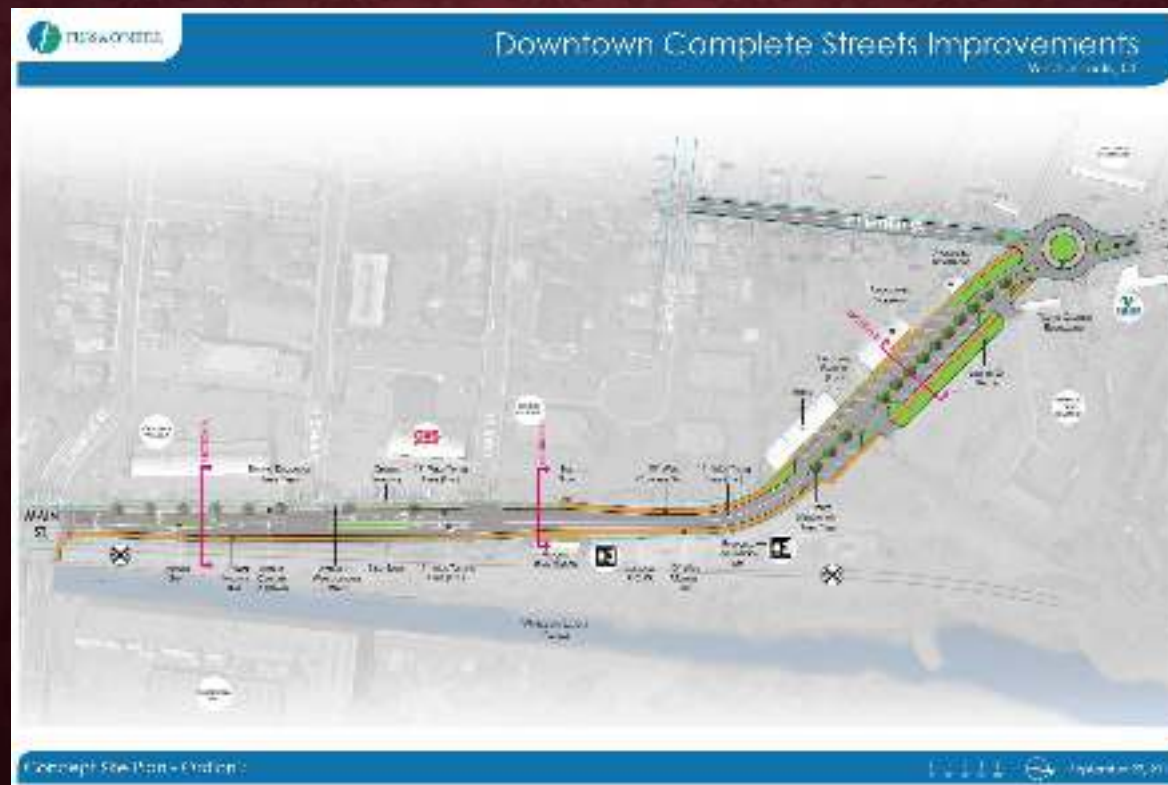


WINDSOR LOCKS, CT

Transit Oriented Development



WINDSOR LOCKS CANAL OPENS 1829 CONNECTICUT'S ORIGINAL TOD



DUAL PURPOSE OF CANAL

To Bypass Enfield
Rapids

To Attract
Development by
Providing a Power
Source for Mill Sites





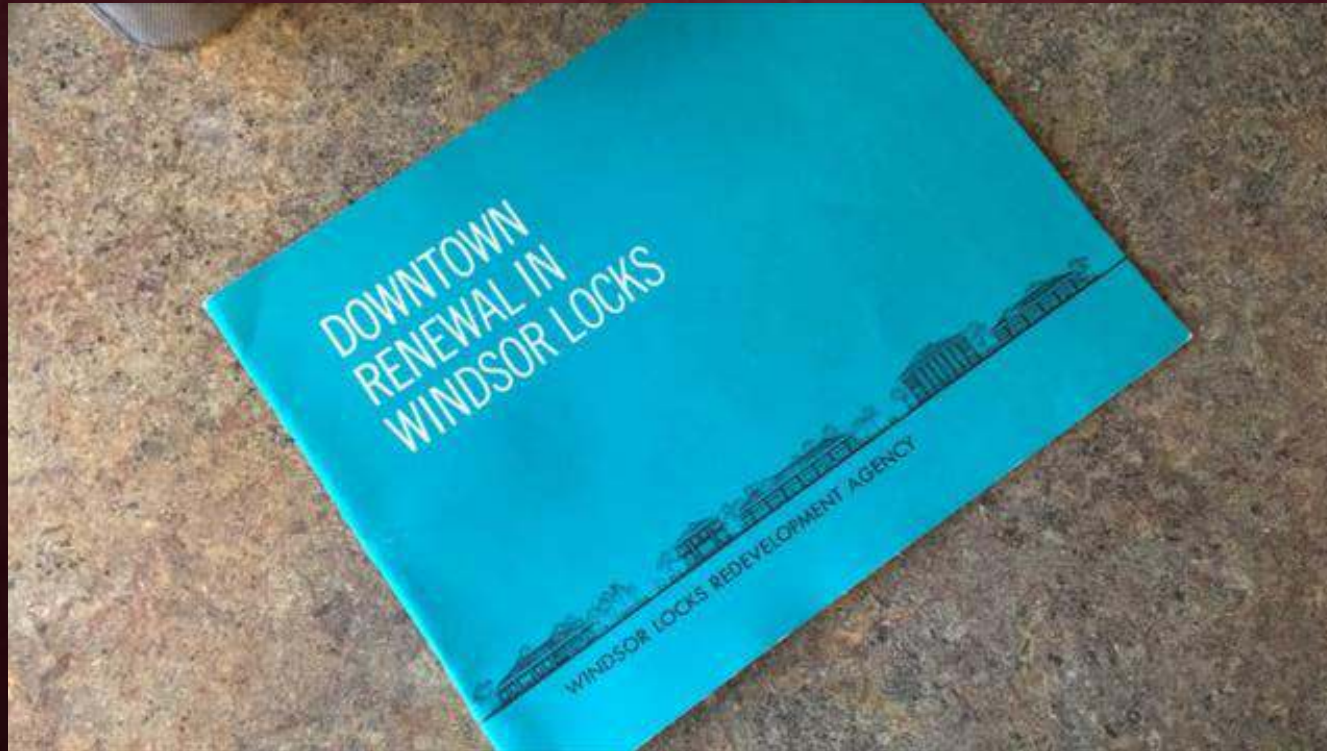
1844 New York, New Haven and Hartford Railroad Arrives

**DOWNTOWN
WINDSOR LOCKS
THRIVES**



FEDERAL DOWNTOWN RENEWAL

Tenants Evicted, Main Street Demolished, Few Tenants Return



THIRTY YEARS OF STAGNATION

Strip Malls Behind Parking



Auto Oriented Downtown



RECOVERY PLANNING BEGINS

Main Street Study 2008

Recommendations

- Relocate commuter rail station to center of downtown commercial district.
- Develop TOD Land Use Plan.
- Think Regionally.
- Maintain/Enhance Sense of Place.
- Take Advantage of Existing Assets – Canal, River, etc.

TOD Study 2011 – 2012

Recommendations

- Removing Barriers to Redevelopment.
- Analysis of Market Potential.
- Evaluate Market for New Housing Units.
- Development Sequencing.
- Primary intersection reconfiguration.
- Pedestrian and bike friendly initiatives.
- Complete Street Visioning.

RECOVERY PLANNING

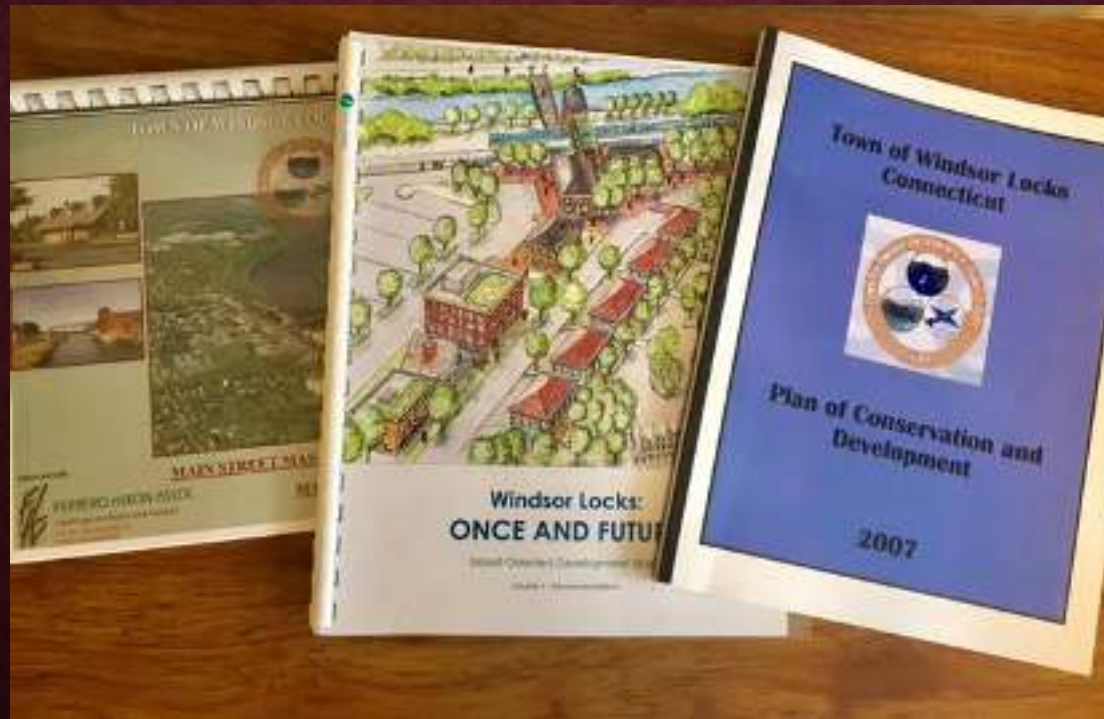
Workforce Housing Study

Historic Train Station
Adaptive Reuse



PLAN OF CONSERVATION AND DEVELOPMENT

Incorporate recommendations of planning and affordable housing studies into Plan of Conservation and Development.



DEVELOPING A RECOVERY TOOLKIT

- Community Outreach.
- Main Street Overlay Zone.
- Adopt Tax Increment Financing District.
- Conduct Environmental Assessments.
- Historic Train Station Adaptive Reuse Assessment.

DEVELOPING RECOVERY TOOLKIT

Community Outreach



Main Street Overlay Zone

(1) An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

(2) To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a footprint of 5,000 square feet or less shall be constructed with a pitched roof. Structures having a footprint greater than 5,000 square feet shall be constructed with either a pitched or parapet roof. Membrane-type roofs that are visible are prohibited.

Signage shall be at least fifteen (15) feet in height and shall be placed vertically.

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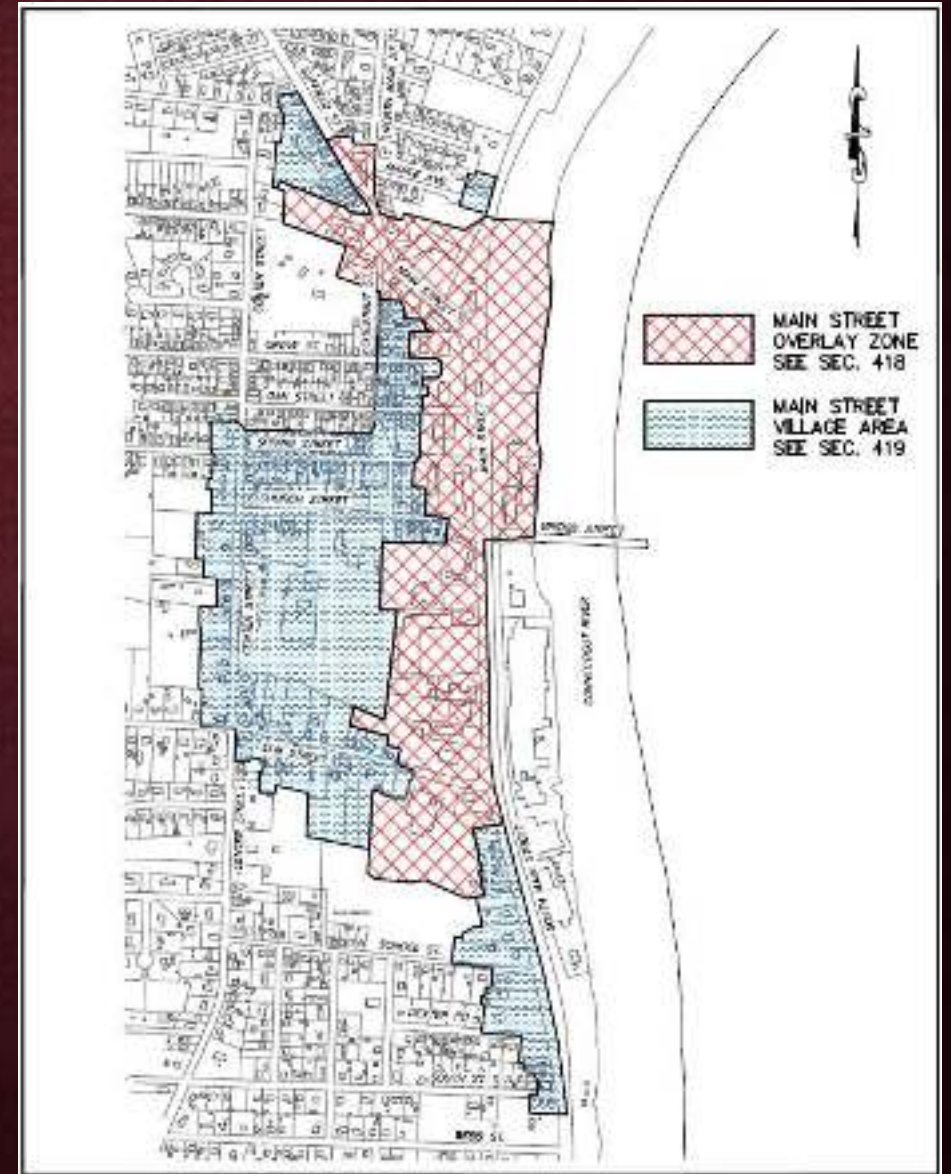
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TAX INCREMENT FINANCING

- Main Street Overlay Zone Designated as TIF District.
- Signal to Developers Windsor Locks is serious about Main Street Revitalization.
- Assures that revenue growth is reinvested in District.
- Adds ability to attract redevelopers with incentives.



RECOVERY TOOLKIT

Environmental Assessment

- Brownfield Grant secured to assess catalyst site – Montgomery Mill Property.
- Phase I assessment of likely redevelopment sites using TOD grant.



Adaptive Reuse Assessment

- Historic Railroad Station only remaining building from original Main Street.
- Restoration efforts underway.
- Study suggests several sustainable uses for restored station.



PLANNING FOR TOD BEGINS TO PAY OFF

Hartford Line TOD Action Plan Overview

- Eight (8) Selected Station Areas for TOD Action Plans:
 - Including future new and relocated stations along the Hartford Line
- Other station areas to be addressed through the identification of corridor-wide station area typologies



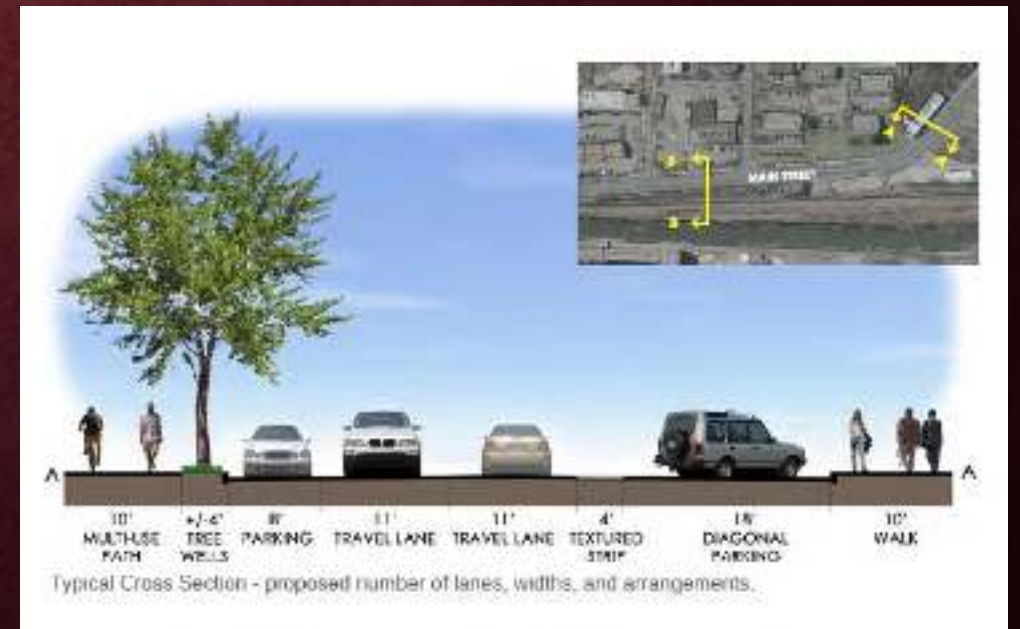
PLANNING FOR TOD BEGINS TO PAY OFF

Montgomery Mill
Conversion

160 One and Two Bedroom Apartments



\$3,000,000 LOTCIP
Complete Streets Grant



PLANNING FOR TOD BEGINS TO PAY OFF

Waterside Village Public Realm

Responsible Growth Grant
To Aid Redevelopment of Three
Properties Opposite New Station



TOD GRANT FOR PUBLIC MARKET FEASIBILITY STUDY



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