



STORRS

RETHINK MAIN STREET

CENTER



– FACT SHEET –

DESCRIPTION

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the new complex for the School of Fine Arts currently being planned by Newman Architects of New Haven, CT in conjunction with Gehry Partners. The new town center will occupy approximately 17 acres of the overall 47.7 acre site and will include a new Town Square and a smaller Market Square across from Town Hall. The remainder of the site will be preserved primarily for open space and conservation. The town plan will knit architecture, pedestrian-oriented streets, small lanes, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional street front activity and shared community spaces and will be supported by residences above and throughout the neighborhood. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including studios, town homes, condominium apartments and rental apartments. Structured and surface parking will be provided.

LOCATION

Mansfield, Connecticut, approximately twenty-five miles east of Hartford, Connecticut on Route 195, across from the University of Connecticut's main campus. The developed area will be located adjacent to and immediately east of Storrs Road (Route 195).

DEVELOPER

Storrs Center Alliance, LLC, an affiliate of LeylandAlliance LLC, Tuxedo, New York, is the master developer. The following consultants form the balance of the Storrs Center Alliance development team: Newman Architects, LLC, New Haven, CT (master planning, architecture); Live Work Learn Play LLP, Montreal, Quebec, Canada (retail consulting); Cushman & Wakefield, Hartford, CT (commercial leasing); BL Companies, Meriden, CT (engineering, architecture); Urban Design Associates, Pittsburgh, PA (pattern book, planning, architecture); LaQuatra Bonci Associates, Pittsburgh, PA (landscape architecture); Patrick L. Pinnell, Architecture and Town Planning, East Haddam, CT (architecture); Robinson & Cole, LLP, Hartford, CT (legal); Michael W. Klemens, Ph.D., Ridgefield, CT (environmental consulting); Desman Associates, Farmington, CT (parking consulting); Steven Winter Associates, Norwalk, CT (sustainability consulting); Zimmerman/Volk Associates (market research).

PUBLIC PARTNERSHIP

The Mansfield Downtown Partnership, Inc. is the municipal development agency charged with the development of Storrs Center on behalf of the Town of Mansfield, CT. The Partnership is an independent, non-profit organization that is composed of representatives from the community, local businesses, the town and the University of Connecticut.

ARCHITECTURE

The master planner and lead architect is Herbert S. Newman and Partners P.C. of New Haven, CT. The urban designer is Urban Design Associates of Pittsburgh, PA along with Patrick L. Pinnell Architecture and Town Planning. Guidelines for sustainable land use and green building practices have been developed in association with Steven Winter Associates and Viridian Energy and Environmental. Looney Ricks Kiss Architects, Inc. was a municipal development consultant for the Mansfield Downtown Partnership and has contributed to development of the design guidelines for Storrs Center.

MASTER PLAN

The entire site represents an assemblage of parcels amounting to 47.7 acres. The planned 17 acre development area largely overlies previously or currently developed property and will be comprised of two basic land use categories, including mixed-use and residential areas. The mixed-use zone combines retail, office, restaurant and residential uses in a variety of forms to create a vibrant main street environment. A residential zone will be located just outside of the mixed-use district and will serve as a buffer between the more intense mixed-use activity and the conservation area to the east. Civic uses and activities will be encouraged throughout the project, especially in the public square areas. The project will be characterized by a variety of wonderful public spaces including landscaped streets, sidewalks and outdoor terraces, small parks, and the new Town Square. The varied design and experience of the public realm is essential to the viability and sustainability of the mixed use community.

Other than the existing post office site, which abuts the town center and contributes to the mix of civic uses, nearly all of the remaining 30 acres of the overall project area will be preserved as open space and conservation area. The master plan calls for the limited connection of sidewalks and pedestrian areas within the town center to quiet, low impact paths in the upland portion of the conservation area, offering local residents and visitors the opportunity to enjoy this natural preserve.



PROJECTED MIX

- Residential: 650-800 units
- Retail/Restaurant: 150,000-200,000 s.f.
- Commercial (office): 40,000-75,000 s.f.
- Civic and Community: 5,000-25,000 s.f.

AMENITIES

In addition to the numerous retail, restaurant, commercial and residential uses that make up the project, the new mixed-use classification allows for a variety of civic and community spaces such as community meeting spaces, postal services, educational and classroom spaces, and exhibition spaces. The project will be distinguished by the new Town Square, major improvements to Storrs Road, wonderful streets with broad sidewalks and terraces, neighborhood parks, and the large, adjacent conservation area. The project is surrounded by University and town facilities including the Town Hall, the Mansfield Community Center, E. O. Smith High School, the University of Connecticut fine arts complex, and existing churches.

TIMETABLE

Anticipated construction start: 2010
 Anticipated completion date: 2018

CONTACT

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