



vi·tal
/'vīdl/
adjective

1. absolutely necessary or important; essential.
"secrecy is of vital importance"

2. full of energy; lively.
"a beautiful, vital girl"

Vital Seniors

THE NECESSITY OF INTEGRATING WINDSOR LOCKS
SENIOR CITIZENS INTO A REVITALIZED DOWNTOWN

Active Living for All Ages: Creating Neighborhoods Around Transit

<https://youtu.be/6T7JHl4p8Mg>



Two Problems One Solution?

Can the need for :

- 1) a new Senior Center that meets the space and functional needs identified by the Space Needs Assessment, and
 - 2) integrating our Senior Citizens to the fullest extent possible into a revitalized downtown
- be accomplished?

Space Needs Assessment
for the
Windsor Locks Senior Center
Windsor Locks, CT



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YES!



1. NEW ROUNDABOUT
2. FUTURE COMMERCIAL BLDGS
3. HISTORIC CASTLE HOUSE
4. MONTGOMERY MILL REDEV.
5. HISTORIC TRAIN STATION
6. NEW HARTFORD LINE RAIL STATION
7. WINDSOR LOCKS CANAL
8. CONNECTICUT RIVER
9. WINDSOR LOCKS CANAL TRAIL
10. PESCI PARK

- A. MARKET PLAZA
- B. DINER TERRACE
- C. TRAIL TO CASTLE
- D. PEDESTRIAN WALKWAY/CANAL OVERLOOK
- E. CANAL BRIDGE
- F. PICNIC PARK
- G. PESCI PARK CONNECTION

MARKET/STATION

1ST FLOOR	25,000 SF
2ND FLOOR	14,000 SF

MIXED USE

1ST FLOOR	2,500 SF DINER, 21,000 SF SENIOR CENTER
2ND-6TH	MULTIFAMILY HOUSING UNITS

PARKING

STRUCTURE	4 LEVELS ~480 SPACES
SURFACE LOT	42 SPACES



Concept Site Plan

Active Senior Lifestyle



Easily Accessible



21,000
square feet

Ample
Parking

Ground
Floor
Location

Bus/Vehicle
Drop-off

Patio and
Picnic Area

Enclosed
Fleet
Parking



Integrated into the Community



Hartford
Line Rail

Shuttle Bus

Public
Market

Canal Trail
Recreation

Restaurants

Shopping

Services

Engberg
Anderson
ARCHITECTS

In the Center of the Activity



A Center for Active Seniors In the Heart of a Revitalized Downtown



Paying for It All

- This is **NOT** a competition.
- Windsor Locks has Multiple and Simultaneous Infrastructure Upgrade Needs.
- Solutions that Can Co-Exist Will Be Preferred.
- A Golden Opportunity.

