

# Tolland Technology Corridor

April 2, 2012



# Tonight

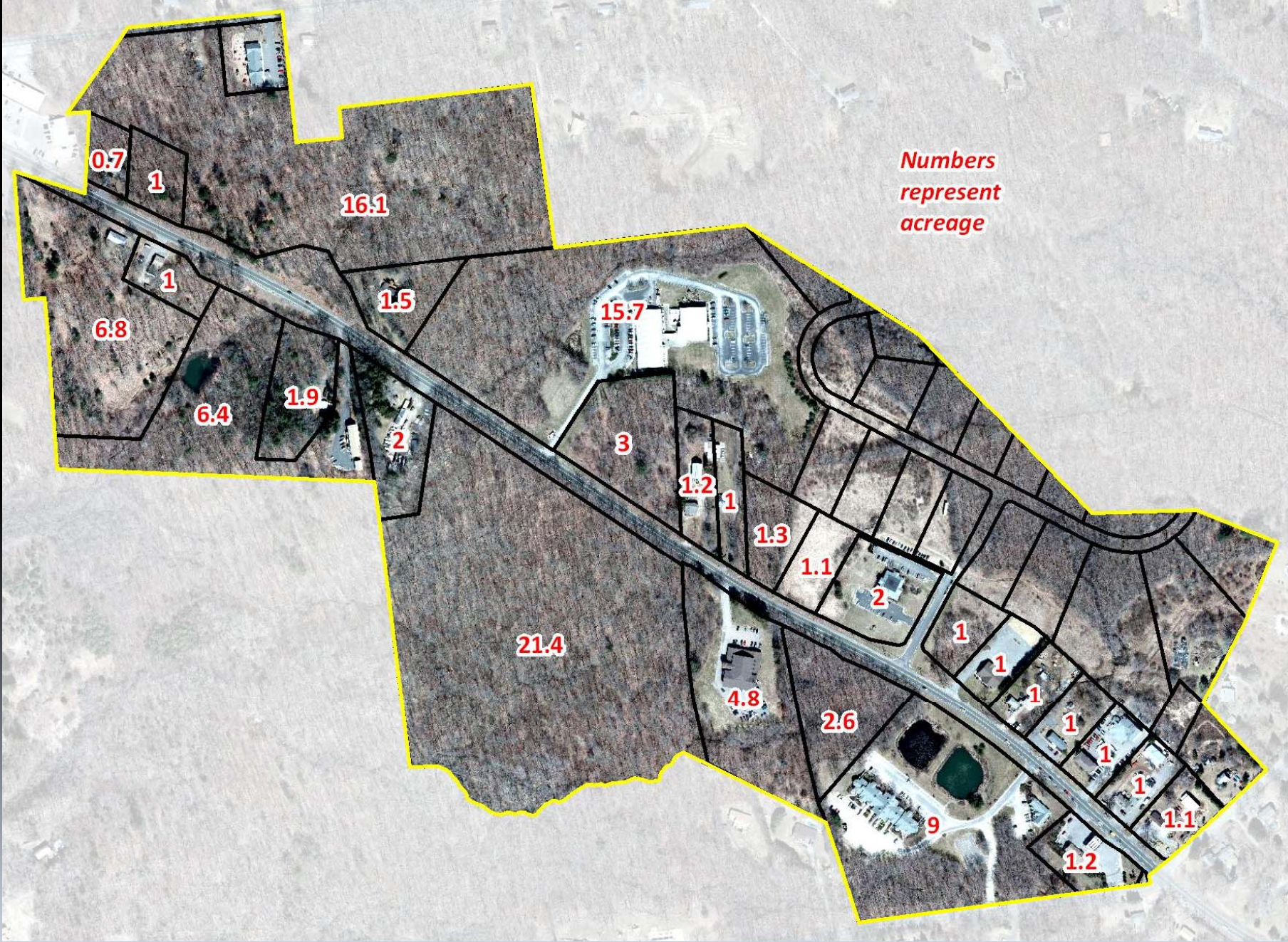
- Review Scope of Work
- Discuss Existing Conditions
- Reaffirm Vision
- Seek direction on form of development to model

# Scope of Work

- Existing Conditions
- Confirm Vision
- Initial Development Assessment
- 3-D Visualizations
- Recommendations

# Existing Conditions





*Numbers represent acreage*






**Legend**

 Driveway

**Slopes**

 15-20%

 20-25%

 > 25%

1 inch = 200 feet

# Confirm Vision

- Form
- Site layout
- Buildings
- Uses
- Other principles

# Confirm Vision





## 2009 Plan of Conservation and Development

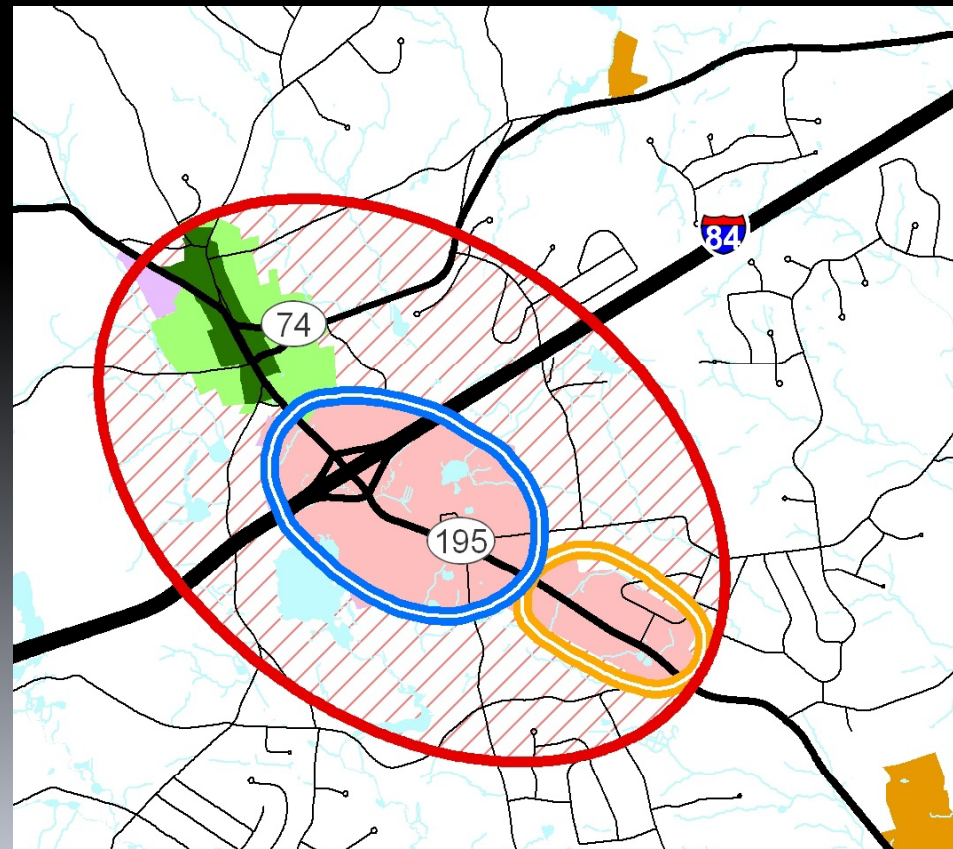
**Proposed  
Community  
Structure  
Plan**  
Tolland, CT

### Potential Enhancements

-  Town Center
-  Node
-  Campus

### Underlying Elements

-  Town Green
-  Village Center
-  Multi-Family/  
Moderate Density Residential
-  Commercial & Industrial Zones
-  Potential Mixed Use
-  Roads



# Confirm Vision

## 2009 Plan of Conservation and Development

- Campus style: multiple buildings with shared amenities
- Frontage on internal driveways rather than on 195
- Incentives to consolidate lots
- Walkable campus
- Technology-related uses and ancillary services / amenities

Form



# Form

## Campus



# Site Layout



# Site Layout

- Encourage consolidation / cooperation
- Frontage on Internal Roads / Drives
- Setback from 195
- % Coverage

# Site Layout

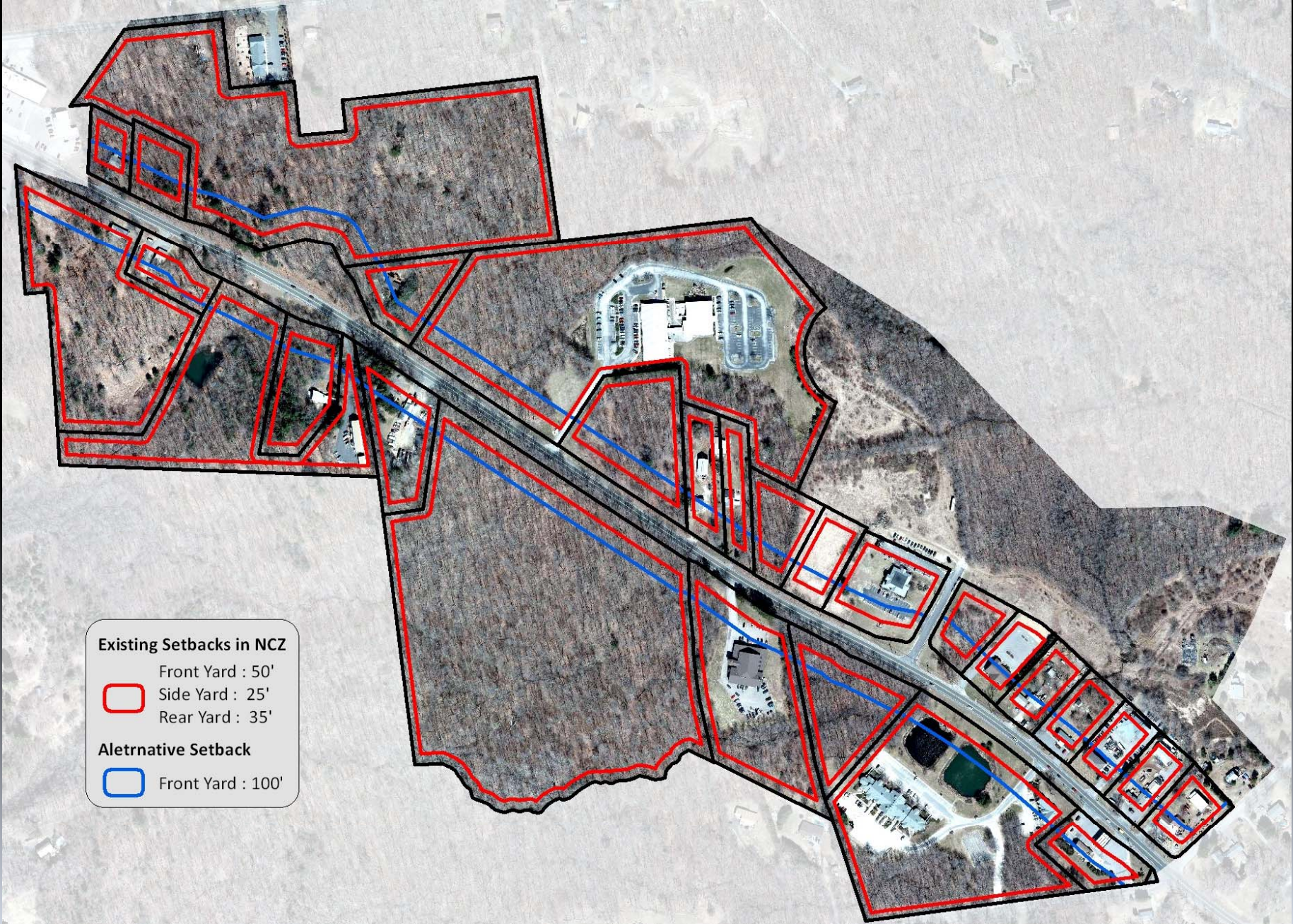
Encourage consolidation / cooperation

Frontage on Internal Roads / Drives

# Site Layout

Setback from 195





**Existing Setbacks in NCZ**

- Front Yard : 50'
- Side Yard : 25'
- Rear Yard : 35'

**Alternative Setback**

- Front Yard : 100'



# Site Layout



29/03/2012 15:14

# Site Layout

- % Coverage (building + impervious surfaces)

Zone	Max. Allowed
Neighborhood Commercial Zone (current zone)	50%
Commercial / Industrial Zone B	60%
Gateway Design District	65% to 80%



# Site Layout

**20%**



# Buildings



# Buildings

- Height
- Bulk / size
- Types to use in model

# Buildings

## Height

Zone	Max. Allowed
Neighborhood Commercial Zone (current zone)	35 ft or 40 ft to ridge (whichever is more restrictive)
Gateway Design District	Up to 55 ft (by vote of PZC)
Tolland Business Park	45 ft or 50 ft to ridge (whichever is more restrictive)
	Up to 80 ft (by special permit)

# Buildings

## Height

- Subway: **28 ft.** to ridge
- Headliners: **29 ft.** to ridge
- Resident Trooper Headquarters (former Senior Center):  
**32 ft.** to ridge

# Buildings

## Height

- Town Hall: 32 ft. to top parapet wall



# Buildings

Bulk, Size, Type

# Buildings

1



# Buildings

2



# Buildings

3





# Buildings

4



# Buildings

5



# Buildings

6



# Buildings

7





# Buildings

8



# Buildings

9



# Buildings

10





# Buildings

11





# Buildings

12



# Buildings

13



# Buildings

14





# Buildings

15



# Buildings

16





# Buildings

17



# Buildings

18



Uses

# Uses

## Primary

- Office
- Medical (Offices? Labs? Clinics?)
- Laboratory engaged in research, experimental and testing activities but not the manufacture of finished products
- Educational, scientific, and research activities
- Manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition
- Technology-dependent or computer-based facilities dedicated to the processing of data or analysis of information



# Uses

Primary

Hotels?

Housing?

# Uses

## Accessory?

- Retail
- Restaurants
- Services
- Day Care

# Additional Considerations

- Building design
- Walks and pathways