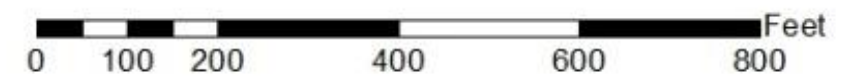


# Study Area



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015



1 inch = 200 feet



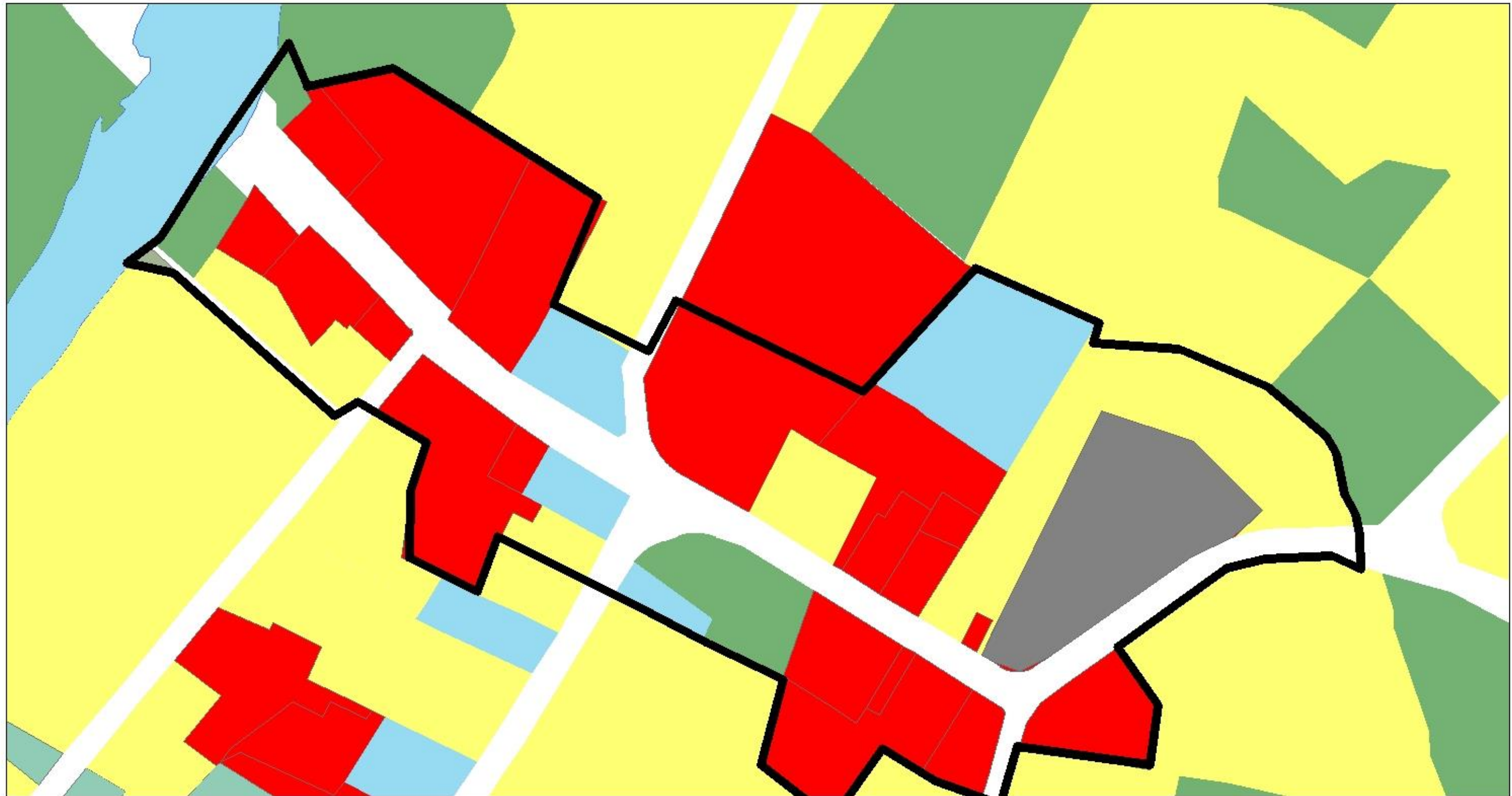
Figure 1







# Current Land Use



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015

Commercial	
Office	
Residential	
Open Space	
Vacant	

200 100 0 200 400 600 800 1,000

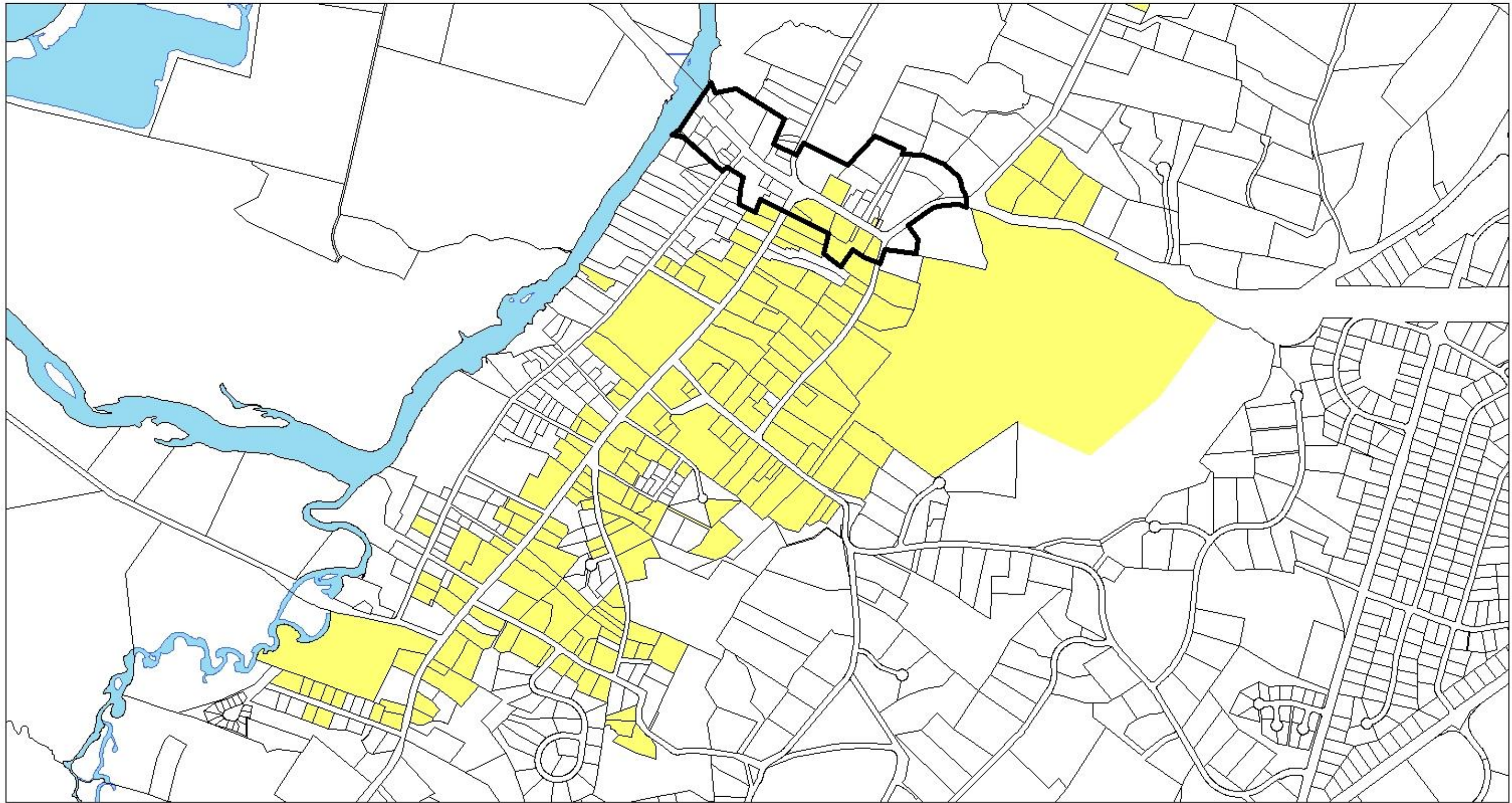


1 inch = 200 feet



Figure 3

# Farmington Center Historic District / Study Area



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015

## Legend

- Property lines
- Farmington River
- Historic District

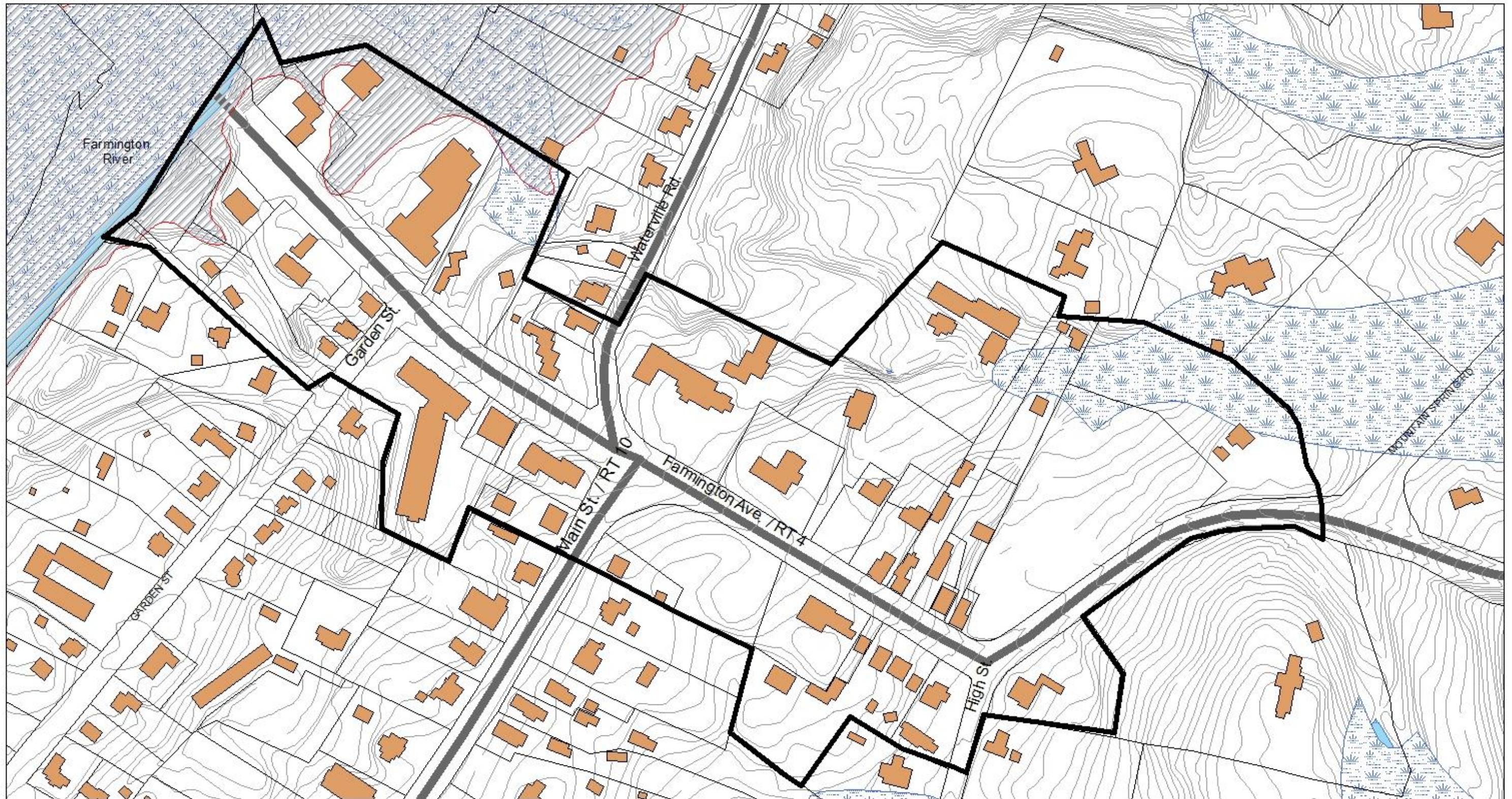
0 400 800 1,600 2,400 3,200 Feet

1 inch = 833 feet



Figure 4

# Topography and Areas of Wetlands & Floodplain



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015

## Legend

-  Floodplain
-  Wetlands
-  Topography

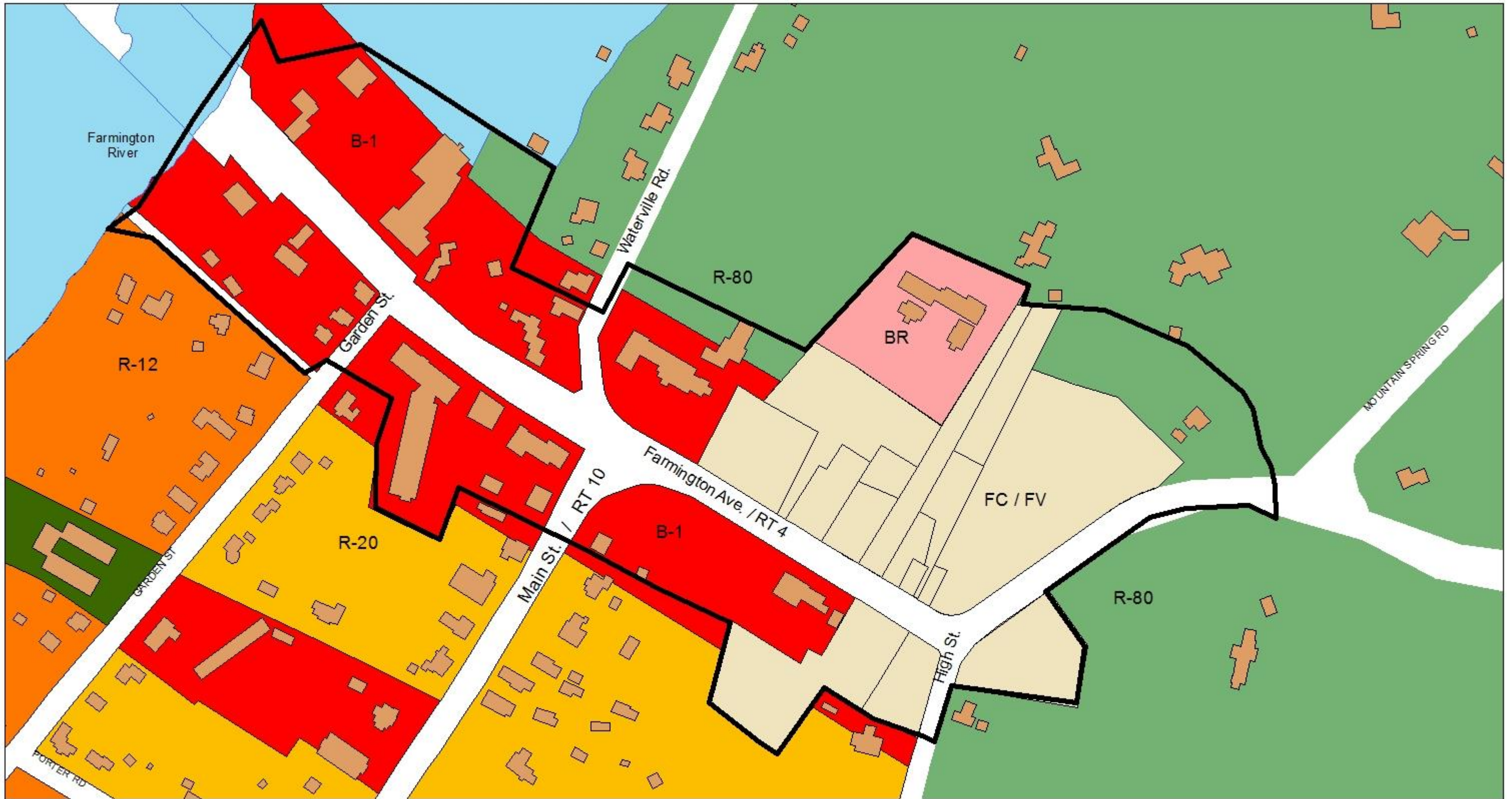
0 100 200 400 600 800 Feet

1 inch = 200 feet

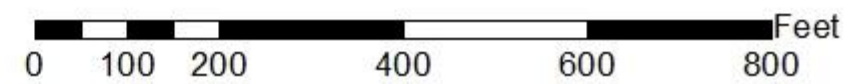


Figure 5

# Current Zoning



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015



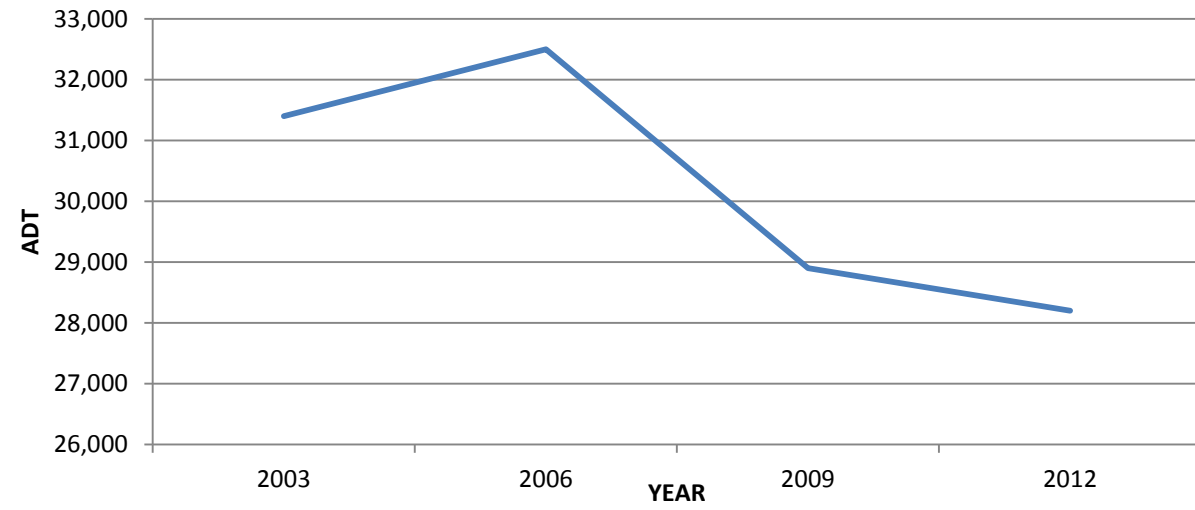
1 inch = 209 feet



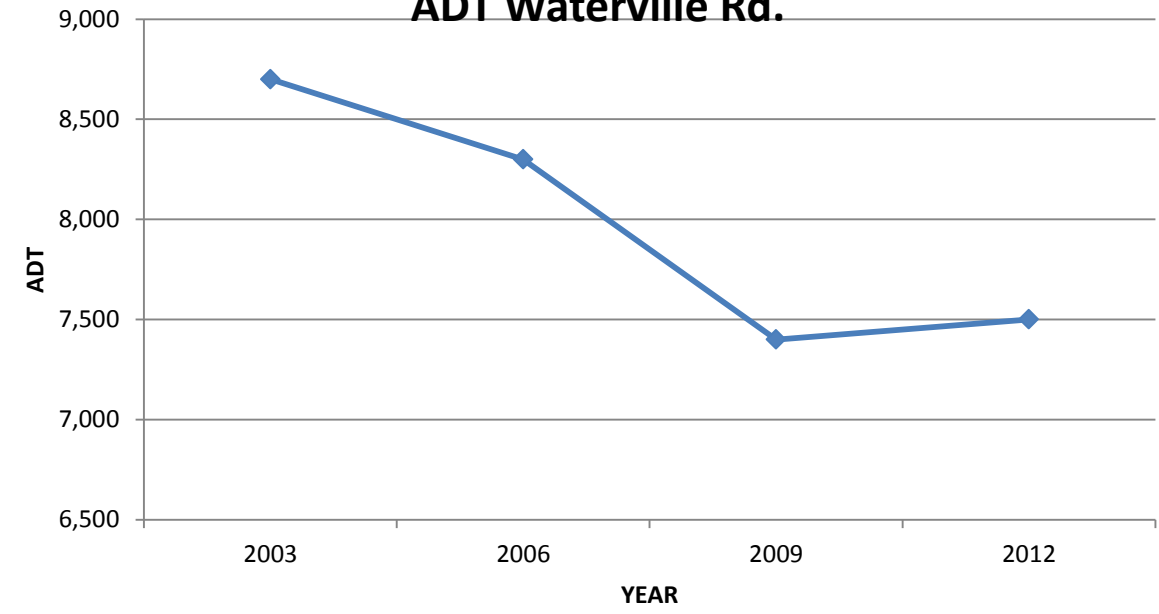
Figure 6



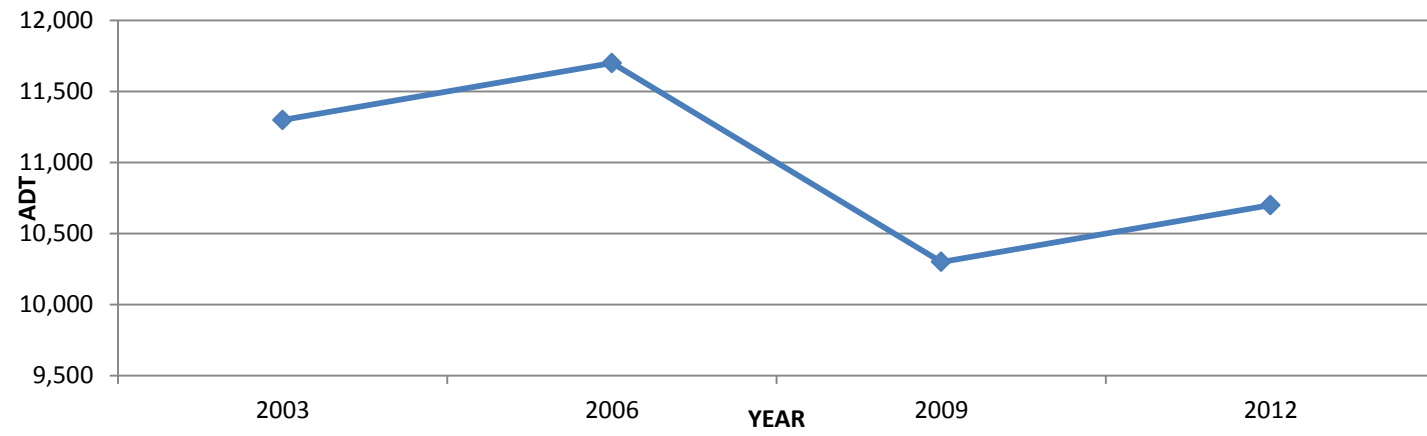
### ADT CT Rt. 4



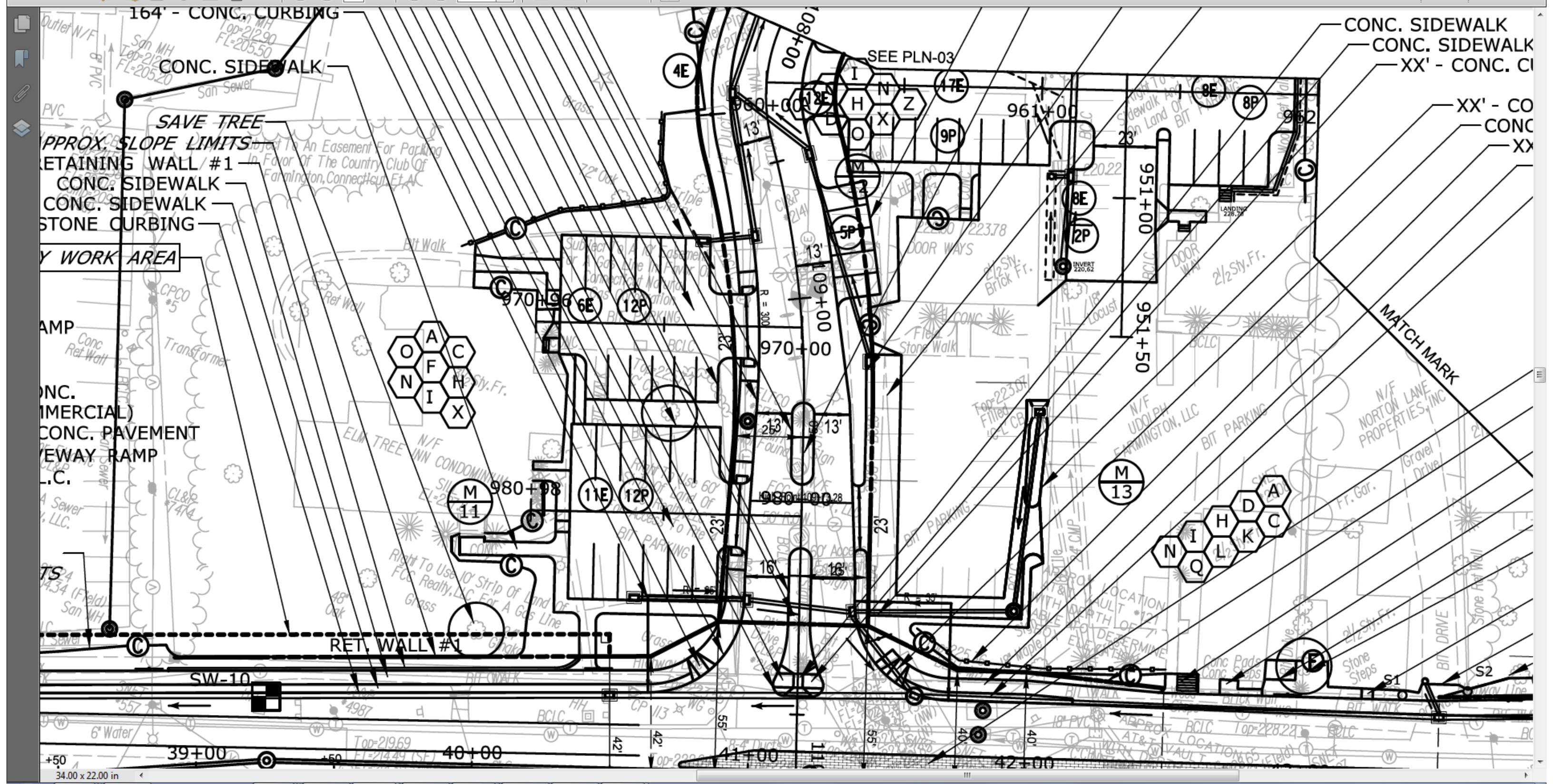
### ADT Waterville Rd.

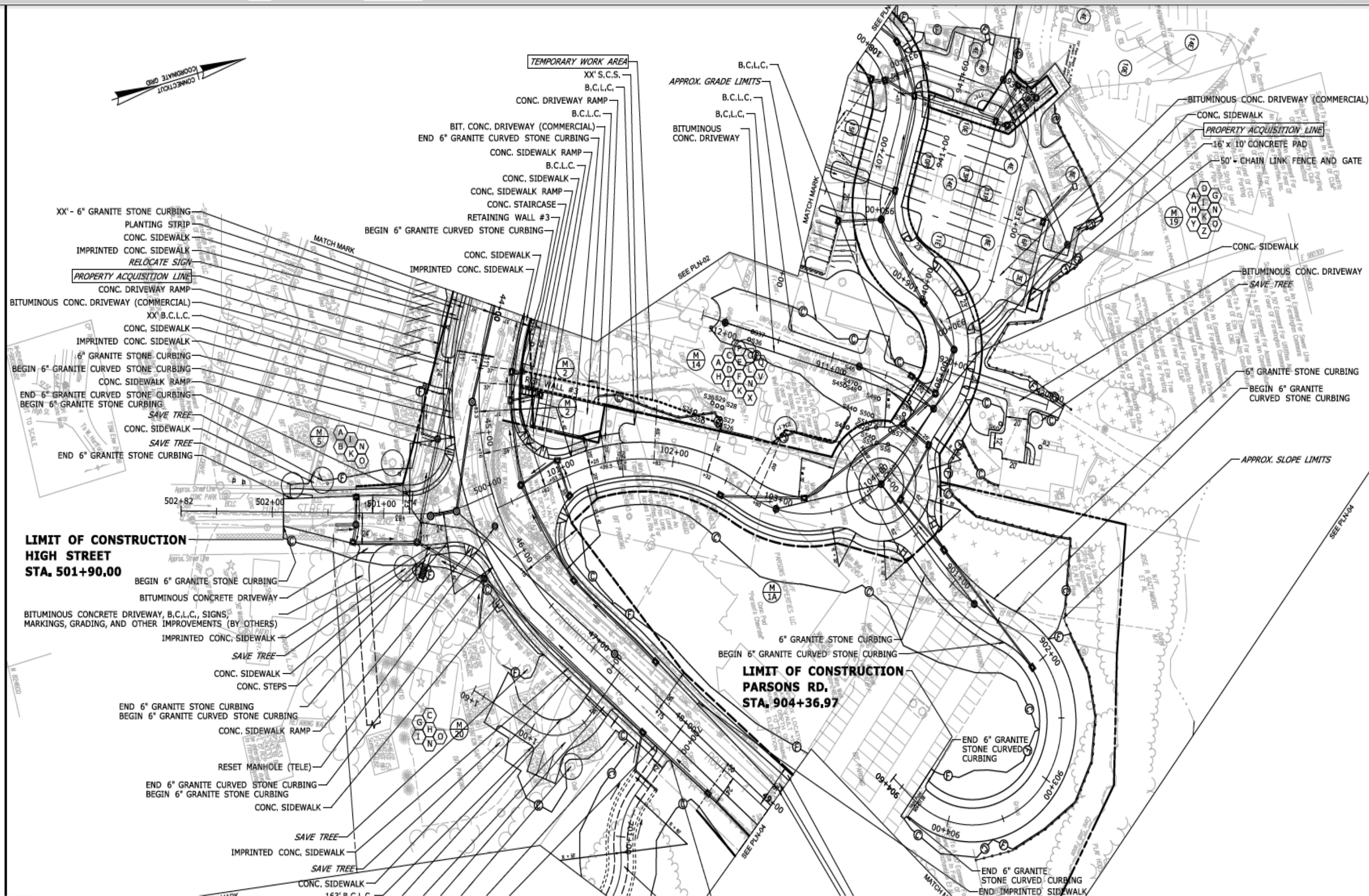


### ADT CT Rt. 10



ADT

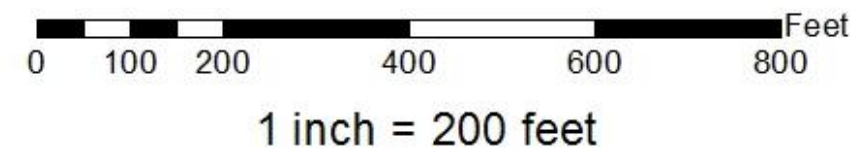




# Susceptibility to Change



Farmington Center Plan  
Town of Farmington, CT  
Winter 2015



## Farmington Center (suburban)

- Lot area – 7.4 acres
- Surface Parking
- Building area – 30,000 sq.ft.



## Blue Back Square (urban)

- Lot area – 8.6 acres
- Multi-story, off site structured parking
- Building area - 570,000 sq.ft.
- Assessed value of Blue Back \$68 million. (\$2 million in taxes)

