



Place

The mill preserves over 200,000 square feet of historic space and provides defining character in a community that believes in the revitalization of it's downtown.



Connectivity

The site connects over 200 new residents to Main Street, public transportation, 4.5 mile trail, to natural resources like the river. This gorgeous pedestrian plaza (once a vehicular road) was created to honor feet (and bikes) on the street.



Economic Vitality

60 temporary and 4 permanent jobs were created, 7 new small businesses located on Main Street in 2019 due to increased density and plans for train station relocation back to town center.

Montgomery Mill

Contributions to Community:
Impact and Outcomes



Sustainability

Nearly 6 acres of adaptive reuse, flood resilient design and environmental remediation has been completed. A .5 acre trail-head park was created. 160 apartments support smart growth principles, concentrating growth in the walkable town center.

Source



Inclusiveness

50% of units provide affordable housing options allowing current residents to stay and welcoming new residents to call Windsor Locks their home.



Stewardship

Developers utilized Adaptive Reuse and Main Street Overlay Zone regulations set in place by the community. 8 partnerships including public and private entities worked together to make the project manifest.