

Windsor Center: Looking Ahead

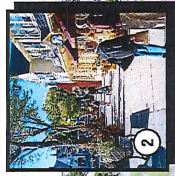
FROM THE WINDSOR CENTER TOD MASTER PLAN AND REDEVELOPMENT STRATEGY

The Vision of the TOD Master Plan seeks to create a "sense of place" at Windsor Center, making it a more enticing destination through urban design changes to public spaces and improvements to buildings and development that preserve and enhance the existing village character. Strategies include strengthening transit with a new multi-modal station, rebalancing circulation patterns to improve accessibility from other areas and better incorporate pedestrians and parking, and channelling strategic infill and redevelopment of key properties to bring activity and vitality to the area surrounding the Town Green.

A reinvigorated Plaza building with street-level retail and an entertainment venue



Streetscape and safety improvements to local streets, and enhanced connections to the Green



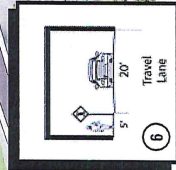
Sidewalk extensions and traffic calming, including a "road diet" on Broad Street



Mixed-use development at the Arthur's Drug site and elsewhere to line the Green



Village-style infill and renovations, with shared landscapes, parking, and walkways



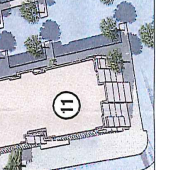
Sidewalk improvements for the under-bridge crossing on Batchelder Street



A new central parking deck to support Town Hall, nearby uses, and expanded rail service



A new multi-modal transit hub with a link to Broad Street



Additional on-street parking strategically located where most beneficial.



Mixed-use zoning and innovative design guidelines to strengthen the Center



Future multi-family housing in the Mechanic Street area



A pedestrian overpass designed as a visible and attractive connector

The Windsor Town Center TOD Master Plan and Redevelopment Strategy recommends ten essential components to achieve the Town's vision of Transit-Oriented Development (TOD). These components include both short-term actions and larger projects, and will involve all of the stakeholders in the Town Center.

Keys to the Future for Windsor Center

Key strategic changes and improvements can accelerate the Town's ability to fulfill its goals for Windsor Center. Some of these changes can be accomplished relatively soon; others may take several years to fully accomplish. However, progress on any of these will help shift the quality, activity, value and image of the district.

BROAD STREET RECONFIGURATION

The Town can narrow portions of Broad Street and realign its intersections to be more effective in directing and distributing traffic while shortening pedestrian distances. Excessive street width would become additional on-street parking and landscape medians. Peak hour traffic would still be supported, but with a better balance of convenient walking, parking and circulation choices to encourage a successful business and civic center.

NEW HOUSING IN WINDSOR

The future economic vibrancy and vitality within Windsor Center will require an infusion of several hundred units of new multi-family housing. Well-designed projects are needed at key sites, converting underutilized land and providing additional high quality housing choices. A hallmark of a successful town center, the new housing will appeal to younger generations and "empty nesters", complementing the family-oriented houses of nearby neighborhoods. The new residents will become important patrons for shops, stores, restaurants and transit.

STATION AREA REDEVELOPMENT

Long-term transit, parking, and mobility solutions can emerge on Town-owned land behind Town Hall. Funding will be needed to create a central parking deck serving Windsor Center, Town needs, and rail patrons. This location will become a transit hub, connecting pedestrians, bicycle, and transit routes. The transit hub will link both sides of the tracks with an architecturally prominent pedestrian bridge, linking the Town Green to a cluster of multi-family residential buildings that may incorporate some commercial uses or live/work units as part of a cohesive, complete Mechanic Street corridor.

NEIGHBORHOOD STREETSCAPE AND TRAFFIC CALMING

The compact neighborhoods around the Center can provide the fundamental qualities of a safe, walkable and bikeable place through a series of coordinated sidewalk repairs and extensions, traffic calming, and streetscaping at strategic locations to reduce cut-through traffic and increase their attractiveness and value.

COLLABORATIVE REINVESTMENT: CENTRAL ST. NORTH

The cluster of properties and buildings north of Central Street can become a village within a village – an attractive combination of restored historic buildings, new construction and additions connected by a shared landscape, walkways and parking resources that enhance the attractiveness and identity for all of the uses. The Town will work with property owners over several years to accomplish this goal.



REDEVELOPMENT: TOPPING OFF BROAD STREET

The former Arthur's Drug site provides an opportunity for strategic, multi-story reinvestment that can "top off" Broad Street. Development on this centrally-located site could transform the northern end of Broad Street by visually connecting the east and west sides of the Town Green, enhancing the value of the entire area. Redevelopment could take advantage of the enhanced pedestrian links and increased on-street parking associated with the proposed street and intersection changes.

BRINGING THE PLAZA BUILDING BACK TO LIFE

The historic Plaza Building could be brought back to life with ground-level restaurants and shops and upper-level uses. The theater space holds the promise associated with a relatively small but unique entertainment or event destination that can restore the weekend and evening vitality that was once a hallmark of its role in the life of Windsor Center.

MIXED-USE DESIGN GUIDELINES AND REGULATIONS

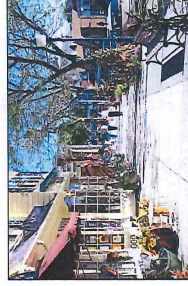
The Town's regulations can be tools to enhance the value of the entire district over time by providing incentives for appropriate village scale development and innovative solutions to parking needs, protecting historic buildings and neighborhood character and providing for a consistent design quality that will enhance the value of properties. Design guidelines included in this Plan will help guide new development and renovations accordingly. Zoning might also be refined to further support appropriate mixed use development in the future.

NEW AND EXPANDED ACTIVE USES AROUND THE GREEN

A combination of public and private initiatives are needed to complete a continuous border of active, visually engaging buildings and uses around the Town Green. These initiatives will need to support uses with enough variety and interest to draw and retain visitors from Windsor and other communities, collectively boosting the market for all of the destinations. A larger cluster of diverse, quality restaurants, food-oriented shops is an attainable step in this direction, especially when paired with well-publicized events on the Town Green.

PARKING AND PARKING MANAGEMENT

The Town and private owners will need to manage their parking lots and spaces through a coordinated program directly tied to their joint goals of enhancing the mixed-use vitality of the district and draw new investment. A successful program will include the appropriate supply of parking spaces in convenient, efficient, targeted locations, rather than the existing scattered collection of parking lots that vary considerably in their use. There are many advantages to supporting compact retail, restaurant, and business patterns through shared parking solutions among properties and well-managed curb-side spaces.



Windsor Station Apartments

Project Information



Project Summary

Windsor Station is a 130-unit market-rate rental project on a 6.5-acre site in Windsor, Connecticut adjoining the passenger rail station. The \$23 million development project included demolition of two former industrial buildings, environmental remediation and construction of two four-story elevator buildings with parking and site amenities. The project includes 32 studio, 65 one-bedroom and 33 two-bedroom units and is targeted to an underserved rental market of young professionals 20 to 35 years of age and baby boomers.

Construction was completed in May, 2017 and ninety percent occupancy was achieved in five months. The target market is clearly being served as more than 64% of the initial residents are in the 18 to 35 year range.

Website: www.windsorctapts.com

Location

55-69 Mechanic Street, Windsor, Connecticut 06095

Special features

Transit-Oriented Development

Energy-efficient design

Redevelopment of former industrial site

Developer

Lexington Partners - Hartford, CT

Architect

Barton Partners - Norristown, PA

Civil Engineer

Allen & Major Associates – Woburn, MA

Environmental Engineer

HRP Associates – Farmington, CT

Equity partners

SMB Bradley Associates – Chicago, IL

LAZ Investments – Hartford, CT

Lexington Partners, LLC – Hartford, CT

Construction financing

The Private Bank and Trust - Chicago, IL

General Contractor

Associated Construction – Hartford, CT

**WINDSOR STATION APARTMENTS
PROJECT DEVELOPMENT BUDGET****SOURCES**

DEBT FINANCING	\$ 16,500,000
TOWN ENVIRONMENTAL ESCROW	\$ 350,000
CT DECD BROWNFIELDS LOAN	\$ 1,000,000
ENERGY STAR REBATES	\$ 357,000
DEVELOPER AND INVESTOR EQUITY	\$ 4,345,000
	\$ 22,552,000

USES

LAND AND CARRY COSTS	\$ 950,000
CONSTRUCTION COSTS/REMEDATION	\$ 18,585,000
SOFT COSTS	\$ 2,433,900
FINANCE COSTS	\$ 583,100
	\$ 22,552,000

