

Notes from March 16, 2016 Workshop

St. John's Church, East Windsor CT

Part I: Existing Conditions and Attributes

What Makes Warehouse Point Unique?

Proximity to Connecticut River, Connecticut River is

There are small lots but the area does not feel small

It's a multimodal community

There are multiple zones within the area

It has historical and/or attractive architecture

The downtown is easy to walk to and convenient

What are Some Favorite Buildings in Warehouse Point?

The Firehouse

St. John's Church

Wesleyan Methodist Church

The Library

Keystone Building, Box Factory

Annex

The house I live in

All of Water Street

Connecticut Children's Place

State Receiving Home

Police Department

Why are these Buildings favorites? They fit with the desired architecture

How Should New Construction Be Different?

No big box stores

Needs to have detail and character

Should reflect the existing architecture

Should include landscaping

Follow Maine Fish Market as an example of appropriate architecture

Feel it is important to repurpose some existing empty buildings before focusing on new construction

Where Should Shopping Areas be Focused?

In the core of Warehouse Point

Opinions on Future Restaurants

No big chains, mom and pop places would be welcomed

Would prefer convenient locations to walk to

Do you like the existing Residential Housing?

Like old styles

Like look on street

Important to improve / maintain the existing housing/buildings to keep str

Would like more senior housing

There was a discussion regarding what kind of housing

would attract a millennial market

Do you like the existing Commercial Architecture?

Most respondents felt the architecture was acceptable but could be better-

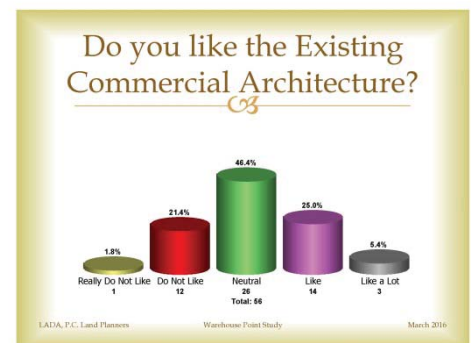
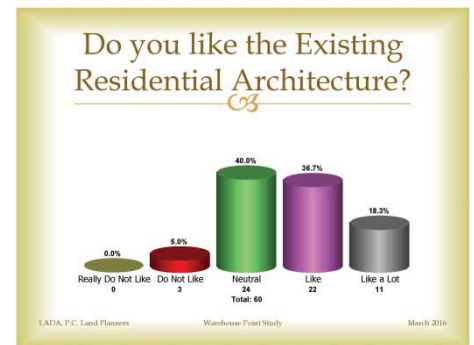
What would make it better?

More detail

More ornament

Better looking at street level

Should look more like existing old architecture



How important is it to add shopping?

Respondents generally favored increasing shopping opportunities

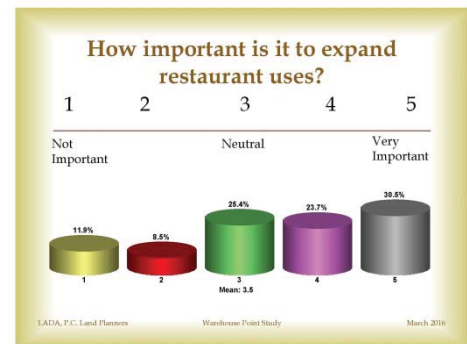
Those who did not thought that shopping uses generally
meant large retail stores which might be better
suited on Route 5



How important is it to add restaurants?

Additional restaurant uses were supported

There was some concerns that existing uses might be impacted
by new uses

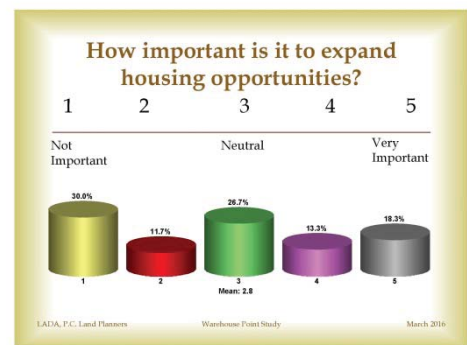


How important to add housing?

There are very mixed feelings on this topic

Respondents who were positive though Warehouse Point was a good
location for new housing

Respondents who were negative were generally opposed to
any new apartments in town regardless of location



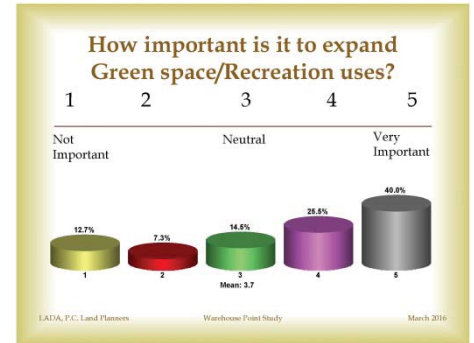
How important is it to add Green Space?

Really important to have connections to bike trail

Would like access to the Connecticut River and parks

Walking trail behind Hartfield Executive Park

Boat Launch



What Places Should Remain Where they are?

Some historic houses are zoned business along Main Street, would like to see those structures remain

Need an architectural review for the "historic district"

Part II: Potential Developments

Option One: Focal Buildings at Intersection of Bridge St and Water St

Liked: More people found this appropriate for Warehouse Point than those who did not

Liked Bike path and use of North and South Water Streets

Disliked: Concerned about existing buildings and uses being displaced

Not convinced that focal buildings were needed



Option Two: Buildings at Intersection with Roundabout

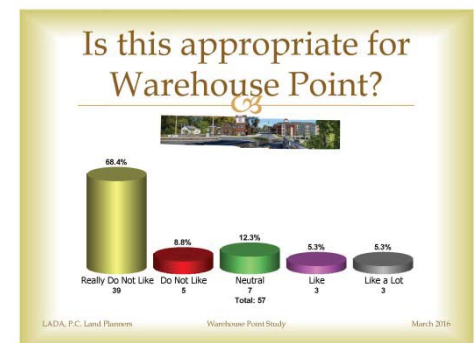
Liked:

Disliked: Almost unanimously, the roundabout had a negative response

Want to make sure the roads are still pedestrian and bike friendly

If stoplight was removed because of roundabout, it would more

difficult to cross the street on foot



Option Three: Focal Buildings at Intersection with a Second Row of New Construction

Liked: Generally, this idea was interesting and well liked

Streetscape improved

Liked Bike Path options

Disliked: Concerned about existing uses and buildings



Option Four: New Construction at Intersection from Opposite Direction

Liked: how far the buildings were from the street

Liked the Street Trees and felt lighting would also improve the streetscape

Would like the utility lines to be placed underground

Disliked: Want the sidewalks further from the road to accommodate the snow



Option Five: Bridge Street by Blue House and park

Liked: idea of additional use along road improved streetscape

Disliked: Did not like on street parking as an option

Generally did not like the building heights

Felt it was too close to the road



Option Six: Residential Structures for potential Commercial Purpose

Liked: This style of architecture (colonial, eclectic, and traditional) was welcomed by the community

Felt it was cohesive to the existing style on Bridge and Main Streets

Disliked: Again did not want on street parking as an option



Option Seven: Outbuilding on corner of Bridge St and Main St

Liked:

Disliked: Suggested by some to have a bus stop here

If there was to be a new building, parking for Geisslers could be limited

People who eat at Maine Fish Market use that parking lot for overflow

The Firehouse also utilizes that parking lot (suggested to increase parking at the Fire Department)



Option Eight: Bridge Street East looking at Interstate 91

Liked: Would like to see medical office proposed there

Small Professional Office Park would be good here

Use of Existing buildings as professional office was generally thought to be appropriate.

Extension of the Bike Path

Disliked: Keep commercial developments over by the cinema

Commercial development will make it too congested for traffic



Option Nine: Police Department by Annex

Liked: Architecture was interesting

Streetscape extension was good

Expansion opportunity for nursing home was a good idea

Disliked: At least half of the people who voted no did so due to the fact

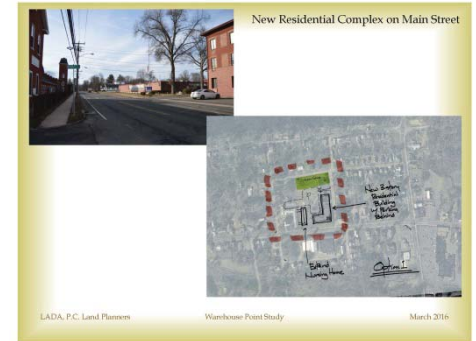
that they did not like moving police station

Feels there is no maintenance of current property

The playground is used currently, would like to keep that space

with same function

Would like less brick in that area



General Thoughts-

Throughout the entire meeting, the suggestion of a bike path was continually stressed. Reduction of traffic on South Water Street, increased green space along the river and an emphasis of finding ways to maintain the existing old architecture within the Warehouse Point Core.

What makes Warehouse Point a good place to shop/eat?



VARIETY OF SHOPS (BIG + SMALL) + EAT (CHAINS + INDEPENDENT)

more choices of cuisine - more restaurants

BIG AND SMALL BUSINESSES

Good Variety of Restaurants

It's A Grind!

PEDESTRIAN ACCESS TO + FROM SHOPPING PLAZA

Geisslers

Local markets, banks, insurance, restaurants, etc.

Locally owned/family owned Businesses



What makes Warehouse Point a good place to live?



THE NATURE OF THE AREA

Good People

CLOSE to Shops

BETWEEN Hartford & Springfield

town-size, town-feel (not city)

beauty, climate, river

proximity to I-91 & Mass Pike

close to BDL

River access

Affordable

Good Place To Have A Business

UNIQUE - ALL USES IN TOWN - BUSINESS, RESIDENTIAL, GOLF, FARM, OFFICE, PROFESSIONAL

Great Library

Good to raise a family - school open to diversity

Really GREAT & CARING People



What makes Warehouse Point a good place to work?



JOBS

shops + RESTAURANTS

near interstate

ALL SERVICES IN VICINAGE

The library

Convenient - Access to stores, Library



What would make it better?

ice cream shop! ● ●

shops + foot traffic ●

coffee shop ● ● ●

flowers ●

beautify the town green ● ● ● ● ●

REDO AREA NEAR WALMART

MORE ENTERTAINMENT ●

side walks up to Sophia's ● ● ●

More local restaurants ●

Useable town center ● ●

PUBLIC BUS ●

Relocate Town Hall ● ● TO SCARTIC

Sidewalk on S. Water St ● ● ●

More river access ● ● ● ● ● ● ●

WHOLE FOODS ● ● ● ●

Better lunch options

Schools

Fix TOWN HALL ANNEX - OLD BLDG IS EYESORE!!

Reduce TRUCK TRAFFIC ON N. MAIN ● ●
N. Water too!

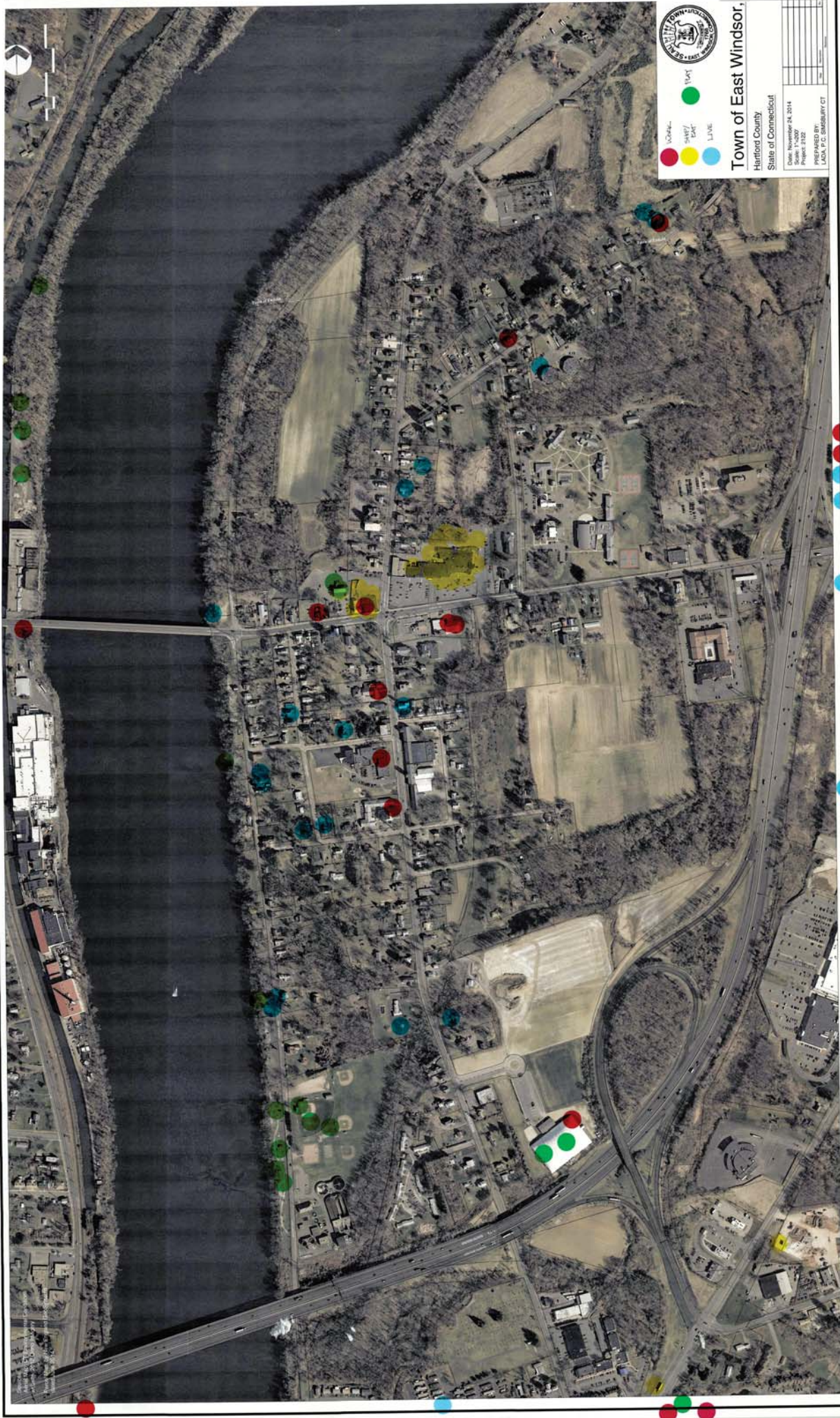
Move Traffic off S. WATER & MAKE IT PEDESTRIAN FRIENDLY ● ● ●
+ Away from Playground + sports Field
Sidewalks on S. Water St.

Put something
in old Walmart +
Make theater bldg
But not
a casino

A larger library
that can truly
become a community center

BIKE / WALKING PATH
ON S & N WATER ST ● ●

ENFORCE LAWS ON SPEEDING
+ FIREWORKS



Town of East Windsor,
Hartford County
State of Connecticut

Date:	November 24, 2014
Scale:	1" = 100'
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