

# APPENDIX D:

## Presentation Break-Out Boards

**EAST SIDE CONCEPTS**


**Single-family residential**




**IMPACT ASSESSMENTS**

Number of homes:	18 single-family homes
Building height:	2 stories
Parking:	36 spaces (2 per home)
Estimated Traffic:	215 trips (weekday) 200 trips (weekend)
Estimated property tax generation:	\$260,000 annually
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted under current zoning


**WHAT DO YOU THINK:**  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


**Condominiums/Townhomes**




**IMPACT ASSESSMENTS**

Number of units:	30 attached single-family condominium
Building height:	2 stories
Parking:	60 spaces (2 per unit)
Estimated Traffic:	220 trips (weekday) 275 trips (weekend)
Estimated property tax generation:	\$290,000 annually
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted with Open Space Development special use permit


**WHAT DO YOU THINK:**  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


**Multi-family apartments**




**IMPACT ASSESSMENTS**

Number of units:	120 rental apartments, mix of 1BR & 2BR
Building height:	3 stories
Parking:	200 spaces
Estimated Traffic:	650 trips (weekday) 800 trips (weekend)
Estimated property tax generation:	\$570,000 annually
Fiscal impact:	Neutral
Impervious cover:	Decreased
Zoning:	Requires a zone change


**WHAT DO YOU THINK:**  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO

EAST SIDE CONCEPTS


Assisted living facility




IMPACT ASSESSMENTS

Number of beds:	120 beds
Building height:	2 stories
Parking:	65 spaces
Estimated Traffic:	300 trips (weekday) 350 trips (weekend)
Estimated property tax generation:	\$380,000 annually
Fiscal impact:	Positive
Impervious cover:	Decreased
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Hotel




IMPACT ASSESSMENTS

Number of rooms:	130 rooms
Building height:	3 stories
Parking:	160 spaces
Estimated Traffic:	1,040 trips (weekday) 960 trips (weekend)
Estimated property tax generation:	\$400,000 annually
Fiscal impact:	Positive
Impervious cover:	Decreased
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Office




IMPACT ASSESSMENTS

Building size:	80,000 S.F.
Building height:	2 stories
Parking:	400 spaces
Estimated Traffic:	850+ trips (weekday) 180+ trips (weekend)
Estimated property tax generation:	\$490,000 annually
Fiscal impact:	Positive
Impervious cover:	About the same
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


EAST SIDE CONCEPTS

Retail




Building size:	45,000 S.F.
Building height:	1 story
Parking:	250 spaces
Estimated Traffic:	2,800 trips (weekday) 4,500trips (weekend)
Estimated property tax generation:	\$390,000 annually
Fiscal impact:	Positive
Impervious cover:	About the same
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?

YES

NEUTRAL


NO

Commercial Recreation




Building size:	113,000 S.F.
Building height:	50 to 60 feet
Parking:	170 spaces
Estimated Traffic:	1,000 to 3,100 trips
Estimated property tax generation:	\$210,000 annually
Fiscal impact:	Positive
Impervious cover:	About the same
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?

YES

NEUTRAL


NO

Town Park




<b>Estimated Construction Cost*:</b>	\$2 million to \$3 million
<small>* Rough order of magnitude costs for discussion purposes only</small>	<small>(excludes property acquisition, building renovation/demolition, design, remediation, and maintenance costs)</small>
Parking:	200 to 250 spaces
Estimated Traffic:	150 trips (weekday) 800 trips (weekend)
Estimated property tax generation:	None
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted under current zoning


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?

YES

NEUTRAL

NO

WEST SIDE CONCEPTS


Single-family residential




IMPACT ASSESSMENTS

Number of homes:	39 single-family homes
Building height:	2 stories
Parking:	78 spaces (2 per home)
Estimated Traffic:	440 trips (weekday) 400 trips (weekend)
Estimated property tax generation:	\$600,000 annually
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted under current zoning


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Condominiums/Townhomes




IMPACT ASSESSMENTS

Number of units:	72 attached single-family condominiums
Building height:	2 stories
Parking:	144 spaces (2 per unit)
Estimated Traffic:	500 trips (weekday) 640 trips (weekend)
Estimated property tax generation:	\$740,000 annually
Fiscal impact:	Negative
Impervious cover:	About the same
Zoning:	Permitted with Open Space Development special use permit


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Multi-family apartments




IMPACT ASSESSMENTS

Number of units:	260 rental apartments, mix of 1BR & 2BR
Building height:	2 stories
Parking:	400 spaces
Estimated Traffic:	1,400 trips (weekday) 1,200 trips (weekend)
Estimated property tax generation:	\$1,300,000 annually
Fiscal impact:	Neutral
Impervious cover:	About the same
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO

WEST SIDE CONCEPTS


Office




IMPACT ASSESSMENTS

Building size:	205,000 S.F.
Building height:	2-3 stories
Parking:	800-1,000 spaces
Estimated Traffic:	2,100+ trips (weekday) 450+ trips (weekend) <small>Medical offices produce more traffic than general offices</small>
Estimated property tax generation:	\$1,300,000 annually
Fiscal impact:	Positive
Impervious cover:	Increased
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Retail and assisted living




IMPACT ASSESSMENTS

Description:	45,000 S.F. retail, 120 bed assisted living facility
Parking:	315 spaces
Estimated Traffic:	3,200 trips (weekday) 4,900 trips (weekend)
Estimated property tax generation:	\$600,000 annually
Fiscal impact:	Positive
Impervious cover:	Increased
Zoning:	Requires a zone change


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO


Town Park




IMPACT ASSESSMENTS

Estimated Construction Cost*:	\$3 million to \$4 million <small>* Rough order of magnitude costs for discussion purposes only (excludes property acquisition, building renovation/demolition, design, remediation, and maintenance costs)</small>
Parking:	130-200 spaces
Traffic:	~100 trips (weekday) 600 trips (weekend)
Estimated property tax generation:	None
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted under current zoning


WHAT DO YOU THINK:  
Do you think this concept would be a good fit for the UCONN campus?



YES



NEUTRAL



NO