

## TOLLAND VILLAGE PROJECT

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A great place to live, work and  
play in the village of Tolland

# First Class, Beautiful Multi-Generational Apartments.

Please browse through our site describing a proposed village of apartments, dining and retail in a walkable, environmentally sound, New England style setting.



New England style, multi-generational apartments - 67 Studios, 112 1-Bedroom, 155 2-Bedroom, 35 3-Bedroom  
Hilton/Marriott 100 Room Limited Service Hotel  
Fine Dining Restaurants, Pubs, Eating Venues & Shops  
Eco-park, Crandall's park, Wellness center

## Location/Site Plan



### Location, plans & maps

- Location Maps
- Concept Plan
- Zoning Maps
- Site Sections & Balloon Floating

## Concept



### Core concepts of the project design

- New Housing Options
- New England Architecture, Leeds
- New dining and retail venues
- Mature residents & safety
- Hospitality
- Commuter Friendly
- Environmentally Sound
- Keeping Tolland Rural

## FAQ/Comments



- [Frequently Asked Questions](#)



- [See our supportive comments!](#)

Creating a vibrant village community with housing, dining and retail options and to serve as a resource for technology business growth consistent with the Tolland Plan of Conservation and Development.

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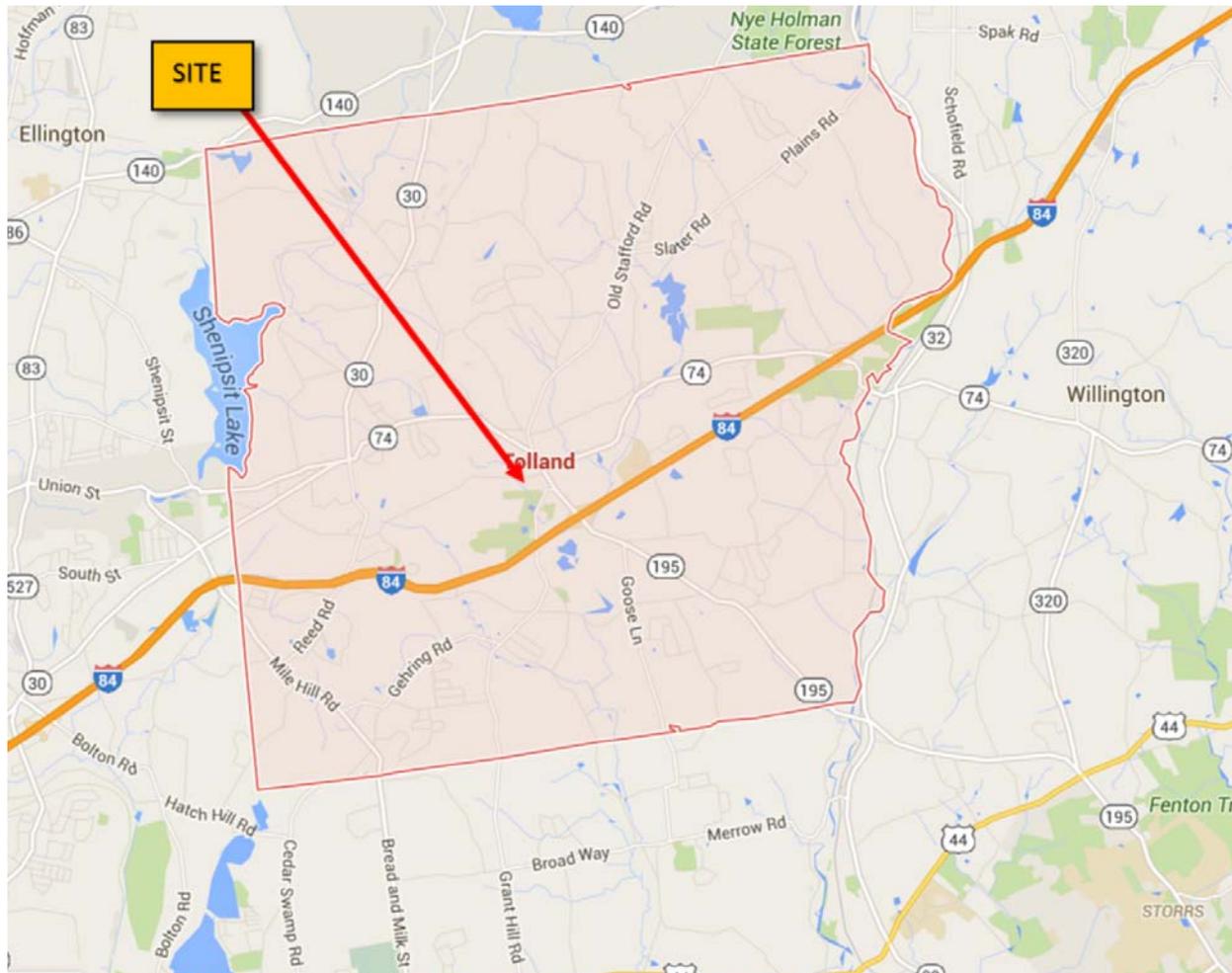
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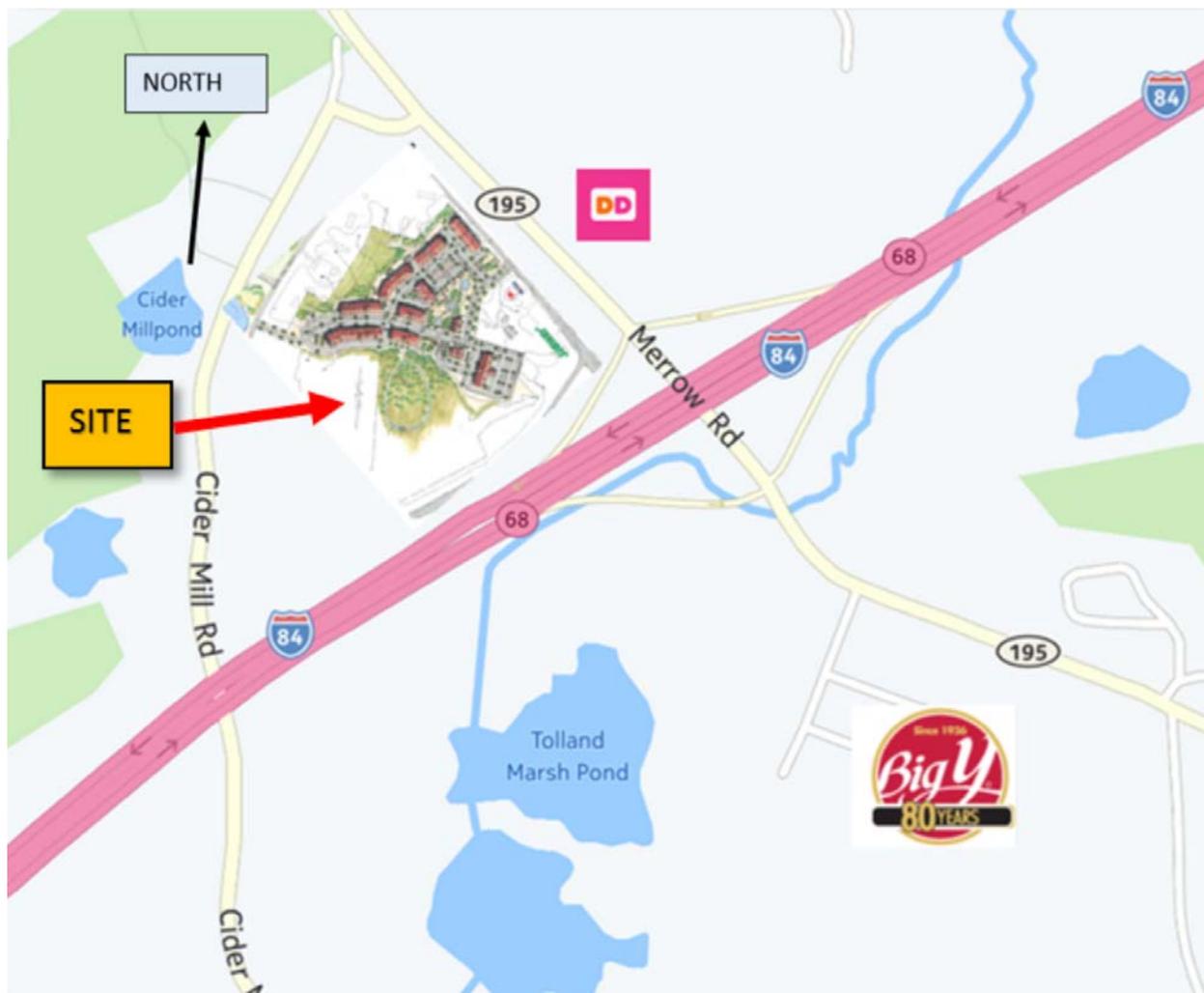
## Location/Site Plan



## Commuter Convenience

Located at the intersection of I-84 and Route 195, the project provides easy access to Hartford (20 min), UCONN (12 min), Bradley International Airport (26 min) and Boston, Massachusetts (1hr 20min).

## CONCEPT PLAN



Convenient to retail,  
commercial and area  
services.

# Concept Development Plan



**NE REAL ESTATE**  
 Progressive Real Estate Development  
 857 Post Rd #346  
 Fairfield, CT 06824  
 203-770-2159  
 www.sldland.com

**DYMAR**  
 ENGINEERING • PLANNING • SURVEYING • DEVELOPMENT SERVICES



FREDERICK P. CLARK ASSOCIATES, INC.  
 PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
 NYC, NEW YORK

**Tolland Village**  
 Merrow Road (Route 195), Tolland, Connecticut • April 08, 2016

**BL Companies**  
 Architecture  
 Engineering  
 Environmental  
 Land Surveying  
 BL Project # 1502910

Designed by nationally acclaimed architects, BL Companies, the 34 acre project provides a new traffic light at the Mobil station and roadway to Cider Mill.

The community integrates the environment and walking paths to all buildings and the Crandall Town Park. The red maple swamp to the south (Eco-Park) will have a boardwalk and connects to central park (Eco-Gardens) in the middle which will be beautifully landscaped with water features.



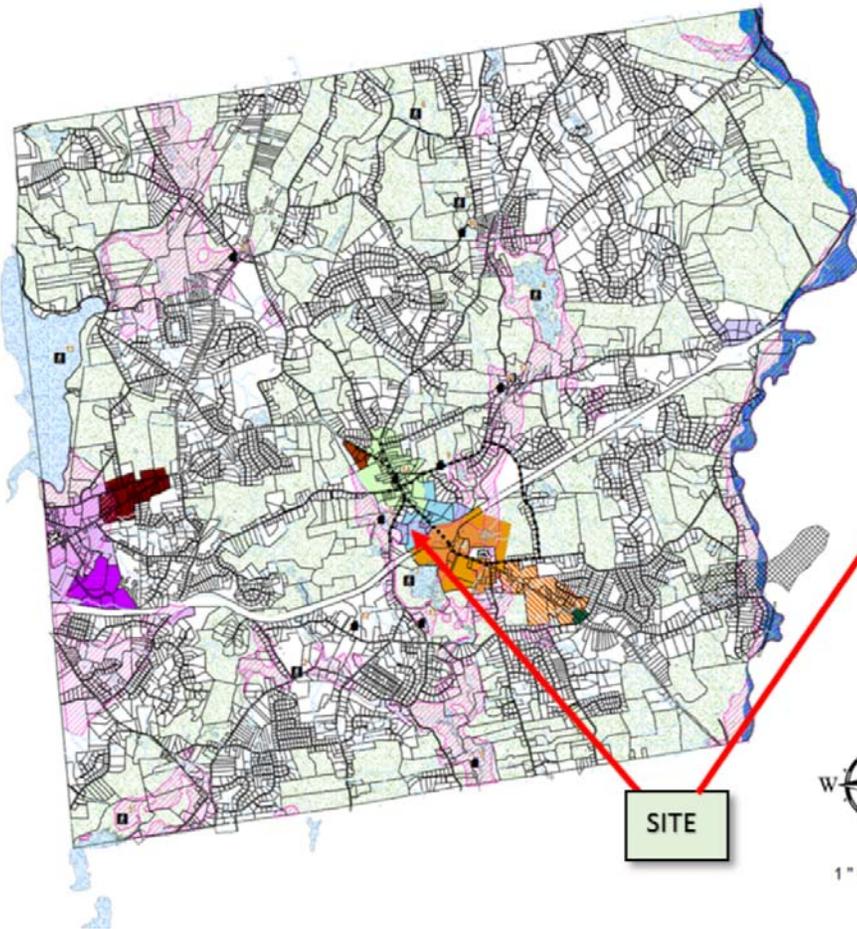
## Village Components

Hotel, Restaurant,  
Apartments with retail on  
ground level and  
transportation center to catch  
a bus, shuttle or zip car

# Zoning Maps

## Zoning Map Tolland, CT

Adopted 6/10/2013  
Effective 7/1/2013



- Zones**
- AGUIFER PROTECTION OVERLAY
  - COMMERCIAL INDUSTRIAL ZONE - A
  - COMMERCIAL INDUSTRIAL ZONE - B
  - COMMUNITY COMMERCIAL ZONE
  - FLOOD PLAIN / STREAM BELT
  - GATEWAY DESIGN DISTRICT
  - NATURAL RESOURCE PROTECTION AREA
  - NEIGHBORHOOD COMMERCIAL ZONE-G
  - NEIGHBORHOOD COMMERCIAL ZONE-T
  - RESIDENTIAL DESIGN DISTRICT
  - TECHNOLOGY CAMPUS ZONE
  - TOLLAND BUSINESS PARK
  - TOLLAND VILLAGE AREA
  - VILLAGE CENTER ZONE
  - State Aquifer Protection Area
  - Town Center Pathway

- Historic and Conservation Sites**
- CONSERVATION SITE
  - HISTORIC SITE
1. Pulpit Rock
  2. Settlers Rock
  3. Tolland Marsh
  4. Charter Marsh
  5. Cedar Swamp
  6. Kendall Mtn. Cliff
  7. Animal Pound
  8. Donkeyville Mill
  9. Silk Mill
  10. Brook's Mill Dam
  11. Skungamaug Village
  12. Benton Homestead
  13. Historic portions of Cemeteries
  14. Tolland Green Historic Dist.
  15. Shenipsit Lake

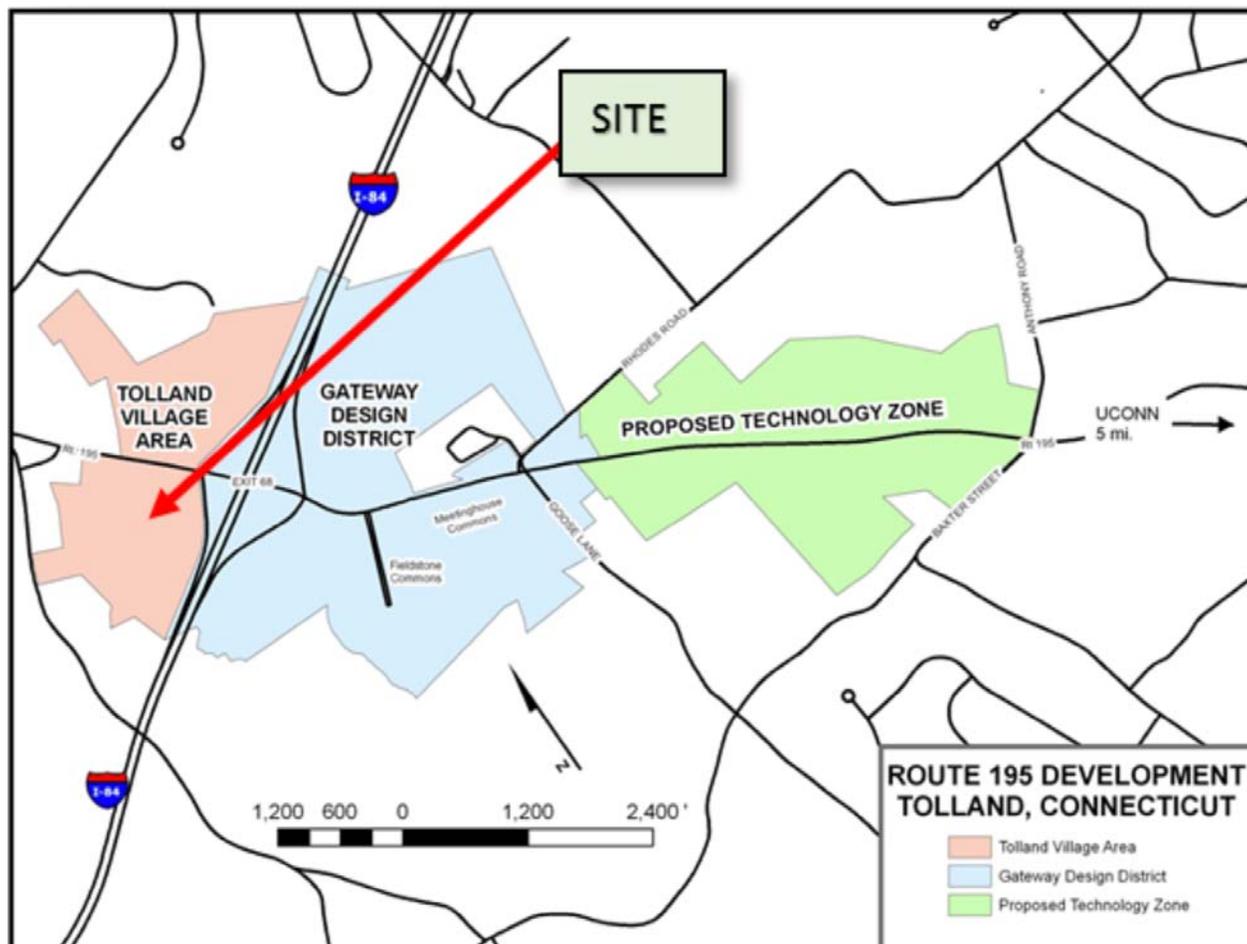


1" = 0.5 miles

Tolland Planning Dept.  
Stephen Lantry  
June 10, 2013

## Zoning

The proposed village is located in the Tolland Village Zone.



## Zoning Districts

The Tolland Village area is west of I-84 and encourages mixed residential and retail. The Gateway Design District has banking, shopping and other commercial uses, while the Technology Zone encourages high tech businesses.

## Site Sections & Balloon Floating

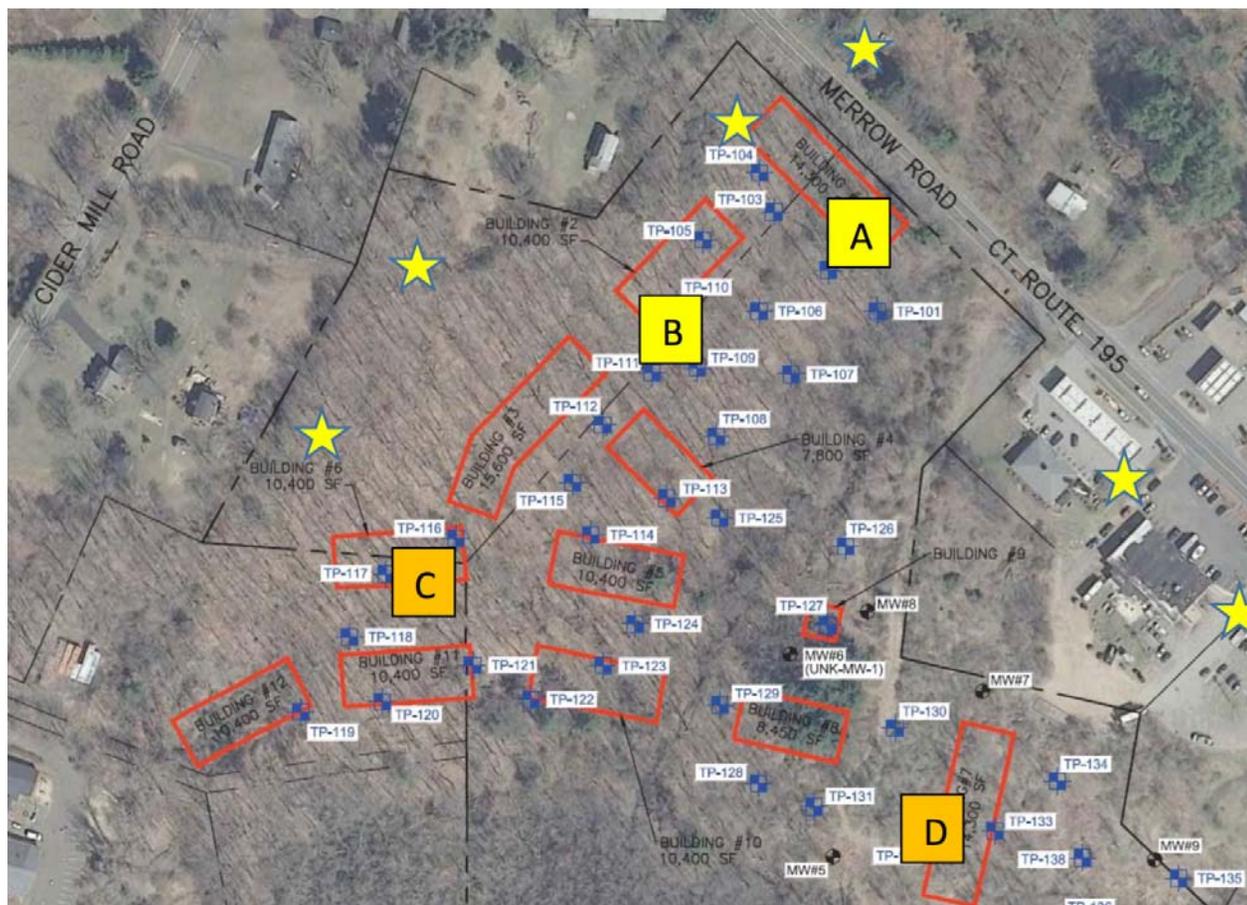


## Building height & Sections

This section shows Cider Mill Road to the right. There is a ridge in the middle with trees.

This section shows Merrow Road to the left. The site slopes down so the buildings look lower.

This section cuts through the middle of the property.



## Balloon Floating

To see the actual proposed building heights in the field, we floated balloons where the letters in the boxes are. The balloons were floating 5 feet higher than proposed to make up for slack in the string.

The stars show where we took the pictures from immediately after the balloons were at full height.

The pictures can be seen by clicking the link below:

**[View Balloon Testing PDF](#)**

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# Concept



## Purpose

Provide a vibrant village community to give Tolland residents beautifully designed housing, dining and retail options and serve as a resource for technology business growth in the Tolland Plan of Development, while creating an economically feasible development.

*The development is currently in Concept Stage so exact floor plans, retail venues, hotel brand and other details are not finalized. However, below are a few of the basic guidelines, principles and flavor that have driven the concept to date and we hope to achieve.*

## *9 Core Objectives and Considerations:*

1. *New Housing Options*
2. *New England Architecture, Leed Certified*
3. *New Dining and Retail Venues*
4. *Significant Tax Revenues*
5. *Mature residents and safety*
6. *Hospitality*
7. *Commuter Friendly*
8. *Environmentally Sound and inclusive*
9. *Keeping Tolland Rural*

### **1. New housing options:**

- Keeping grown children in Tolland with affordable housing
- Providing convenient & vibrant housing for Tolland workforce (Nurses, Town/State employees, teachers, police, etc.)
- Provide housing for potential employees of future technology businesses

- Multi-generational housing for retirees, young adults, workforce, professionals, faculty and graduate students
- Convenient access to Hartford, UCONN with public and private transportation options

## **2. New England Architecture, LEED Certified**

- New England architecture maintains Tolland character and transitions to Historic Tolland Green
- Providing state of the art units with high speed connectivity for internet to each unit
- Providing community connectivity with walking connections, wide sidewalks for lounging, picnic areas and shops to mingle

# Building 1



① BUILDING 4 - EXTERIOR ELEVATION - SOUTH



② BUILDING 4 - EXTERIOR ELEVATION - EAST

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 FARMFIELD, CONNECTICUT

## Tolland Village

Merrow Road (Route 195), Tolland, Connecticut • April 08, 2016



BL Project # 1502910

00 x 30.00 in

# Building 5



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 FAIRFIELD, CONNECTICUT

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 Merrow Road (Route 195), Tolland, Connecticut • April 08, 2016



BL Project # 1502910

# click to see Architectural Plans

## 3. New dining & retail venues

A myriad of retail venues will be secured and allowed to emerge to fill the needs of local residents. Some examples and types are below:

- High end restaurant (Geno's, Burton's, Wood n Tap or the like)
- Possible craft beer/wine pub
- Small shops & eating Examples: Organic coffee, homemade ice cream, deli, Mexican/Indian food

### Examples of dining possibilities



## 4. Significant Tax Revenues

The \$100mm project will generate property taxes, personal property taxes and vehicle taxes. The project will also help generate new business with more of the same.

## 5. Mature residential community and safety

The project will be targeting a mature demographic who meet strict qualifications of employment and credit worthiness (most graduate students and/or partners are employed). A good mix of retirees, professionals, general working population and faculty/grad students will ensure a mature mixed population.

Initial discussions with State Troopers indicate no major policing activities will occur (unlike undergraduate housing) and a police (state trooper) sub-station is planned as convenience to the community.

## 6. Hospitality

The developers commissioned a study which showed feasibility for a 100 room, limited service hotel such as Hilton or Marriott. The specific brand is still in discussion stages. The site planning shows fencing around the parking lot such that entry is from the new intersection only.

## 7. Commuter Friendly

The village is ideally suited for commuting to all regional locations as it is situated at the intersection of I-84 and Rt 195.

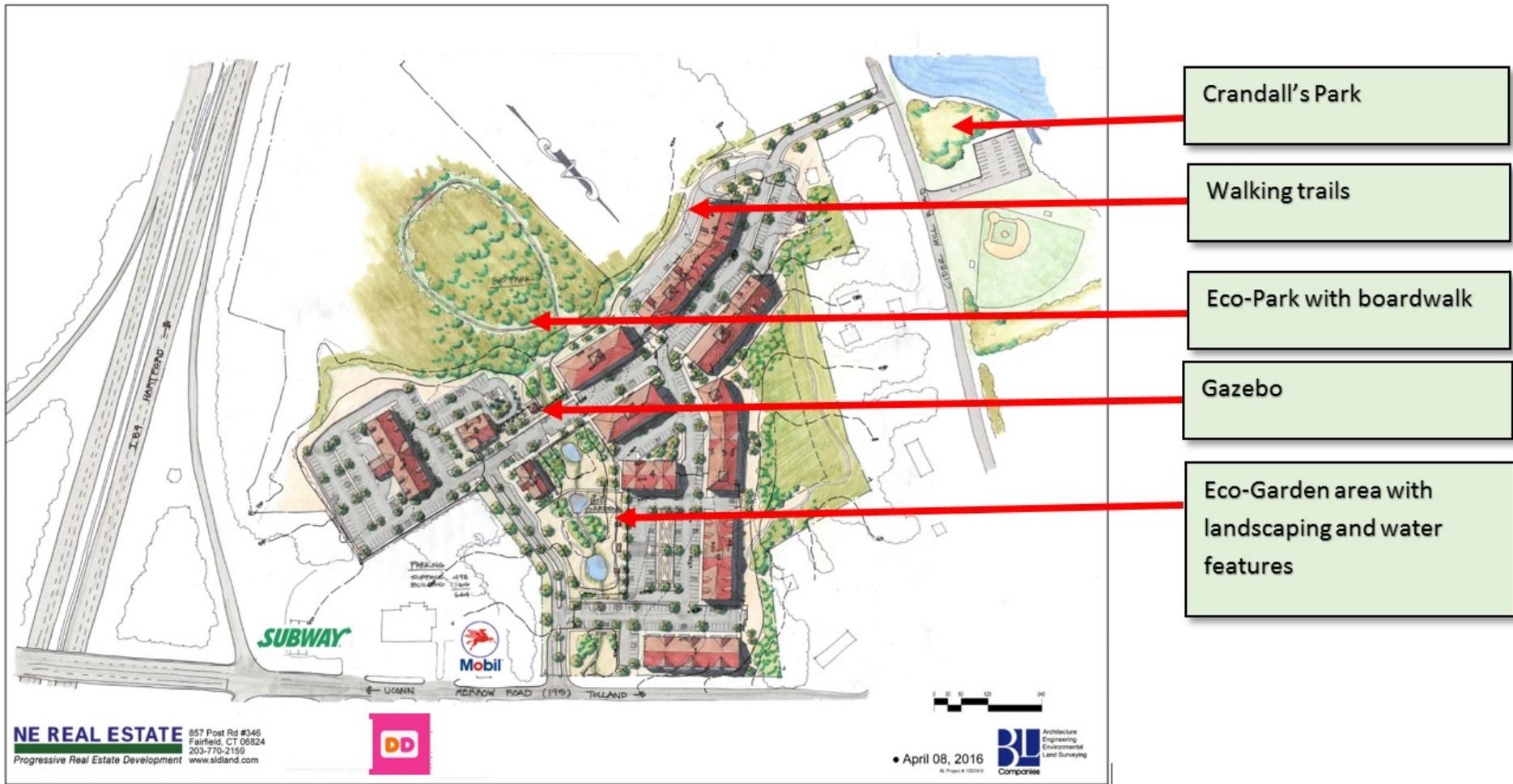
- Public bus to Hartford
- Private shuttle provided to UCONN from 6am to Midnight-beneficial for faculty/grads and residents for visiting games, and other events
- Zip cars planned for hourly rental
- Bicycle friendly

## 8. Environmentally sound and inclusive

- Integrating red maple swamp (Eco-Park) into the community by providing a boardwalks for leisure and education link:  
[http://www.aswm.org/pdf\\_lib/2\\_boardwalk\\_6\\_26\\_06.pdf](http://www.aswm.org/pdf_lib/2_boardwalk_6_26_06.pdf)
- Enhancing wetland area in middle of property into an Eco-Garden with water features

- Enhancing water quality runoff to swamp with rain gardens and hydro dynamic separators
- Providing buffers to residential neighbors abutting property

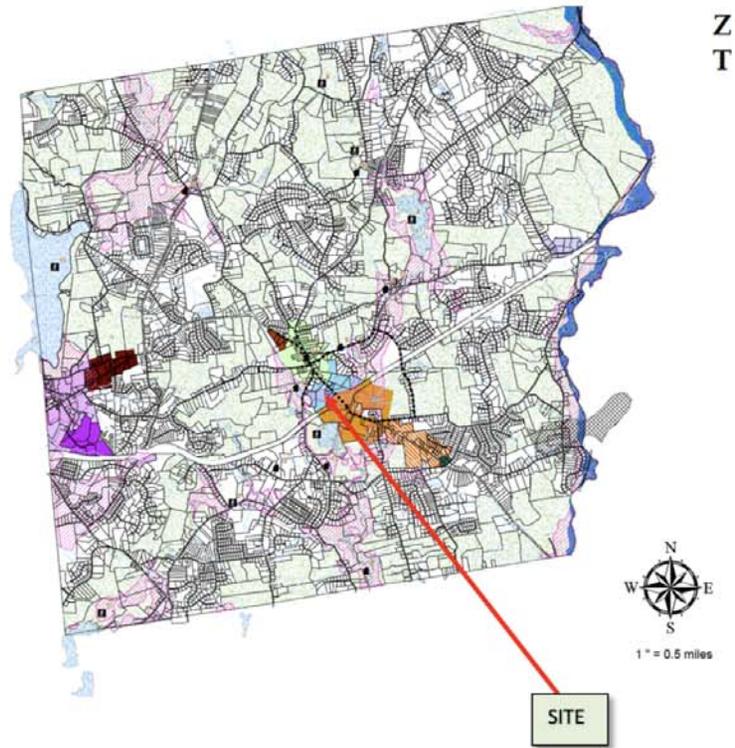




## 9. Keeping Tolland rural

- Smart, planned village in small area at the I-84/195 junction maintains Tolland rural town while providing growth in well-defined areas.
- The 369 apartments planned will add approximately 500-600 new people to the community of which an estimated 20 will be children. Tolland's current population is about 15,000. This represents an increase of 4%

- Of the 25,792 acres in Tolland, this project of 34 acres represents less than one quarter of one percent of that area (0.13%)
- Of the 34 acres of property, the total preserved is 41%



TOLLAND VILLAGE AREA IS A VERY SMALL PART OF A LARGELY RURAL COMMUNITY

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# TOLLAND VILLAGE PROJECT

HOME LOCATION/SITE PLAN CONCEPT FAQ SUPPORT ABOUT CONTACT



## FAQ

*Please email us with any questions at [CONTACT](#). If appropriate, we will update and post at the end of this section. Thank you!*

**Where are you in your planning process?**

We have developed a draft concept plan that illustrates our vision of the project and is economically viable and financeable. Since it is only a concept, we do not have many of the details that will occur in the planning and approval process. It is a concept.

### **Where are you in the zoning approval process?**

We have submitted proposed text changes to the Planning & Zoning Commission which, if approved, would allow 5 story buildings instead of 3 stories and a drive through, among other things such as building length.

### **Why is this necessary?**

Tolland is a “thin” market for retail, commercial, & hospitality enterprises. The project is not viable based on those uses as “anchors” but can exist as complementary to a project. The anchor is the residential apartments and revenues primarily from that use. We need a lot of apartments to make the project work and 3 stories won’t fit the amount we need. With the limited buildable land available, we need to go up.

### **Won’t the additional height look out of place and stick out like a sore thumb?**

Actually, no. The land slopes off Merrow Road down to the red maple swamp so the height of the buildings look lower from Merrow Road. There is also a ridge behind the neighbors on Cider Mill which mitigates the height. Please visit Site Sections and Balloon Advancing to see.

### **Is there a demand for the apartments and who will rent them?**

Yes, we believe there is sufficient demand for reasonably priced and affordable apartments. We think this is a great location for commuters. As importantly, a sense of community with retail, dining and amenities will actually attract people to this project versus an ordinary isolated apartment building. The community should be attractive to commuters, grown children of Tolland residents, single professionals, couples, faculty and grad students and general workforce.

### **Is there affordable housing?**

Yes. Tolland requires 12-20% “workforce housing” which is affordable to individuals and families earning less than 80% of median income. That equates to about \$1,000 for a three bedroom and \$1279 for a two bedroom.

**Won't this increase the cost of town services like education, fire and police?**

With an estimate 20 children (some of which will come from Tolland residents moving here) the incremental increase in the education budget should be minimal. According to Tolland's [Draft Fiscal Impact Analysis](#), only 2% of pupils come from multifamily apartments and condominiums. The incremental cost to the educational budget should be minimal, although we are researching same with school officials.

We have met with Fire, Police and Ambulance officials. Police do not envision any unusual activities for this project and we are considering putting a police sub-station in the retail area for the Troopers. Fire officials can access the structures with existing equipment and all buildings are sprinklered. Fire officials are studying the project further and will report to town officials. Ambulance requirements will increase proportionately to the increased population.



# TOLLAND VILLAGE PROJECT

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# About

- **Vision**
- **Economic Viability**
- **Team Members**

NE Real Estate, LLC  
857 Post Rd #346  
Fairfield, CT 06824

## VISION

The town has spent several years developing a thoughtful plan of controlled growth while maintaining Tolland's cherished rural character and historical roots. The result is the creation of a relatively small zoned area which encourages technology business growth in the **Technology Campus Zone** (capitalizing on the UCONN STEM expansion), commercial growth to serve the town's needs in the **Gateway Design District** (Big Y area) and a **Tolland Village Area** to provide housing and specialty retail/commercial to provide an area for the human resources who will be a part of these new businesses.

Tolland is a unique town with the following positive characteristics:

- Well educated, caring community with strong family values and small town friendliness
- Deep New England history and architecture epitomized with the Town Green
- Rural character with predominately single family houses
- Great school system
- Concerned, active community involvement
- Intelligent community with pro-active planning organization

Tolland has spent a lot of time and thought on how it wants the future to unfold. It understands it is the link between UCONN and the rest of Connecticut and intends to capitalize on the "brain power" of UCONN with convenient access to the rest of Connecticut (and arguably the world; Bradley International proximity).

As such it has allocated strategic land along Route 195 and the I-84 interchange as the fertile ground to grow the vision of encouraging high technology business and related services while maintaining the rural, small town community it deeply cherishes.

**Mark De Pecol**

203-770-2159

[mdrealtycap@gmail.com](mailto:mdrealtycap@gmail.com)

Our project builds the foundation to realize this vision by providing the living area for the people who will ultimately be directly involved in new businesses as well as provide housing options for Tolland residents who want to live in a commuter convenient area with great amenities.

### **ECONOMIC VIABILITY**

We put the property under contract in July of 2014. We have worked vigorously to design a project that would fit in to the Tolland Plan of Development while generating enough income to make the project financeable to lenders.

The challenges have been:

- Only 50% of the property is suitable for development (wetlands, slopes and setbacks)
- An intersection will be required with a traffic light to ensure traffic safety
- A 1,500 foot road is required to connect Merrow Road to Cider Mill
- The retail market in Tolland is very weak
- The rental market rates are lower relative to new construction elsewhere
- The zone requires a minimum of 12% affordable (workforce) housing

On the flip side:

- The Town has adopted graduated tax abatement to encourage development in this zone
- The Town is contributing a 7 acre parcel with frontage on Cider Mill Rd
- There is sufficient demand for new, fairly priced apartments
- A hotel serving area and transient needs is feasible

To make the project viable due to the above constraints and even with the contributions of the Town, we still need to achieve an apartment density of 369 units, a 100 room hotel and 22,000 sf of retail. While the 369 units, 100 room hotel and 22,000sf of retail are allowed in this zone, the land constraints required us to put more apartments in each building so we need to have 5 stories instead of the 3 stories. Fortunately, the land slopes down significantly from Merrow Rd and the higher buildings fit well into the topography (see Sections and Balloon Photos).

In this development, our fixed costs are the price of the land, the roadway, intersection, underground water, sewer, electrical, cable; pumping station, parking, landscaping; and soft costs of financing \$75mm of construction costs along with professionals, building permits, etc. etc. The total project cost is \$100mm.

If we reduced the number of apartments to fit in 3 story buildings, we would have 192 less apartments from the proposed 369 or 177 apartments. While the construction costs would go down on the buildings, the fixed costs would remain the same. The result is a project that doesn't work economically.

Even using a 4 story building, the project would have 96 less units or 273 total units. Effectively, that would be a "break even" project which, again, does not work.

The project works with our proposed density and we are prepared to put the required equity at our risk into the project (appx \$15mm). Financing has been verbally secured and we are prepared to move forward should the Town approve our request for increased height, concept plan and site plans.

## Team Members

### Developers:

Mark De Pecol & Tommy Haendler are principals in the project responsible for concept, approvals, financing, construction and stabilization. Their guiding principals are

integrity and professionalism and strive to achieve excellence in all of their projects. A core practice is to hire the very best professionals from start to finish.

Architect

Andy Graves, Principal

[BL Companies](#)

Civil Engineer

Mark Lancor, Principal

[Dymar Inc.](#)

Construction Management

Gary Langmuir, Principal

[Wohlsen Construction](#)

Environmental Planner & Landscape Architect

Bill Kenny, Principal

[William Kenny Associates](#)

Traffic Engineering

Michael Galante, Principal

[Frederick P. Clark Associates, Inc.](#)

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