

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
 (See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # _____

Complete this page and submit with application fee to the Zoning Agent

1. See attached / /

Owners name	Mailing address	Telephone
	c/o LeylandAlliance LLC	

2. Main Street Homes--Storrs, LLC / P.O. Box 878, Tuxedo Park, NY / 845-351-2900

Applicants name (if different than owner)	Mailing address 10987	Telephone
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3. See attached

Address of proposed activity	map	block	parcel	3.A. N/A	3.B SC-SDD
				Scenic Road ???	Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

See attached Statement of Use.

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent. See attached.
6. Building plans and/or other information necessary to determine compliance. See attached.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A.	/	/	
	Signature of Director of Health	Date	Comments
B.	/	/	
	Signature of Inland Wetland Agent	Date	Comments
C.	/	/	
	Signature of Town Engineer	Date	Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

	Louis G. MARQUEZ	3-25-15
Owner / Applicants signature	Owner / Applicant (printed)	Date

ADDENDUM TO APPLICATION BY:

MAIN STREET HOMES – STORRS, LLC

ZONING PERMIT APPLICATION
PHASE 3, STORRS CENTER
STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD)

Applicant

Main Street Homes – Storrs, LLC
c/o LeylandAlliance LLC
P.O. Box 878
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

Owners of Record

Leyland Storrs II, LLC
c/o LeylandAlliance LLC
P.O. Box 878
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

State of Connecticut
c/o University of Connecticut
Facilities Management
U Box 3038
Mansfield, CT 06269

EDR Storrs II, LLC
c/o Education Realty Operating Partnership, LP
999 Shady Grove Road, Suite 600
Memphis, TN 38120
Telephone: 901-259-2500
Contact: Liz Landrifan Keough

Note: The property included in this application (the “Property”) is generally located east of Storrs Road and south of Dog Lane, and is also northeast of Wilbur Cross Way and Royce Circle. The Property is a portion of Mansfield Tax Assessor Map 16, Block 41, Lot 13, and is depicted on a survey and plan sheets included in the application materials. All of the Property will be acquired by Main Street Homes – Storrs, LLC, before building permits are applied for.

Main Street Homes – Storrs, LLC

Storrs Center Special Design District
Phase 3 Zoning Permit Application

List of Abutting Property Owners

Town of Mansfield
Town Clerk
4 South Eagleville Road
Storrs, CT 06268

Leyland Storrs II LLC
c/o LeylandAlliance LLC
PO Box 878
Tuxedo Park, NY 10987

EDR Storrs II, LLC
c/o Education Realty Operating Partnership, LP
999 Shady Grove Road, Suite 600
Memphis, TN 38120

Storrs EPC, LLC
c/o LeylandAlliance LLC
PO Box 878
Tuxedo Park, NY 10987

State of Connecticut
University Of Connecticut
U Box 3038 Facilities Management
Storrs, CT 06269

Region 19 Board of Education
Mansfield Willington Ashford
4 South Eagleville Road
Storrs, CT 06268

Richard Robarge Jr.
Leslie D. Robarge
3 Lorraine Circle
Storrs, CT 06268

Storrs Associates LLC
P.O. Box 476
Storrs, CT 06268

Nicholas and Georgia Haidous
Haidous Family Trust
897 Storrs Road
Storrs, CT 06268

Hellenic Society
Paideai Inc.
P.O. Box 14852
Storrs, CT 06268

ZONING PERMIT APPLICATION
STORRS CENTER PHASE 3

MAIN STREET HOMES – STORRS, LLC

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of Phase 3 within the Storrs Center project. The total land area involved in this application is approximately 4 acres.

Phase 3 will be located to the east of Wilbur Cross Way, behind Phase 2. It will consist of the following improvements:

1. Eight residential townhouse buildings, one residential three-story mid-rise building, and one small clubhouse building for the use of residents, as described on Plan Sheet CS301. Details regarding the design of the buildings are included in other parts of this application, including the Statement of Consistency with the Design Guidelines.
2. Various on-street parking spaces, as shown on Plan Sheet CS301.
3. Grading and drainage improvements, as shown on Plan Sheet CG301.
4. Landscaping, as shown on Plan Sheet LP301.
5. Other miscellaneous site improvements such as sidewalks, lighting, retaining walls, transformer pads, utilities, and sanitary sewer improvements, as shown on Plan Sheets CS301, CU301, CU302, and LL301.

Development Summary

Phase 3 includes a total of 42 residential units. The units will include:

1. Six buildings, each containing four (4) townhouse units designated as “Storrs I” or “Storrs II” units. Each of those townhouse units will be two stories and will have two bedrooms and two and a half bathrooms in approximately 1,058 square feet of space plus a one-car garage.
2. Two buildings, each containing (4) townhouse units. Each of these buildings will have:
 - a. Two townhouse units, one on each end of the building, designated as “Mansfield” units, containing three bedrooms and three and a half bathrooms on two levels in approximately 2,215 square feet plus a two-car garage.
 - b. Two townhouse units, side by side in the middle of the building, designated as “Eagleville” units, containing two bedrooms and two and a half bathrooms on two levels in approximately 1,857 square feet plus a two-car garage and an interior courtyard area.
3. One three-story mid-rise building, designated as the “Leyland” building. The Leyland building will include a full basement containing one storage space and one garage bay assigned to each unit. The Leyland building will contain ten (10) single-level units that range in size from 1,529 square feet to 1,840 square feet.

4. Phase 3 will also include a community building for use of residents of Phase 3. The community building will be approximately 750 square feet in size.

Property Involved in Application

As depicted on the attached plans, the properties involved in the application include the following:

1. Property owned by Leyland Storrs II, LLC and EDR Storrs II, LLC, known as Phase 2B Remaining Land, Area "A" (1.13 acres).
2. Property owned by Leyland Storrs II, LLC and EDR Storrs II, LLC, known as Rear Parcel, Area "C" (0.08 acres).
3. Property owned by State of Connecticut (3.08 acres).

Main Street Homes – Storrs, LLC will acquire title to all properties involved in Phase 3 prior to issuance of building permits relative to that particular area. It is anticipated that all properties within the Phase 3 area will be merged into a single lot prior to development. No subdivision approvals are anticipated.

Project Sequence

The improvements described in this zoning permit application shall be sequenced in the following general manner:

1. Starting in the second quarter of 2015, site clearing, grading and other site work will commence.
2. Construction of Phase 3 buildings, landscaping and other improvements is expected to commence during the third quarter of 2015.

Construction cost estimates and technical details regarding grading and earth movement on site will be submitted under separate cover.

Consistency with Storrs Center Special Design District

The applicants believe that this application is consistent with all of the required elements of the Storrs Center Special Design District. Pursuant to Article X, Section S.6.c(vi) of the Zoning Regulations, the following statements have been prepared by a professional with expertise in the relevant subject area, demonstrating reasonable consistency with approved elements of the Storrs Center Special Design District, and are included in this Application package:

1. Preliminary Master Plan
2. Master Parking Study
3. Master Traffic Study
4. Master Stormwater Drainage Study
5. Design Guidelines

Consistency with other Government Approvals

Storrs Center Alliance has previously obtained several government approvals for Storrs Center, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission.
2. United States Army Corps of Engineers approval of a section 404 permit.
3. State of Connecticut Department of Energy and Environmental Protection approval of a section 401 water quality certification.
4. Connecticut State Traffic Commission approval of a major traffic generator certificate of approval.

As part of the inland wetland approvals for Storrs Center, an urban footprint line was established along the edge of disturbance for the overall project. The urban footprint line is shown on the plans included in this Application. Minor adjustments to the urban footprint line, covering an area of approximately 0.03 acres (1,300 square feet) have been made as part of this application, with no net increase in the area of development. This minor change does not involve any land within wetlands or watercourses or any upland review areas.

Water and Sewer Service

Public water and sewer service will be provided to Phase 3 by the University of Connecticut, pursuant to water supply and sewer service agreements with the University. This is consistent with the rest of Storrs Center.

Intent to Submit Property to Common Interest Ownership Regime

It is the applicants' intent to submit the Phase 3 area to a common interest ownership regime pursuant to Connecticut law. A condominium association shall be created, which will be responsible for maintenance of common elements, such as the community building, certain portions of the residential buildings and outside improvements, with the power to enforce collection of common expenses by liens on the unit owners.

Plan for Managing Phase 3 Construction Activity and Traffic

Construction traffic will be required to reach the Phase 3 area via Storrs Road (State Route 195), Charles Smith Way, and Wilbur Cross Way. It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). No construction traffic will be allowed to use local streets, including Dog Lane and Royce Circle. No construction deliveries, loading, or site clearing, grading or construction activity shall take place before the hour of 7:00 a.m. Monday through Saturday, or before the hour of 9:00 a.m. on Sundays and holidays. Furthermore, no construction deliveries, loading, or site clearing, grading or construction activity shall take place after 9:00 p.m. daily. In addition, deliveries will be timed so as not to interfere with peak drop-off and pick-up times at Educational Playcare. The General Contractor will be responsible for coordination of construction traffic.

Statement of Consistency with Preliminary Master Plan

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 3 development plan for general consistency with the Preliminary Master Plan for the SC-SDD Zone and believes the design is consistent with the plan.

A Preliminary Master Plan (Plan) was approved in 2007 as part of the zoning map amendment that created the Storrs Center Special Design District. The Plan contemplated a residential neighborhood, including a mix of townhouses and multi-family units, to be located to the east of the Phase 2 mixed use development that has been completed or is under construction. A mix of public and private streets that would generally run in an east-west direction would connect this residential neighborhood to the Town Square area (Phase 1), the Wilbur Cross Way area (Phase 2), and the Market Square area (Phase 4).

Construction is on-going in the Phase 2 areas, and construction of the Price Chopper supermarket was recently completed in the Phase 4 area. Main Street Homes - Storrs, LLC has applied for zoning permit approval for 42 new residential units to be constructed in the Phase 3 area. Phase 3 will include the construction of six new residential townhouse buildings (Storrs #1, #2, #3, #4, #6, and #9) to include 24 townhomes with single-car garages, two new residential townhouse buildings (Eagleville/Mansfield #7 and #8) to include 8 townhomes with two-car garages, a new multi-family building (The Leyland #5) to include 10 condominiums with single-car garages, and a small, private clubhouse for the use of residents.

Access to the new buildings will be provided by a private roadway loop that provides access to the driveways and alleys serving each garage and drop-off area. On-street parking will be constructed along the proposed private roadway loop.

The proposed locations of these buildings and parking facilities are consistent with what was shown on the Plan. In fact, the Plan approved in 2007 proposed a total of 690 units at the completion of Storrs Center. The current zoning permit application proposes a total of 42 new residential units. When added to the existing development in Storrs Center (including space now under construction), the total number of residential units will be 661 and the overall amount of development will be less than what was originally approved for Storrs Center.

From a technical standpoint, the proposed zoning permit is consistent with the Plan. In large part, this is because with the completion of Wilbur Cross Way, Royce Circle and other development in Phases 1, 2, and 4, the engineering for the Phase 3 development will readily be integrated into the existing public streets and related improvements. The Statement of Use and the Statements of Consistency with the Master Traffic Study, Master Parking Study, Master Stormwater Management Plan, and Design Guidelines all demonstrate consistency with the major engineering and design aspects of the SC-SDD zone. Proposed grading, utilities, and sidewalks in Phase 3 are also consistent with the Plan.

In summary, the proposed zoning permit for Phase 3 is consistent with the Preliminary Master Plan for the Storrs Center Special Design District.

Statement of Consistency with Master Stormwater Management Plan

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 3 development plans for general consistency with the Master Stormwater Drainage Study previously approved for the Storrs Center Special Design District.

The Master Stormwater Management Plan for Storrs Center, prepared by BL Companies, provides the calculations for the sub-watersheds draining to reaches R-B2 and R-B6. These sub-watersheds, which are part of the watershed draining to Analysis Point #B-3, include the entirety of the new improvements proposed as part of the Storrs Center, Phase 3 development.

To assess consistency with the Master Stormwater Plan, we developed a new hydrologic model based on the catchment areas, composite curve numbers, and times of concentration for these sub-watersheds using the current Phase 3 development plans. This allowed us to calculate actual post-development peak flow rates and volumes and compare them to the values identified in the Master Stormwater Management Plan.

Table 1 presented below provides a comparison of the post-development peak flow rates and volumes draining to reaches R-B2 and R-B6 provided in the Master Stormwater Management Plan and those we calculated for the actual Phase 3 plan.

TABLE 1 POST-DEVELOPMENT PEAK RUNOFF FLOW RATES AND VOLUME COMPARISON FLOW RATE (CFS)/ VOLUME (ACRE-FEET)												
Sub- Watershed	1-YEAR		2-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR	
	Master Study Estimate	Actual										
R-B2												
Flow Rate:	0.04	0.04	0.05	0.05	2.82	2.43	5.35	5.20	8.45	8.09	11.41	10.80
Volume:	0.163	0.108	0.242	0.135	0.723	0.569	0.966	0.800	1.215	1.036	1.467	1.273
R-B6												
Flow Rate:	0.08	0.06	0.16	0.15	0.33	0.32	1.03	0.39	3.59	1.12	6.54	3.12
Volume:	0.090	0.026	0.197	0.118	0.530	0.401	0.689	0.532	0.852	0.671	1.017	0.815

As shown in Table 1, the actual post-development peak flow rates and runoff volumes will not exceed those estimated in the Master Stormwater Management Plan for either of these sub-watersheds for all recurrence periods analyzed.

In addition to providing the reduction in peak flow rates and volumes from those identified in the Master Stormwater Management Plan, the current Phase 3 development plans provide greater than 0.865 acre-feet of stormwater storage volume. The Master Stormwater Drainage Study only identified the need for 0.794 acre-feet of storage to accommodate the Phase 3 development footprint. This storage volume provides the necessary attenuation of the post-development peak flow rates to pre-development levels.

The final configuration of the surface detention is also consistent with the intent of those systems depicted in the in the Master Stormwater Management Plan. While the shape of the basins has evolved to reflect the final building and roadway configuration, the discharge points, the use of “leaky” stone walls, and the use of basins connected in series have all remained. These design elements allow for stormwater runoff flows to be distributed along the project’s perimeter, and to achieve stormwater quality renovation, as intended in the Master Stormwater Management Plan.

Based upon this information we believe the proposed zoning permit development plans for Storrs Center, Phase 3 are consistent with the Master Stormwater Management Plan.

Statement of Consistency with Master Parking Study

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 3 development plan for general consistency with the Master Parking Study and believes the design is consistent with the study.

The Master Parking Study, prepared by Desman Associates and approved by the Planning and Zoning Commission in 2007, identified “peak demand ratios” for several different land use types. These ratios were presented in Table 3b of the Study. The residential parking ratio was established at 1.25 spaces per dwelling unit. In June, 2014, the Planning and Zoning Commission approved a zoning map amendment to amend the Master Parking Study peak demand ratio for residential uses from 1.25 spaces per dwelling unit to 0.92 spaces per dwelling unit. This change reflected actual parking accumulation data which indicated less parking demand than had been originally predicted.

In its June, 2014 approval of the zoning map amendment, the Commission retained the 1.25 spaces per dwelling unit peak demand ratio for owner-occupied dwelling units. Since it is assumed that all of Phase 3 will consist of owner-occupied dwelling units, we have analyzed the Phase 3 plans according to the 1.25 spaces per dwelling unit standard.

Phase 3 consists of 42 new residential units including:

- 24- Storrs I/II townhomes (two-bedroom with one—car garage)
- 4- Eagleville townhomes (two-bedroom with two-car garage)
- 4- Mansfield townhomes (three-bedroom with two-car garage)
- 10- The Leyland condominiums (two-bedroom units) and 10 garage spaces.

In addition to the 50 garage spaces which will be provided directly within the residential buildings, 21 on-street spaces will also be provided in Phase 3, for a total of 71 spaces. This total provides a parking ratio of 1.69 spaces per unit, which exceeds the minimum 1.25 spaces per unit required.

At the conclusion of Phase 3 construction, Storrs Center will have the following development totals, with corresponding parking demand calculated as required by the Master Parking Study methodology, as revised to date:

Residential — 661 units requires 622 spaces

Restaurant/Sit-Down — 24,987 square-feet requires 192 spaces

Restaurant/Fast-Food — 13,090 square-feet requires 54 spaces

Office- 14,360 square-feet requires 31 spaces

Medical Office- 19,828 square-feet requires 105 spaces

Community Shopping Center — 97,901 square-feet requires 233 spaces

Total Required Parking = 1,237 spaces

In summary, the parking provided within Phase 3 exceeds the amount of parking required by the Master Parking Study, even using the conservative peak demand ratio of 1.25 spaces per dwelling unit. In addition, the location of the proposed parking spaces is consistent with the Preliminary Master Plan approved for the Storrs Center Special Design District, in that all of the spaces are located in close proximity to the buildings being served. Overall, when the Phase 3 parking is added to the total parking in Storrs Center, a total of 1,317 spaces will be provided, as compared to the required number of 1,237 spaces. For these reasons, we believe the proposed approach to providing parking in this zoning permit application is consistent with the Master Parking Study previously approved for the Storrs Center Special Design District.

Statement of Consistency with Master Traffic Study

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 3 development plan for general consistency with the Master Traffic Study previously approved for the Storrs Center Special Design District and the most recent approval by the Connecticut Department of Transportation - Office of the State Traffic Administration (OSTA) under Administrative Decision (AD) No. 183 (OSTA #077-1305-01). Phase 3 as proposed includes the construction of the following buildings referenced in the OSTA AD: GTH-2, RTH-1, RTH-2, RTH-3, RTH-4, RV-1, RV-2, RV-3, and RV-4. These buildings are now referred to as Storrs #1, Storrs #2, Storrs #3, Storrs #4, Storrs #6, Storrs #9, Eagleville/Mansfield #7, Eagleville/Mansfield #8, and The Leyland #5, together with a small private clubhouse building for the use of the residents.

The OSTA approval identifies the following as the total approved gross square-footage and unit count in the "Storrs Center Building Summary":

Residential – 690 Units

Retail/Office Area- 227,705 square-feet

To date the following approximate amounts of commercial spaces and residential units from the OSTA certificate summary have been approved locally, constructed, or are under construction:

Residential – 619 Units

Retail/Office Area – 168,339 square-feet

The Phase 3 development proposes 42 dwelling units of residential uses in 9 separate buildings, along with a small private clubhouse building for the use of residents.

After Phase 3 is complete, Storrs Center will have the following total amount of residential and commercial development:

Residential – 661 dwelling units

Retail/Office Area – 168,339 square-feet

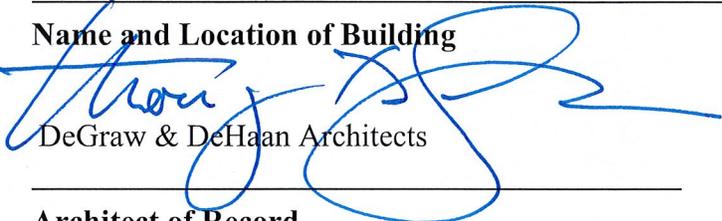
The Phase 3 development program, when combined with all of the development previously approved or under construction at Storrs Center, is less than the amount of development approved by the latest OSTA Administrative Decision and accounted for in the approved Master Traffic Study. In addition, the proposed Phase 3 development is consistent in land use type and general layout with the Preliminary Master Plan previously approved as part of the Storrs Center Special Design District. For these reasons, we believe the proposed zoning permit is consistent with the Master Traffic Study.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

The Leyland Midrise Building
Main Street Homes, Phase III, Storrs, CT

Name and Location of Building


DeGraw & DeHaan Architects

Architect of Record

3/20/2015
Date

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Storrs Townhouses and Mansfield/Eagleville Townhouses
Main Street Homes, Phase III, Storrs, CT

Name and Location of Building

Union Studio Architecture & Community Design



Architect of Record

3-23-15

Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/ Site Description:	Storrs Center- Phase III Main Street Homes
Location	Mansfield, Connecticut
Area:	Phase III
Architect/Engineer, Townhouses: Contact:	Union Studio Architecture & Community Design Douglas Kallfelz
Architect/Engineer, Midrise Building: Contact:	Degraw & Dehaan Architects Jeff Degraw
Initial Review Date:	March 20, 2015

All questions should be answered Yes/No/NA unless specific information is requested. For ‘No’ answers, please include explanatory Comments/Notes. In these regulations “reasonable consistency” means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

The Phase 3 site layout and technical elements are consistent with the Storrs Center Preliminary Master Plan. New streets and sidewalks will be built per the Master Plan and all new electrical, and telephone utility infrastructure will be located underground.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback	X		
Building Height	X		
Façade Setback	X		
Eave Projection	X		

Roof Profile	X		
Recessed Entries	X		
Awnings			X
Balconies			X
Covered Arcades/Galleries			X

Comments/Notes:

Allowable uses: Phase 3 buildings contain residential uses consistent with Storrs Center Special Design District (SDD) requirements (see the Table of Uses).

Building Setbacks: Front and side yard setbacks are 0 ft. as long as there is 8’ between the face of the building and the back of the street curb.

Building Height: Overall building height for single family or attached residential units should not exceed 55 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar elements, which are allowed, except as required to conceal garage elevations. Overall building height for the mid-rise multi-family buildings may not exceed 65 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar elements which are allowed.

Facade Setbacks: Setbacks are permitted to be 0 to 2 feet from building face at lower levels and 12 feet maximum at half level/penthouse level, if any.

Eave Projections: Projections are permitted to be 3 feet maximum for eave/cornice and 4 feet maximum for building facade projections. Current design does not exceed this requirement.

Roof Profile: Single slope roofs adhere to the maximum slope requirement of 12-in-12, multiple slope roofs conform to traditional forms and proportions.

Recessed Entries: The majority of building entrances are flush with the exterior facades. Where residential lobby entrances are recessed, they are less than the 4’ as permitted in the SDD guidelines.

Entry Level Garden Terrace: Where included, 3 feet minimum and 10 feet maximum depth within setback area.

Porches: Where included, 5 feet minimum depth and 10 feet maximum depth into setback area with minimum 8’-0” height at any point.

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes:

Lane widths for the residential access roads within the Phase 3 area are the same as those proposed in the Preliminary Master Plan, which requires a minimum lane width of 10 feet. Curb radii at all critical intersections are consistent with those in the Preliminary Master Plan. Curb heights are consistent with the Design Guidelines, with a 4” reveal.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture			X

Comments/Notes:

Sidewalks have been designed to provide a clear, continuous passage of no less than 5 feet and are provided at the frontage of all residential buildings. On-street parking is provided, where feasible, along “Phase III Road” and “Phase III Drive West” and meets the dimensional requirements of the guidelines. New street trees are provided along “Phase III Road” and street lights are proposed at all main street intersections and where additional lighting is needed to supplement building mounted fixtures.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions			X

Comments/Notes:

Massing and Scale: Buildings in the new residential neighborhood provide a range of unit types and sizes, while supporting a variegated, street level experience that remains focused on the pedestrian life of the Town Center. Buildings range in scale from the mid-rise multi-family type to large and small townhouse unit types.

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes:

Locations of Entrances: Entrances to the residential units are orientated in ways to achieve an internal relationship among the buildings, or, in the case of easterly end of the development, towards the conservation area.

Location of special elements and architectural gesture: A small clubhouse for the use of the neighborhood residents has been placed at the terminating vista at the easterly end of the main neighborhood lane.

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances	X		
Major parking areas	X		

Comments/Notes:

The site layout is consistent with the Site Layout Standards. Existing vegetation at the development limits is being maintained to create a connection to forested areas and site grading has been designed to follow existing topographic patterns where possible. The existing stone walls which are located in the northern portion of the site are being salvaged for reuse in the proposed on-site stormwater filter basins. The process for this is contained on the Site Plan and will be done in a similar manner as that used for the stormwater management basin located below the VS-11 site.

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Compatible Building Scale: Building scale and massing is consistent with residential development guidelines.

Roof mass and façade composition: Building façades are generally of a traditional design, with a variety of dormer and roof forms.

Weather Protection, Convenience and Safety: Residential entrances have covered porches or porticos, as well as entrance into the living spaces from garages. Building roofs will be internally drained where flat, or will have gutters.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Floor-to Floor Heights: All townhouse units have floor-to-floor spacing of +/- 10'-2" which provides for 9' ceilings heights on the first floors and 8' ceiling heights on the second floors, and the appropriate structural floor thickness. The mid-rise building has floor-to-floor spacing of 11'- 3 3/4" and 11'- 2 3/4" which provides for units with 9'-10" and 9-9" ceiling heights and the appropriate structural floor thickness.

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
X		

Are the windows generally recessed in their openings?

Y	N	NA
X		

Comments/Notes:

Windows compatible with building design: Windows are double hung and casement styles, with a variety of lite patterns, consistent with the buildings they are in.

Windows vertically proportioned: Windows do vary somewhat from façade to façade, but are generally twice as tall as they are wide.

Windows rhythmically spaced: Windows are generally spaced at a consistent rhythm of 7' to 10' on center. Where appropriate, window rhythms vary to accentuate building entrances and roof forms.

Windows smaller than the ground floor display windows: Upper story windows are smaller than first floor openings.

Recessed Window openings: Fixed, double hung and casement windows are all conventional sash and frame windows where window sashes will be recessed behind the surface of the building façades.

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Windows are rhythmically spaced, vertically proportioned and contextually appropriate for the façades that they are placed in.

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Where used, shutters are sized to match actual window dimensions and of a style that matches the window and architectural style of the building

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

Balconies are not provided in this phase of the project.

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
		X

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes:

Building Entrances: The front entrance of the mid-rise building faces the main street and is accessed directly from the sidewalk. Townhouse entrances are oriented in varying configurations, some facing the street, some facing each other and some facing the conservation area. All are accessed via sidewalks.

American with Disabilities Act: The front and rear entrances of the mid-rise building are ADA compliant as required by the Connecticut Building Code. Push button automatic door openers will be utilized. In addition, the community building will be constructed with a handicap accessible entrance, also utilizing a push button automatic door opener.

3.5 Commercial Storefronts

NOTE: This section is Not Applicable to the Phase 3 residential neighborhood

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
		X

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
		X

Are storefront entrances clearly marked?

Y	N	NA
		X

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
		X

Comments/Notes:

3.5.4 Materials

What materials are used for the storefronts?

Storefronts shall consist of large tempered insulated glass panels set in thermally broken aluminum frames with a kynar finish wrapped with painted trim.

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
		X

Storrs Center Special Design District Design Guidelines

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
X		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

Roof Forms: Roof forms are typically sloped gable or shed forms with pitches between 8 and 12-in-12, in keeping with traditional vernacular forms and the design guidelines.

Roof Heights: Roof heights are less than the permitted height set forth in the SDD guidelines.

3.6.3 Materials and Colors

What are the roof materials and colors?

Fiberglass shingles are used. Colors are warm grays and earth tones consistent with natural roofing materials. Colors will also be consistent with SRI index required by the sustainability guidelines.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Selected materials and colors are consistent with the Storrs Center Design Guidelines.

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

Roof Mounted HVAC equipment: Roof mounted equipment on the mid-rise building is located near the center of building roofs which are protected from view by parapets and mansard roofs that are at least 30” higher than the roof plane that the equipment is situated on.

Wall mounted grills: Wall mounted grills will be painted to match the siding or trim color.

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Fiber cement siding and fiber cement panels

Windows: Vinyl double hung and casements

Doors: Fiberglass or Steel

Trim: Prefinished or painted fiber cement or PVC

Visible Roofing: Fiberglass shingles

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Selected materials are all specifically permitted by the SDD guidelines.

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Colors are traditional, similar to the Benjamin Moore Historic Color palette.

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Exterior lighting on all townhouse units and on the mid-rise building will be decorative light fixtures, operated by photocell so as to work in conjunction with street lighting.

3.10 Building Signage

NOTE: This section is not applicable to the Phase 3 residential neighborhood.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Plans have been developed in accordance with the current codes applicable in the State of Connecticut. Detailed conformance with pertinent code requirements will be addressed in documents submitted for the building permit.

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used? Armstrong Maple, Red Oak, Kousa Dogwood, and Tupelo

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Size, spacing, and grouping of tree species is consistent with the design guidelines. A monoculture of species is avoided, yet groupings of the same tree are provided to create a strong identity for distinct areas.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

Poured Concrete

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks			X
Directional signage	X		
Benches		X	

Comments/Notes:

Sidewalks will be constructed of poured concrete.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		X

Comments/Notes:

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
		X

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
		X

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
		X

Are refuse containers enclosed with an opaque wall?

Y	N	NA
		X

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
		X

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
		X

Comments/Notes:

Each townhouse owner will have their own trash and recycling containers which will be kept in their garages except on pickup days. The mid-rise building will have a trash room located internal to the building in the garage area where residents will bring their trash and recyclables to. Either a maintenance person hired by the homeowner’s association or the trash collection company will be responsible for bringing trash and recyclables outside on pickup days.

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes:

Street lights will be “Providence” LED fixtures by Architectural Area Lighting (AAL). The fixtures, poles and pole heights are consistent with the design guidelines. The Providence LED is a high-efficiency Light Emitting Diode fixture.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes:

Site Signage will be subject to subsequent review and approval.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
		X

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
		X

Comments/Notes:

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes:

All known public safety issues are addressed in the plans, and Fire Lane standards, radii and lane widths are consistent with the Storrs Center Preliminary Master Plan, which was specifically reviewed for these issues with the Mansfield Fire Marshal.