to Existing Stores / Buildings
Design Standards:
Higher-end Materials & Colors
Connect Parcel Parking Lots
Limit Curb Cuts
Establish Crosswalks
Establish Gateway Signage / Paver Crosswalks
Posalble Park
Town of Enfield
ROUTE 140 / WAREHOUSE POINT
Focus Uses:
Small Retail
Mixed Use
Higher Density Residential
Senior Housing
Complete Streets / Road Improvements:
Sidewalks
Boulevard
Street Trees
Crosswalks
ADA Accessibility to Front Door
Dedicated Bike Path to Bridge
Design Standards:
Parking to Rear
No On-Street Parking
Create Boulevard of Street Trees
Maintain Buildings Close to Street
Architecture Should be 2-Story to Match Warehouse Point Styles
Extend Sidewalk to Front Door
HOTEL / RESTAURANT ZONE
Focus Uses:
Restaurant
Hotel / Motel
Conference Center
Existing Uses to Remain:
Retail
Businesses
Services
Complete Streets / Road Improvements:
Sidewalks
Street Trees
ADA Accessibility to Front Door
Bike Path Connections
Extend Sidewalks to Front Door
Light Poles with Banners along Sidewalk
Establish Crosswalks
Design Standards:
Use Existing Building Setback
Parking to Side & Rear
Limited Front Parking
Connect Parcel Parking Lots
Planted Median / Boulevard
CROSSROADS - ROUTE 140 / ROUTE 5
Focus Uses:
Retail
Services
Restaurant
Recreation
Offices
Bank
Existing Uses to Remain:
Same
Fill Vacancies
Upgrade Facades
Complete Streets / Road Improvements:
Sidewalks - Street Trees
Extend Sidewalks to Front Door
Dedicated Bike Lane to Connect Warehouse Point & Broad Brook to Route 5
ADA Accessibility to Front Door
Light Poles with Banners Along Street
Uniform Curb
Crosswalks
Design Standards:
Architecture Should Connect Warehouse Point & Broad Brook
Large Square Footage Allowed Where Parking is to Rear & Sides
Provide Signage to Connect Trolley Museum to Other Cultural Uses
LEGEND
ARCHITECTURE OF INTEREST
GATEWAY ENTRANCE
BIKE PATH
PROPOSED PARK / GREEN SPACE
USE ZONE
Route 5 - Proposed Corridor Character
Town of East Windsor
Hartford County
State of Connecticut
MAP #6
Date: April 30, 2015
Scale: 1"=300'
Project: 2122
PREPARED BY:
LADA, P.C. SIMSBURY CT
Sources:
Aerial Map: CT Environmental Conditions Website, 2012 Ortho Imagery
Parcel Map: by New England GeoSystems dated June 2014