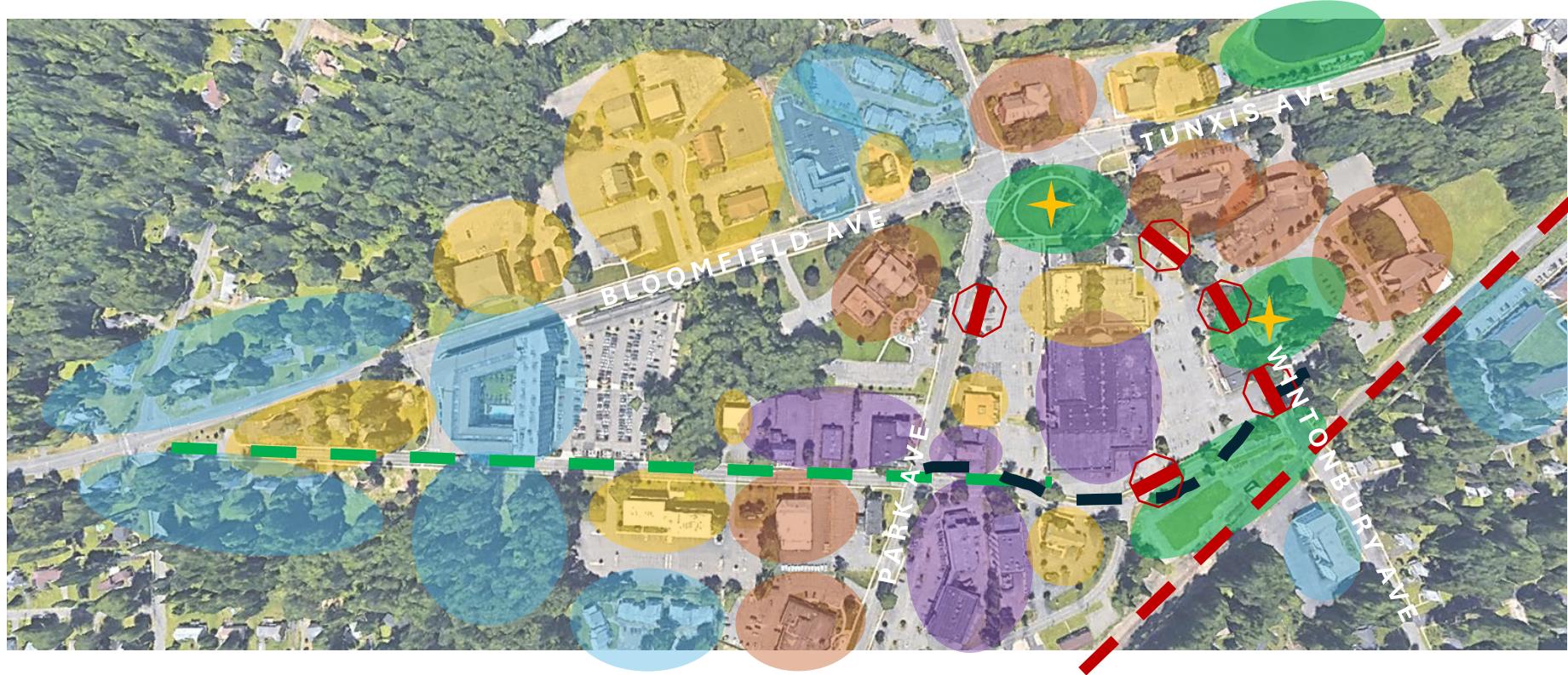


PROJECT FOCUS AREA
TOWN CENTER AND SURROUNDING MIXED USE
(EXISTING CONDITIONS)





- Public building, service and/or facility
- Office, medical, bank
- Retail, restaurant, entertainment
- Multi and/or single family residential
- Open green space and/or park

- “blocking zone” (non-connectivity)
- ★ Specialty accent or focus element
- Roadway to be adjusted
- Railroad
- Walkability opportunity

SITE (LAND) USE TEXTURE MAPPING (EXISTING CONDITIONS)

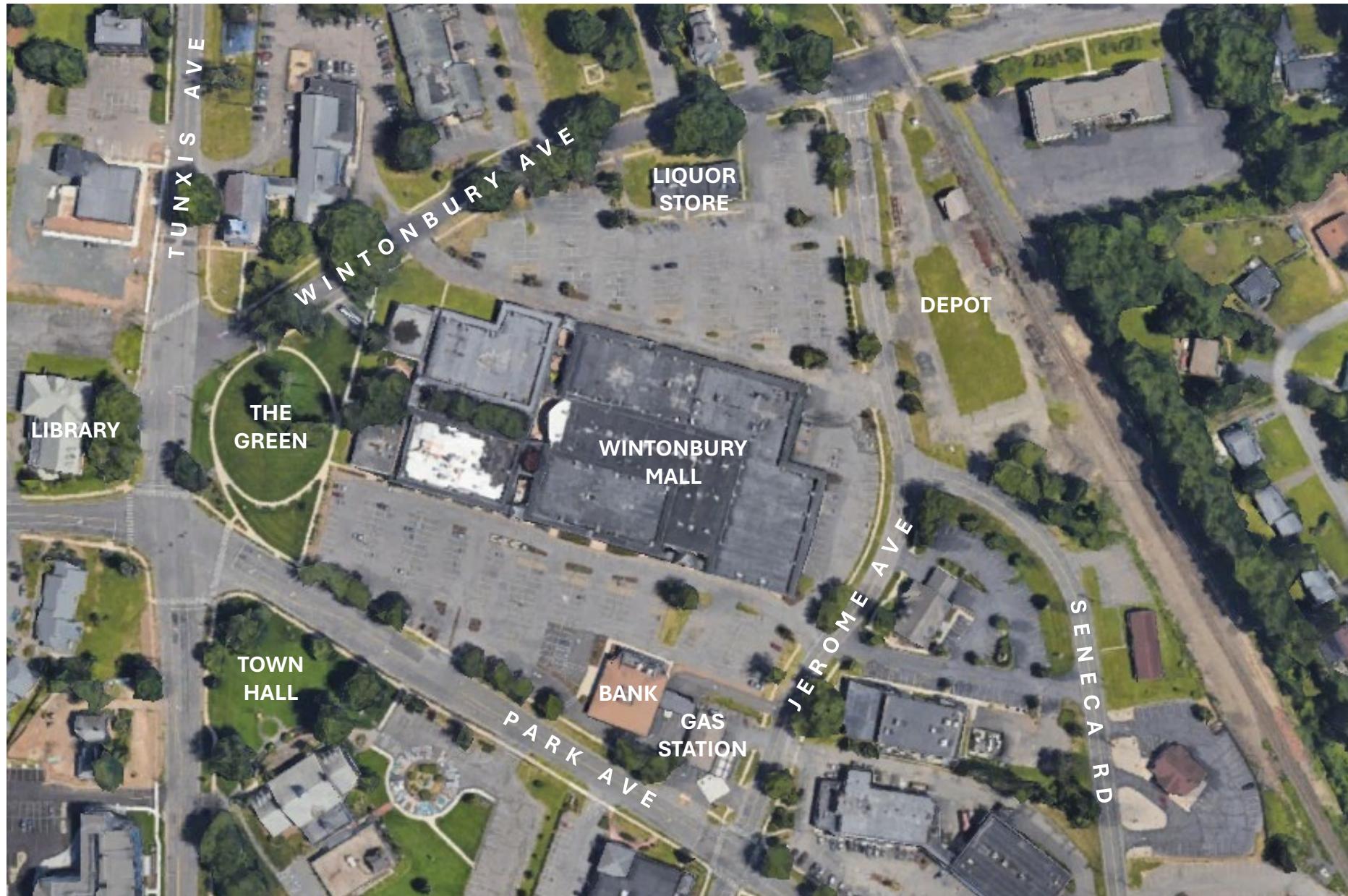




TIF PLAN
INFRASTRUCTURE IMPROVEMENTS

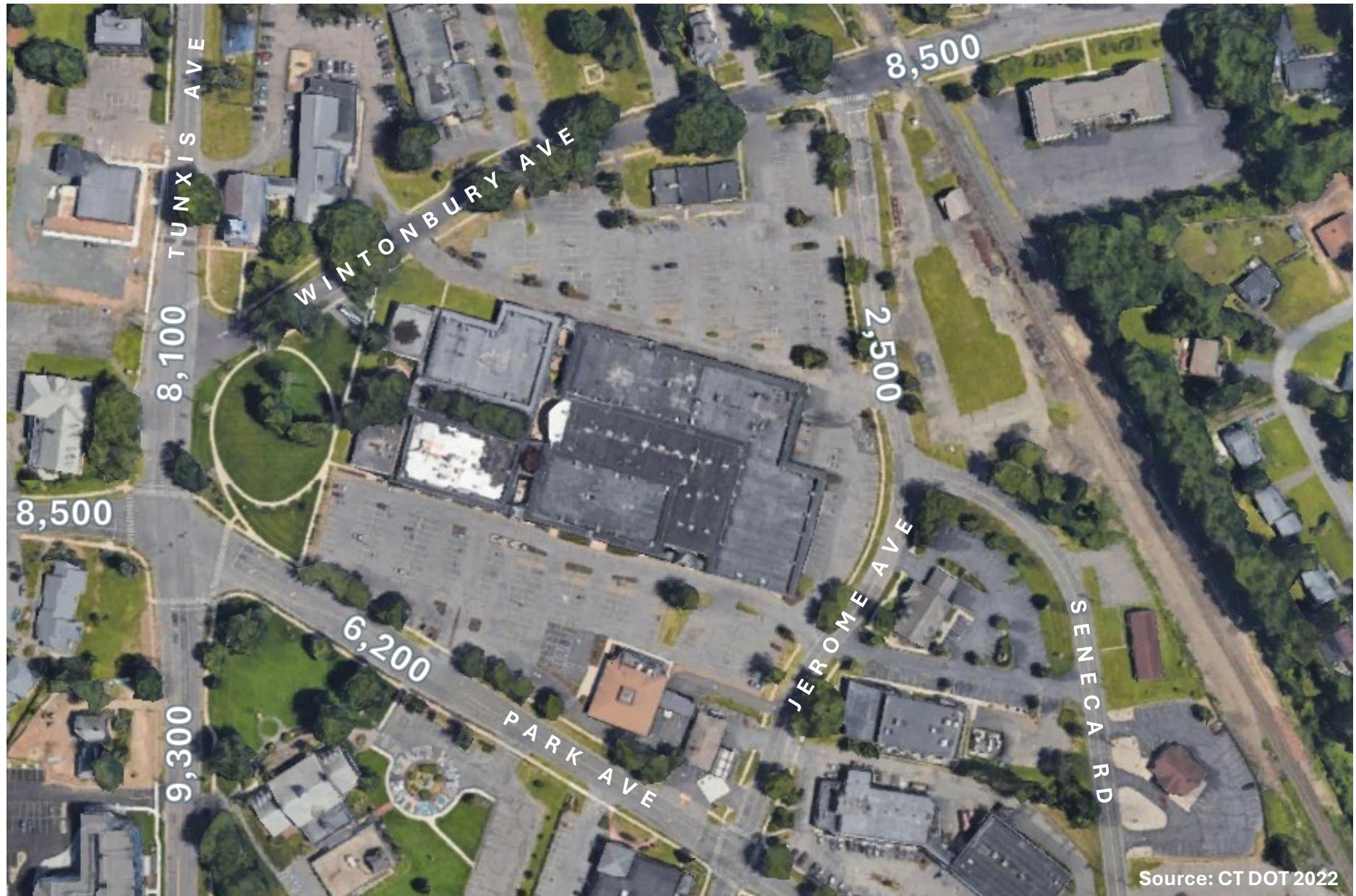


INFRASTRUCTURE IMPROVEMENTS



**TOWN CENTER
EXISTING CONDITIONS**

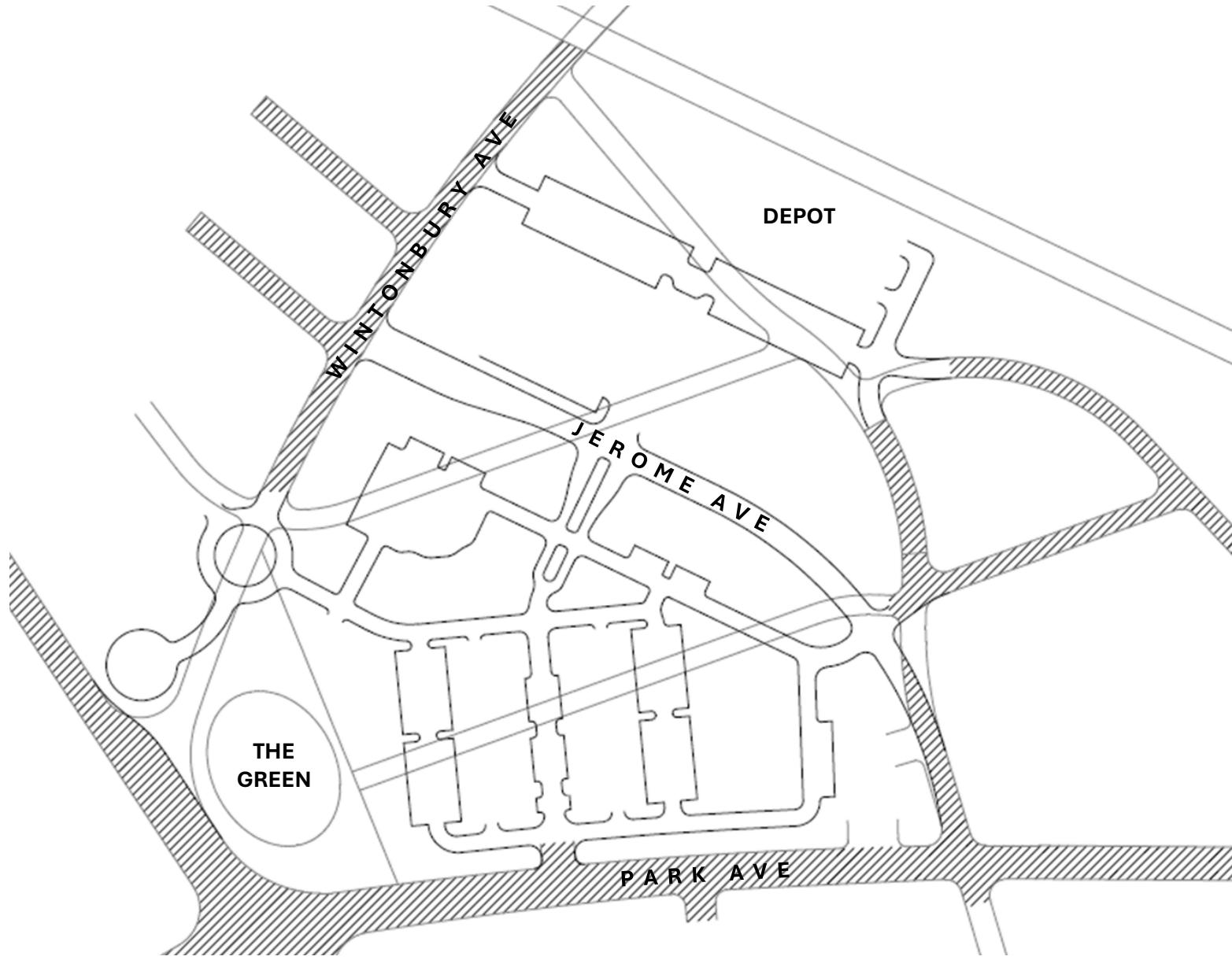




Source: CT DOT 2022

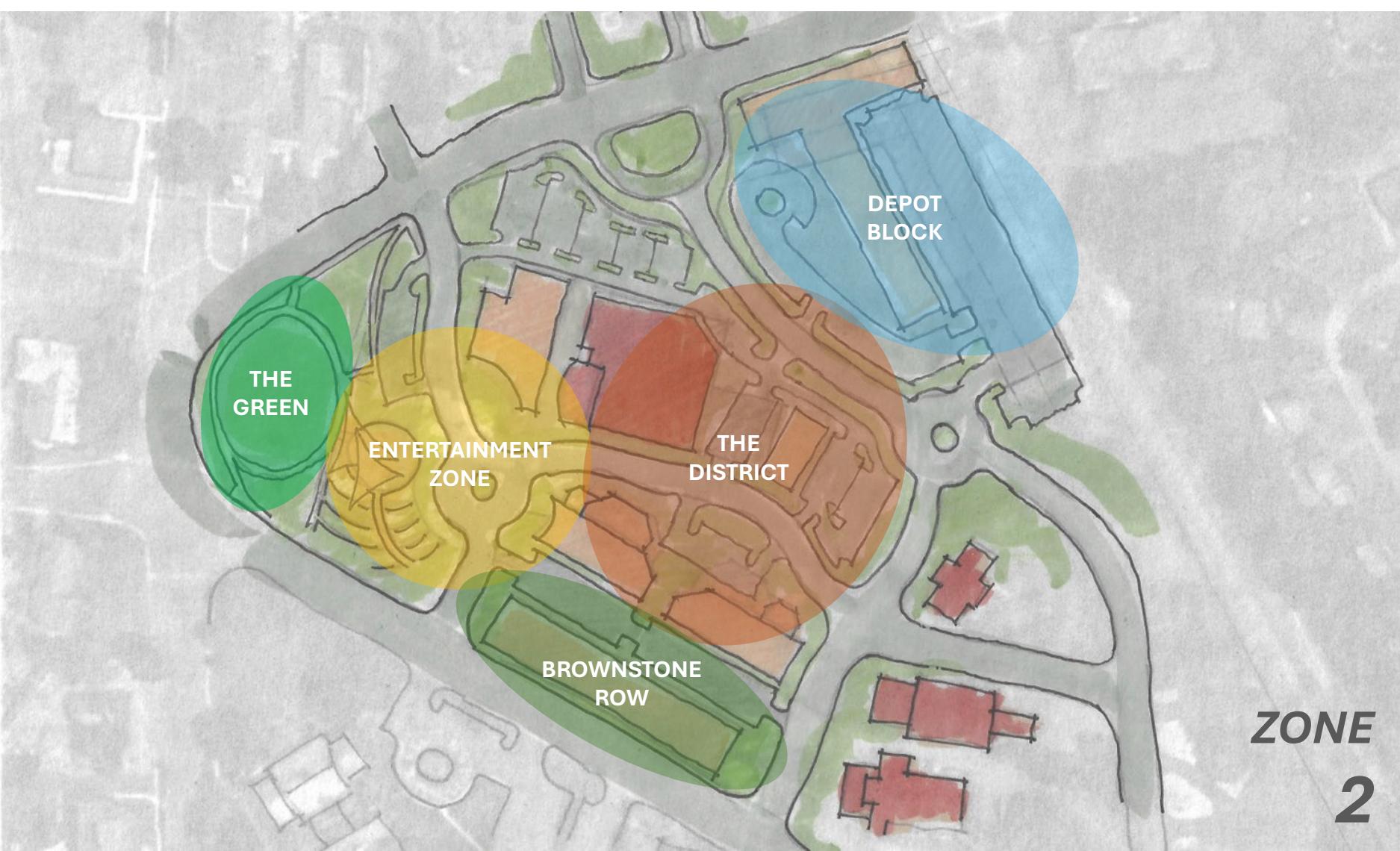
**TOWN CENTER
TRAFFIC COUNTS**





ROAD RE-ALIGNMENT





THE GREEN The existing Green enhanced and reinforced
ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco

BROWNSTONE ROW "Sesame St" style brownstone stoops and townhouse facades (1 story glazing for 2)

THE DISTRICT Retail, services, café's, offices

DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

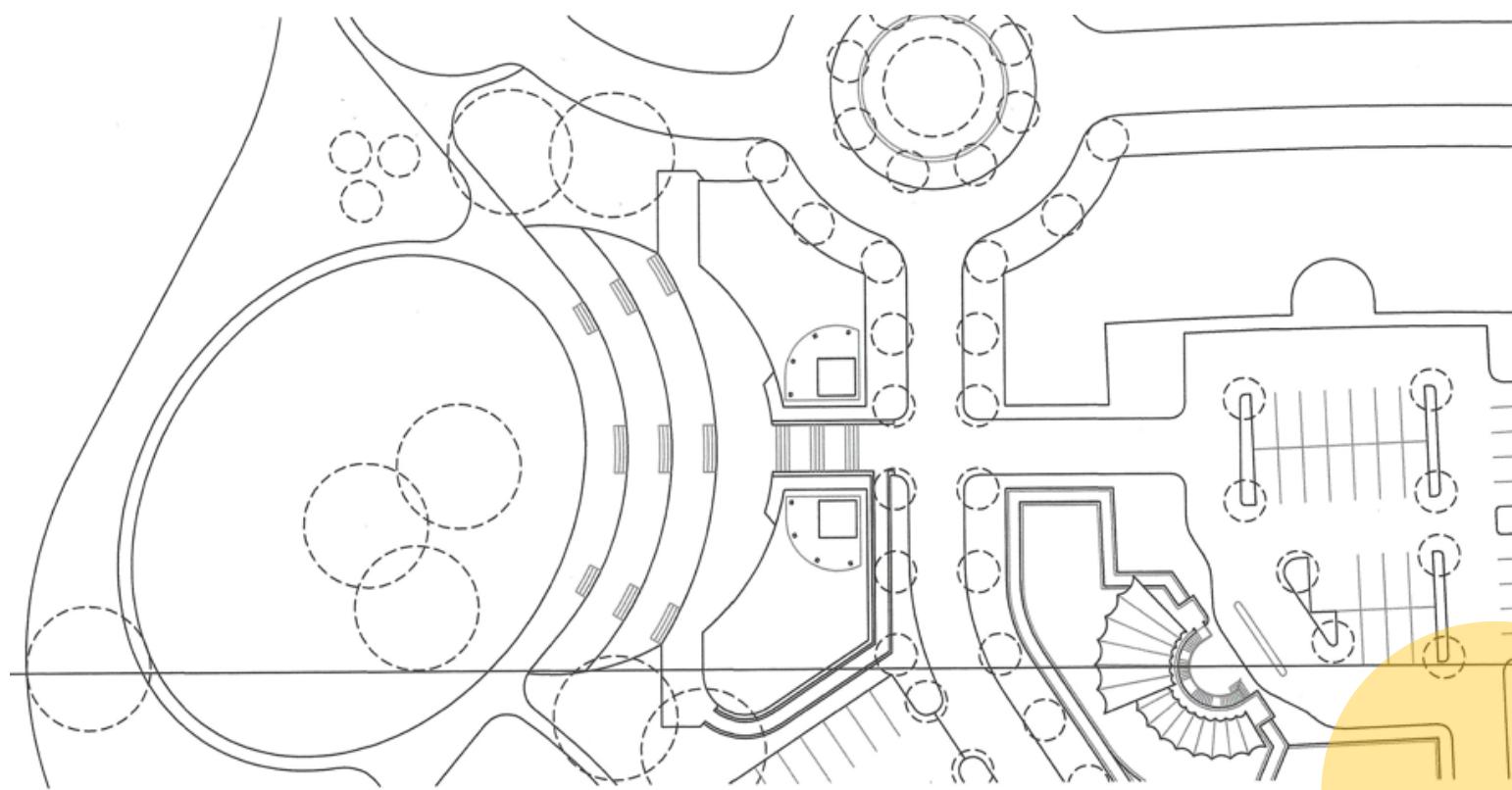
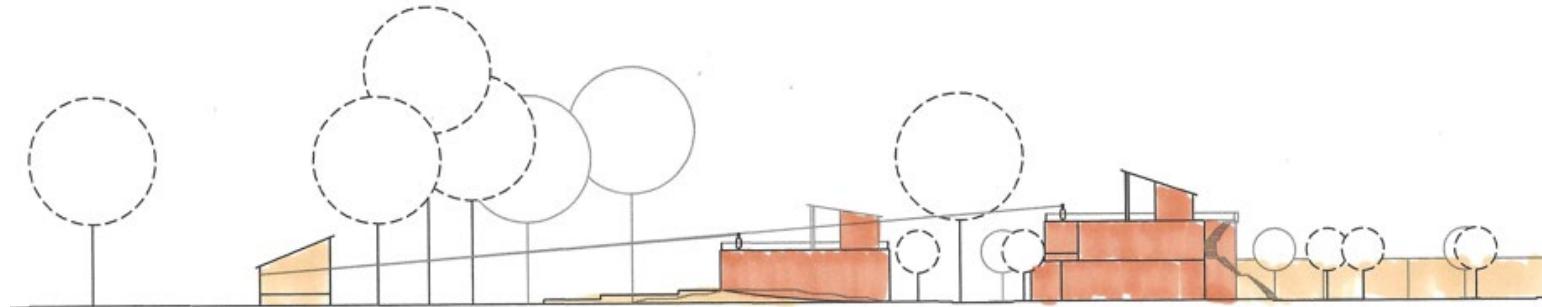


BLOCKING
PLAN

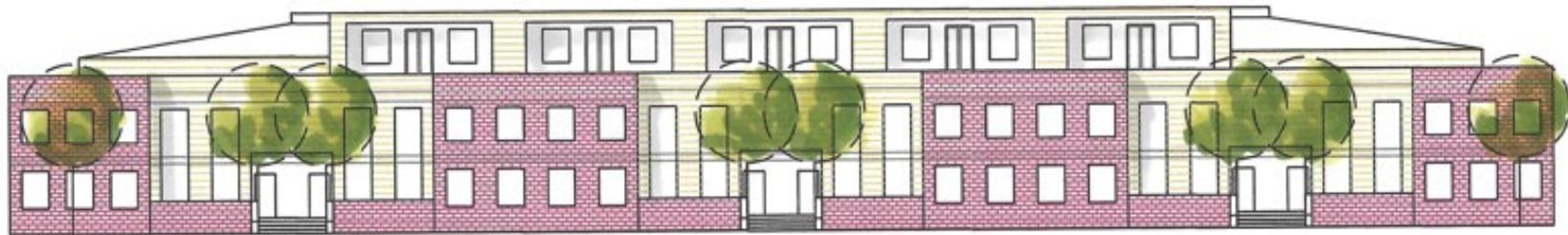


SITE PLAN

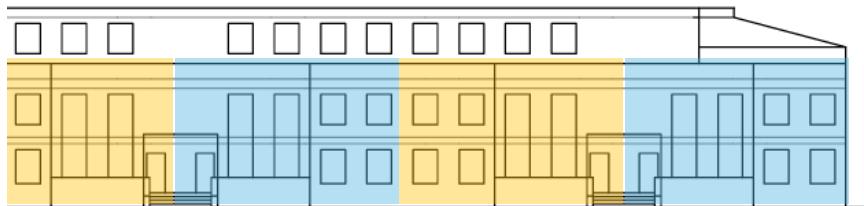




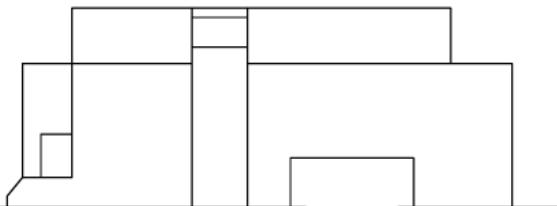
RETAIL TO ENTERTAINMENT
ZONE VIEW LINES



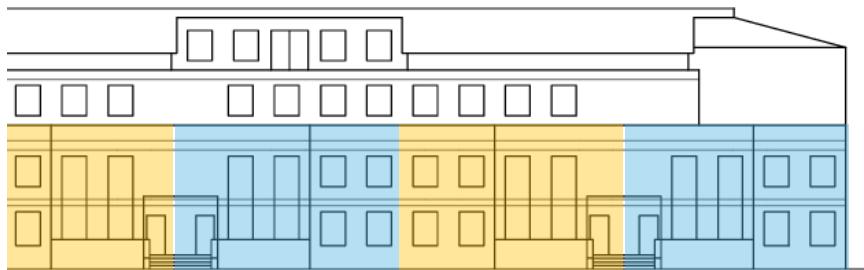
BROWNSTONE
ROW ELEVATIONS



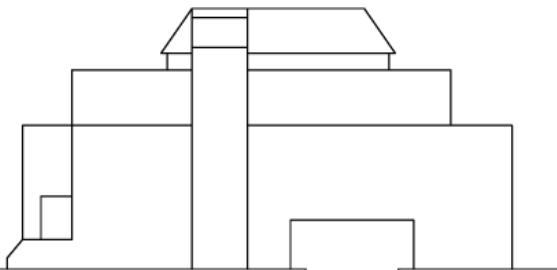
Elevation with 3 Stories
(enlarged, detail)



Up to 3 floors



Elevation with 4 Stories
(enlarged, detail)



With a 4th floor

THE GREEN The existing Green enhanced and reinforced

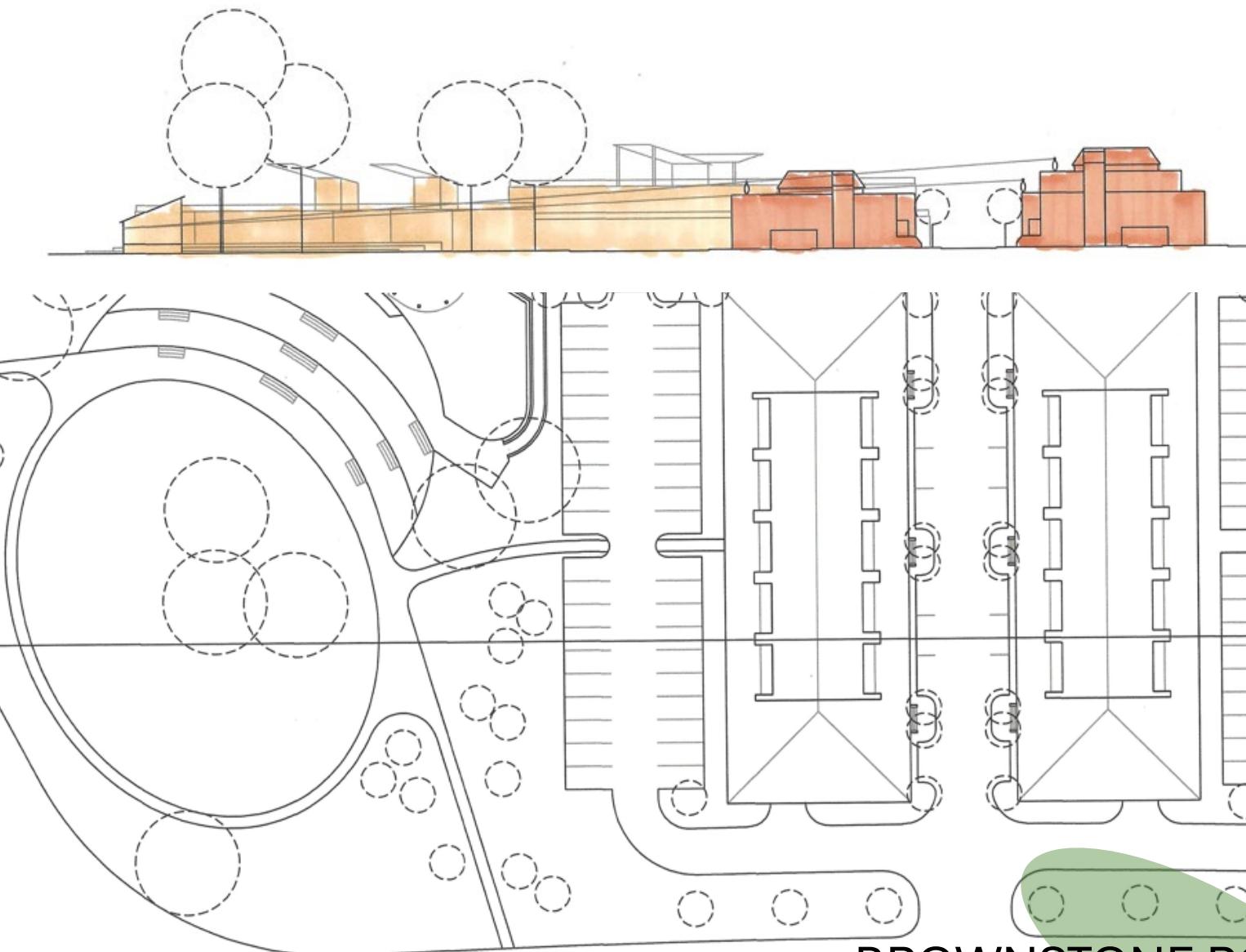
ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco

BROWNSTONE ROW Sesame St style brownstone stoops and townhouse facades (1 story glazing for 2)

THE DISTRICT Retail, services, café's, offices

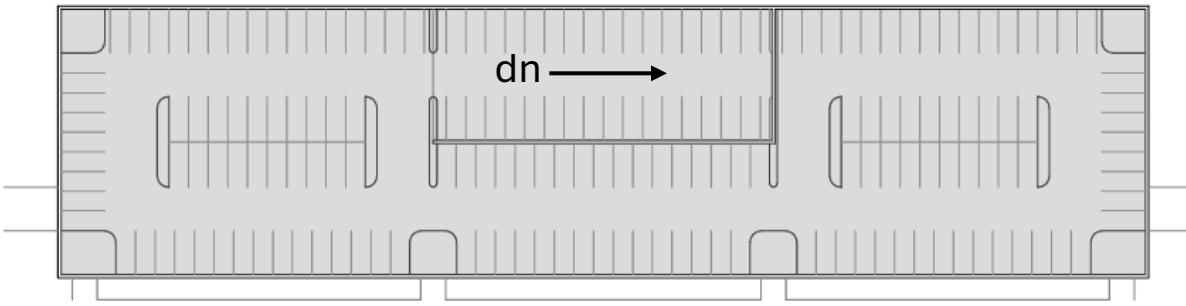
DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

BROWNSTONE
ROW ELEVATIONS

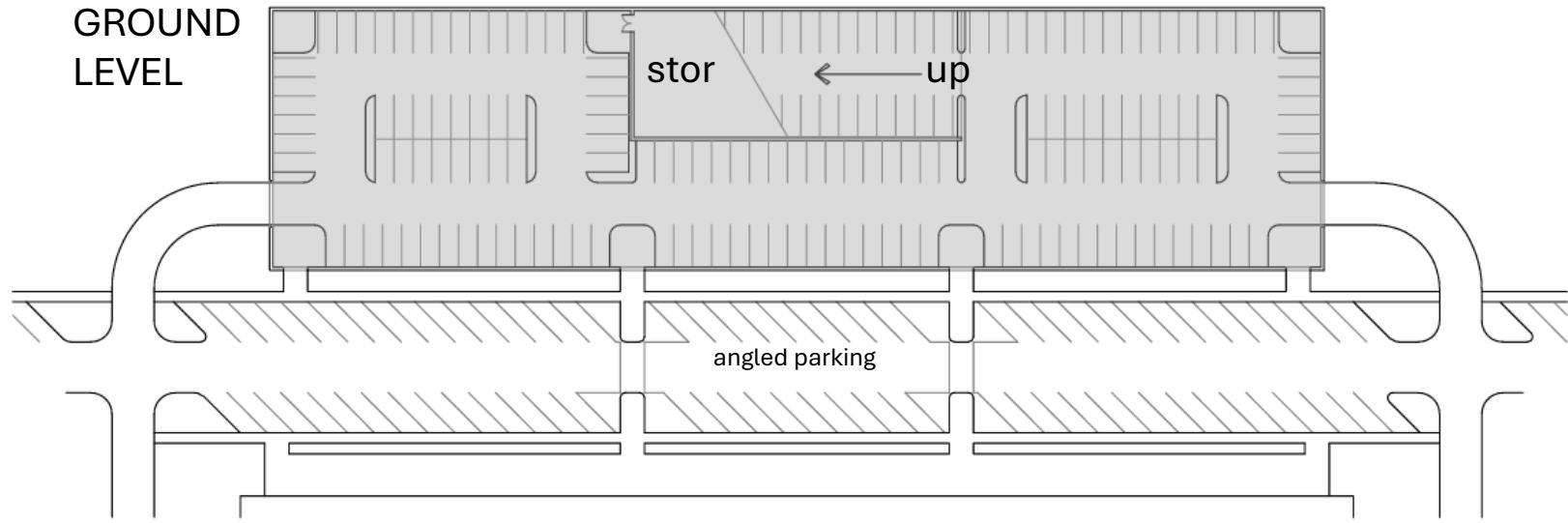


**BROWNSTONE ROW TO
ENTERTAINMENT ZONE
VIEW LINES**

UPPER
LEVEL



GROUND
LEVEL



14' floor
to floor

ramp

320 spaces total

**PARKING DECK
(RAILROAD BUFFER)**

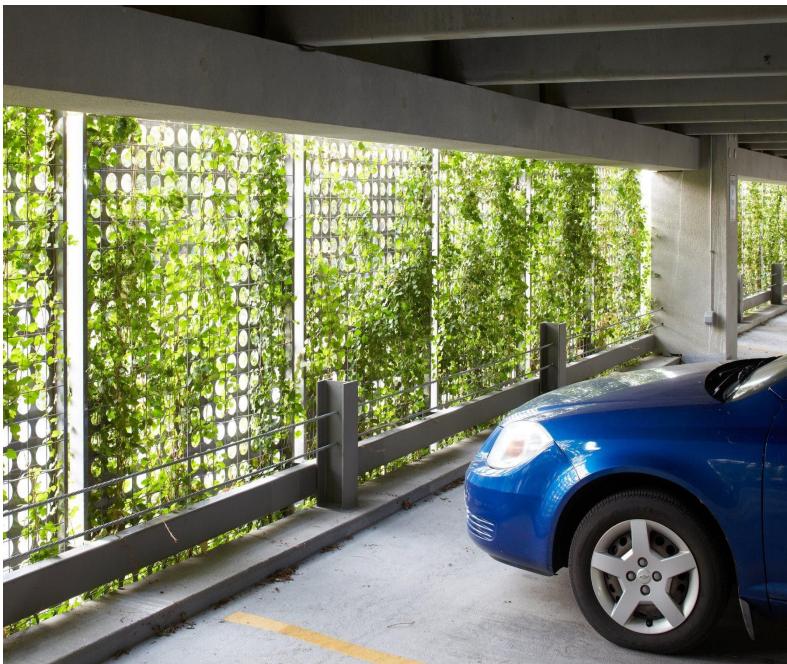
STREET PARKING ALONG RETAIL & RESTAURANT ROW



Integrate with lobbies and building access (ala' Front St)



Tucked behind café and al fresco'



Spandrel and leasable space along facade

Green walls

PARKING
DECKS &
SCREENING