



Newington Town Center Master Plan

Public Design Charrette
March 8, 2025

Charrette Agenda

Presentation

30 minutes

- **Welcome and Introductions**
- **Project Overview**
- **What We've Learned:** Informing the Process
- **Design Primer:** What Makes a Great Place?

Design Charrette: Group Workshop

90 minutes

- | | |
|-----------------------------------|------------|
| • Constitution Square | 30 minutes |
| • Lowrey Place | 20 minutes |
| • Hartford Healthcare Site | 40 minutes |

Group Debriefs

30 minutes

Welcome and Introductions

Project Overview

What is a Town Center Master Plan?

A Town Center Master Plan is a long-range planning document that establishes a vision for future growth and development in a designated area.

- Existing Conditions Analysis
- Market Analysis
- Master Plan
- Implementation Strategy

Example Master Plan



Project Objective

Develop a Plan that articulates a vision and strategy to facilitate appropriate development, foster economic viability, support existing business and encourage the use of the Town Center as a public gathering space.



Provide enhanced public spaces and connections for all ages and abilities



Grow the local tax base by supporting local businesses and attracting new investment



Support a vibrant Town Center through the integration of additional housing opportunities



Continue to support a range of uses, programming and experiences

About The Study Area

- 51 parcels
- 89.3 AC



Subareas



Leveraging the Town Center Master Plan



Key Scope Elements



**Inventory +
Analysis**



Visioning



**Master Plan +
Site Specific
Strategies**



**Implementation
Strategy**



**Final and Draft
Document**



Community Engagement

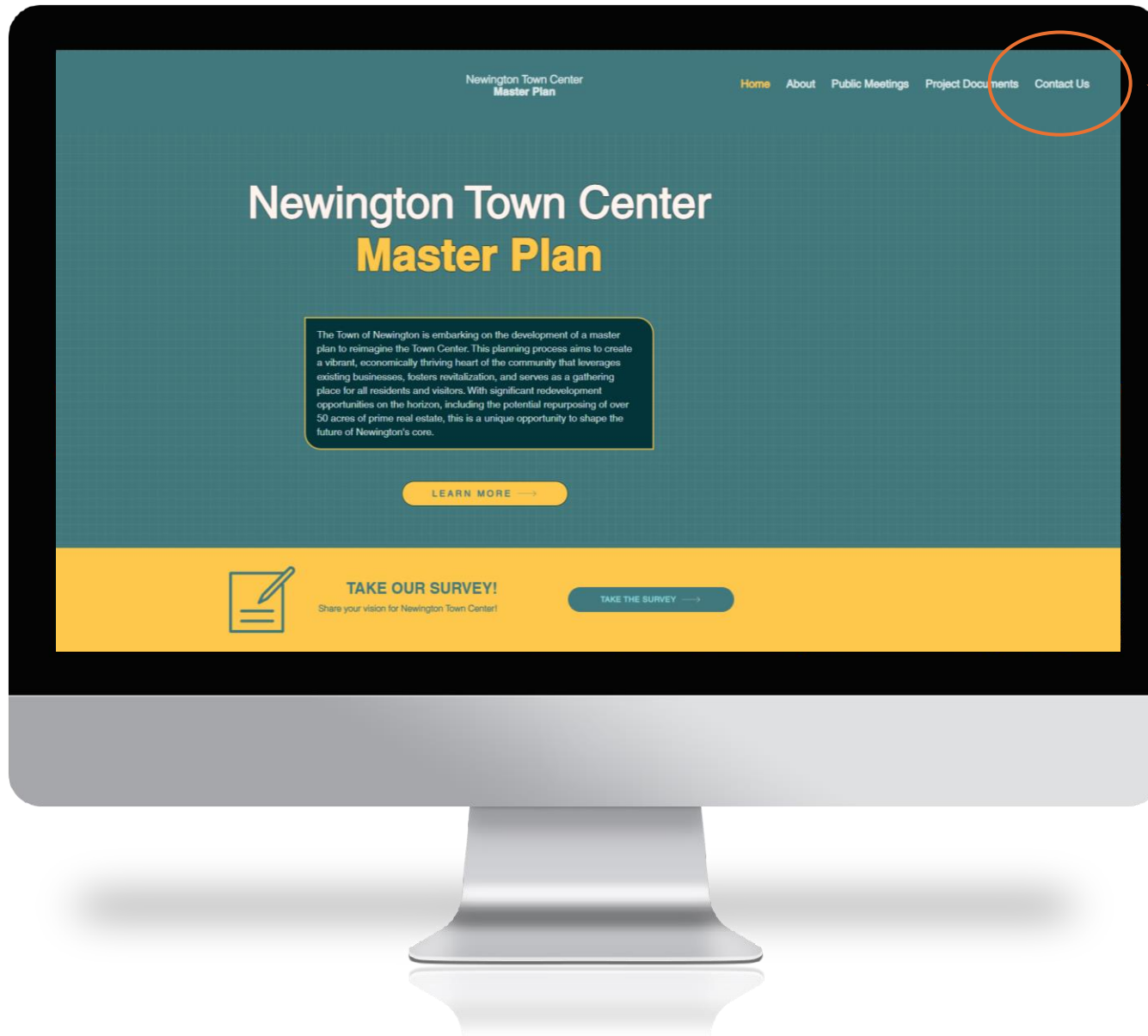


What We've Learned: Informing the Process

Engagement Activities To Date



www.NewingtonTownCenter.com



Contact

Contact Us

Have any questions or comments about the project? Want to share any ideas or feedback? Get in touch below!

First and Last Name *

Email *

Message *

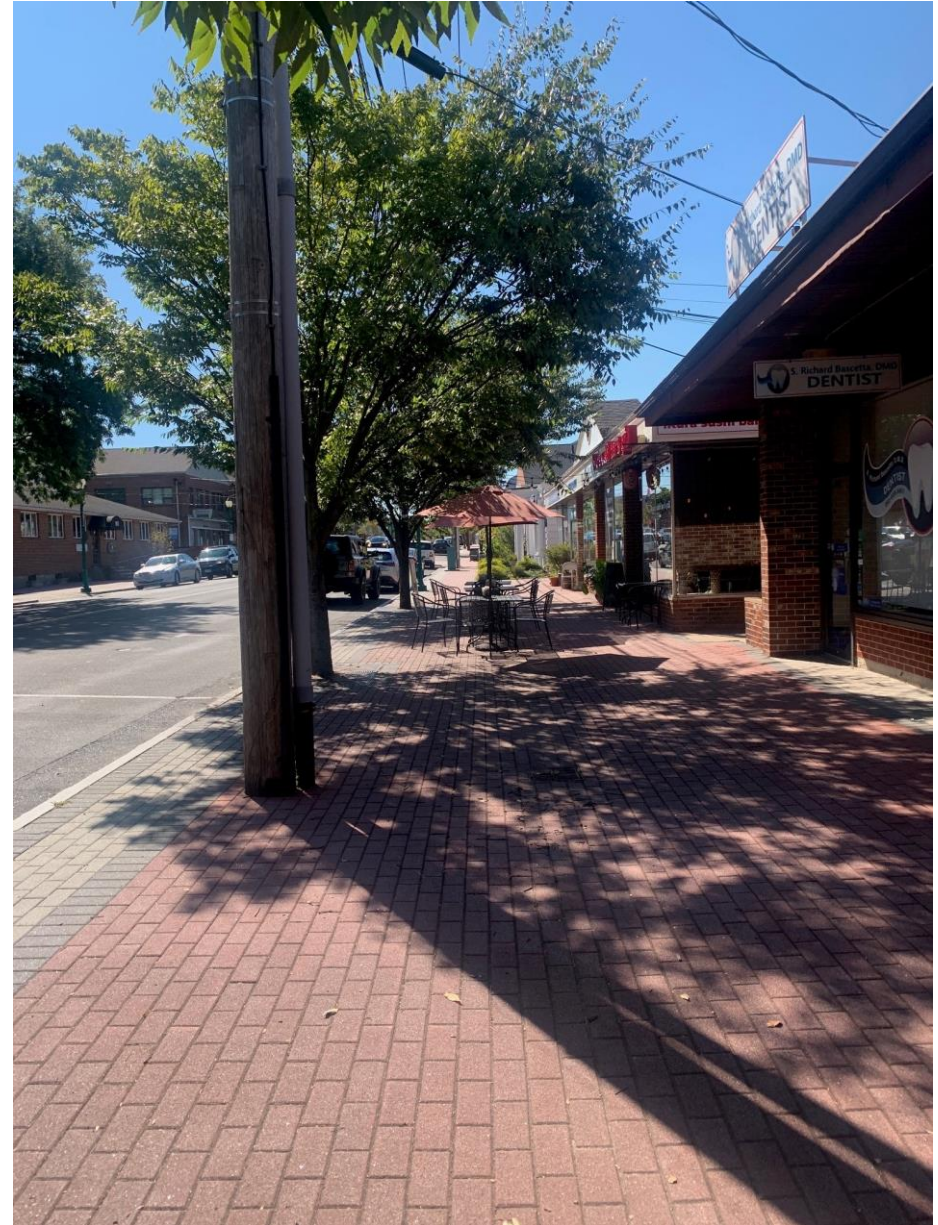
Submit

Key Takeaways

- Parking is an asset!
- People love its walkability.
- Like the restaurants! And want more of them!
- Would like to see more retail in the downtown (especially a grocery store)
- More arts oriented spaces and places
- Would like to see more housing, especially on Hartford Health site
- But....have associated traffic concerns
- Northwood Shopping Center revitalization should be priority
- Hartford Healthcare site should complement Town Center, not compete

What Are the Market Opportunities?

- Housing
- Commercial / Retail
- Mixed Use
- Office



Multi-Family Housing

Snapshot

- 420 units built in last year
- 565 in construction or planned
- Approximately 20% affordable (+/-200)

Market Says.....

- Recent and proposed units satisfy approximately 75% of anticipated demand over the next 5 years
 - 179 more market-rate units
 - Limited need for affordable units



Condos/Townhomes

Snapshot

- 15% of housing stock in Town today indicate strong demand

Market Says.....

- Potential to capture an additional 300+ units
- Key market sectors, including young professionals and downsizers



Senior Housing

Snapshot

- Desire to “age in place”
- Limited offerings available
- Wait lists for existing senior housing in town

Market Says.....

- Location + Demand = Opportunity for the Town Center



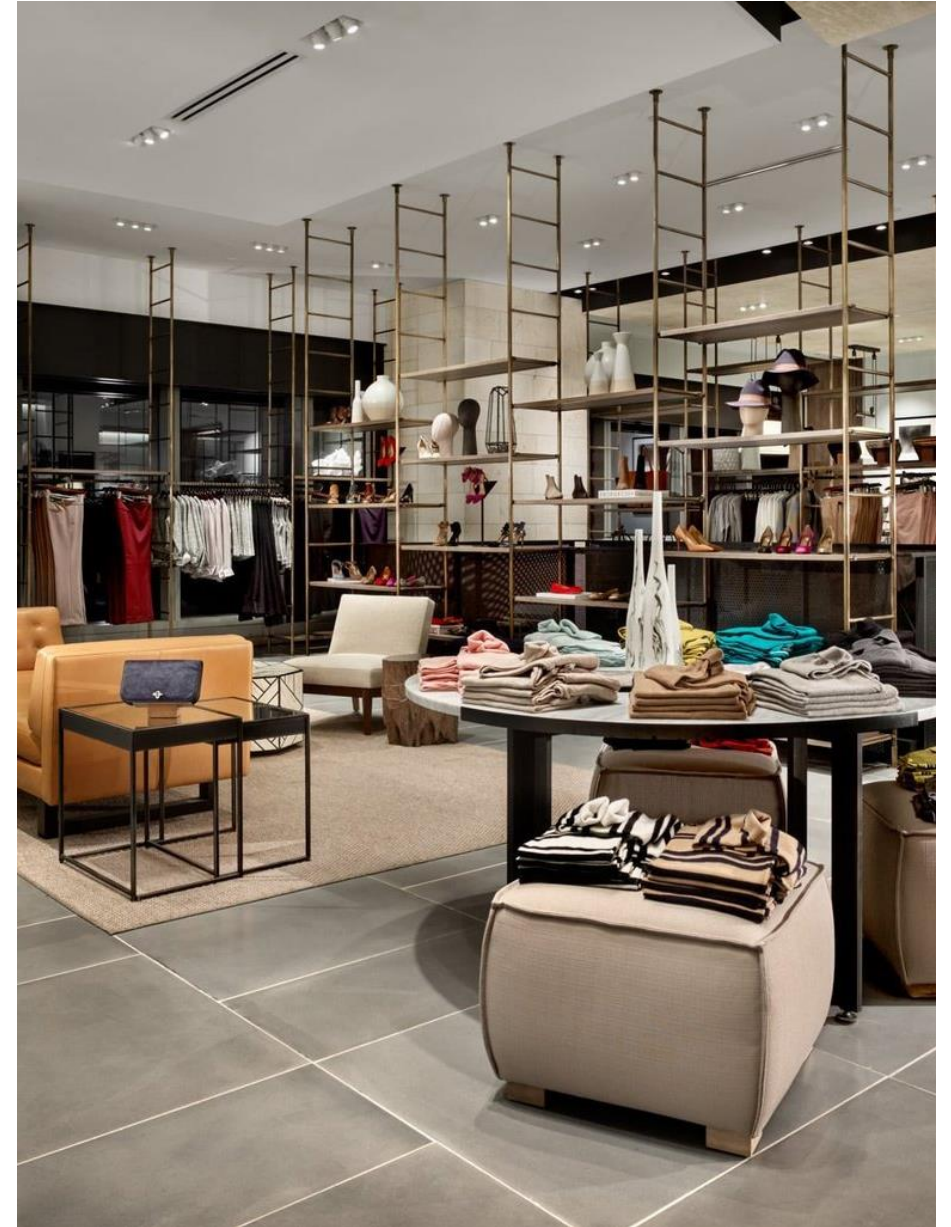
Commercial / Retail

Snapshot

- Abundance of retail across multiple commercial “hubs”

Market Says.....

- Continue to focus on local and specialized retailers in Town Center
- Niche, experiential retail
- Demographics are favorable



Office

Snapshot

- Older, aging office space
- Small percentage of use within the Town
- Medical office stands out as an anomaly – higher square footage with limited vacancy

Market Says.....

- Niche opportunities for smaller office footprints
- Modernized spaces will be more attractive to new businesses
- Office condo model
- Growing demand for medical office condos is an opportunity to capture



Hospitality

Snapshot

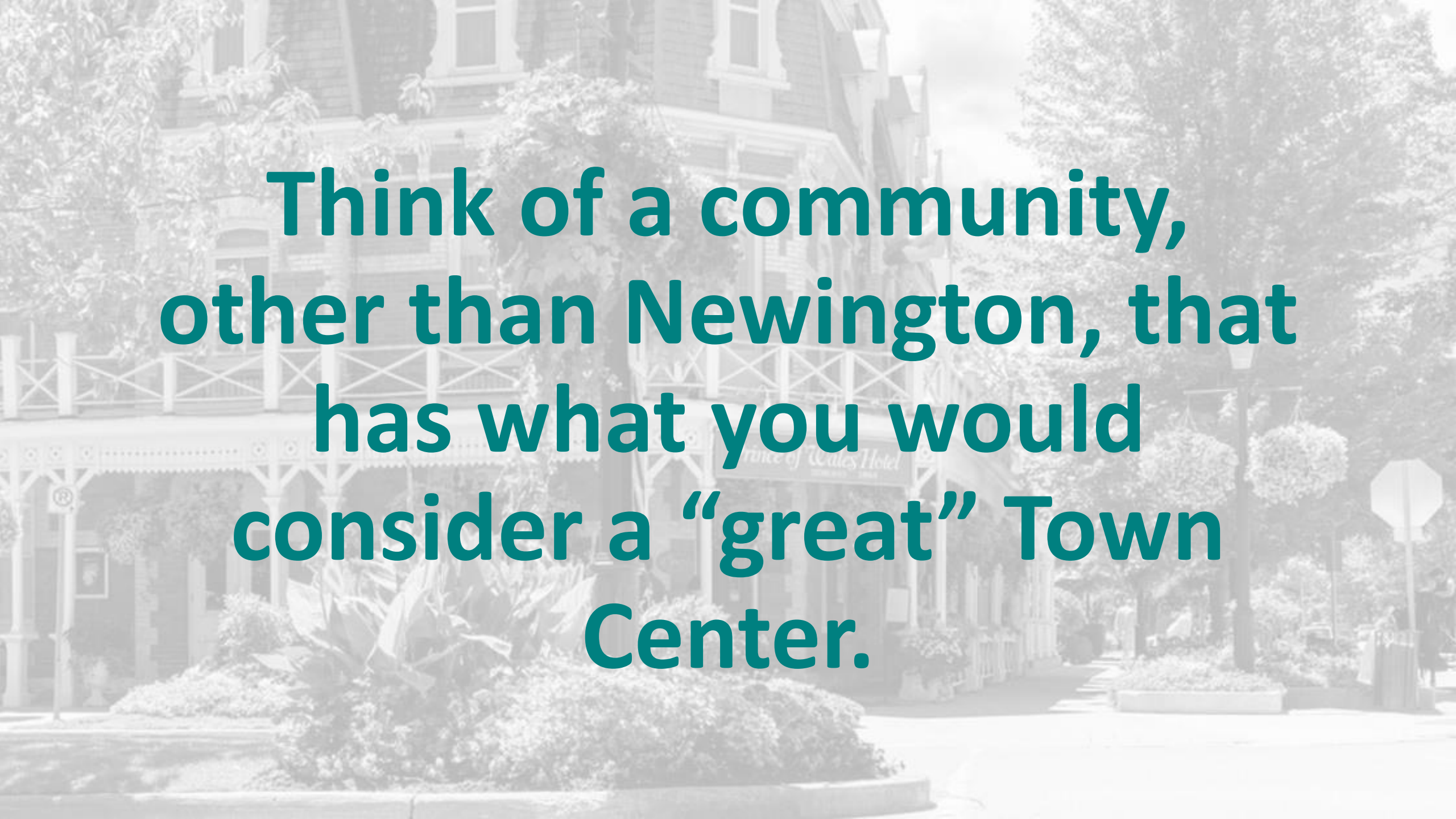
- Multiple motels on Berlin Pike
- Mostly locally owned and operated
- Woodspring Suites first national chain to open in Town in 15 years

Market Says.....

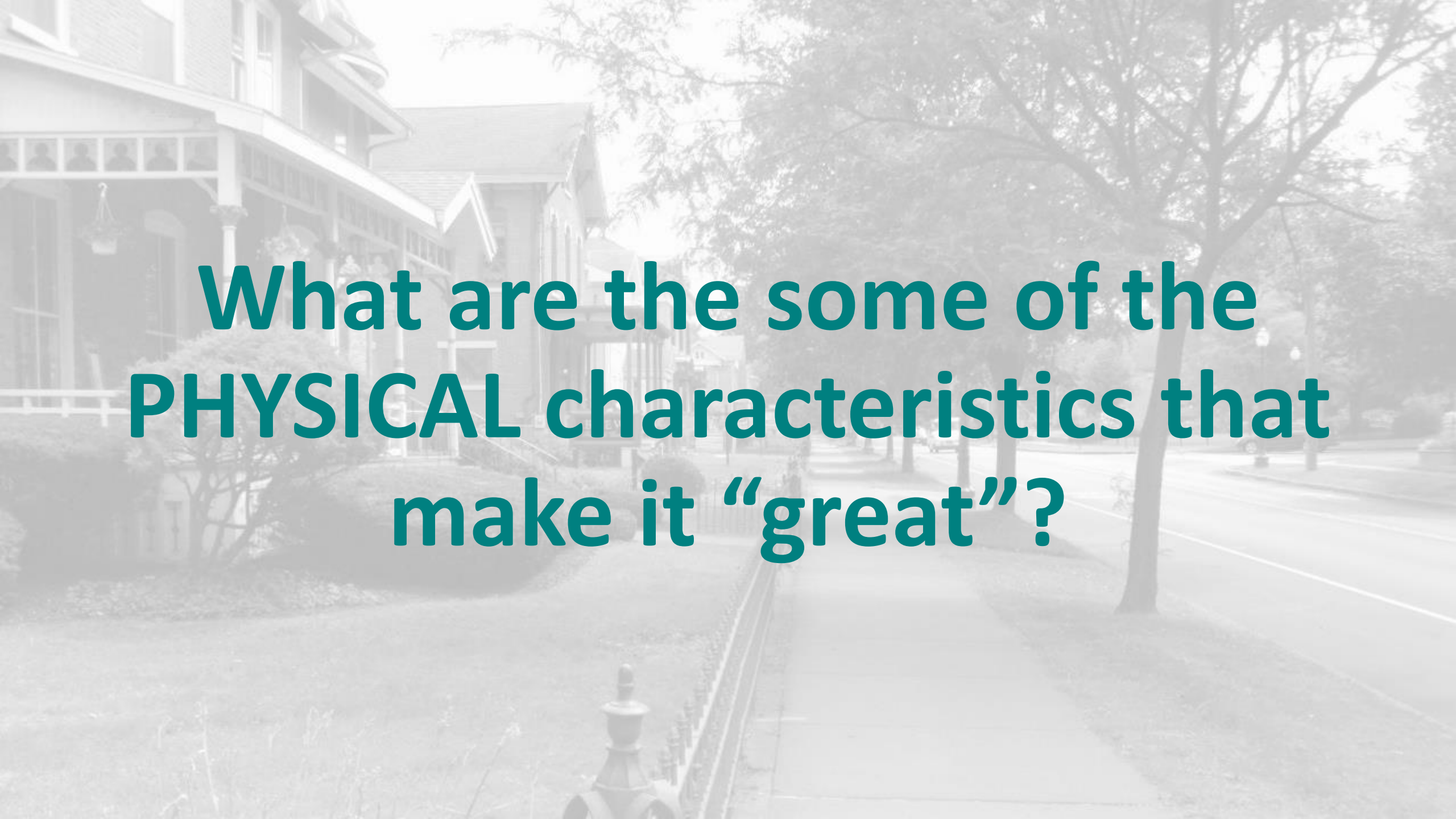
- Challenging without additional investments to create needed demand



Design Primer: What Makes A Great Place?



**Think of a community,
other than Newington, that
has what you would
consider a “great” Town
Center.**



**What are the some of the
PHYSICAL characteristics that
make it “great”?**

Physical Characteristics of Great Communities



Offer Multimodal (& accessible!) Options



Prioritize Human Interactions



Provide a Mix of Uses and Functionality



Create Safe & Welcoming Spaces

Visually Appealing

Great Communities...



...consider all modes of transportation...



...and implements treatments for different user needs.

Great communities...



...offer a variety of formal and informal spaces to create opportunities for human interaction and...

Great communities...



...provide for the “chance encounter”.

Great Communities...



...maintain a pedestrian scale.

Great communities...



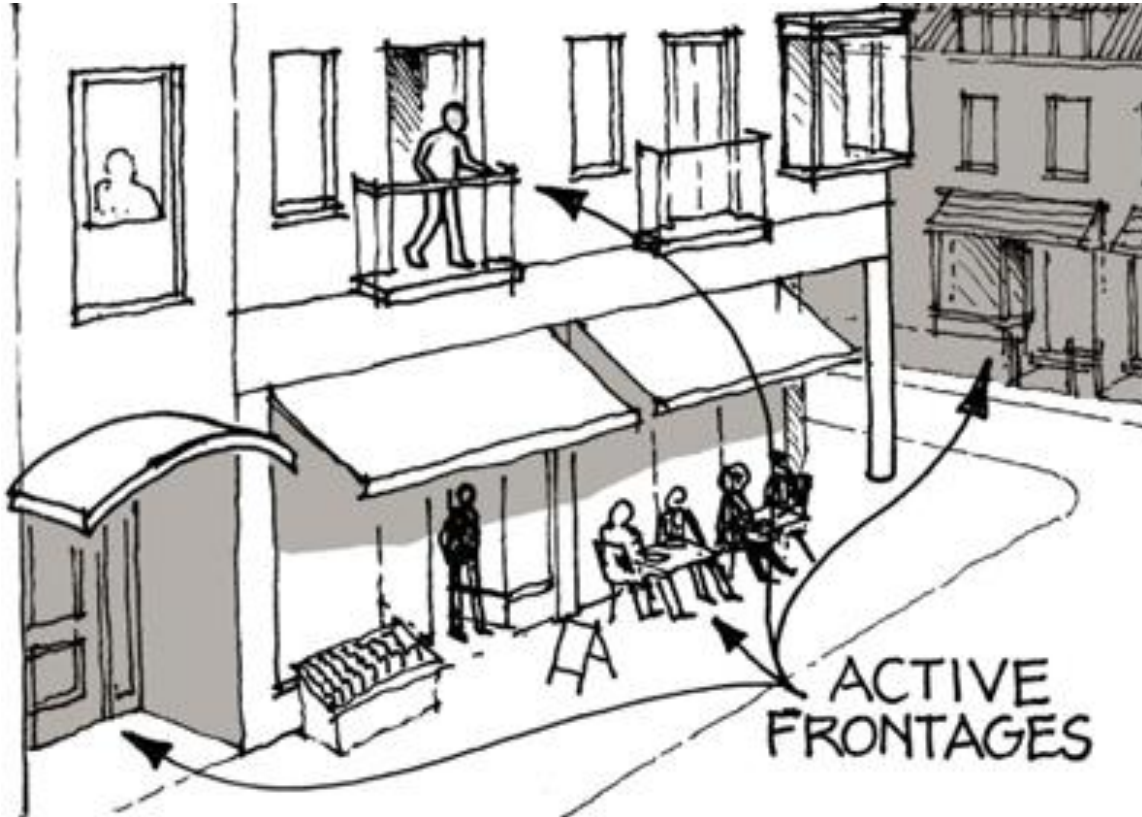
...introduce art into the public realm.

Great communities....

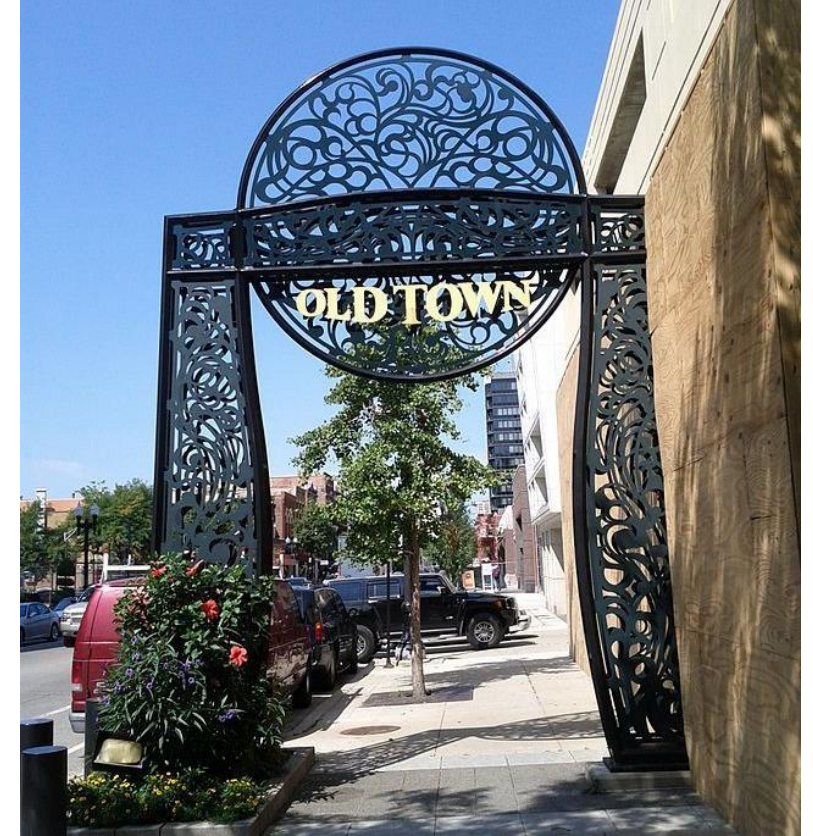


...allow for a diversity of development types.

Great Communities... keep the ground level activated....



Great Communities...



...welcome and invite.



...and ensure
people are
comfortable in their
surroundings.



Great communities... incorporate sustainability in design (“multi-benefit”).

Stormwater management
Flood hazard mitigation
Alternative energy
Viewsheds



Design Charrette

Why a Town Center Design Charrette?

To help identify community preferences for the future design, character, use and functionality of the Newington Town Center.

ELEMENTS:



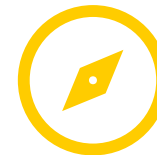
Future Land Use Alternatives

Town Center

Hartford Healthcare Site



Connectivity and Public Space Enhancements



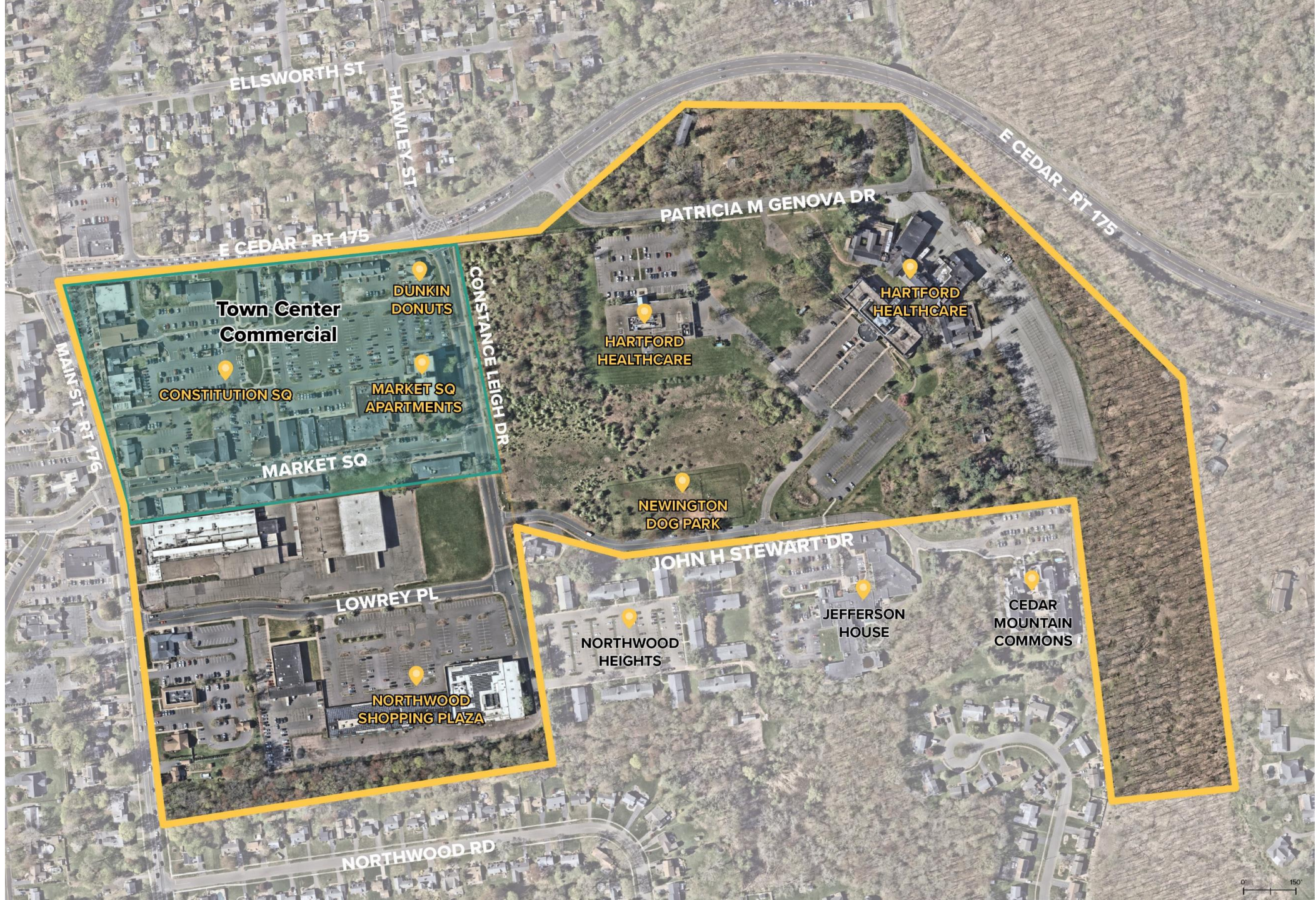
Design Direction

Charrette Format

- **Brief Introduction and Group Discussion for each Subarea**
- **Hear From Others!**
 - Pick a table representative
 - Be prepared to spend 3-5 minutes sharing highlights from your table's discussion



Constitution Square



Our Ask

- 1** Tell us what types of **amenities** you would like to see more of in the Town Center.
- 2** Tell us what types **multi-modal features (bike and pedestrian)** are desirable in the Town Center.
- 3** Share your ideas for other **improvements and opportunities** on the map.

Exercise 1

Using the dot stickers provided, identify the **TOP THREE** streetscape amenities you would most like to see in Constitution Square and along surrounding streetscapes.



Benches



Waste / Recycling Receptacles



Water Bottle Filler



Pedestrian Level Lighting



Public Art



Art as an Amenity



Planters and Landscaping



Shade Trees

Other - What is missing? Write your response below!

Exercise 2

Using the dot stickers provided, identify the **TOP THREE** multi-modal features you would like to see in Constitution Square and along surrounding streetscapes.



Bike Racks



Bike Repair Station



Bike Lanes



Bus Shelter



Wayfinding/Directional Signage



Electric Vehicle Charging



Enhanced Crosswalks



Widened Sidewalks

Other - What is missing? Write your response below!

ON THE MAP!

- Use the **green marker** to show us where you would like to see enhanced or new **green spaces**.
- Use the **brown marker** to show us where you would like to see enhanced **pedestrian connections**.
- Use the **blue marker** to identify any **properties** you would like to see reused, improved, or built upon.
- Use the **red marker** to identify where important **gateways / entrance points** are. These areas may warrant some additional design attention!



Use the **black marker** and post-its to share any **general ideas and feedback** you would like our team to be aware of – parking issues, setbacks, traffic concerns, etc.

What color marker to use?

green **community green spaces**

brown **pedestrian connections**

blue **buildings or properties**

red **gateways / entrance points**

black **anything else (parking, intersections, traffic, etc)**

In Summary...

Use the summary sheet to write
down your tables' top three
takeaways/priorities for Constitution
Square

Lowrey Place and Northwood Commons



Our Ask

- 1** Tell us if the **roadway character** of Lowrey Place should be modified to better accommodate multi-modal users.
- 2** Tell us what **development type and density** you would like to see on the Northwood Commons site.
- 3** Share your ideas on **land uses, building placement, and site improvements**.

Exercise 1

Place a dot sticker on your answer!

Should the road width of Lowrey Place be reduced?

The current 40-foot width of Lowrey Place presents several opportunities for reconfiguration. Through a road diet, the excess width could be repurposed into protected bike lanes, on-street parking, or planted buffer strips. The space could also accommodate widened sidewalks or curb extensions at intersections.

Yes - Reclaim Some of the Road Width

No - Keep the Current Width

Using the dot stickers provided, identify the **TOP THREE** streetscape treatments you would most like to see on Lowrey Place.



Protected Bike Lane



On-Street Parking



Planted Buffer Strips



Sidewalks on Both Sides of the Street



Curb Extensions

Other - What is missing?
Write your response below!

Exercise 2

Which setback distance is most appropriate for future development at Northwood Commons?



0-5 Feet



10-15 Feet



200 Feet (Existing Condition)

What maximum building height do you feel is most appropriate at Northwood Commons?



1-2 Stories



3 Stories



4 Stories



5+ Stories

What types of uses would you like to see on the site on the future? Select all that apply if more than one.



Commercial



Mixed-Use



Multi-Family Housing



Townhouses

ON THE MAP!

- Use the **green marker** to show us any **site enhancements** you would like to see incorporated around the Keeney Building.
- Use the **blue marker** to draw any new **buildings** and label with desired types of land use (residential, commercial, etc).
 - ✓ Vacant parcel at corner of Lowrey and Constance Leigh Drive
 - ✓ Northwood Commons site
 - ✓ Keeney building site
- Use the **purple marker** to show any **streetscape** (sidewalk, bike lane, intersection, etc) changes you would like to see and label them!

What color marker to use?

green **green spaces / site improvements**

blue **buildings or properties**

purple **streetscape improvements**
(sidewalks, bike lanes, on-street parking, etc)

black **anything else!**

In Summary...

Use the summary sheet to write
down your tables' top three
takeaways/priorities for the Lowrey
Place Focus Area

Hartford Healthcare Complex



Considerations

1

Topography

2

Green space

3

Building demolition



Our Ask

1

What types of uses and densities are desirable

2

What types of public spaces you would like to see

3

Ideas on site layout, connectivity, green space

Exercise 1

Using the dot stickers provided, identify the **TOP THREE** site amenities you would most like to see integrated into the future redevelopment at the Hartford Healthcare Site.



Open Space



Enhanced Dog Park



Playground



Walking Trails



Bike Trails



Keep Naturalized



Disc Golf



Sports Courts

Other - What is missing? Write your response below!

Exercise 2



Use the stickers to identify your preferences for development types. Place your preferred stickers on the map in the general area you would like to see that development occur.

ON THE MAP!

- Use the **green marker** to show us where you would like to see enhanced or new **green spaces**.
- Use the **brown marker** to show us where you would like to see enhanced **pedestrian connections**.
- Use the **blue marker** to identify any **building footprints**.
- Use the **red marker** to identify where important **gateways / entrance points** are.
- Use the **purple marker** to show any **streetscape** (sidewalk, bike lane, intersection, etc) changes you would like to see and label them!

What color marker to use?

green	community green spaces
brown	pedestrian connections
blue	buildings or properties
red	gateways / entrance points
purple	streetscape improvements (sidewalks, bike lanes, on-street parking, etc)
black	anything else (parking, intersections, traffic, etc)

In Summary...

Use the summary sheet to write down your tables' top three takeaways/priorities for the Hartford Healthcare site

Group Feedback:

Sharing Your Ideas

THANK YOU!