

20' Buffer

Office Building 2 Story
17,000 SF

Proposed Bruce B. Downs Boulevard Extension
166' Road R.O.W. and 45' Transit R.O.W. = 211' R.O.W.

Wetland

Relocated Pond
&
Stormwater Retention

Tupper Road

Pedestrian/Bicycle
Multi Purpose Trail
4,200 LF or .8 Miles

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20,000 SF

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The Piazza
Retail, Office and
Service Building
some offices on 2nd Floor
138,600 SF

Parking Notes:

Parking Shown	642 Spaces = 192,600 SF
Options	
Parking Available	792 Spaces = 237,600 SF
Parking with 3 Story Garages Available	1,663 Spaces = 498,900 SF



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PREPARED BY:



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Alternative B

Conceptual PD - MPUD

Master Site Plan - Schematic

Stony Brook Commerce Park