

RETAIL ALONG ALBANY HERE DESIGNED WITH PEDESTRIAN EXPERIENCE IN MIND... MUST LOOK LIKE STOREFRONTS EVEN AT NIGHT, VARIATION + BREAKS BETWEEN BUILDINGS

CREATION OF ANCHOR ON SOUTHEAST POINT OF WESTBROOK SITE WITH SPACE FOR OTHER GROUND FLOOR RETAIL, 2-3 STORY ABOVE, AND GARDEN IN FRONT

POTENTIAL OF ADDING DECKING TO BRIDGE AND BUILD SHALLOW RETAIL IN ORDER TO PHYSICALLY LINK WESTBROOK TO ALBANY

CURRENTLY BUILDINGS AT NODE ARE ALL ONE-STORY WHILE SURROUNDING BUILDINGS ARE TYPICALLY THREE-STORIES.

PROPOSE THAT ANY NEW FUTURE BUILDINGS AT NODE BE BUILT AS TWO TO FOUR-STORY BUILDINGS

POTENTIALLY LIMIT/REDUCE AMOUNT OF MIXED USE BETWEEN NODES- NORTHERN SIDE OF STREET BRICK, COMMERCIAL BUILDINGS AS OPPOSED TO SOUTHERN SIDE WHICH ARE MORE TWO, THREE, + MULTI-FAMILY HOMES WITH MIXED USE ON GROUND FLOOR... THESE COULD BE REZONED TO DISCONTINUE MIXED-USE

CONTINUE GREEN PARKWAY ALONG PARKING LOT + ENHANCE (POSSIBLY IN COLLABORATION WITH ARTISTS' COLLECTIVE) TO CREATE CONNECTION AND POSSIBLE ARTWALK TO KENY PARK

CREATION OF GREEN BOULEVARD WITH RAISED PLANTERS TO CREATE CONNECTION BETWEEN OPPOSITE SIDES OF THE RAILROAD TRACKS; FURTHER GREEN BY ADDING VEGETATION TO SOUTHERN SIDE OF BRIDGE

POTENTIAL FOR NATURE/RUNNING TRAIL, ESPECIALLY IF PLAN ON HAVING STUDENT HOUSING ALONG HOMESTEAD

FUTURE POTENTIAL FOR STUDENT + NEIGHBORHOOD SERVING RETAIL WITH CONSISTENT FRONTAGE ALONG ALBANY

CLEAN UP BROWNFIELD AND BUILD STUDENT HOUSING

CURRENTLY VACANT, ADAPT FOR STUDENT SERVING USES?

DO NOT OWN, POTENTIAL TO PURCHASE AND ADAPTIVELY REUSE BUILDING WHICH IS IN GOOD CONDITION

CURRENTLY BANK UNDERUTILIZED + ONLY ATM OPEN BUT WITH ADDITION OF STUDENT AND LIVE/WORK HOUSING BANK HAS POTENTIAL AND SHOULD REMAIN

BROWNFIELD CONTAMINATION + POOR CONDITIONS MAKE IT LIKELY THAT CITY-OWNED BUILDINGS WILL HAVE TO COME DOWN BUT CAN BE REPLACED WITH STUDENT AND LIVE/WORK HOUSING AND DESIGNED WITH INDUSTRIAL CONTEXT IN MIND

LOT CURRENTLY USED FOR S.A. DONATION BINS BUT HIGHLY UNDERUTILIZED, PROPOSE NEW BUILDING, PARK SPACE OR PARKING LOT FOR NEW HOUSING IF NECESSARY

MAINTAIN SETBACKS ON SOUTHERN SIDE TO ENCOURAGE INDUSTRIAL FEEL BUT ADD LANDSCAPING + SCREENING TO NORTHERN SIDE

NEED TO EXPLORE ACTUAL PARKING NEEDS OF SALVATION ARMY... POSSIBLY CREATE SHARED PARKING WITH S.A. AND FUTURE GALLERY SPACE

EXISTING SALVATION ARMY ADULT REHABILITATION CENTER + INDUSTRIAL LAUNDROMAT LIKELY TO REMAIN

ROCKWELL BUILDING TO BECOME GALLERY SPACE FOR LIVE/WORK TENANT + COMMUNITY, CARWASH REMOVED AND GALLERY SPACE ADDITION

ADDITION OF TREES AND LANDSCAPING TO UNITE RETAIL AREAS AND HELP CREATE A TOWN CENTER WITH WALKABLE FEELING, ALSO AIDED BY PLACING PARKING IN REAR

POSSIBLY ADD TO EXISTING RETAIL STRIP TO BETTER "CONNECT" TO NEW DEVELOPMENT

EXISTING "BRAVO" SHOPPING CENTER TO REMAIN BUT DESPERATELY NEEDS FACELIFT; POTENTIAL TO MOVE BRAVO AND/OR RITE AID TO A DIFFERENT LOCATION

CIVIC + CULTURAL INSTITUTIONS...  
1- CITY LIBRARY  
2- FUTURE HOME OF THE JOHN E. RODGERS MUSEUM  
3- THE ARTISTS' COLLECTIVE  
4- CHURCH

EXISTING COMMERCIAL BUILDING LIKELY TO STAY BUT NEEDS FACELIFT, CURRENTLY A BULKY EYESORE; POTENTIAL FOR HOUSING?

MOVE SHOPPING CENTER ENTRANCE AND ADD RAISED CROSSWALK + BOX TO HELP CONNECT THE TWO RETAIL AREAS AND INCREASE PEDESTRIAN SAFETY

ENSURE THAT NEW RETAIL DOES NOT COMPETE WITH EXISTING RETAIL ALONG THE CORRIDOR... "SMALL + ECLECTIC"

POTENTIAL FOR POP-UP RETAIL IN VACANT STOREFRONTS (HERE AND LENGTH OF CORRIDOR) AND POSSIBLE LIVE/WORK ARTIST FLATS

REMOVE EXISTING BUILDING AND NEW CONSTRUCTION TO BE IN CONTEXT WITH SURROUNDING NEIGHBORHOOD

POTENTIAL LOCALLY SERVING RETAIL:  
\$5 AND UNDER COMIC BOOK STORE  
MUSIC/RECORDS STORE  
LAUNDROMAT/DRY CLEANERS  
PHARMACY  
SHOE REPAIR  
SHOE STORE (POTENTIALLY HIGH END)  
BOB'S BIKE SHOP  
GYM OR SPECIALTY FITNESS  
COFFEE SHOP  
URBAN OUTFITTERS  
ETHNIC ACCESSORIES STORE

LOT CURRENTLY VACANT CITY-OWNED PROPERTY, PROPOSE MULTI-PURPOSE BUILDING TO CONTAIN DESTINATION MARKET PLACE ARTS + CULTURAL INFORMATION CENTER + CAFE GALLERY

PARK/GREEN SPACE TO BE POSSIBLY PROGRAMMED WITH:  
POP-UP RETAIL BOOTHS  
BIKE PARKING + RENTAL  
WATER FEATURE  
STREET FURNITURE + LANDSCAPING  
REVOLVING PUBLIC ART INSTALLATION

POTENTIALLY REMOVE EXISTING PACKAGE STORE USE DUE TO NEW PROXIMITY TO CULTURAL + PARK PROGRAMMING

POSSIBLY PURCHASE VACANT LOTS AND DEVELOP

CONSTRUCT 3-4 STORY MIXED-USE BUILDING TO BE COMPATIBLE WITH SURROUNDING HISTORIC PROPERTIES

FACADE IMPROVEMENT NEEDED

(PLANS TO ACQUIRE)

CONTINUATION OF HOUSING BUILT IN CONTEXT WITH SURROUNDING NEIGHBORHOOD

POTENTIAL FOR CHRYSALIS CENTER REHABILITATION HOUSING

DILAPIDATED BUILDINGS MAY NEED TO BE REMOVED AND CAN THEN BE REPLACED WITH CONTEXTUAL HOUSING

NEW MIXED-USE BUILDING WITH HOUSING ABOVE

PROPOSE BIKE LANES ALONG ALBANY, HOMESTEAD, + VINE (AND OTHERS ALONG CORRIDOR AS NECESSARY)

CURRENTLY VIABLE BUSINESS BUT SHOULD OPPORTUNITY ARISE, CONSIDER REDEVELOPING AS MIXED-USE HOUSING

SHORT-TERM | LOW-INVESTMENT STRATEGIES:  
PAINT YOUR WALL PROJECT PUBLIC ARTSCAPE  
POP-UP REIL SPACES; STREET PARKING AS POP-UP PATIOS, CAFES, GARDENS, + BIKE PARKING  
SIGNAGE IMPROVEMENTS TO BRAND THE AREA  
FACADE + STORE FRONT IMPROVEMENTS

MOVE EXISING AUTOMOTIVE USES TO INDUSTRIAL DISTRICTS AND ADAPTIVELY REUSE AND/OR RECONSTRUCT COMMERCIAL BUILDINGS (EXPLORE POSSIBILITY OF MEDICAL OFFICE TYPOLOGY)

GREENWAY

RELOCATE HARTFORD LUMBER + INFILL WITH PLANNED RESIDENTIAL HOUSING DEVELOPMENT

GREENWAY TO UNION STATION

RESIDENTIAL INFILL

PROPOSE USE ON CORNER LOT CONDUCIVE TO CREATION OF AN OUTDOOR CAFE

ROUNDBOULT DESIGN AND LANDSCAPED TO CREATE GATEWAY TO THE DOWNTOWN AND TO THE NEIGHBORHOODS; SURROUND THIS NODE WITH MIXED-USE BUILDINGS

MOVING HISTORIC HOUSE LOCATED ON MAIN STREET TO THIS CORNER TO "BOOKEND" SAFETY COMPLEX WITH HISTORICAL BUILDINGS

CONNECT CLOCKTOWER TO CREATION OF GATEWAY THROUGH IMPROVED PARK PROGRAMMING

# CONCEPTUAL OVERVIEW ALBANY + HOMESTEAD AVENUE

- ..... PROPOSE FACADE IMPROVEMENT
- EXISTING BUILDINGS TO STAY
- EXISTING BUILDINGS LIKELY TO BE REMOVED
- ONE-STORY BUILDINGS AROUND NODE
- GREEN + OPEN SPACE
- POTENTIAL NEW BUILDINGS

- TEAMS**
- ① DON + CAITLIN
  - ② JON + LAURA
  - ③ JILLIAN + IRENA
  - ④ KIM + JEFF

SCALE 1 INCH = 200 FEET

NORTH

0 200 1000