

VILLAGE DISTRICT CONCEPT DESIGNS

Weatogue, Simsbury, CT

PRINCIPLE+

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Weatogue Neighborhood Center

PLACEMAKING DIAGRAMS

What are the opportunities & constraints?



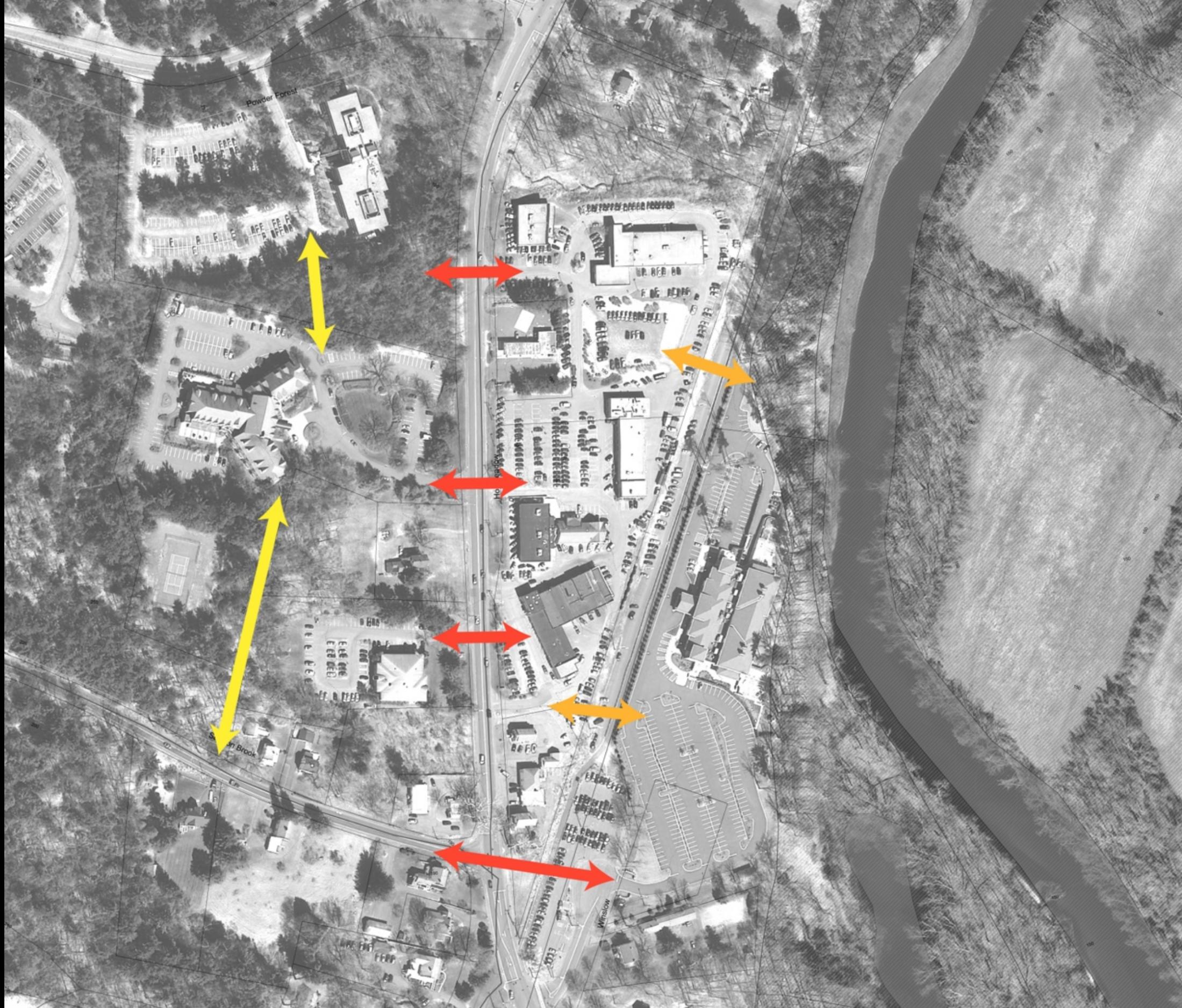
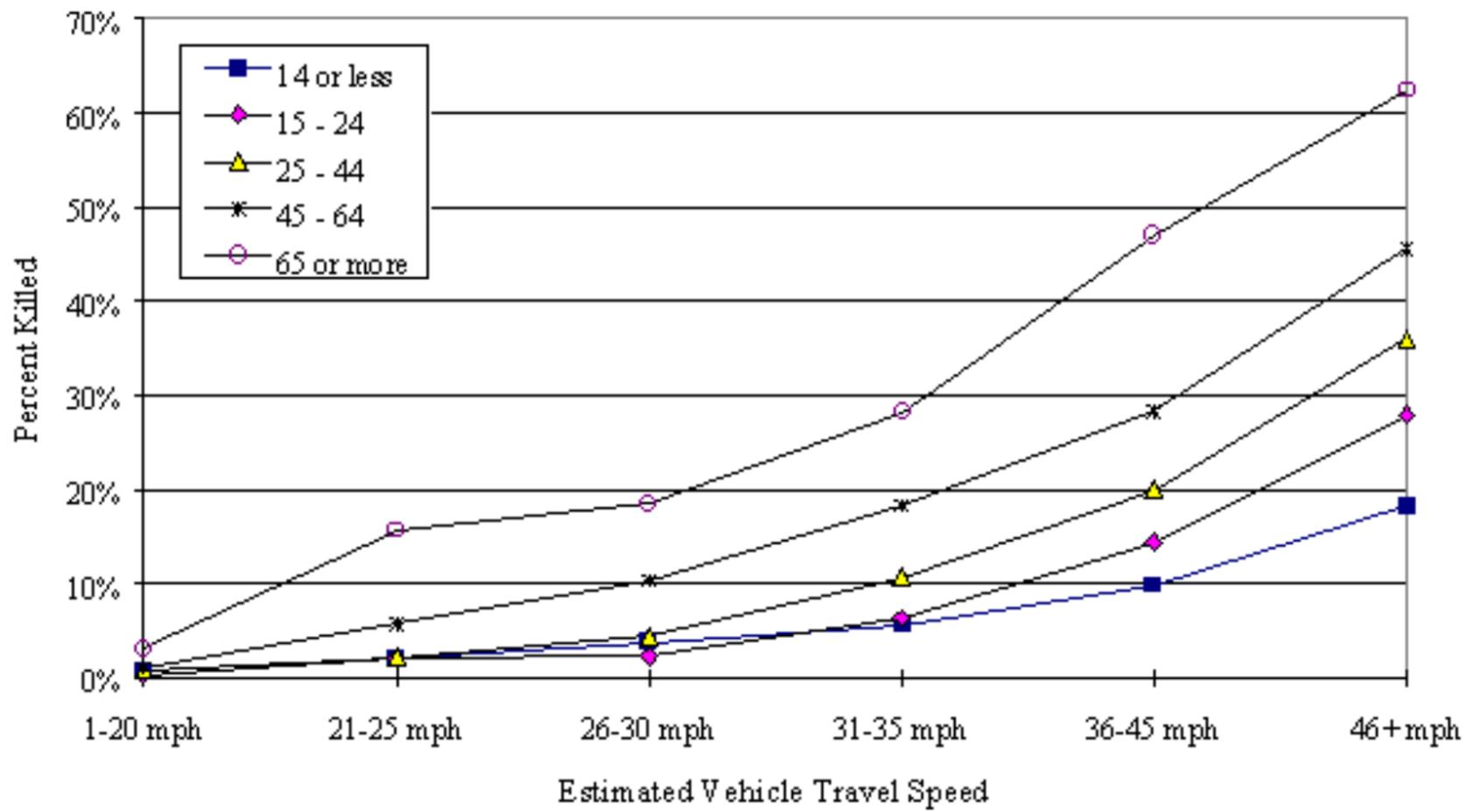


Figure 1. Fatal Injury Rates by Vehicle Speed, by Pedestrian Ages
 (Florida, 1993-1996; pedestrians in single-vehicle crashes)

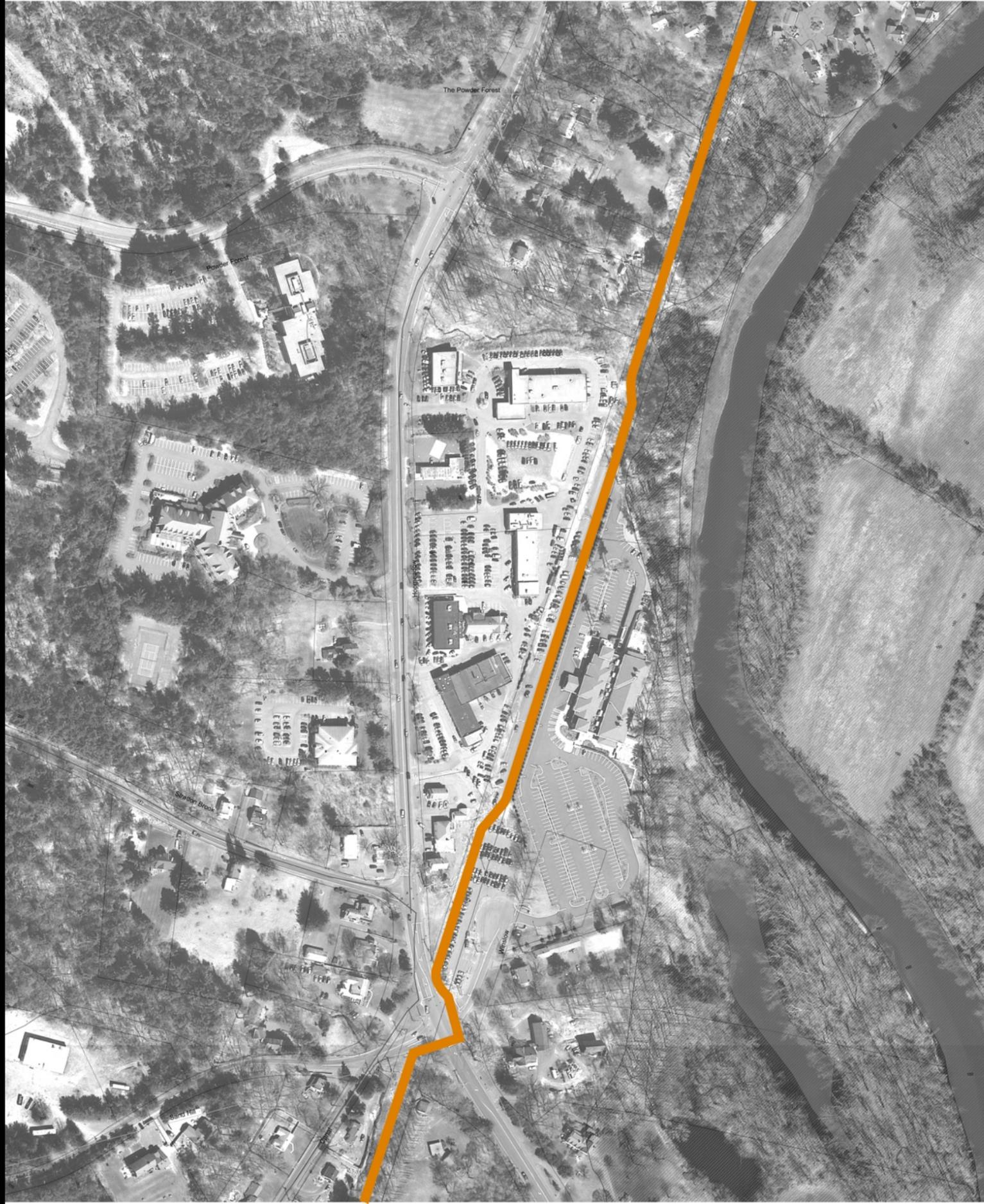


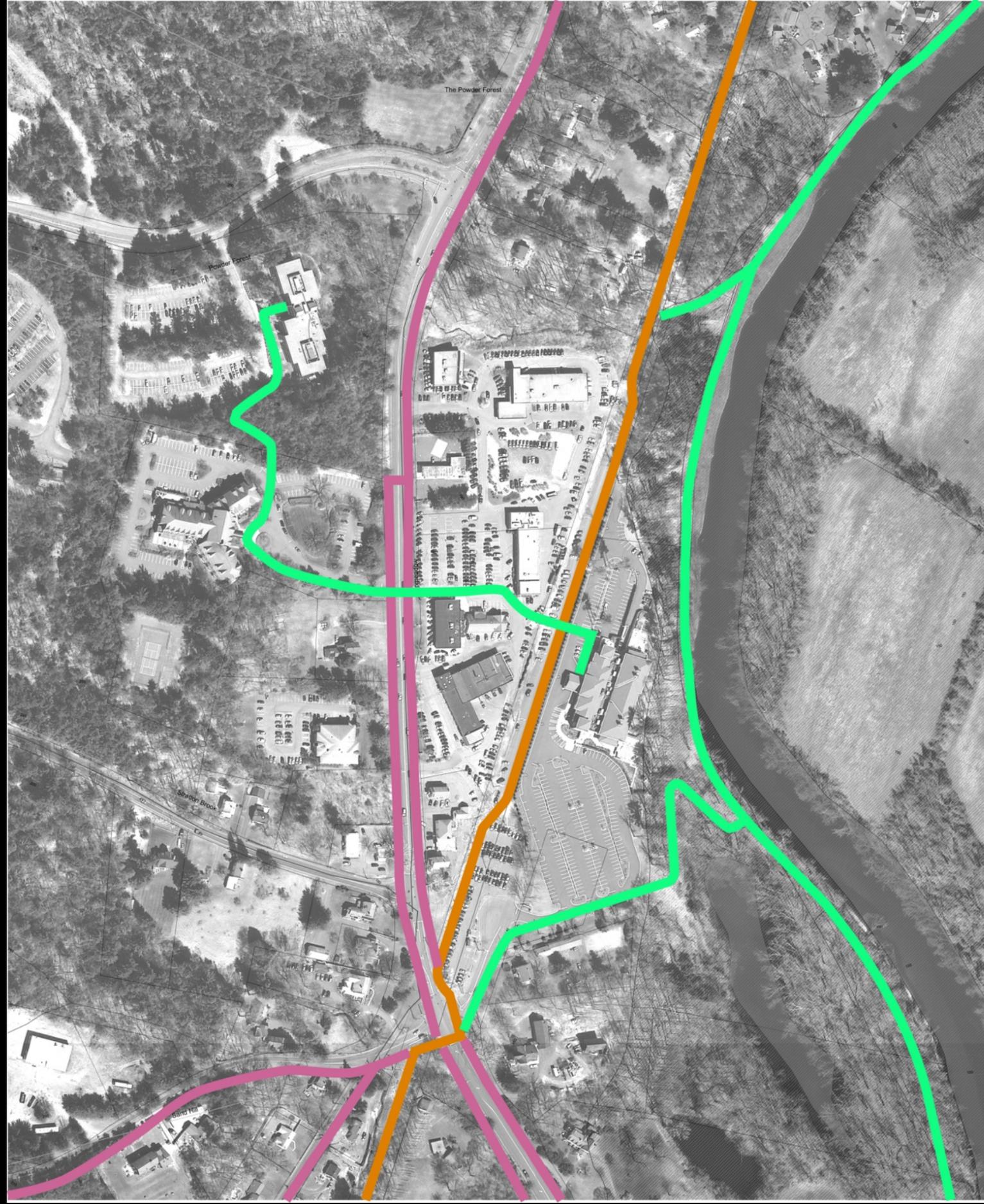
Pedestrian Injuries at Impact Speeds





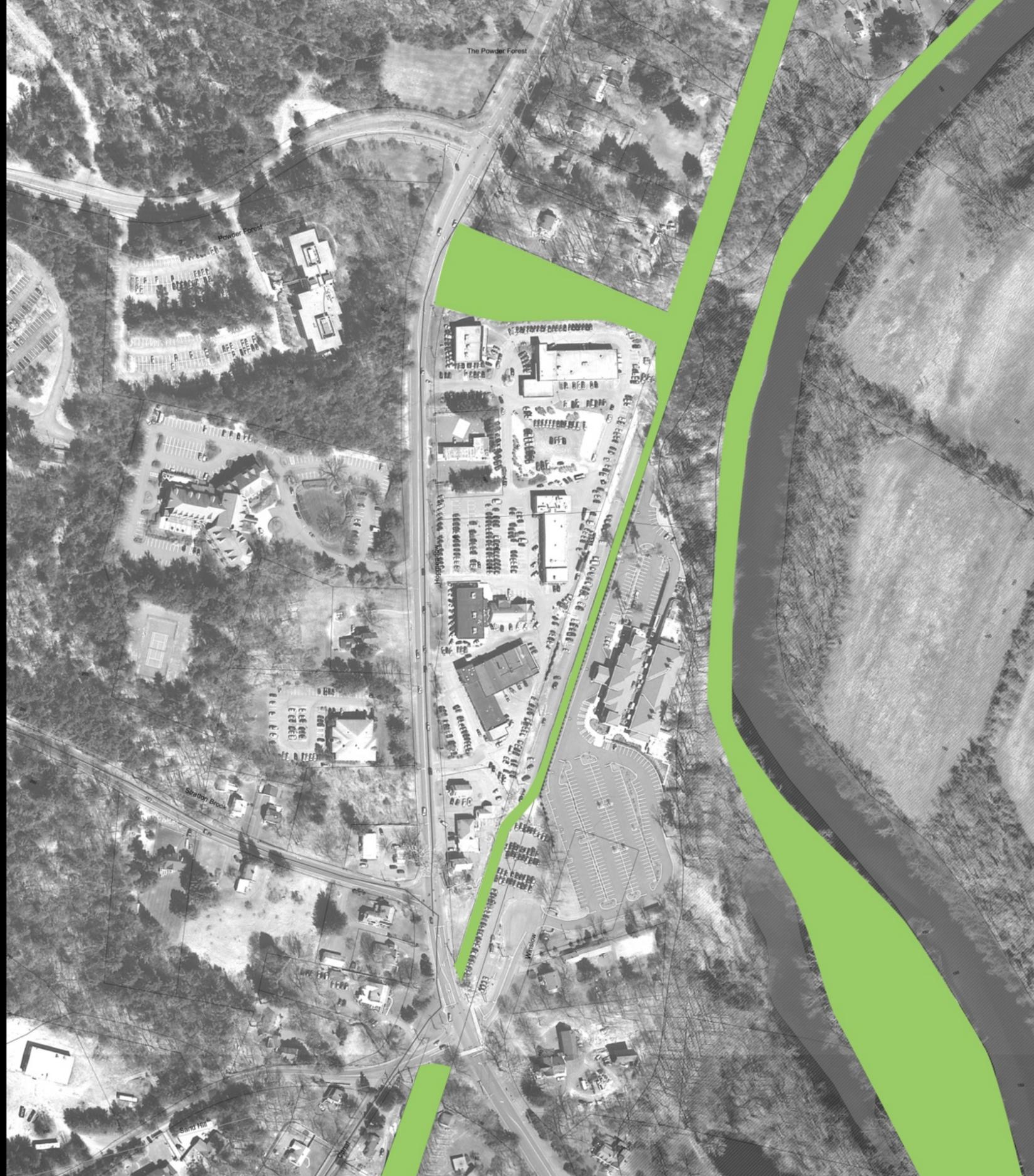












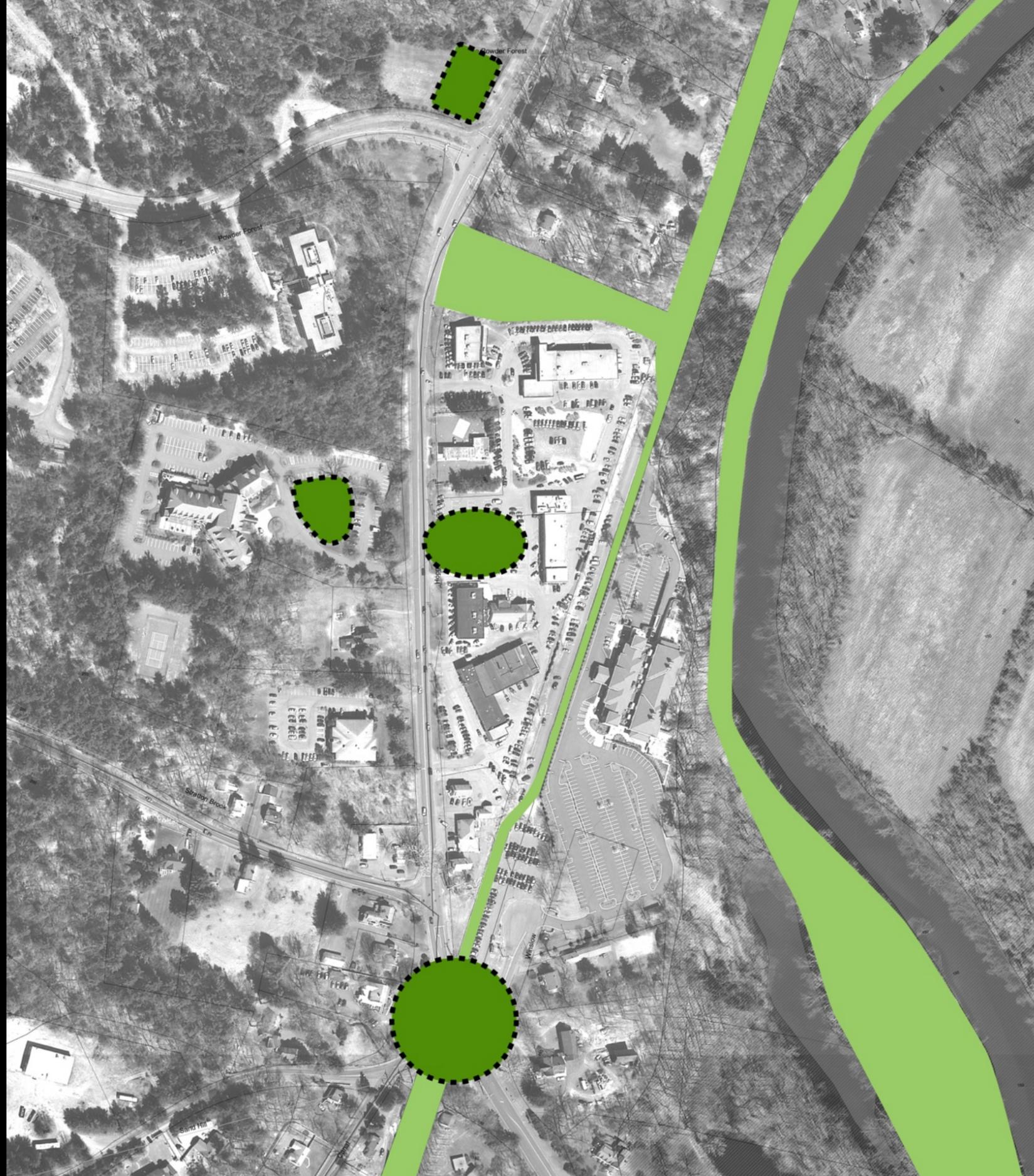
The Powder Forest

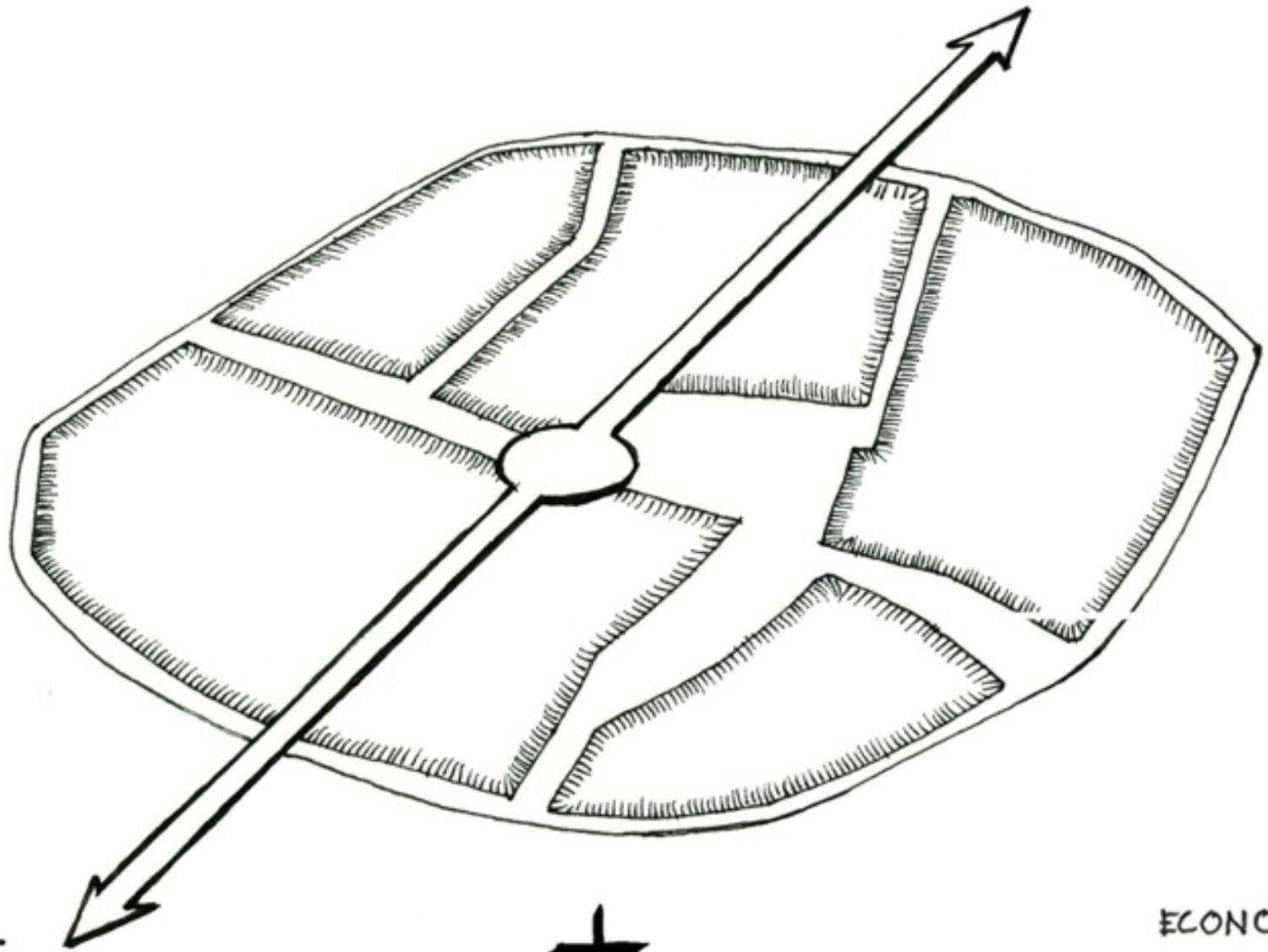
Powder Forest

Strain Brook

Saint Hill

Whisper

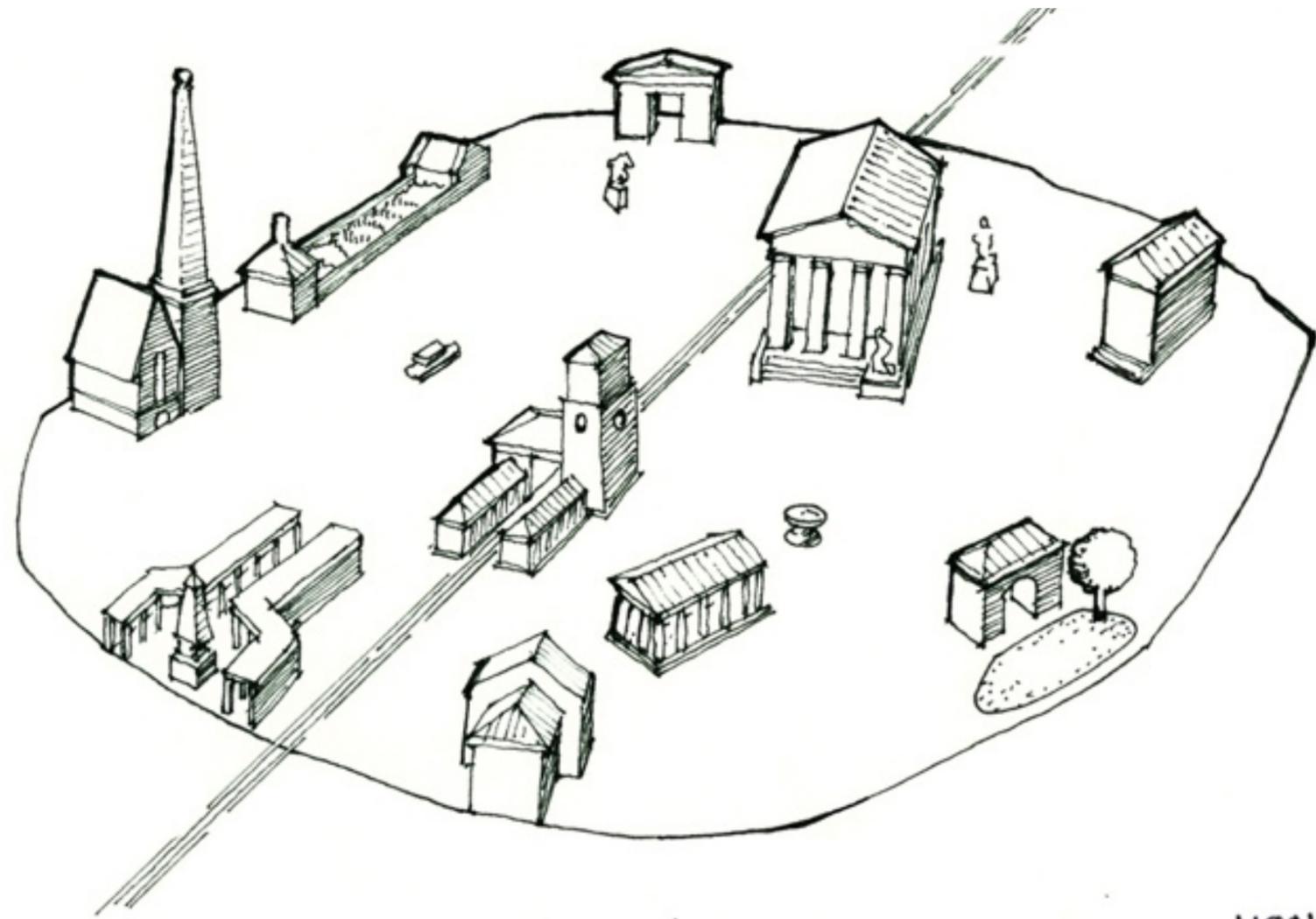




INTEGRATED INVESTMENT

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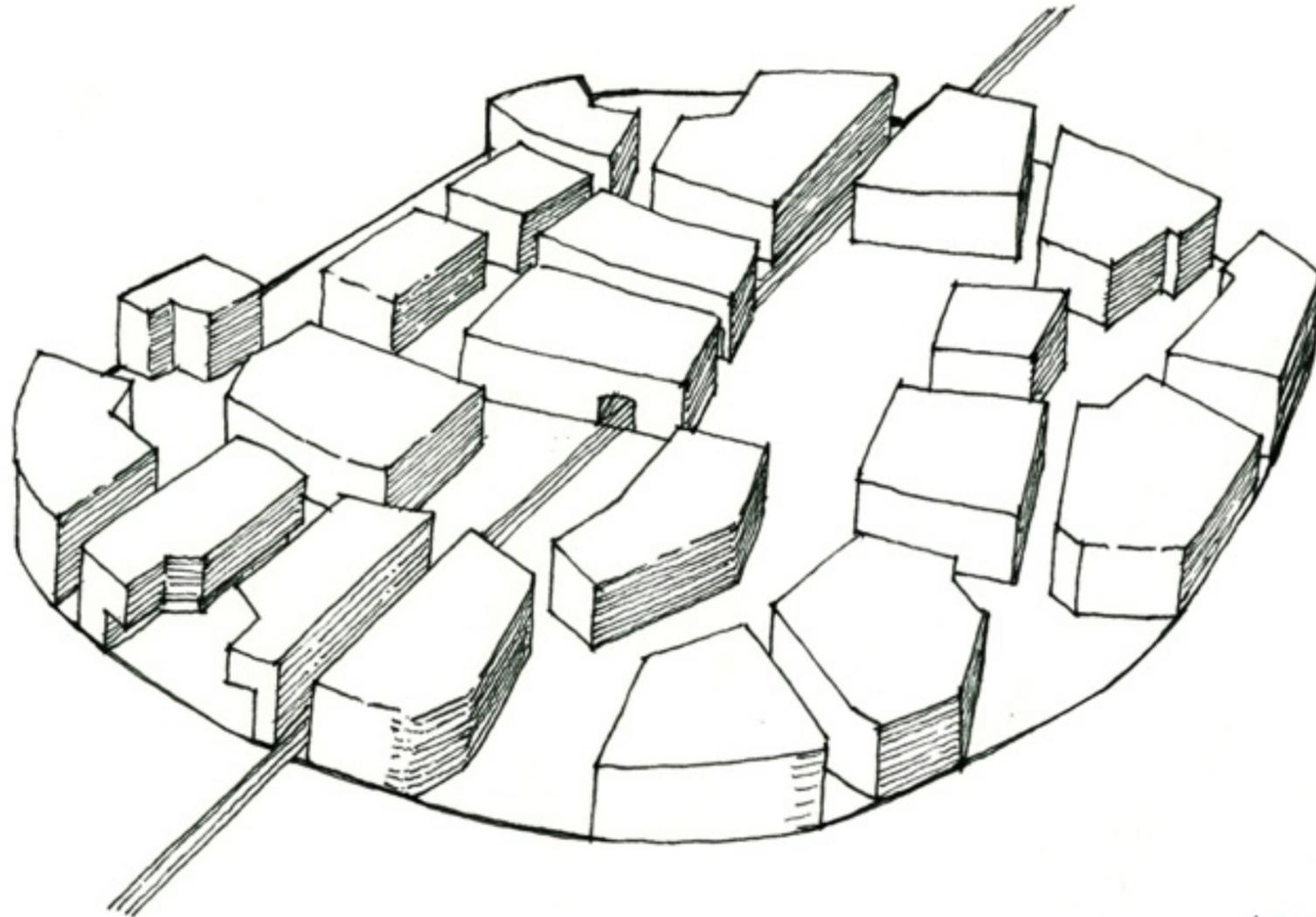
ECONOMIC COORDINATION OF
TRANSIT CORRIDORS & LAND USE



CIVIC INFRASTRUCTURE



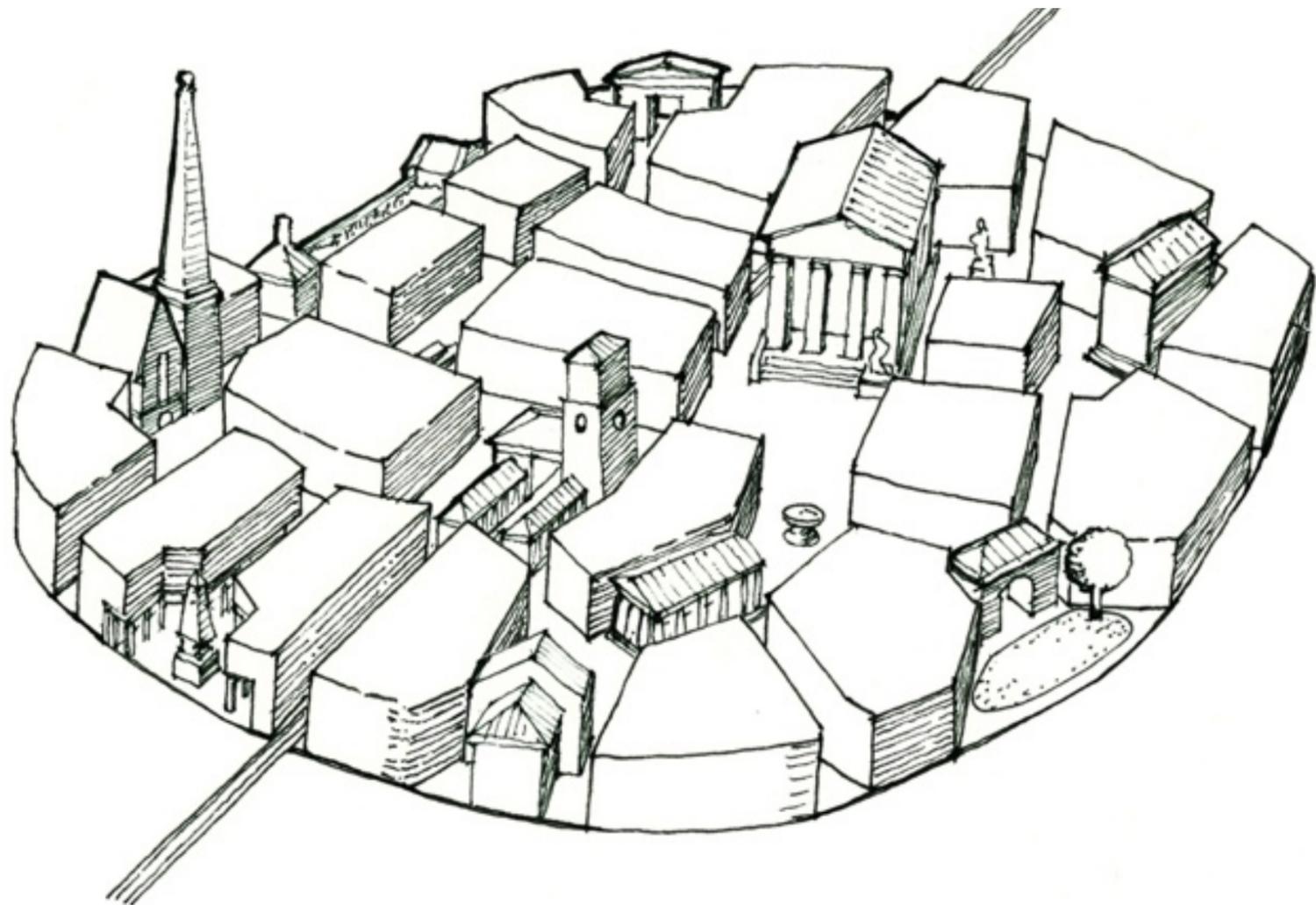
MONUMENTS & INSTITUTIONS
WITHOUT STREETS & SQUARES



COMMERCIAL ENTERPRISE

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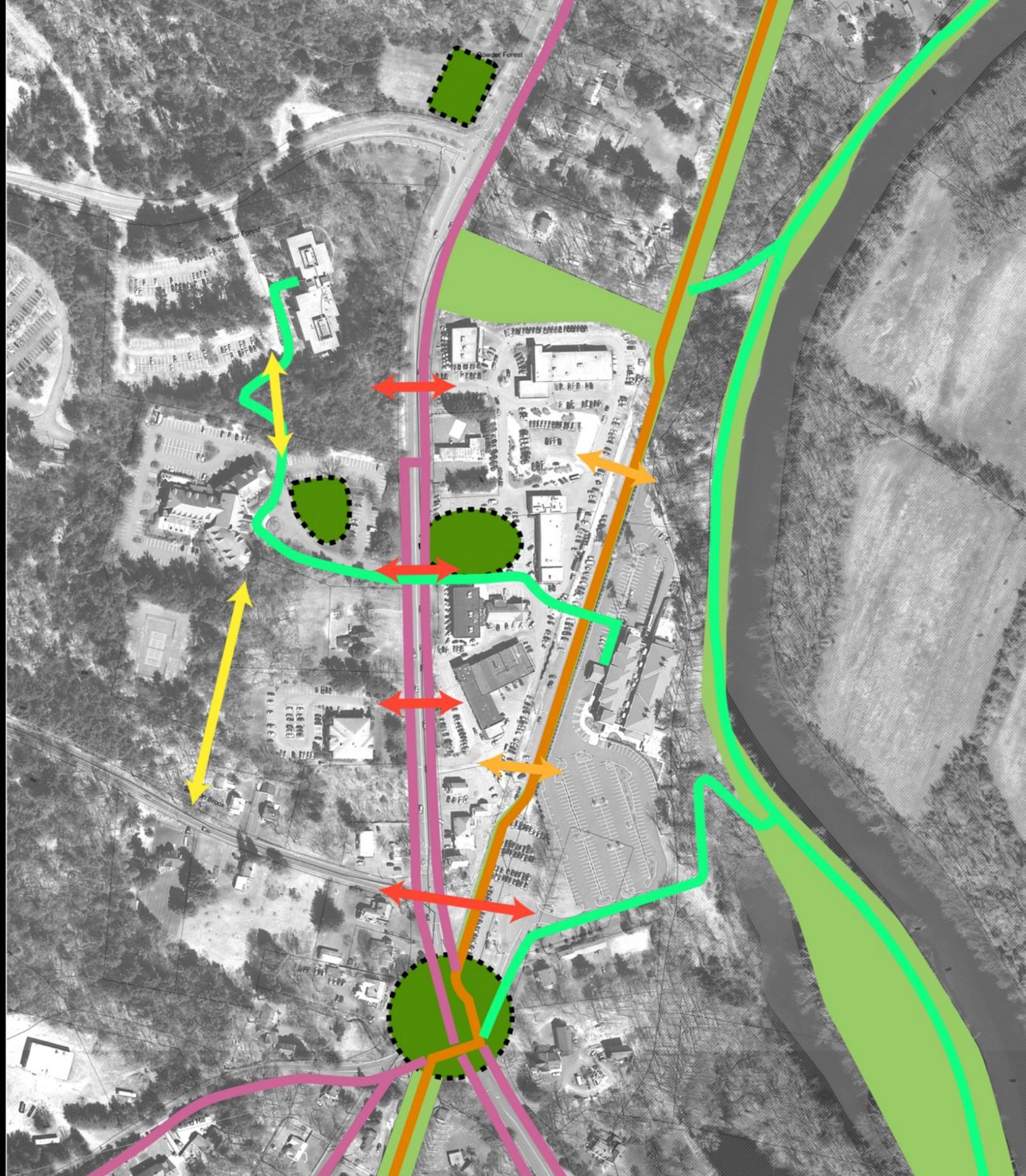
PRIVATE DEVELOPMENT
WITHOUT MONUMENTS & INSTITUTIONS



SUSTAINABLE COMMUNITY

THE RESILIENT EXCHANGE
OF GOODS + KNOWLEDGE

RSP 11



COMMUNITY CHARACTER
What needs to endure?

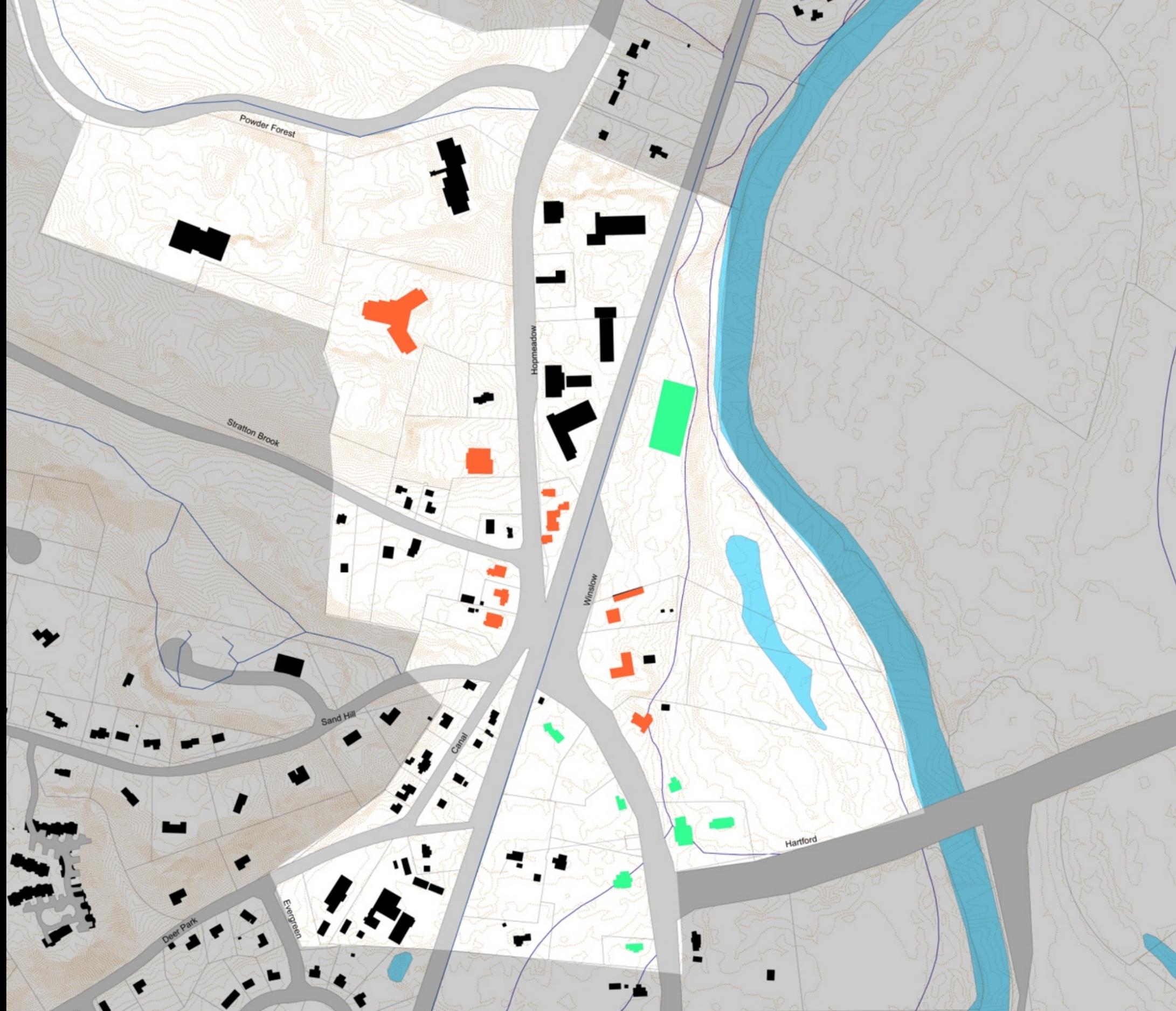












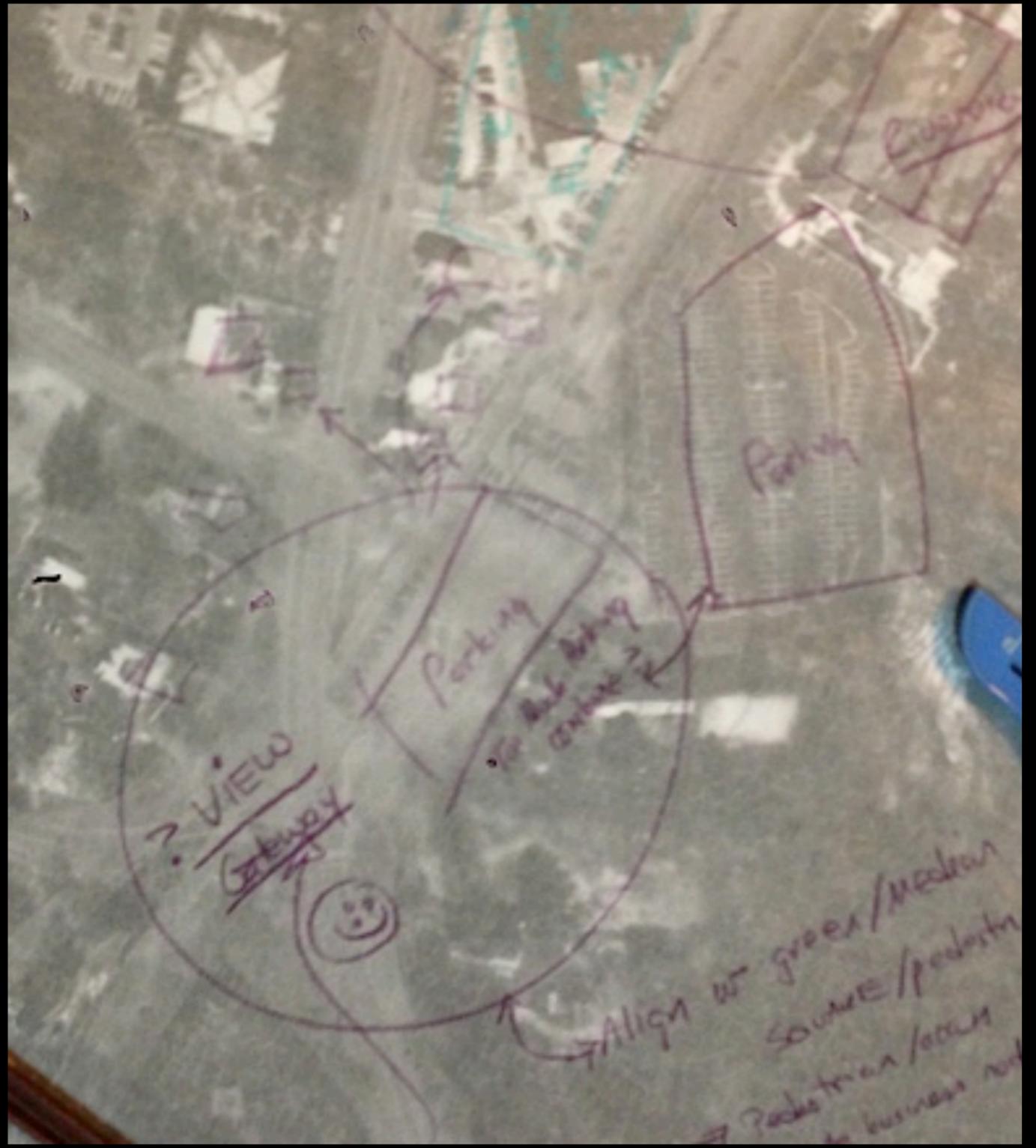
COMMUNITY CONNECTIVITY

A network of pedestrian friendly streets?











Stratton Brook

Winslow









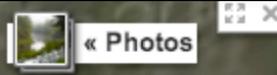


East Woodstock Road, Woodstock, Vermont, United States
Address is approximate



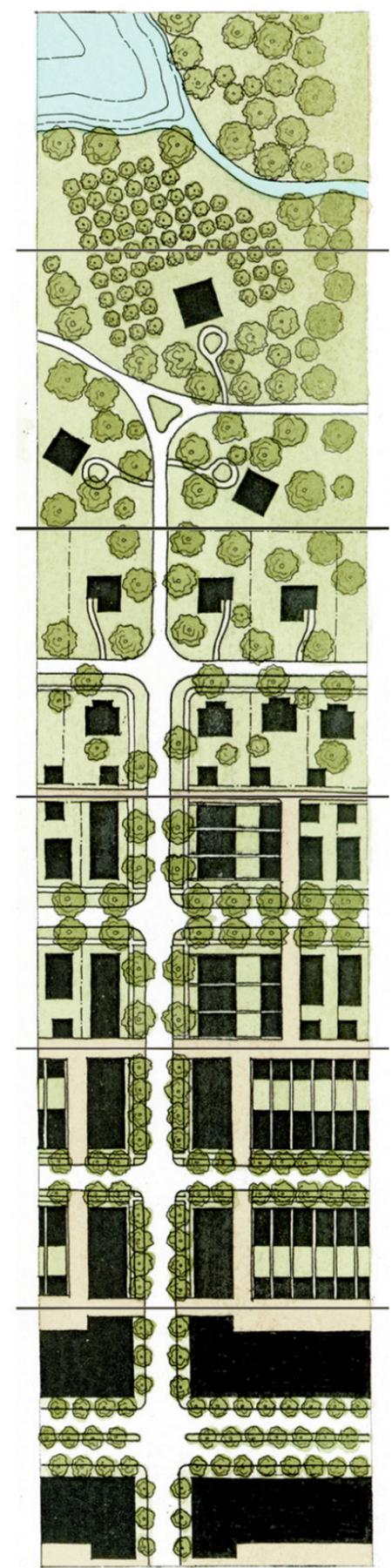
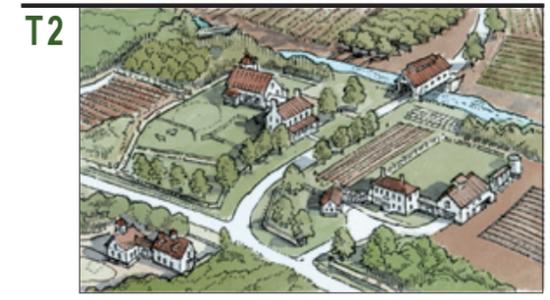


46 Vermont 12, Woodstock, Vermont, United States
Address is approximate



© 2009 Google





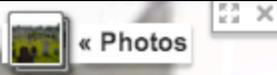


501 U.S. 202, Simsbury, Connecticut, United States
Address is approximate





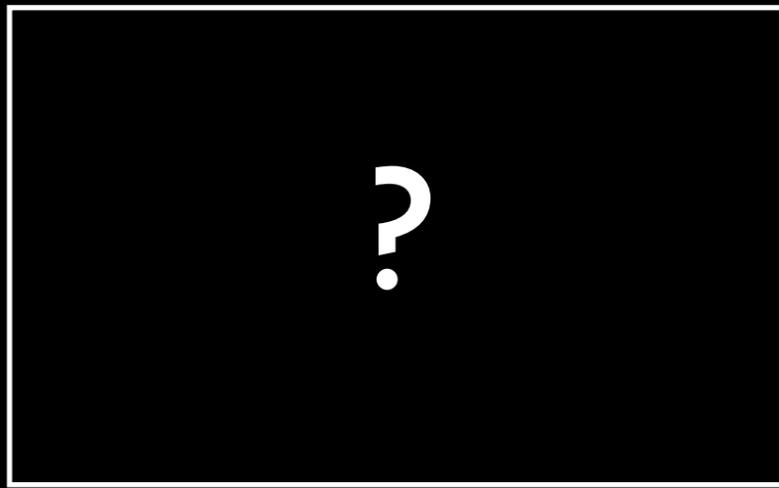
777 U.S. 202, Simsbury, Connecticut, United States
Address is approximate



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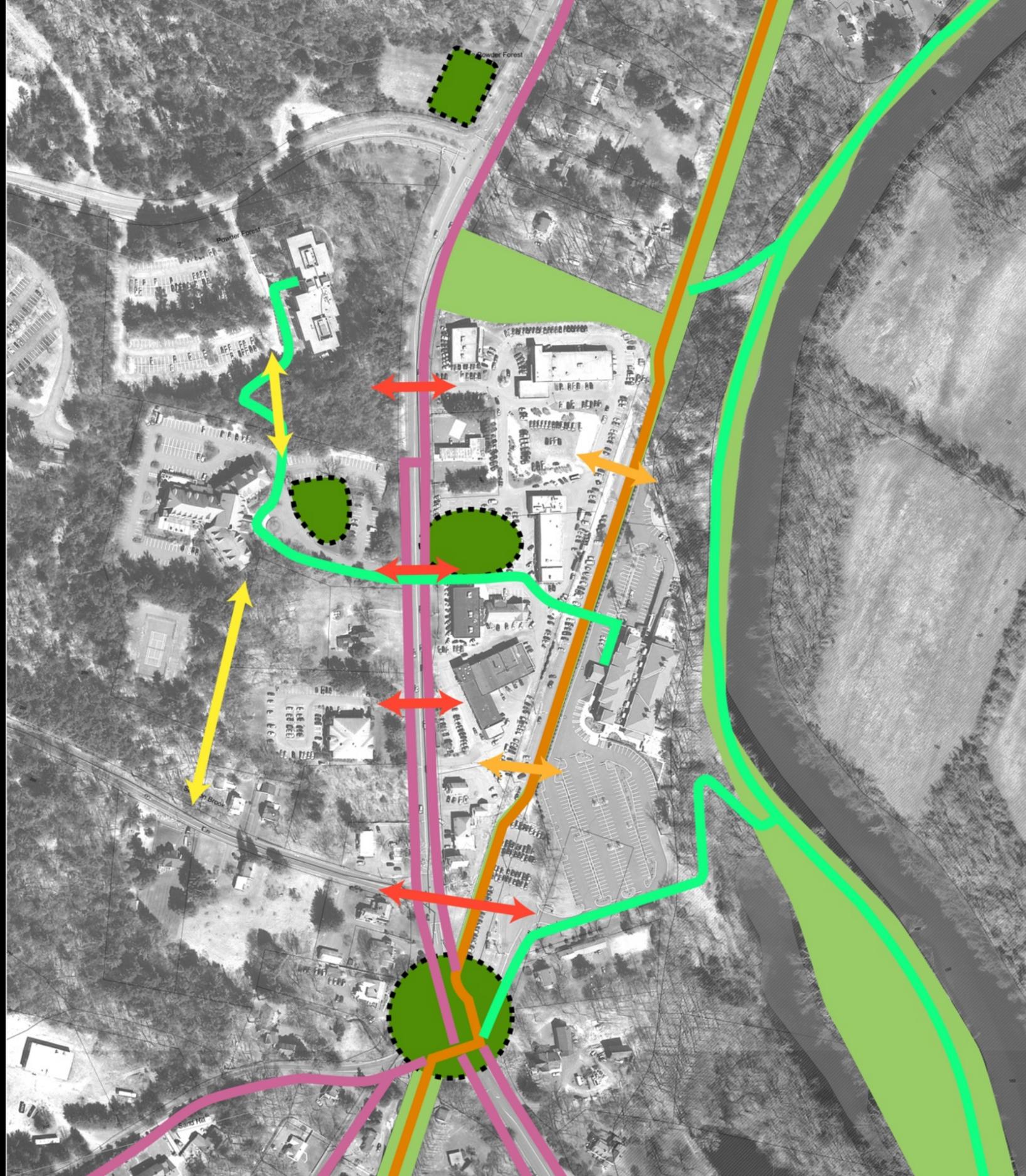








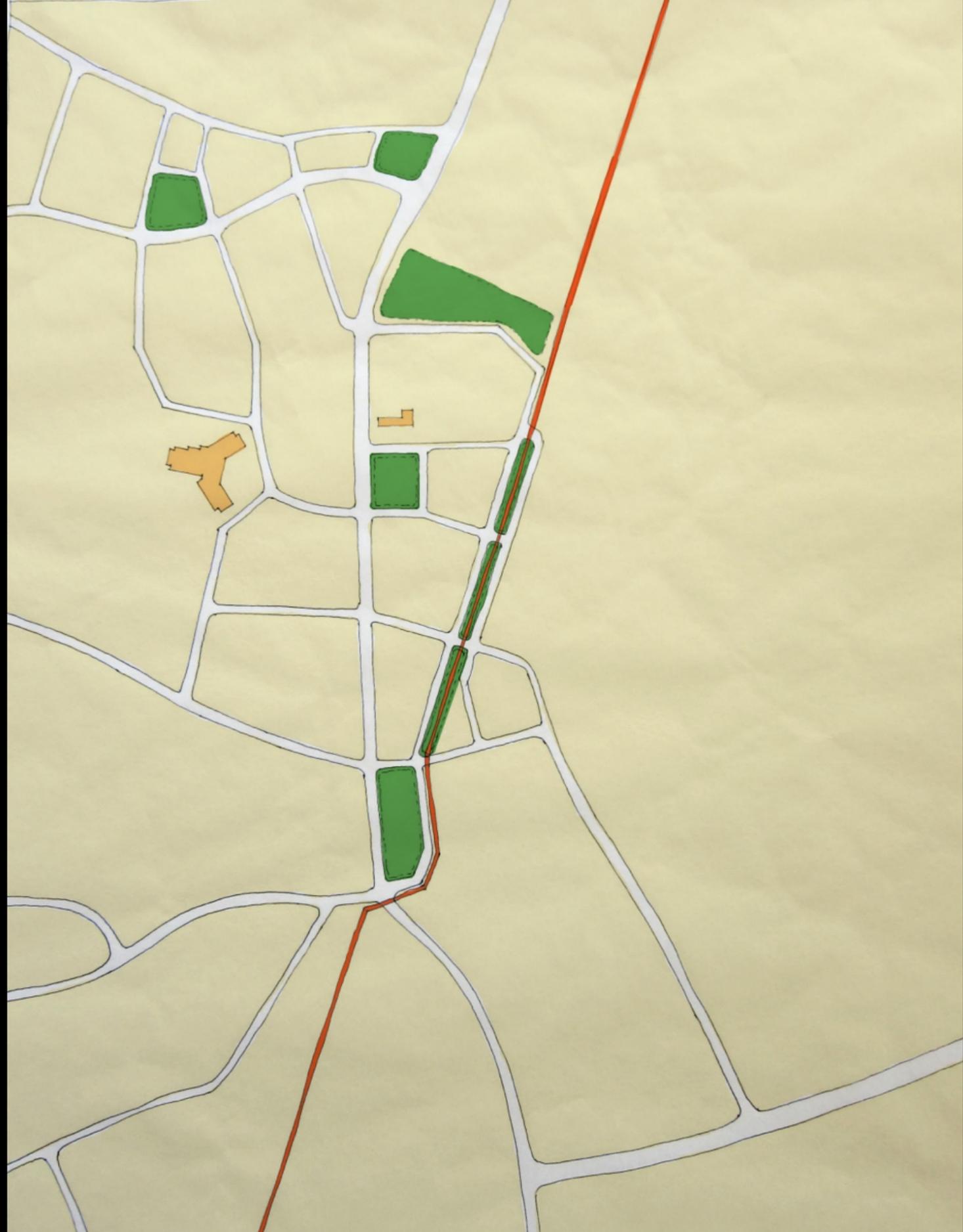






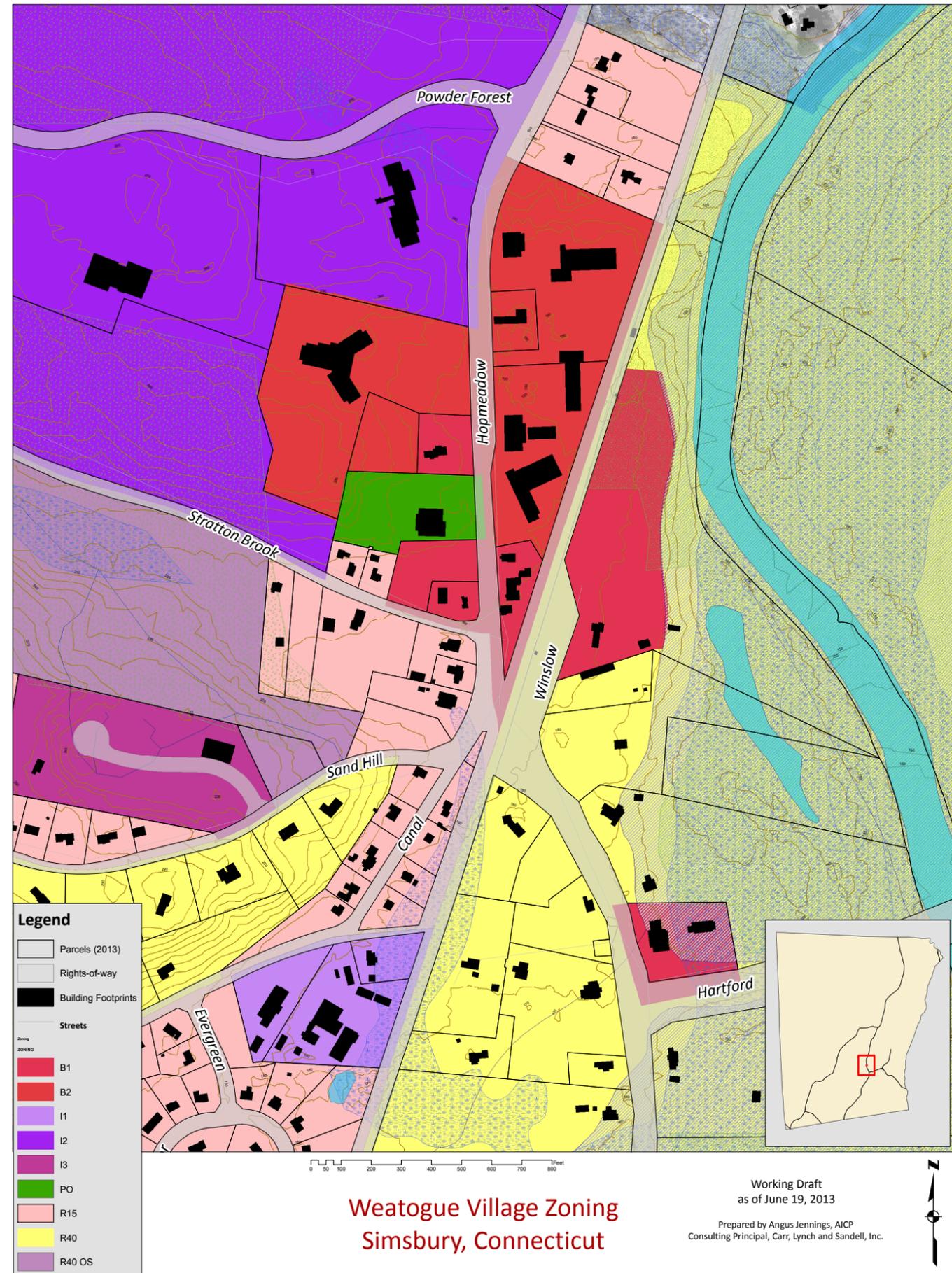






COMMUNITY BY DESIGN

How can our zoning help accomplish our vision?



**Weatogue Village Zoning
Simsbury, Connecticut**

Working Draft
as of June 19, 2013
Prepared by Angus Jennings, AICP
Consulting Principal, Carr, Lynch and Sandell, Inc.





Powder Forest

Hoopsgate

Stratton Brook









Powder Forest

Hoopsgate

Straton Brook

















Powder Forest

Hoopsgate

Stratton Brook













TONIGHT'S DESIGN CRITIQUE
Weatogue Village District by Design

TABLE 1 & 2
Village District Core Area



WEATOGUE VILLAGE DISTRICT - "MAIN STREET" OPTION - JUNE 19, 2013



What elements of this design do you like?

What elements of the design do you think need to be improved?

What type of shops and/or commercial uses would you like to see in the Weatogue Village District?

Does this design reflect your vision for the Weatogue Village District? _____
(1 being not at all, 10 being very much)

TABLE 3 & 4
Village District Edge Areas



Legend

Parcels (2013)	Secondary Habitats
Rights-of-way	Sidewalks
Building Footprints	Topography 2' contours
Water (DEP)	Streets
DEP_WetlandsSoils	Flood Zone Lines
Primary Habitats	FIRM maps - AE zones



Weatogue Village South - Site Study
Simsbury, Connecticut

Working Draft
 as of June 19, 2013
 Prepared by Angus Jennings, AICP
 Consulting Principal, Carr, Lynch and Sandell, Inc.



THANK YOU

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