

Estimated Development Potential – Tolland Technology Corridor
Sheet 1: Summary

DRAFT FOR DISCUSSION PURPOSES ONLY – JULY 2, 2012



SUMMARY FOR EAST SIDE OF 195
Buildings: +/- 240,000 sf
Parking: +/- 1,000 spaces

ASSUMPTIONS

- Buildings are 2 stories (with one 3-story building)
- 4 parking spaces per 1,000 sf
- Property owners would work together to maximize building potential
- 50 foot setback from 195 for buildings and parking. A setback from new roads/drives is not accounted for.
- There are no sewer or water limitations.
- Driveway grades are 8% or less.

Assumptions are not made about whether new roads would be private or public.

While smaller parcels might have redevelopment potential, this is not illustrated here.

Some roads and parking areas may be in or near wetland buffers.

SUMMARY FOR WEST SIDE OF 195
Buildings: +/- 150,000 sf
Parking: +/- 600 spaces

Legend

	Existing Building		Possible Transit Stop
	Potential Building		Possible Multi-Use Path
	Wetland soils (potential)		
	Steep slopes		

THIS CONCEPT IS FOR PLANNING PURPOSES ONLY. FIELD INVESTIGATIONS, SURVEYS AND A REVIEW OF APPLICABLE REGULATIONS WOULD BE NEEDED TO DETERMINE THE VIABILITY OF THIS OR ANY CONCEPT.