



2020 Annual Conference



CONNECTICUT
Association of Flood Managers

Montgomery Mill

“Preserving the Past While Protecting the Future”

Co Presented by

Stephanie White, PLA
Joseph Lenahan, PE



FUSS & O'NEILL

Outline

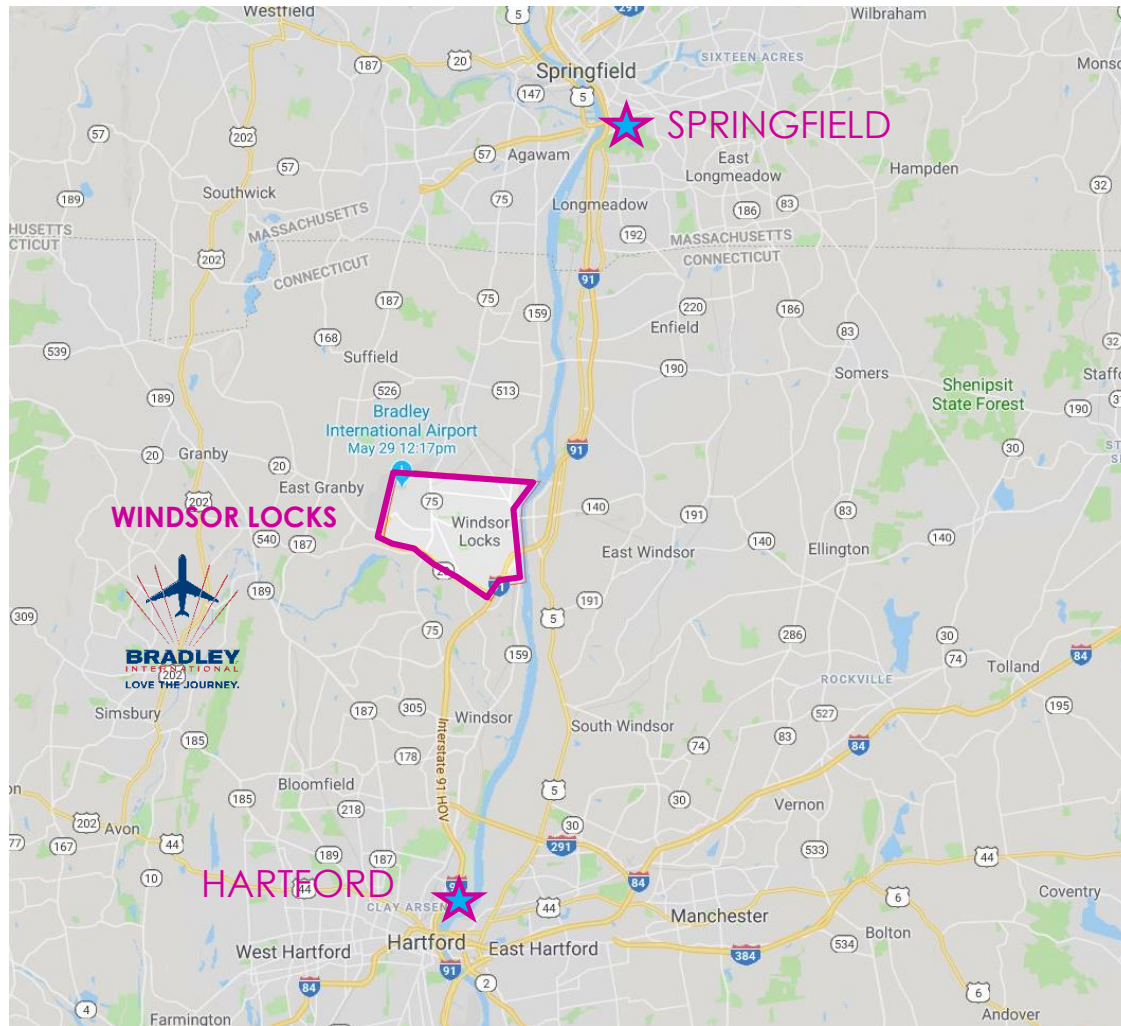
- Site Context
- The Past
- The Challenges
- Creative Solutions
- The Completion



Site Context



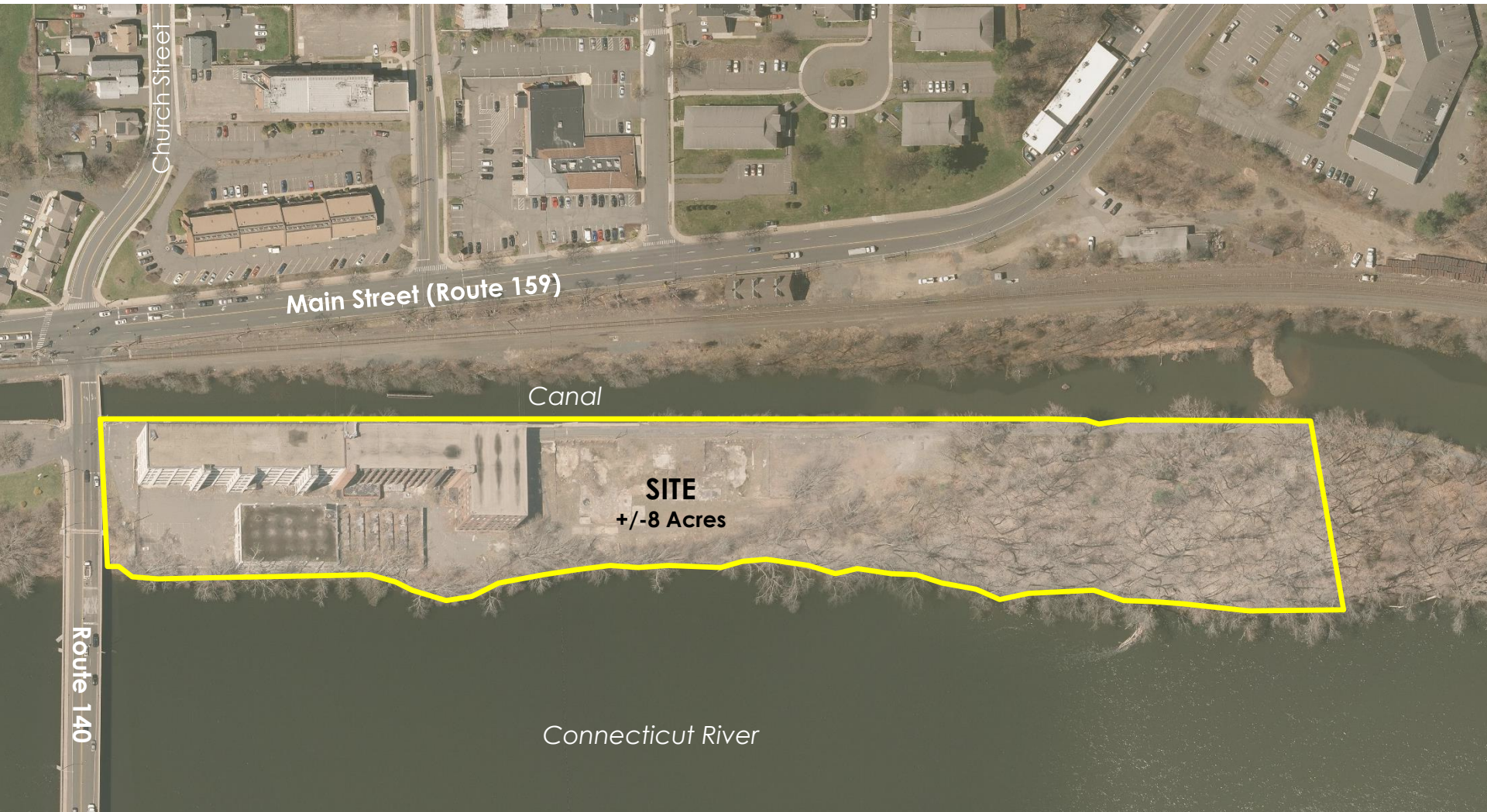
Site Context



Site Context

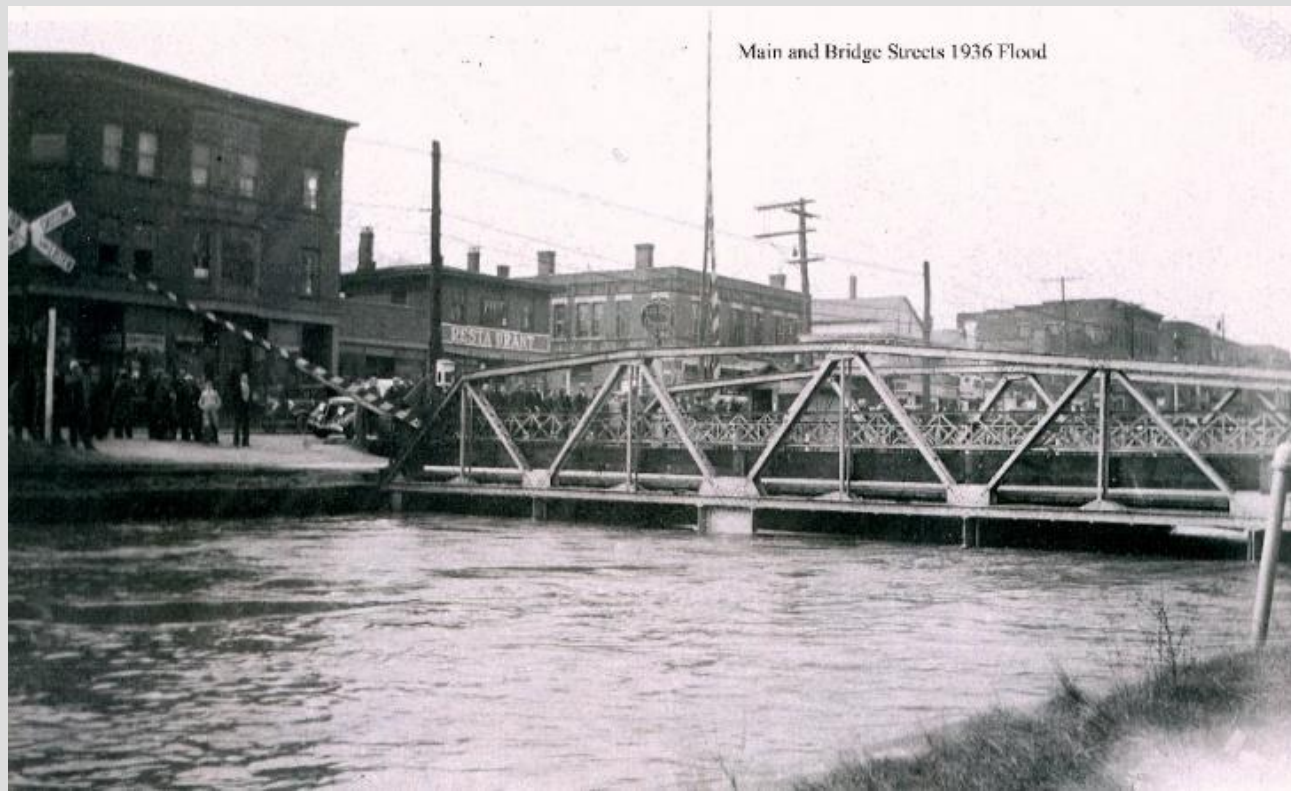


Site Context

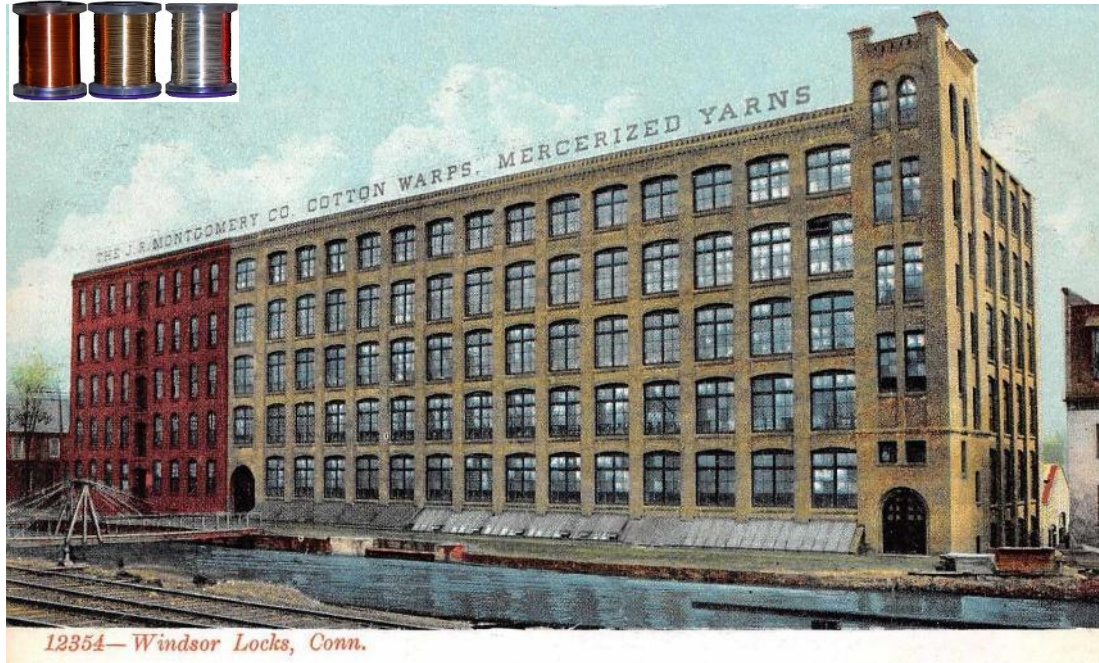




The Past



Historic Use



12354—Windsor Locks, Conn.



J. R. Montgomery Co. Warp Mill (1891)



Historic -Flooding



1936 Flood



1938 Hurricane

The Demise of a Downtown



Photos Courtesy of Winsor Locks Historical Society

The Demise of a Downtown



Photos Courtesy of Winsor Locks Historical Society



The Demise of a Downtown- The Abandoned Mill



Photos Credit: Photography by Lazlo

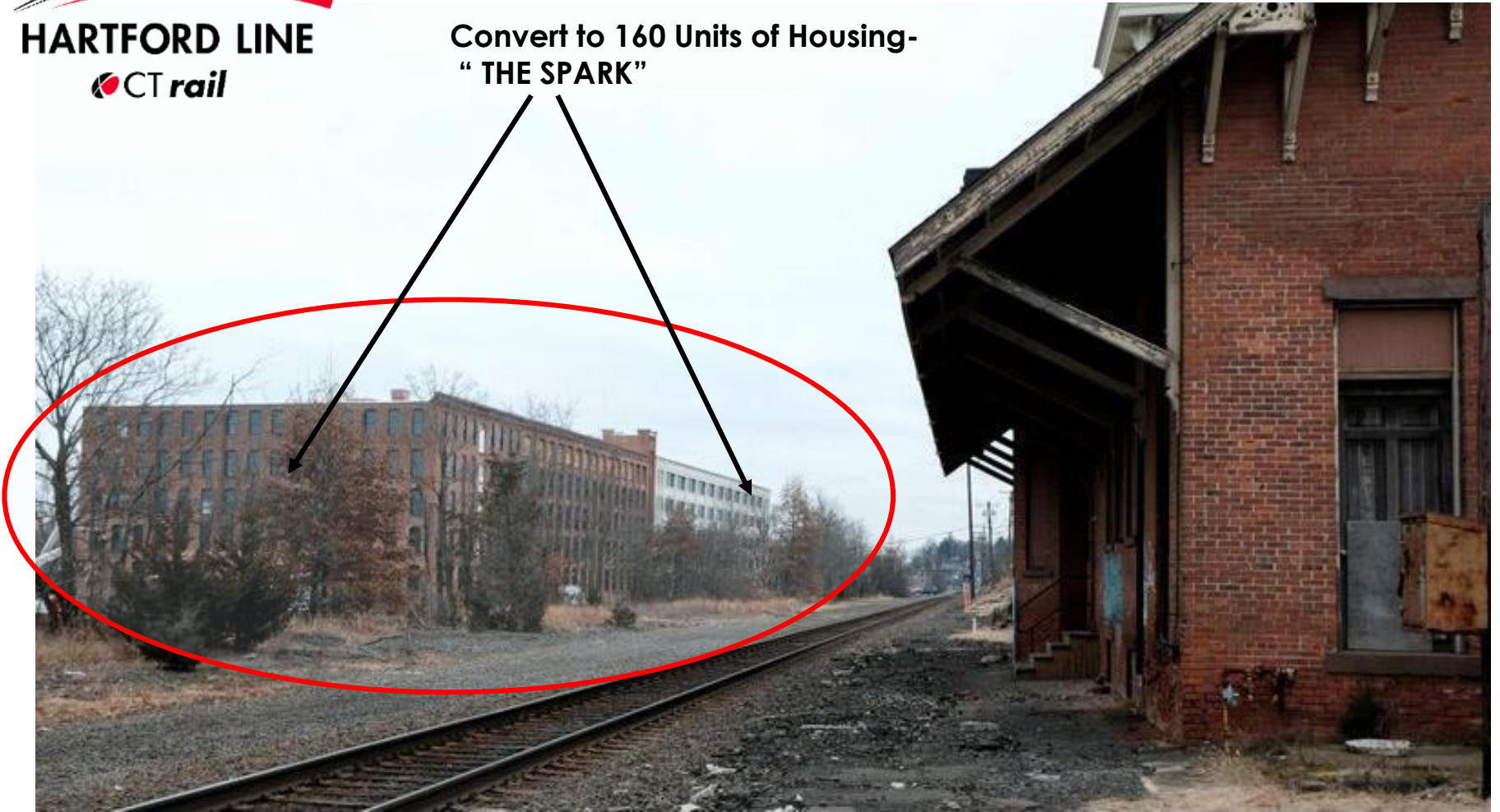


Photos Credit: Photography by Lazlo

The Catalyst Project



Convert to 160 Units of Housing-
"THE SPARK"





The Challenges



The Challenges- Egress- “An Island”



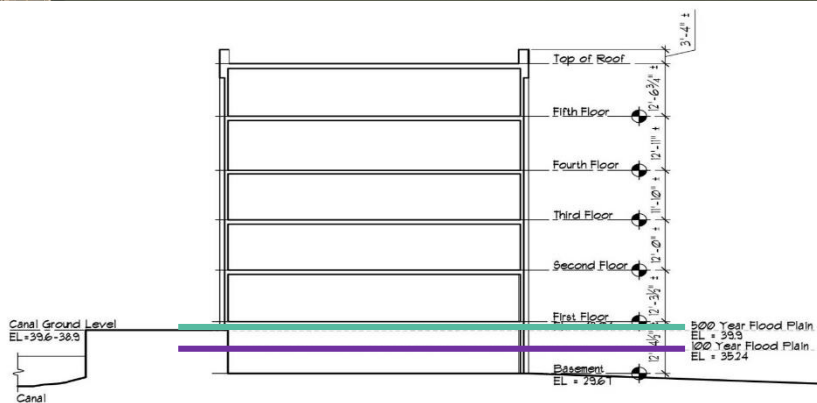
The Challenges- Brownfield



The Challenges- Active Sluiceways



The Challenges- Floodplain

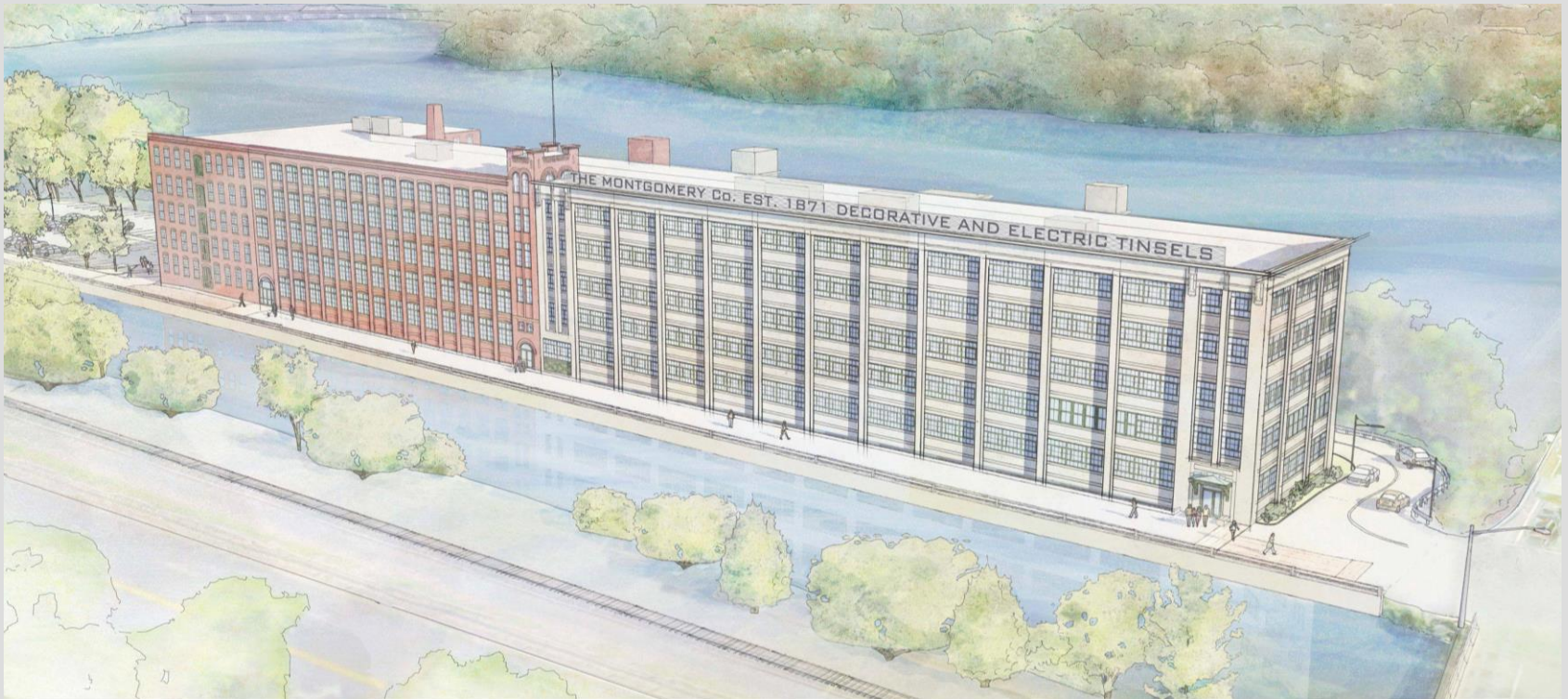


① CROSS SECTION THRU SITE
SCALE: 1/8" = 1'-0"

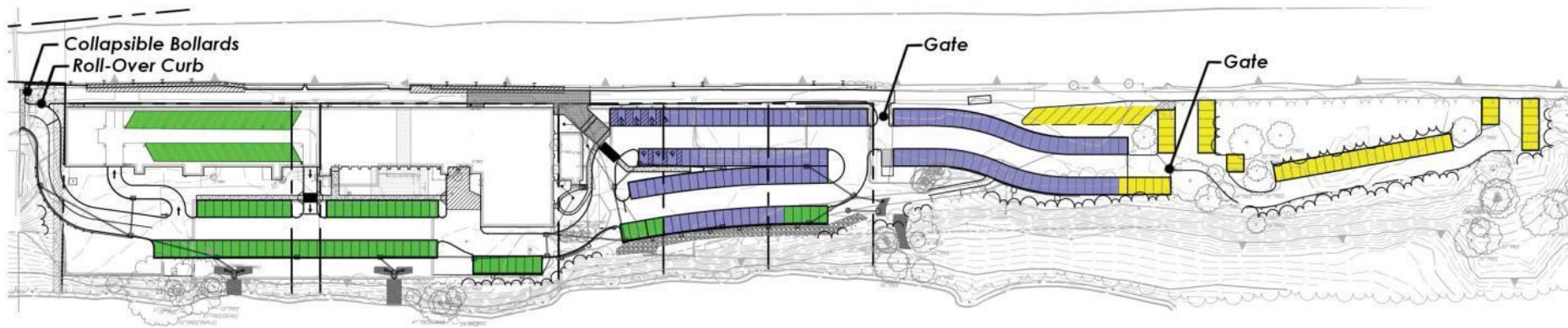







Creative Solutions



Creative Solutions-Parking Strategies

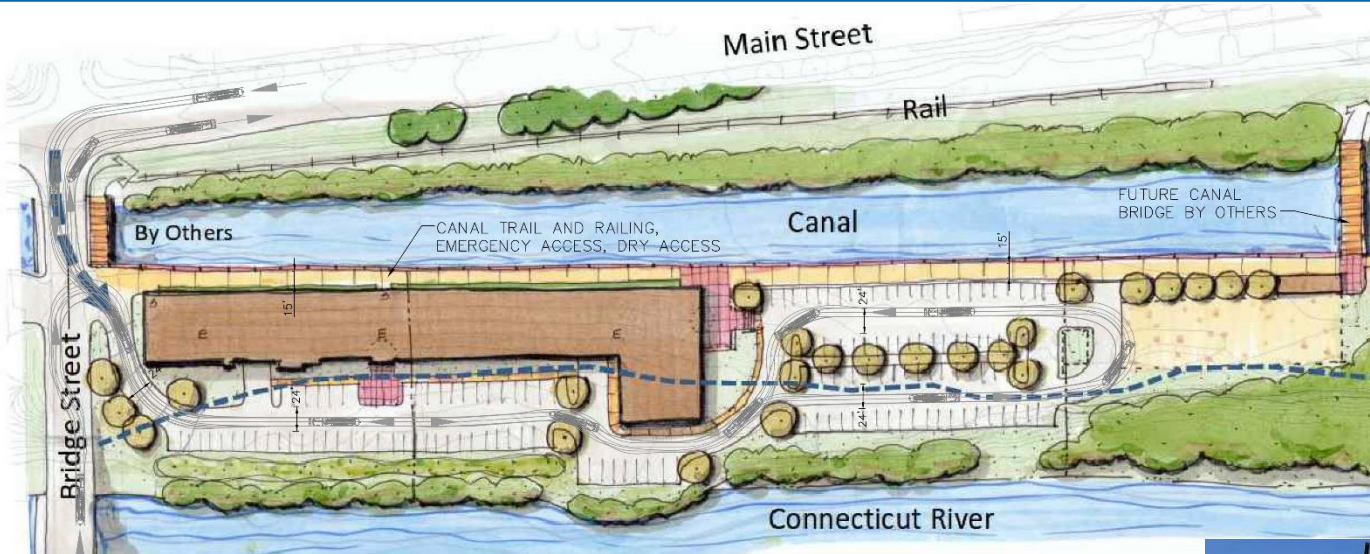


KEY:

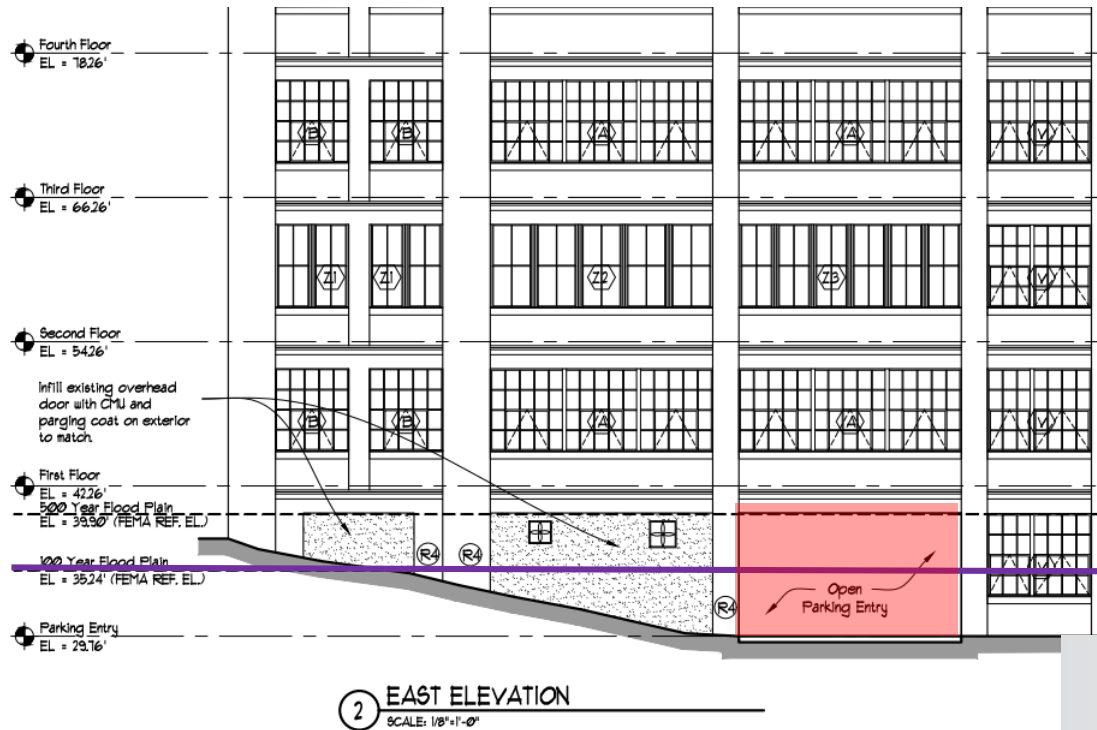
-  Standard residential use within 100-Year Floodplain: 109 spaces
 - 34 spaces (ground floor of building)
 - 75 spaces (outdoor surface lots)
-  Standard paved residential use outside 100-Year Floodplain: 137 spaces
-  Emergency residential use outside 100- Year Floodplain: 59 spaces

Total Parking: 305 spaces
Total Paved Parking: 246 spaces
Total Public Parking: 12 spaces
Total Staff Parking: 2 spaces
Total Tenant Parking: 232 spaces = 1.45 spaces/unit

Creative Solutions- Emergency Access



Creative Solutions- Garage Openings and Louvers



1 Smart Vent 1540-510

2 Stacker 1540-511

Stacker Models are twice as efficient as a single unit and are a great solution for large amounts of square footage, and in situations where there is not enough wall space to fit in the necessary or required single units.

Pictured in powder coat white

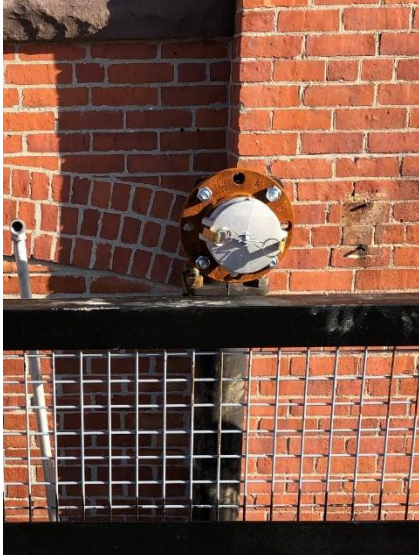
Pictured in custom powder coat brick red



Creative Solutions- Evacuation Plan

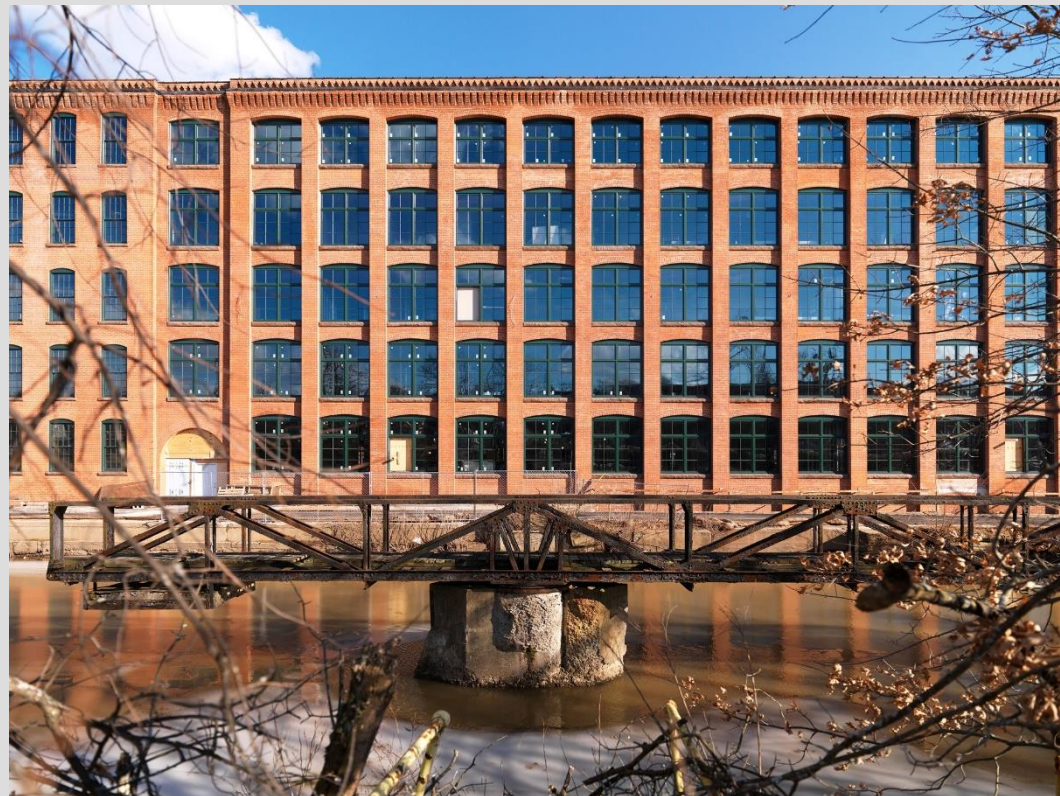


Creative Solutions- Flood proofing

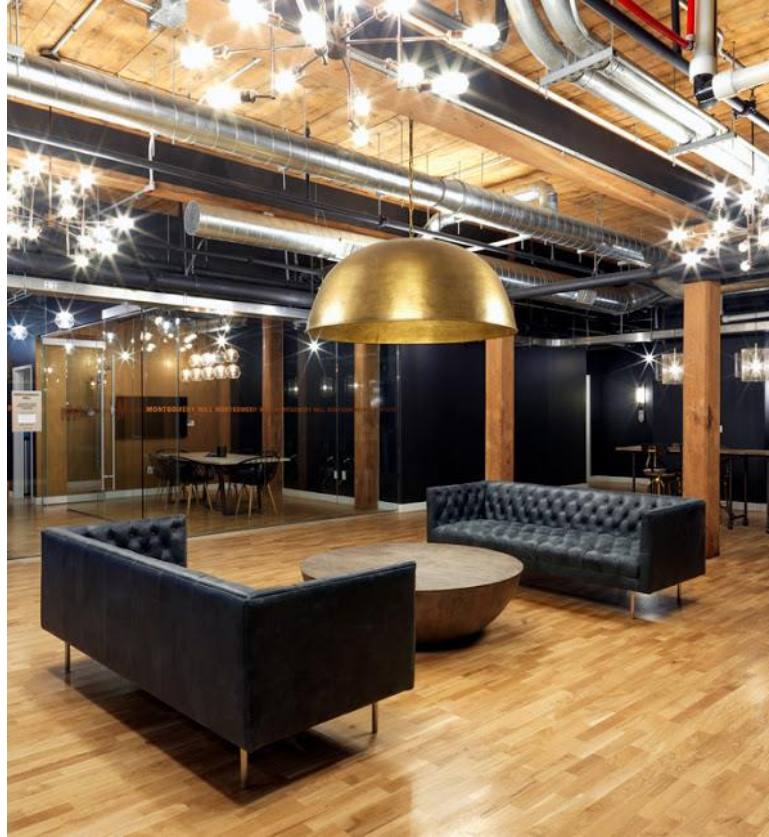




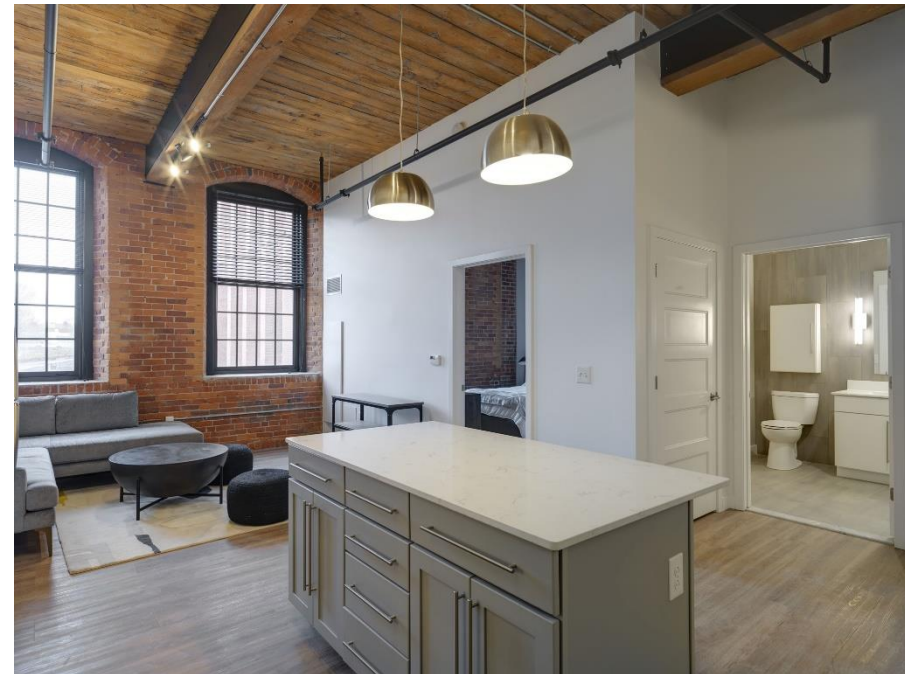
The Completion



The Completion



Photos Courtesy of Beacon Communities



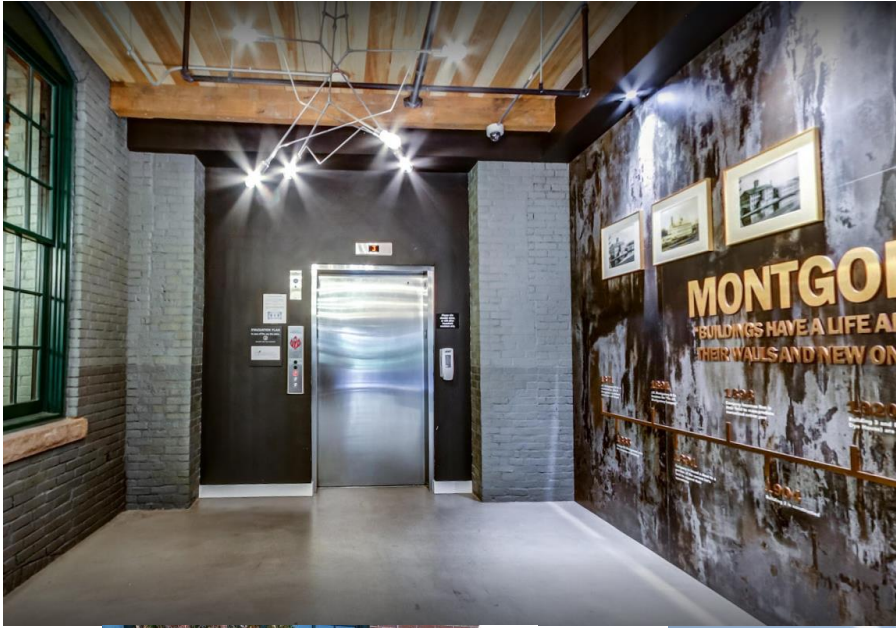
The Completion



Photos Courtesy of Beacon Communities



The Completion



The Completion





Questions?

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