



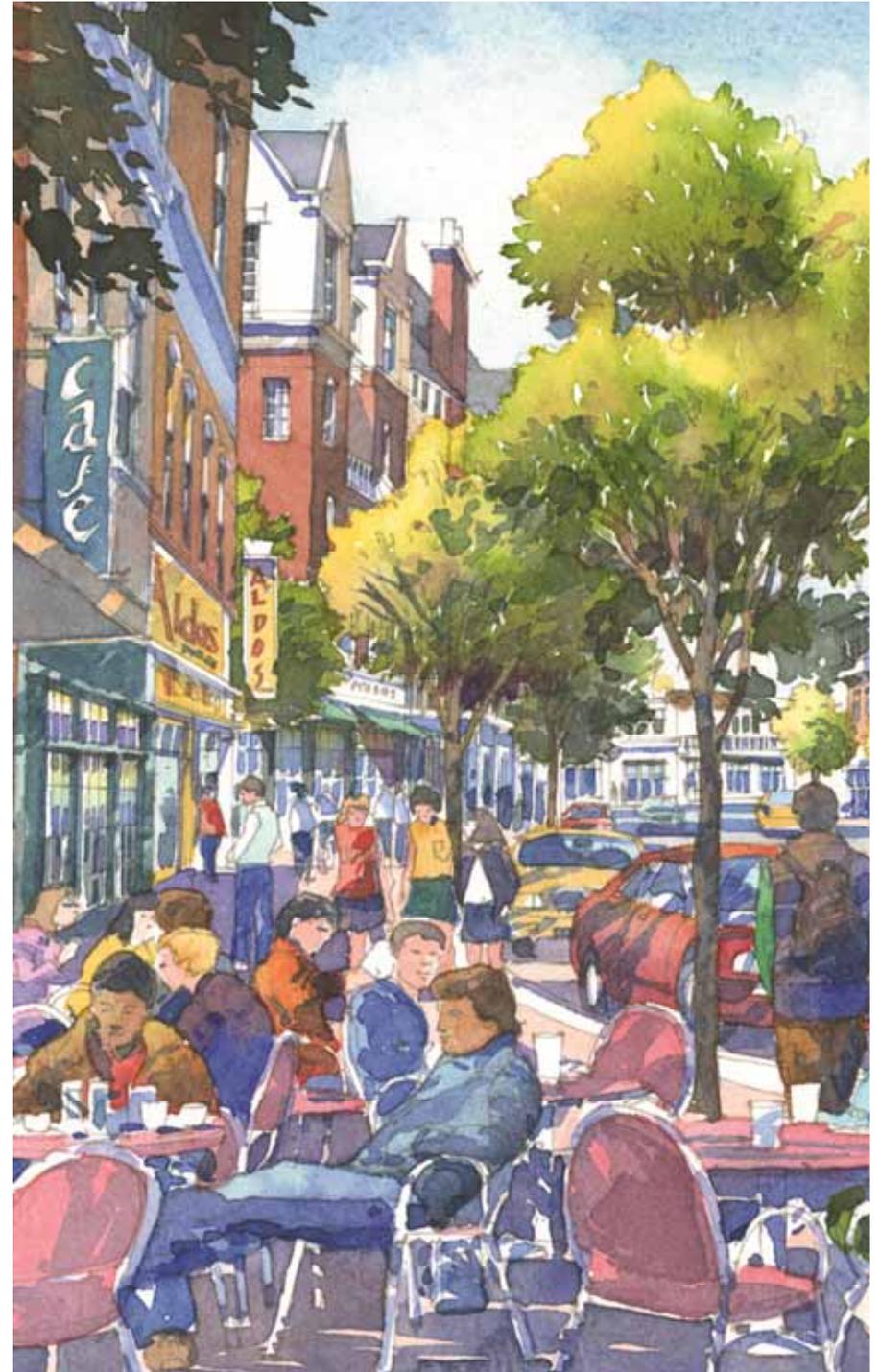
STORRS
RETHINK MAIN STREET
CENTER





Storrs Center: A Look Back...

- 2001 – 2005
- Mansfield Downtown Partnership established
- First concept master plan completed (Milone & MacBroom)
- LeylandAlliance named master developer
- Municipal Development Plan approved

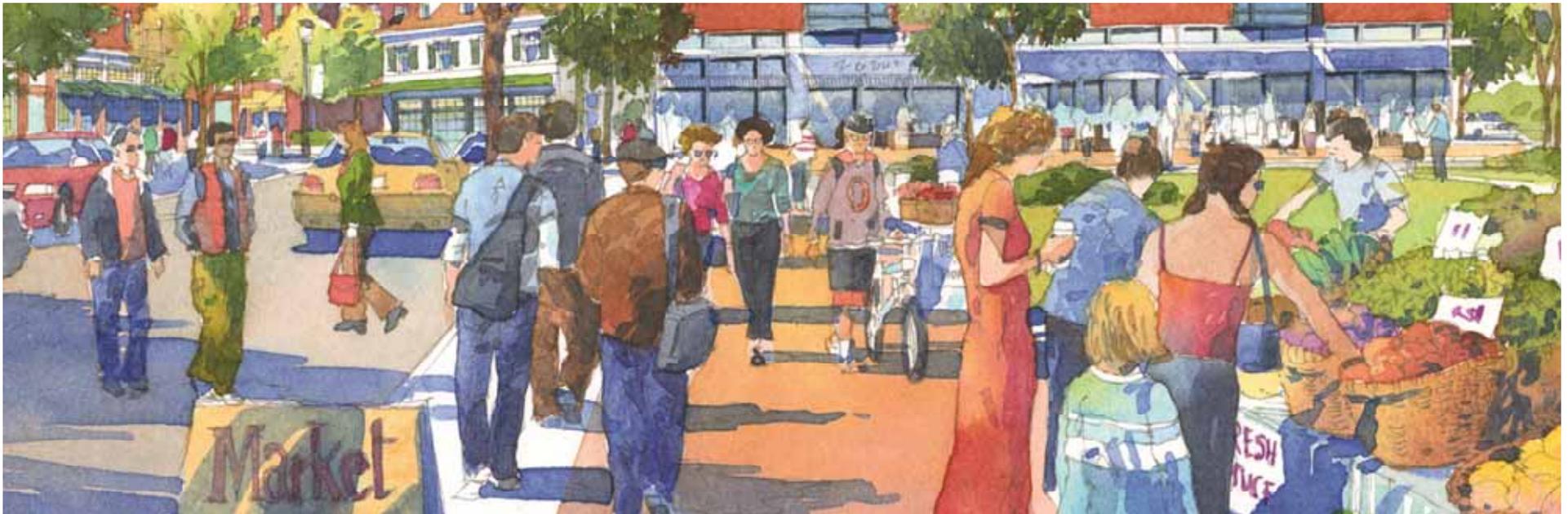




Storrs Center: A Look Back...

(continued)

- 2006 – 2010
- Special Design District and inland wetlands permit approved by Mansfield Planning & Zoning Commission
- Design and Sustainability Guidelines created
- EdR joined team as co-developer of Phase 1 housing
- Received over \$25M in Federal and State funding to date





Then...









Groundbreaking! (June 2011)





...And Now



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...And Now





Quality of Life





Quality of Life





Quality of Life





Storrs Center Completion Plan





Storrs Center by the Numbers

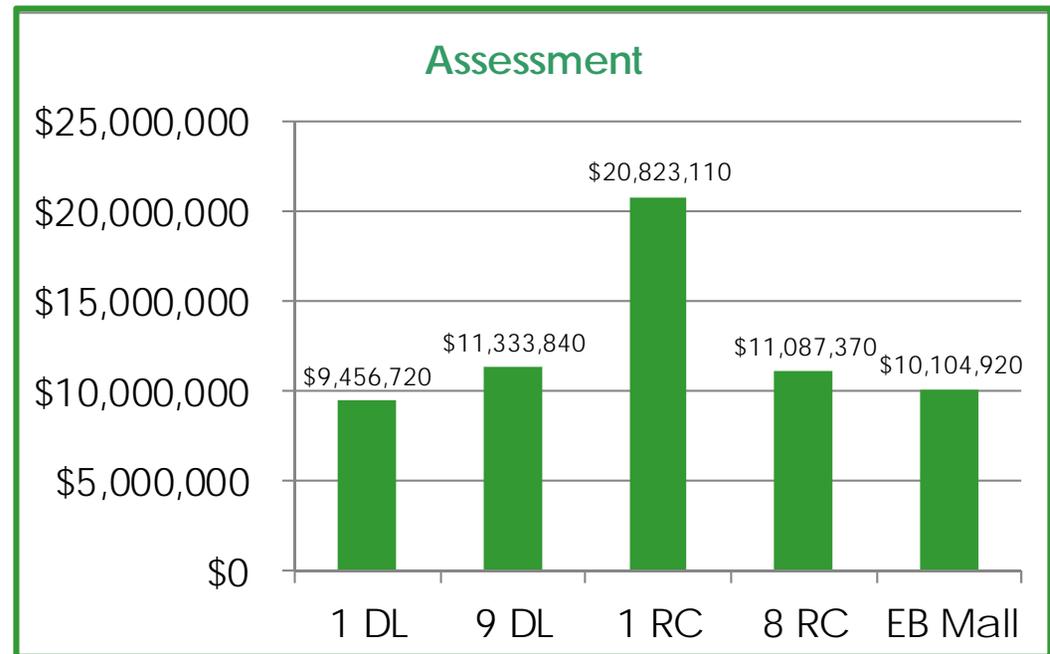
- Approx. 620 Rental apartments
- Approx. 40 Owner-occupied condominiums and townhomes
- Over 150,000 SF Commercial





Benefits Realized: Economic

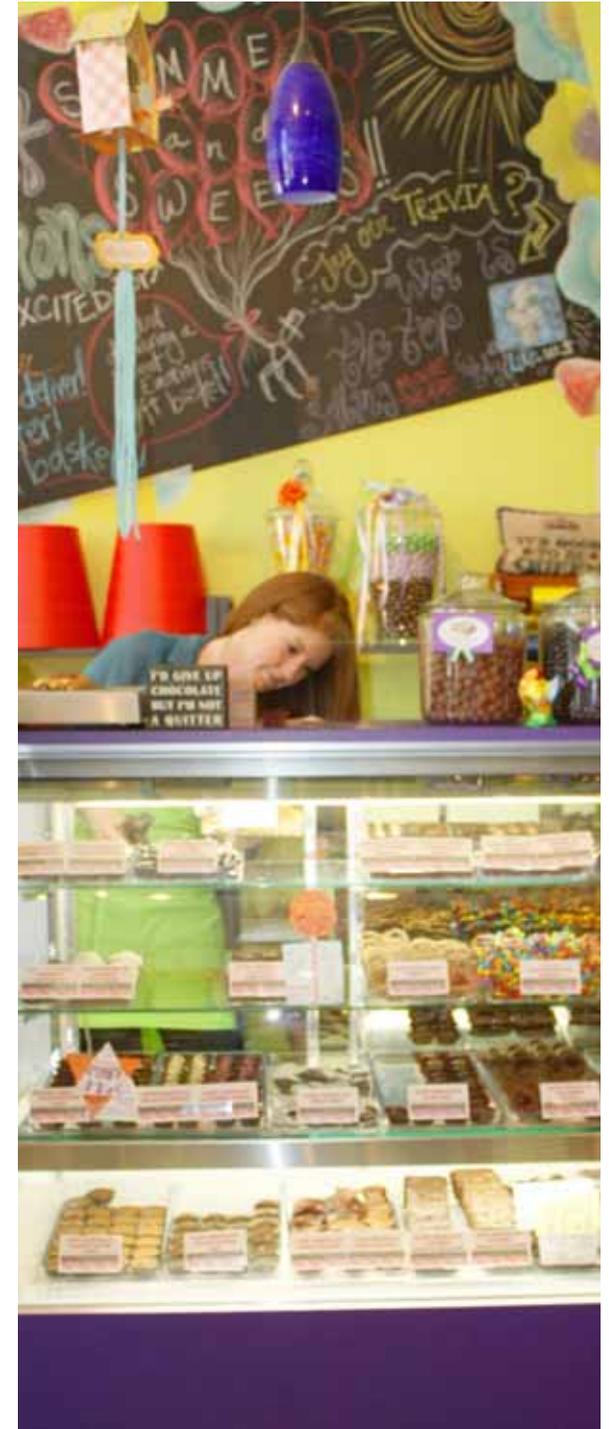
- New commercial tax base – Storrs Center Phases 1A and 1B increases Town Grand List by 4% and developers are largest taxpayers
- October 1, 2013 Grand List assessment for completed and partially-assessed Storrs Center buildings totals \$44,567,360
- Assessment for 2 of 3 completed buildings (9 Dog Lane & 1 Royce Circle) each exceed assessment for Eastbrook Mall; anticipate 8 Royce Circle will as well





Benefits Realized: Economic

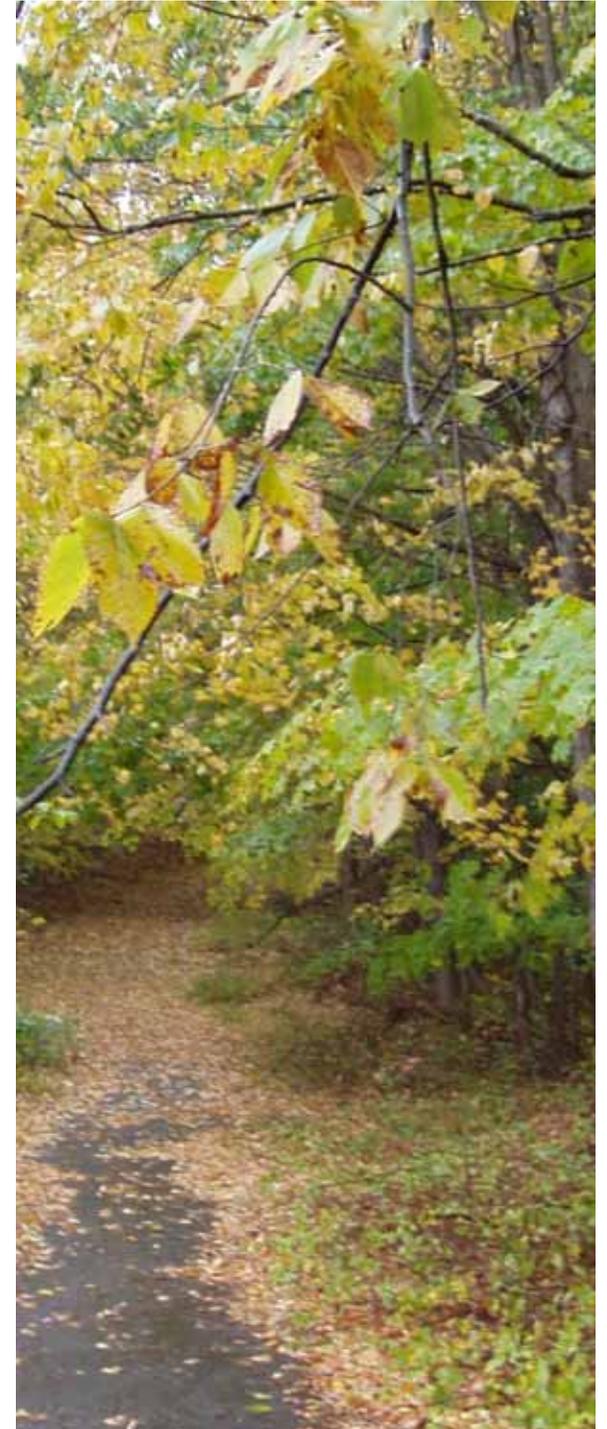
- Based on current mill rate, Storrs Center's Oct. 1, 2013 assessment would generate \$1,245,658 in gross taxes
- Phases 1A & 1B subject to negotiated abatement, which expires after 7 yrs. Net of abatement, capital and operating costs, Storrs Center is generating \$215,000 in tax relief for Town's FY2014/15 Budget. This amount will increase significantly post abatement and as future phases come online.
- Over 200 new and varied jobs
- New customers and opportunities for existing businesses





Benefits Realized: Environmental

- Redevelopment of obsolete properties
- Improved storm water quality and wetland habitat
- Remediation of hazardous materials
- Preserved 24 acres of open space
- Consistent with Design and Sustainability Guidelines
- Pedestrian-oriented/walkable





Benefits Realized:

Civic/Public

- New downtown and Town Square
- Improved Storrs Road traffic flow

Social/Reputational

- New amenities for town residents, visitors, and UConn students and employees
- Source of civic pride





Storrs Center: Completed Phases



Phase 1A: One, Nine, Eleven Dog Lane





Phase 1A: One, Nine, Eleven Dog Lane



- Construction start: Spring 2011
- Construction complete: Summer 2012
- 127 Apartments
- Approx. 28,000 SF Commercial

Commercial Tenants:

- 7-Eleven
- Bank of America ATM
- Dog Lane Café
- Friendly Fire Game Center
- The Flower Pot
- Froyoworld
- Geno's Grille
- Head Husky Barber Shop
- Horizon Travel
- Husky Pizza
- Insomnia Cookies
- Mooyah Burgers & Fries
- Moe's Southwest Grill
- Pandora's Playground
- Select Physical Therapy
- Storrs Automotive
- Subway
- Sweet Emotions Candy



Phase 1B: One Royce Circle





Phase 1B: One Royce Circle



- Construction start: Spring 2012
- Construction complete: Summer 2013
- 195 Apartments
- Approx. 42,000 SF Commercial

Commercial Tenants:

- Ballard Institute & Museum of Puppetry
- GBS Threading & SPA
- Haru Aki Café
- Le Petit Marché Café
- Storrs Wine & Spirits
- ThinkitDrinkit
- oneTribe
- UConn Co-op Bookstore
- UConn Dental
- UConn Health Center
- UConn Urgent Care
- Webster Bank



Under Construction At Storrs Center



Nash-Zimmer Transportation Center



- Construction Start: Spring 2013
- Construction complete: Winter 2014
- Central transportation node for UConn, Windham Region Transit District, and inter-city bus systems (Peter Pan)
- Racks, showers, lockers, and storage for bicycle commuters
- Video wall with info about Storrs Center and surrounding cultural and recreational opportunities



The Town Square



- Construction start: Fall 2013
- Anticipated completion: Spring 2014
- \$890,000 already raised
- Fundraising efforts underway



Phase 1C: Eight Royce Circle





Phase 1C: Eight Royce Circle

- Construction start: Spring 2013
- Construction complete: Summer 2014
- 92 Apartments
- Approx. 16,000 SF Commercial

Commercial Tenants:

- Bruegger's Bagels
- CVS Pharmacy
- Jamba Juice





Phase 4





Phase 4

- Construction start: Spring 2013
- Construction complete: Summer 2014
- 31,500 SF Price Chopper
- 5,000 SF Commercial – in discussion with tenants





Completing Storrs Center



Phase 2: Wilbur Cross Way

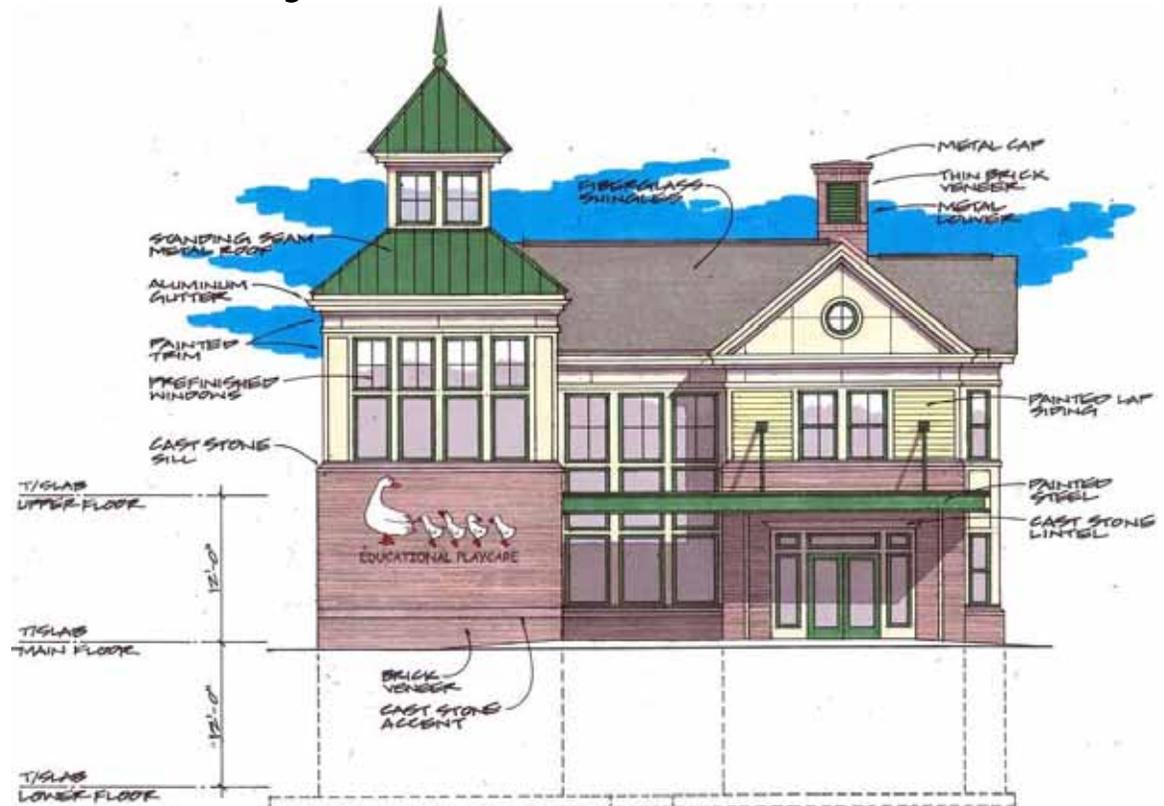




Educational Playcare

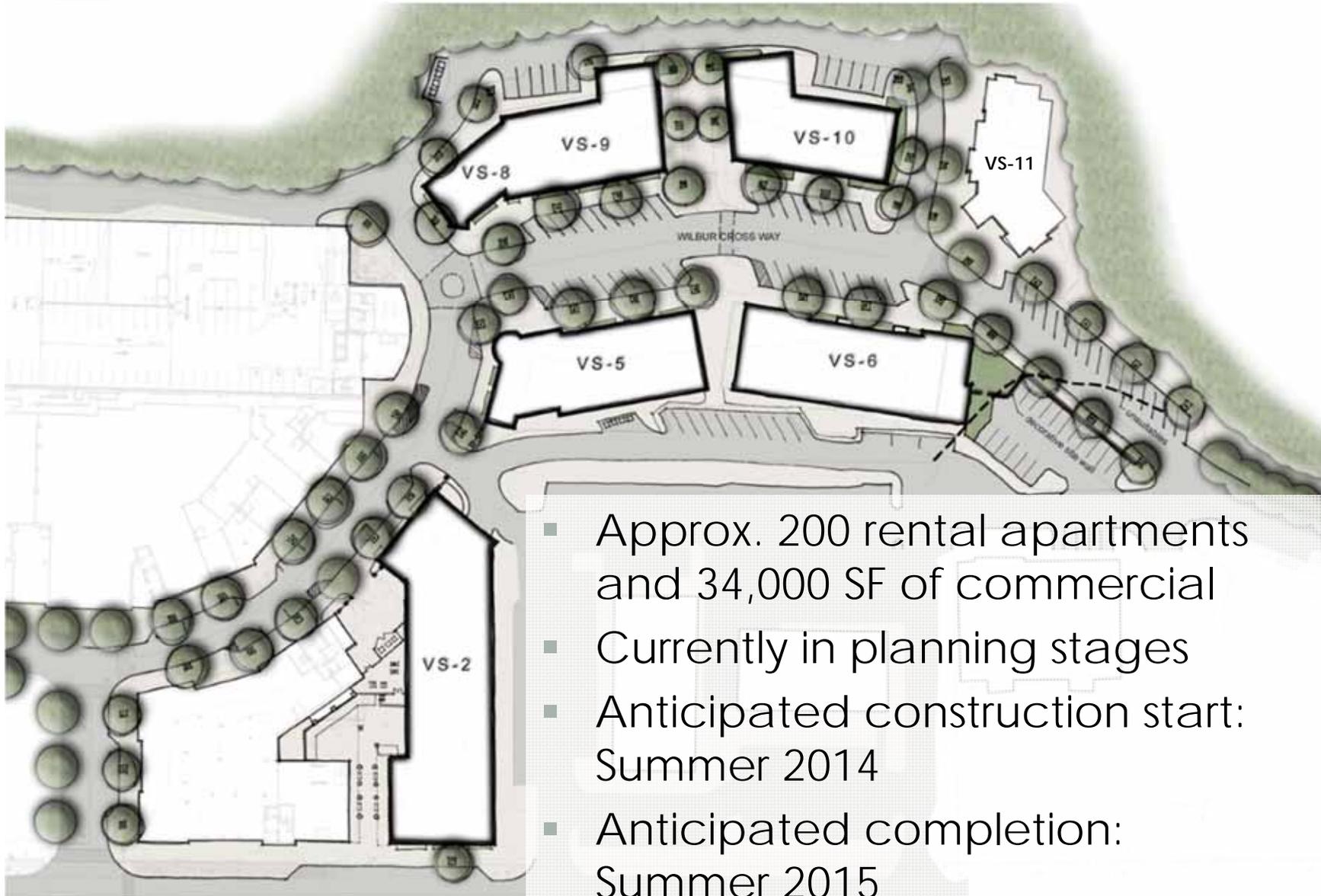


- Construction start: Spring 2014
- Anticipated completion: Late 2014
- 14,000 SF Childcare and learning facility





Phase 2: Wilbur Cross Way





Phase 2 Elevations: VS-2



VS-2 East Elevation Study



VS-2 West Elevation Study



VS-2 South Elevation Study



Phase 2 Elevations: VS-5





Phase 2 Elevations: VS-6





Phase 2 Elevations: VS-8/9



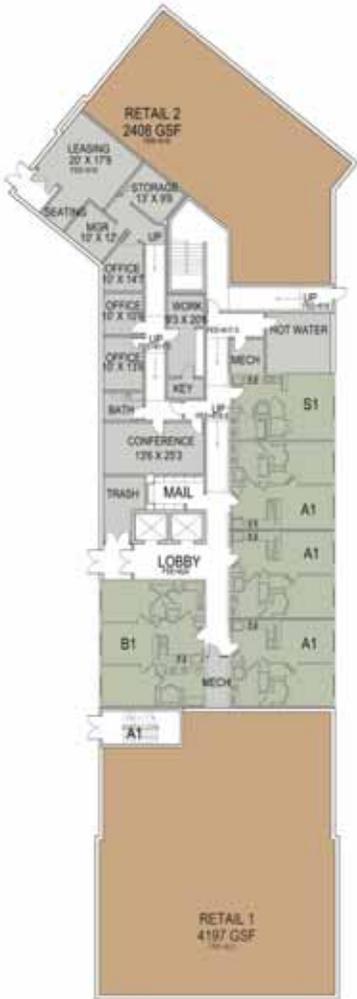
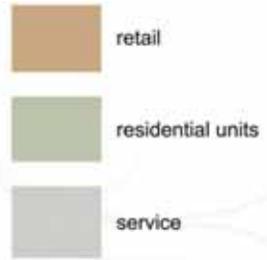
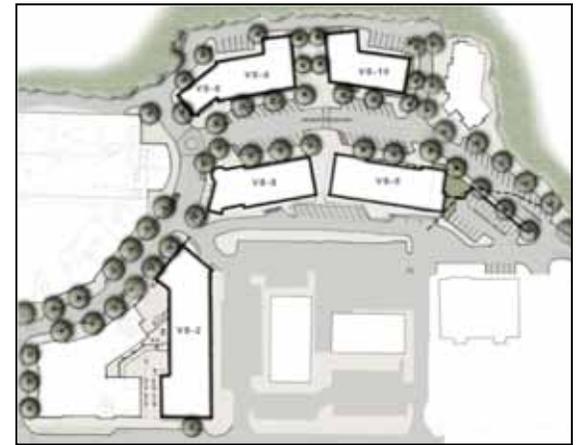


Phase 2 Elevations: VS-10

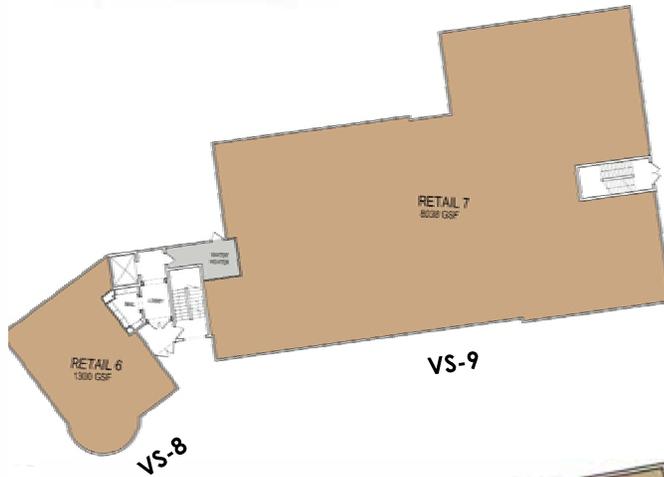




Phase 2 Ground Floor Plans



VS-2

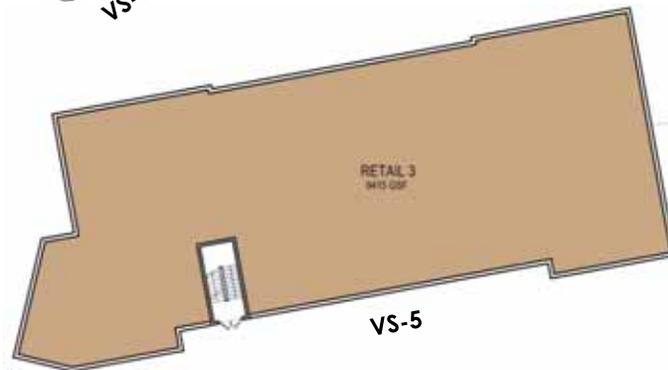


VS-8

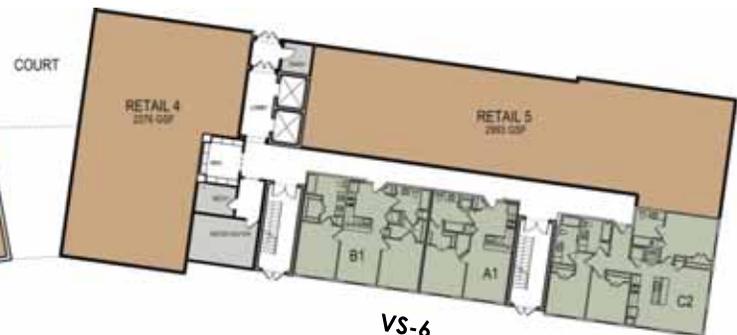
VS-9



VS-10



VS-5



VS-6



Phase 3: Residential Neighborhood





Leyland-Built Townhomes





Leyland-Built Townhomes





Leyland-Built Condominium Homes





Leyland-Built Condominium Homes





Leyland-Built Homes





Leyland-Built Homes





Phase 3: Residential Neighborhood

Preliminary Layout

- 20 Condominiums
- 20 Townhomes





Residential Street Perspective





Townhouse Types A & B



Type A

Type B

Type B

Type A



Townhouse Type C





Condominium





Founding Resident Program Coming Soon

- Quality architecture by Union Studio and Reagan Purcell Architects
- Provides a numbered position on the reservation list
- Program debuts in April during a public presentation
- Look for details at www.storrscenter.com





STORRS
RETHINK MAIN STREET
CENTER

Storrs Center • Mansfield, CT • February 24, 2014

