Great Pond Village Concept Plan: Overview

Great Pond Village is a mixed-use community where pastoral elements mingle with a mixed-use, walkable, and quaint New England lakeside village in a suburban location. At 15 acres, Great Pond will be encircled by a community greenway that stretches not just around the waterfront but connects to a 7+ mile trail system spanning from Day Hill Road to the Farmington River. The pathways are a hallmark of the common open space which protects over 300 acres of the most sensitive landscapes, ecosystems, and habitats within Great Pond Village. Residents and visitors to the neighborhood can walk, run, and cycle through the woodland and happen upon creeks, farm ponds, open meadows, and even experience the U.S. National Wild and Scenic Farmington River.

Pollinator meadows, fruit orchards, rustic fencing, and preserved woodland clusters serve as the approach to Great Pond from Day Hill Road. This tree-lined boulevard of industry and innovation is ideal for expanded employment centers on its south side. The well-buffered periphery of these properties promotes the natural feeling of the area and provides a shady walk for daytime workers over to the heart of Great Pond.

The signature architectural structure that first greets visitors and residents alike along Concord Road is the Market Building—a rural meets modern take on regionally-sourced farm goods, local food, and culture. Flexible plaza areas make way for seasonal programming that could include food trucks, a biergarten, and even a winter holiday shop.

Concord Road curves past the Market Building to reveal the Great Pond village center, the village green, and the waterfront. The tree-lined street, with its wide sidewalks and quaint village shops, encourages people to walk and experience the vibrancy of the community. The slightly sloped lawn down to the water's edge meets a pavilion this is perfect for summer concerts and theatrical performances all set within the backdrop of Great Pond. The rooftop terraces in the village also take advantage of these spectacular waterfront views.

The western-most neighborhood of Great Pond supports a mix of small-to-medium sized housing types intended to create a socially diverse community of residents. The interconnected blocks and tree-lined streets intermingle with pocket parks and the community trail system. Everyone will have an easy 5 to 10-minute walk to the vibrant village center where they can shop, dine, and relax.

The rooftop terraces in the village also take advantage of these spectacular waterfront views.

The area located to the east of Small Pond is a prime opportunity for a continuing care retirement facility and medical offices. An interconnected network of streets takes a sensitive routing to protect both the waterfront buffers and the vernal salamander pond in this area. The primary buildings are located to highlight natural views for a healing impact on its residents, and connections to the community-wide trail system provide access to tranquil open spaces and promote active living. Senior cottages and group homes provide a continuum of care for aging in place within a walkable village atmosphere.

The large area north of Great Pond is buffered on all sides by a large, dense conservation area and is intended for larger scale office, warehousing, industrial, and research facilities. Access to this area is via a dedicated truck route that avoids the village center. With this valuable addition of tax base and employment to Great Pond Village comes the opportunity for residents to truly live and work within a sustainably designed neighborhood. The daytime population of this area will also greatly support the restaurants and retail within the heart of the village.

To the south of Day Hill Road are locations for employment-based uses that further provide a vibrant daytime population and economic activity for this area and transition to the other non-residential uses along the Day Hill Road corridor, particularly on the south side.

The concept plan is supported by a thoughtfully crafted code focused on ensuring high-quality development in Great Pond Village. The code’s core principles promote walkability, housing diversity, mixed-use, extensive open spaces, and a well-defined village center and are concisely presented and clearly navigable for all potential developers who share our vision.

The plan marries conservation and walkable neighborhoods with a quaint village center focused on the serene Great Pond to provide both environmental stewardship and community vibrancy.
Great Pond Village Transect Model

A Transect model is used to establish the intent and general scale of development. Each transect zone or special district has a corresponding range of standards and regulations as established in each section of the Code. There are three transect zones and two special districts within Great Pond:

**TRANSECT 1 - NATURAL ZONE (GP-T1)**
The Natural Zone contains minimal development aside from those functions related to recreation and community gathering. T1 is intended to ensure public access to the Farmington River and protect the most sensitive landscapes, ecosystems, and habitats within Great Pond.

**TRANSECT 2 - RURAL NEIGHBORHOOD ZONE (GP-T2)**
The Rural Neighborhood Zone clusters residential development onto land that requires minimal site clearance and mass grading. Sites are connected to natural areas and water networks, incorporating low-impact development standards and stormwater management techniques. This Transect is not used in the Great Pond Code.

**TRANSECT 3 - MIXED-USE NEIGHBORHOOD ZONE (GP-T3)**
The Mixed-Use Neighborhood Zone supports a mix of small-to-medium sized building types with predominantly residential uses on an interconnected street network.

**TRANSECT 4 - VILLAGE CENTER ZONE (GP-T4)**
The Village Center Zone consists of a mix of uses in a wide array of building types. It is the most compact and mixed-use form of development within Great Pond and is intended serve as a center of activity for the entire community.

**SPECIAL EMPLOYMENT DISTRICT (GP-ED)**
The Employment District lots are located south of Day Hill Road. Only non-residential uses are permitted in the Employment District.

**SPECIAL INDUSTRIAL/WAREHOUSING DISTRICT (GP-IW)**
The Industrial/Warehousing Districts provides for large scale office, warehousing, industrial, and research and development uses north of Great Pond. Only non-residential uses are permitted in the Industrial/Warehousing District.
Great Pond Village Concept Plan: Open Space

Key Takeaways
Total Open Space: +/- 340 acres
Total Trails: +/- 7.5 miles

Legend
- Conservation/Preserve
- Community Park
- Neighborhood Park
- Trails

1. Natural beauty
2. Connection to nature
3. Orchard
4. Wildflower meadow
5. Amphitheater
6. Embracing water’s edge
7. Interconnected boardwalks
8. Connected trail system
9. Linear green
10. Neighborhood park
Great Pond Village Concept Plan: T4 District

Key Takeaways
1. Community Green
2. Waterfront Pavilion
3. Wide Sidewalks
4. Cafe Seating
5. Reverse Angled Parking
6. Additional Parking in Rear
7. Main Street (MS-100)
8. Mixed Use Buildings
9. New England Architecture
10. Ground Floor Retail

Pastoral edge on Day Hill Road
Boutique hotel
Rural service station with pumps in the rear
Treatment of neighborhood entry
Quaint village shops
Townhomes

Village green
Great Pond Village Concept Plan: T4 District (East)

**Key Takeaways**
- Medical Office (sf): 38,400
- Assisted Living:
  - Apartments: 150 units
  - Cottages: 38 units

**Program Highlights:**
- Assisted living facility
- Senior cottages
- Medical offices
- Natural common areas
- Active living in nature
- Tranquil open spaces

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Great Pond Village Concept Plan: Farmers Market Concept

**Key Takeaways**
- Total (sf): 15,000
- Program Highlights:
  1. Biergarten
  2. Retail
  3. Cafe
  4. Pub
  5. Test Kitchen
  6. Outdoor Seating
  7. Flexible Plaza - Holiday Market (Winter)
  8. Food Trucks
  9. Outdoor Market

**Location**

**Floor Plan Concept**

- Community retail experience
- Warm internal lighting
- Wood detail & craftsmanship
- Zinc and galvanized metal
- Exposed trusses
- Corten steel & metal siding
- On-site brewery option
Key Takeaways
1. Community Green
2. Sidewalks and Street Trees
3. On-Street Parking
4. Two-family Units
5. Townhomes
6. Rear Alley (RA-20)
7. Neighborhood Street (NS-55)
Great Pond Village Concept Plan: ED District

Key Takeaways
1. Parking Lot Landscaping
2. Loading and Unloading
3. Facade Detailing and Transparency
4. Landscaped Buffer
5. Stormwater Management
6. Multiuse Path
7. Day Hill Road (DHR-100)
Great Pond Village Concept Plan: IW District

Key Takeaways
1. Parking Lot Landscaping
2. Loading and Unloading
3. Facade Detailing and Transparency
4. Landscaped Buffer
5. Multiuse Path
6. Industrial Street (IS-70)