

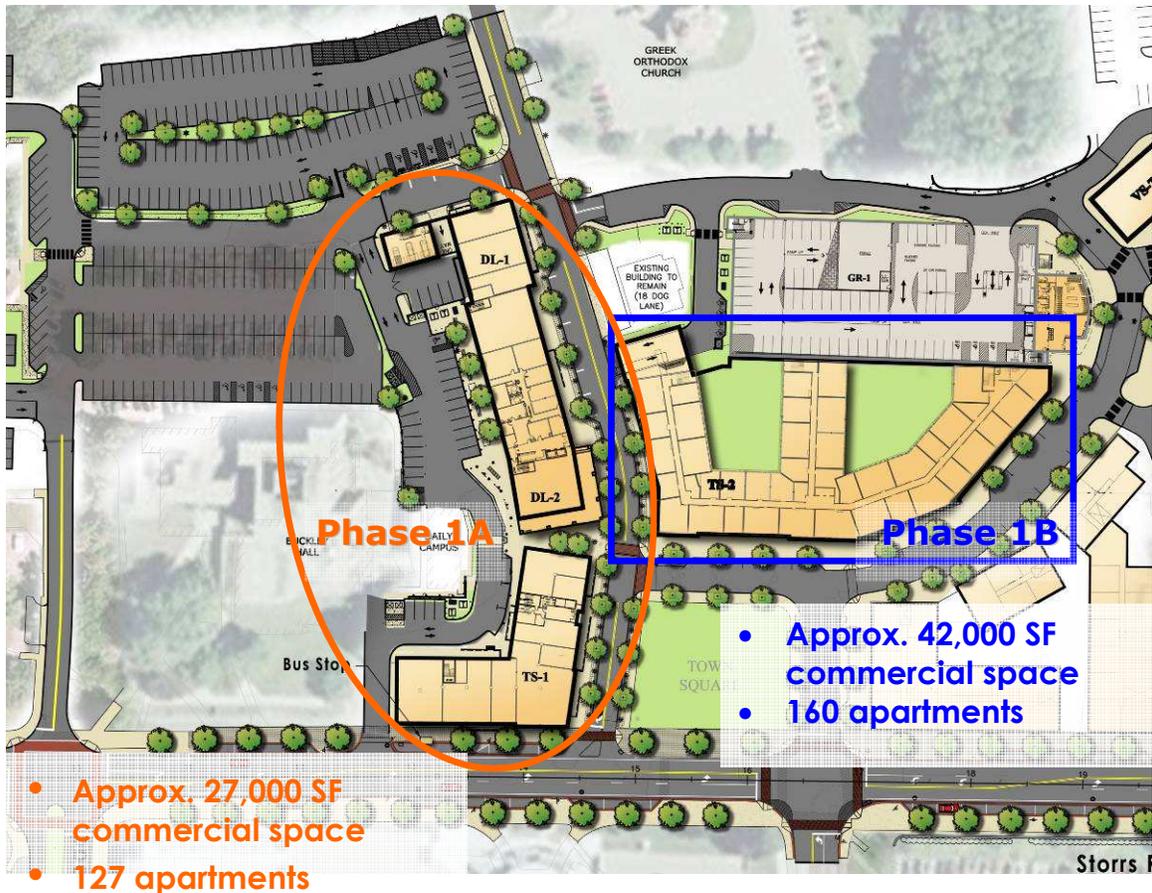


Storrs Center Project Update – Spring 2011

The Mansfield Downtown Partnership, together with key Storrs Center team members from the Town of Mansfield, University of Connecticut, and master developer Storrs Center Alliance and their partner Education Realty Trust (EDR), recently updated the public about progress regarding the Storrs Center downtown project. The update was held in the Bishop Center (1 Bishop Circle) at 7:00 pm on Tuesday, April 26, 2011.

Over the last several months, much progress has been made on Storrs Center, including the design of Phases 1A and 1B and the signing of the development agreement between the Town and Storrs Center Alliance and EDR. The April 26th information session provided the opportunity to update the community on all critical aspects of this exciting project.

There are several projects currently underway by the master developer Storrs Center Alliance, EDR, and the Town of Mansfield for the first phase of Storrs Center.



Storrs Center Alliance/EDR

- **Development of Phases 1A and 1B:** The Town's Director of Planning authorized a zoning permit for the buildings in Phases 1A and 1B, which incorporate the areas north of Dog Lane and the Town Square. Phase 1A will be the first phase of development and is planned to begin within the same timeframe as Storrs Road, or shortly thereafter.

The process to begin development is underway with bids for the remediation and demolition being reviewed. LeylandAlliance and EDR have purchased property at 10 and 13 Dog Lane.

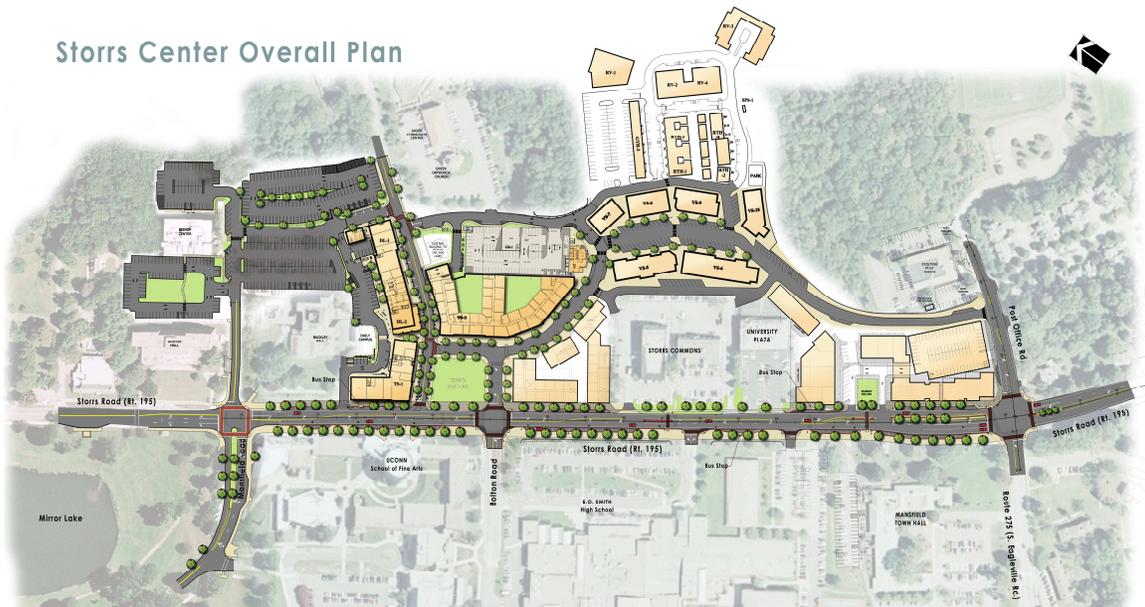
- **Retail Leasing for Phase 1A:** Letters of intent have been signed for several retail and commercial spaces of Phase 1A. Leases are now under discussion between the master developer and the individual businesses.



Town of Mansfield

- **Storrs Road:** The design of Storrs Road is completed at 90 percent. The Town, working with BL Companies, will finalize the design after the Connecticut Department of Transportation completes its current review. Construction is expected to begin on the Storrs Road streetscape enhancements later this year.
- **Dog Lane:** The Town is also working with BL Companies on site improvements (Dog Lane reconfiguration, site demolition, and utility extensions). This work is being coordinated with the Storrs Road work and construction will follow a similar schedule.
- **Parking Garage/Intermodal Transportation Center Design:** The Town announced in November 2010 that it had selected Desman Associates (Rocky Hill, CT) to design the parking garage and in February 2011 that it had selected Gregg Wies & Gardner Architects (New Haven, CT) to design the Intermodal Transportation Center. Both firms were selected through competitive bid processes as required by the funding agencies. The Town received a \$10 million grant from the State of Connecticut for construction of the parking garage and a \$4,940,000 grant from the Federal Transit Administration for the Intermodal Transportation Center and Transit Pathway. Design of the parking garage and Intermodal Transportation Center is underway and is currently in the local zoning permit approval phase.

Storrs Center Overall Plan



Planned Construction Timeline

- Demolition of buildings on Phase 1A site: May 2011
- Construction of Phase 1A buildings: May 2011 – August 2012
- Dog Lane Construction: July 2011 – November 2012
- Storrs Road Enhancements: August 2011 – April 2012
- Parking Garage Construction: August 2011 – August 2012
- Intermodal Transportation Center Construction: February 2012 – August 2012

Significant events can be tracked on the websites for the Mansfield Downtown Partnership (www.mansfieldct.org/mdp) and Storrs Center (www.storrscenter.com). Contact the Mansfield Downtown Partnership, Inc. at 860.429.2740 for more information.