

WAREHOUSE POINT - WAREHOUSE CORE

- Focus Uses:
- Factory / manufacturing
 - Nursing home
 - Multifamily housing
 - Senior housing
- Existing Uses To Remain:
- Factory / manufacturing
- Complete Streets / Road Improvements:
- Expand sidewalks / street trees
- Design Standards:
- Larger buildings to reflect warehouse architecture

RIVERSIDE PARK

- Focus Uses:
- River access
 - Green space
 - Bike trail
 - Pedestrian walk
 - River recreation related businesses that can tolerate being in a flood zone

HISTORIC MAIN STREET / SOUTH WATER STREET

- Existing Uses To Remain:
- Residential
- Complete Streets / Road Improvements:
- Extend sidewalks / street trees
 - Provide traffic calming to reduce speeds
- Design Standards:
- Warehouse Point SF period architecture
 - Additions and improvements should compliment period architecture
 - Maintain facades and front yards

WAREHOUSE POINT - SF STANDARD DEAN AVENUE

- Existing Uses To Remain:
- Residential
- Complete Streets / Road Improvements:
- Maintain sidewalks
 - On-street parking allowed for residents only
- Design Standards:
- Lot size, building locations and size considered standard for Warehouse Point
 - Warehouse Point SF Period Architecture
 - Maintain neighborhood feel and architecture

FLOOD ZONE / RESIDENTIAL

- Existing Uses To Remain:
- Residential
- Complete Streets / Road Improvements:
- Set buildings back from the road
 - Raise building floor elevations to address flood issues and potentially allow parking at existing grade level
 - Roadway to be modified for use as major bike / pedestrian trail
 - No on-street parking
- Design Standards:
- Warehouse Point SF Period Architecture
 - 2 - 2 1/2 stories above flood elevation
 - Parking below and behind building

HISTORIC MAIN STREET

- Existing Uses To Remain:
- Library, church, single family, multifamily, retail, mixed use, office, fire house, town green
- Complete Streets / Road Improvements:
- Wide sidewalks to 6'
 - Provide bike path along Bridge Street and Main Street
 - No parking on road
 - Provide tree lined and attractive sidewalk environment
 - Limit curb cuts
 - Shared parking where possible
 - Extend sidewalks to front and rear doors
- Design Standards:
- Maintain existing buildings
 - Historic buildings to be preserved. Additions are to respect and enhance period architecture.
 - Building setback based on existing structures
 - Connect parking lots where possible
 - Maintain street trees and trees at property lines
 - Limit fences at property lines

BRIDGE STREET RELATED MIXED USE

- Focus Uses:
- Mixed Use - retail services (1st floor) / offices (2nd floor) or retail services (1st floor) / residential (2nd floor)
 - Restaurants
 - Multifamily / multistory
 - Arts related uses
- Existing Uses To Remain:
- Retail, restaurant, services
- Complete Streets / Road Improvements:
- No on-street parking
 - Limit curb cuts
 - Off street shared parking behind street facing buildings
 - 2nd block facing shared parking
 - Min. 6' sidewalks with 4' grass / tree strip along Bridge Street
 - Bike path
 - Warehouse Point Gateway sign
- Design Standards:
- 2 - 2 1/2 story mixed use buildings in Warehouse Point SF Period Architecture
 - Locate buildings approximately 25' from curb to allow for street plazas / use in front of buildings
 - Outdoor dining along Bridge Street encouraged
 - Multifamily residential
 - Provide corner signature buildings at Water Street corners
 - Warehouse Point gateway sign

POTENTIAL ACCESS TO RIVER

- Seasonal uses related to river

RIVERSIDE PARK

- Focus Uses:
- River access
 - Green space
 - Bike trail
 - Pedestrian walk
 - River recreation related businesses that can tolerate being in a flood zone

AG / FLOOD ZONE

- Focus Uses:
- Potential overflow parking
 - Recreation uses
 - Provide alternate access to Bridge Street and Main Street
- Existing Uses To Remain:
- Agriculture

NEIGHBORHOOD SHOPPING

- Focus Uses:
- Retail
 - Grocery
 - Services
 - Restaurant
- Existing Uses To Remain:
- Retail
 - Grocery
 - Funeral Home
- Complete Streets / Road Improvements:
- Extend sidewalk along Bridge Street and into shopping plaza
 - Extend bike path
 - Continue to limit curb cuts on Bridge Street
- Design Standards:
- Evaluate existing parking areas for safety and additional development potential

NORTH MAIN / PLEASANT STREET

- Focus Uses / Existing Uses:
- Single Family Residential
 - Multifamily
- Complete Streets / Road Improvements:
- Sidewalks
 - Street trees
 - Extend bike paths
- Design Standards:
- Warehouse Point SF period architecture
 - Additions and improvements should compliment period architecture
 - Maintain facades and front yards

FUTURE TOWN OFFICES

- Focus Uses:
- Town use as Town offices, police station and future senior housing
- Existing Uses To Remain:
- State of Connecticut boys school
- Complete Streets / Road Improvements:
- Extend sidewalks on Bridge Street
 - Extend bike path along Bridge Street
 - Minimize future curb cuts on Bridge Street to single entrance opposite new road

OFFICE PARK

- Focus Uses:
- New construction - office, museum, theatre, elderly / assisted living
- Existing Uses To Remain:
- Office
 - Retail
- Complete Streets / Road Improvements:
- Extend sidewalks and bike path along Bridge Street
 - Provide bus turnaround
- Design Standards:
- Maintain green buffer along Bridge Street
 - Maintain green buffer at rear of property adjacent to residential uses
 - Warehouse Point gateway sign

HISTORIC FACTORY HOUSING

- Existing Uses To Remain:
- Duplex
 - Multifamily
- Complete Streets / Road Improvements:
- Develop sidewalks along streets
 - Allow on-street parking to reduce traffic / speed except on Spring Street
 - Spring Street may become thru street
- Design Standards:
- Warehouse Point Period Architecture
 - New construction should be consistent with period architecture
 - Building setback along Spring Street should accommodate thru traffic

AGRICULTURAL / FUTURE DEVELOPMENT

- Focus Uses:
- Maintain existing agricultural use
- Complete Streets / Road Improvements:
- Extend future roads for long term development
- Design Standards:
- Continue to evaluate this area for potential use as larger scale retail or Dean Ave. style residential
 - Potential area for Arts District, senior housing
 - Provide vehicle and pedestrian connection to Bridge Street, Main Street and Spring Street

PROFESSIONAL OFFICE / SERVICES PARK

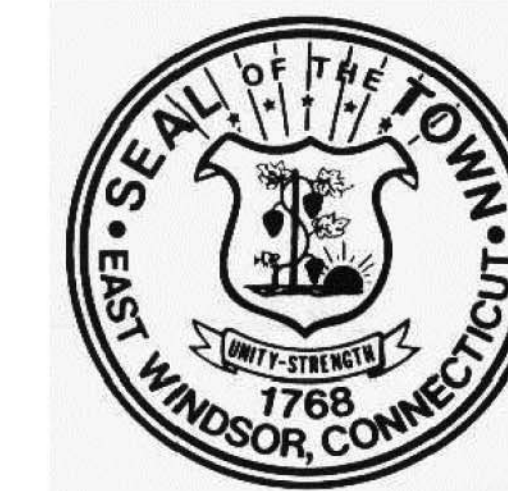
- Focus Uses:
- Adaptive reuse of existing buildings along street as professional offices / services
- Existing Uses To Remain:
- SF Residential
 - Agricultural
- Complete Streets / Road Improvements:
- Limit curb cuts and develop centralized access drives at east and west ends
 - Shared parking and parking lot connections
 - Extend sidewalks and bike paths along Bridge Street
 - Extend sidewalks to front doors of all buildings
- Design Standards:
- 2 - 2 1/2 story bungalow type and Warehouse Point period architecture to be used as mixed use with potential residential or other use on 2nd floor
 - No parking in front yard
 - Building setback along Bridge Street based on existing building placement
 - Allow additions for new entry points, exterior stairs, etc. in a period appropriate location and style. New entrances to be directed to shared parking in rear.
 - Maintain image of 'front door' facing Bridge Street.
 - Outdoor dining and exterior spaces at side and rear of buildings to be encouraged.

HIGHWAY SERVICES

- Focus Uses:
- Hotel
 - Highway related restaurants
- Existing Uses To Remain:
- Hotel
 - Gas station
- Complete Streets / Road Improvements:
- Limit curb cuts, use shared driveways / access drives
 - Extend sidewalk and bike path along Bridge Street
 - Extend sidewalks into sites and to front doors

- Design Standards:
- Buildings at street should be 2 story and match Warehouse Point period architecture
 - Shared parking is encouraged
 - Rear parking connections should be provided
 - Create lateral connection to new road
 - Warehouse Point gateway sign

WAREHOUSE POINT MASTER PLAN



Town of East Windsor,

Hartford County
 State of Connecticut

Date: May 20, 2016			
Scale: 1"= 150'			
Project: 2122			
PREPARED BY: LADA, P.C. SIMSBURY CT			