

APPENDIX C

TOLLAND VILLAGE AREA

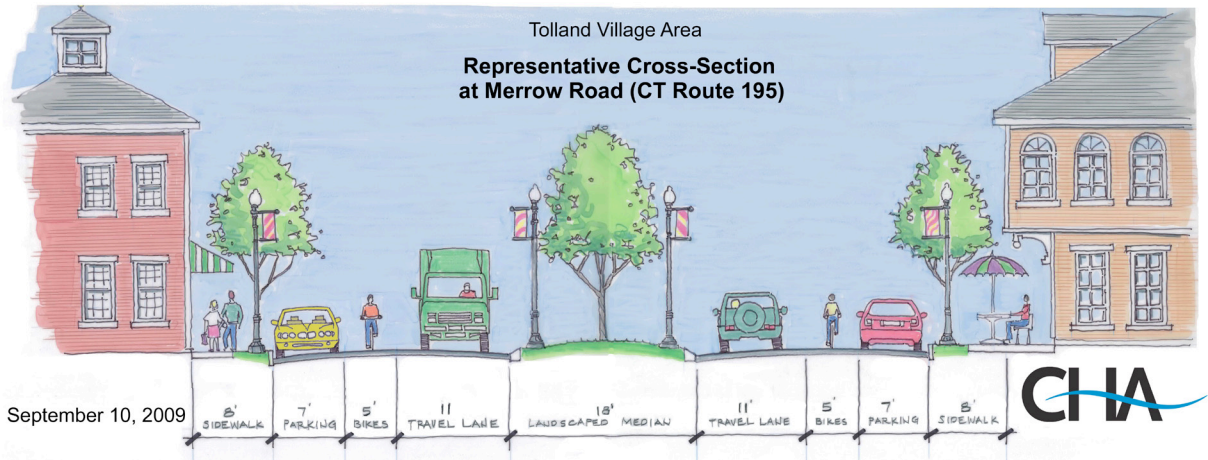
The Tolland Village Area planning study was supported by a HOME CT Technical Assistance Grant. Conceptual site plans, precedent photographs, and depictive drawings generated during that planning effort, and presented at the “Together We Can Grow Better Workshop” are included in this appendix. The following development vision statement is an excerpt from zoning language drafted during the planning effort:

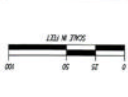
The Tolland Village Area designated on the Zoning Map is an area of special interest to note an innovative development plan that is being developed that will create a gateway to Tolland’s historic town center. The development will consist of architecture and land use patterns that are based on a traditional New England village. Accordingly, the development will complement existing land uses surrounding the Tolland Green and Historic District and adjacent residential development. It will also provide for a mix of complementary land uses arranged in compact and attractive districts in order to optimize developability and create walkable neighborhoods while preserving environmentally sensitive areas and protecting natural resources.

The development vision will echo the principles of Smart Growth and New Urbanism, tools that guide the form of the built

environment in order to create and protect development patterns that are compact, walkable and mixed use and to ensure that development enhances the economic base of town and the quality of life of residents. The vision for the Tolland Village Area

- Preserve the character in areas near the Historic District.
- Plan for more intense development in the “gateway area” adjacent to Interstate 84.
- Provide for transitional use and density between these areas.
- Establish and maintain buffers to adjacent residential development.
- Protect important natural resources.
- Provide guidelines so that development is consistent with New England village architecture.
- Provide safe streets for motorists, pedestrians and bicyclists.
- Incorporate park-like spaces and/or greenways.
- Enhance the gateway to the National Historic Register Tolland Green.
- Obtain broad public support.
- Protect important natural resources (especially surface and groundwater).





Issue Date: 09-10-09
 Project No.: 19693
 Scale: As Noted

Tolland Village Area Design Strategies Plan



T3 - Sub-Urban Zone
 Detached single-family house surrounded by lawns and landscaped yards. One to two apartment or carriage house allowed per lot.

T4L ("Limited") General Urban Zone
 Primarily residential with small mixed-use neighborhood retail limited to first story of buildings at corners

T4 + ("Plus") General Urban Zone
 Allows greater intensity of mixed use including office/residential or small lodging. Buildings are 2-3 stories.

ARCHITECTURE & MIX OF USES

Traditional Architecture- buildings designed with a human scale and with massing, form and materials that echo Tolland's historic vernacular

Street Wall- Closely spaced buildings to be 2-3 stories and close to the edge of the sidewalk to enclose the street

Walkable Commercial Center with stores and shops on ground level, professional offices & apartments above

New Housing Types- T-4L zone to allow a broad range of housing types such as townhouses, condos, and small apartment buildings

Gateway Building- Buildings at prominent corners should have distinctive vertical elements

Village Anchor- possible site for civic building, church, or school

"COMPLETE STREETS"

Tree-lined Median to provide boulevard effect, calm traffic and provide pedestrian refuge island

Narrow Travel Lanes provide shorter crosswalks and slows traffic

Intersections designed for pedestrian safety include curb extensions, high visibility crosswalks, small curb radii, and lighting

Modern Traffic Roundabouts improve traffic flow and safety and create attractive gateways

Consolidate Driveways and prohibit drive-through lanes to improve walkability as well as pedestrian and bicycle safety

ENVIRONMENTAL IMPROVEMENTS

Protected Wetlands, Stream & Wildlife Corridors

Protected Open Space and woodland buffers to adjacent neighborhoods

Reduced Pavement: Compact mixed-use development requires only 50% of usual parking which greatly reduces negative impacts due to stormwater runoff and pavement heat sink effect

Stormwater be treated on-site through underground, state-of-the-art water quality improvement systems

WALKABILITY

New Streets create short, interconnected blocks to improve walkability, improve natural surveillance, and facilitate traffic flow

Provide street and sidewalk connections to adjoining residential neighborhoods to improve walkability and "natural surveillance"

Allys hide garages, utilities, & garbage collection & improve walkability by removing driveways from main streets

ALTERNATIVE TRANSPORTATION

Bus Transit- Provide bus pull-out and passenger shelters to promote use of bus transit

Multi-Use Trails to connect village with Tolland Green & Crandall Park

Bicycle Lanes to be continuous along Route 195 to connect village to Tolland Green

PARKING

On-Street Parking buffers pedestrians and calms traffic

Parking Structures with linear buildings to hide garages from streets

Small, Off-street Parking lots to be screened and located to the rear of buildings

PEDESTRIAN AMENITIES

Streetscape Improvements- Street trees, period lighting and other pedestrian amenities to provide shade, benches, visual interest and vertical enclosure

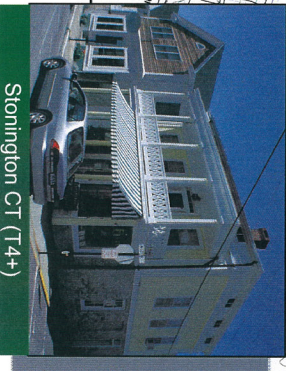
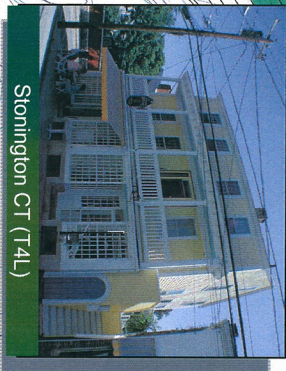
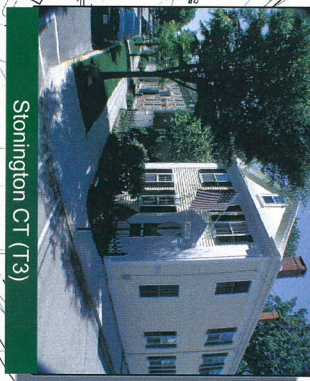
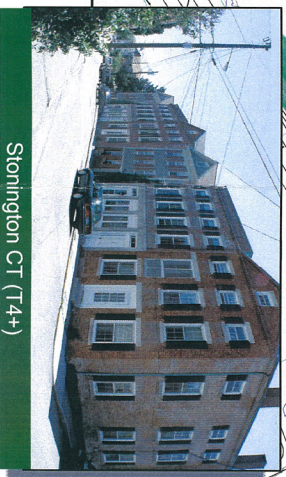
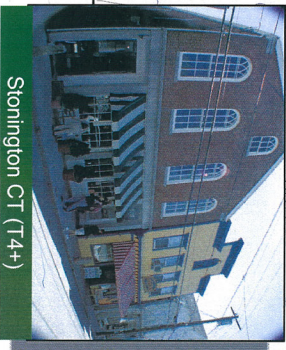
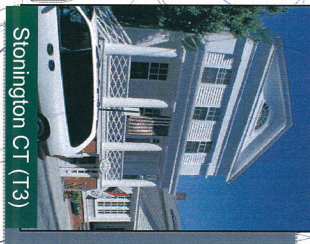
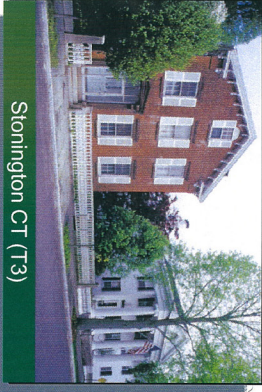
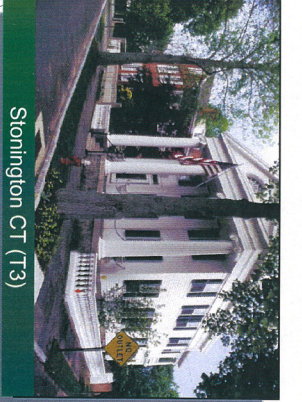
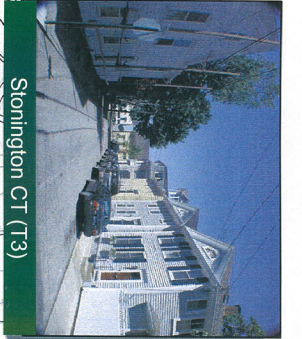
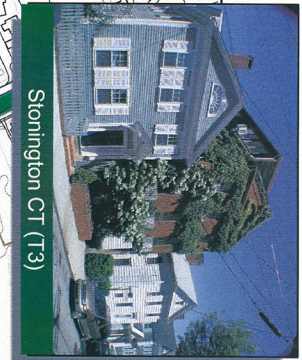
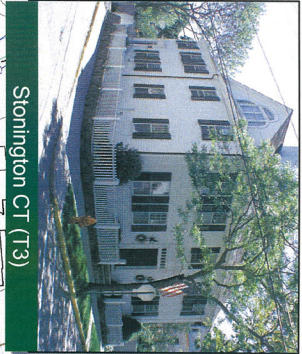
Village Square- venue for civic gatherings, ceremonies, outdoor markets or festivals

Courtyards & Sidewalk Cafes for social gatherings, outdoor dining, and venues for murals, sculptures, and fountains



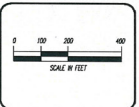
LEGEND

	Building Commercial
	Open Space Buffer
	Proposed Park/Squares
	Proposed Street
	Future Street
	Proposed Parking Structure
	Proposed Commercial Building with Parking Structure
	T3 (Limited Single-Family Homes)
	T4L (Limited Single-Family Homes)
	T4+ (Township Subdivision Mixed-Use)



Tolland Gateway & South Green Area Study
 Strategic Plan 2

Issue Date: 05-11-09
 Project No.: 19693
 Scale: As Noted



Drawing Copyright © 2009
CHIA
 2129 Blue Center Highway, Suite 112 - Rocky Hill, CT 06067-0208
 Phone: (860) 267-4597 • www.chiaplan.com

