



STORRS RETHINK MAIN STREET CENTER



Conceptual perspective of the Town Square – the heart of Storrs Center.

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 School of Fine Arts complex.

The Storrs Center master plan will knit quality architecture, pedestrian-oriented streets, 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 shared community spaces and will be supported by residences above. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including rental apartments, town homes and condominium 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.

PUBLIC PARTNERSHIP Storrs Center is one of the most ambitious public/private initiatives in the history of the state. At its core is the Mansfield Downtown Partnership, Inc., an independent, non-profit organization that is composed of representatives from the community, local businesses, the Town and the University of Connecticut.



Conceptual perspective of Phase 1A along Dog Lane.

DEVELOPER

Storrs Center Alliance, LLC, an affiliate of LeylandAlliance LLC, Tuxedo, New York, is the master developer for Storrs Center. LeylandAlliance is a noted New Urbanist development company that has developed mixed-use projects in Connecticut, New York, South Carolina and Virginia. Scheduled to be completed in 2012 and 2013, respectively, the first two phases of Storrs Center will include commercial and residential offerings. The retail and other commercial space will be owned and managed by LeylandAlliance. Numerous commercial businesses have signed Letters of Intent to lease portions of the first phase of development.

Joining LeylandAlliance in developing the first two phases of Storrs Center is Education Realty Trust, Inc. (EDR), based in Memphis, Tennessee. Education Realty Trust (NYSE:EDR) will create high quality housing within Storrs Center to appeal to the University and Town of Mansfield community. EDR will develop, own and manage 290 high quality apartment homes, including studio, one-bedroom, two-bedroom and three-bedroom residences.

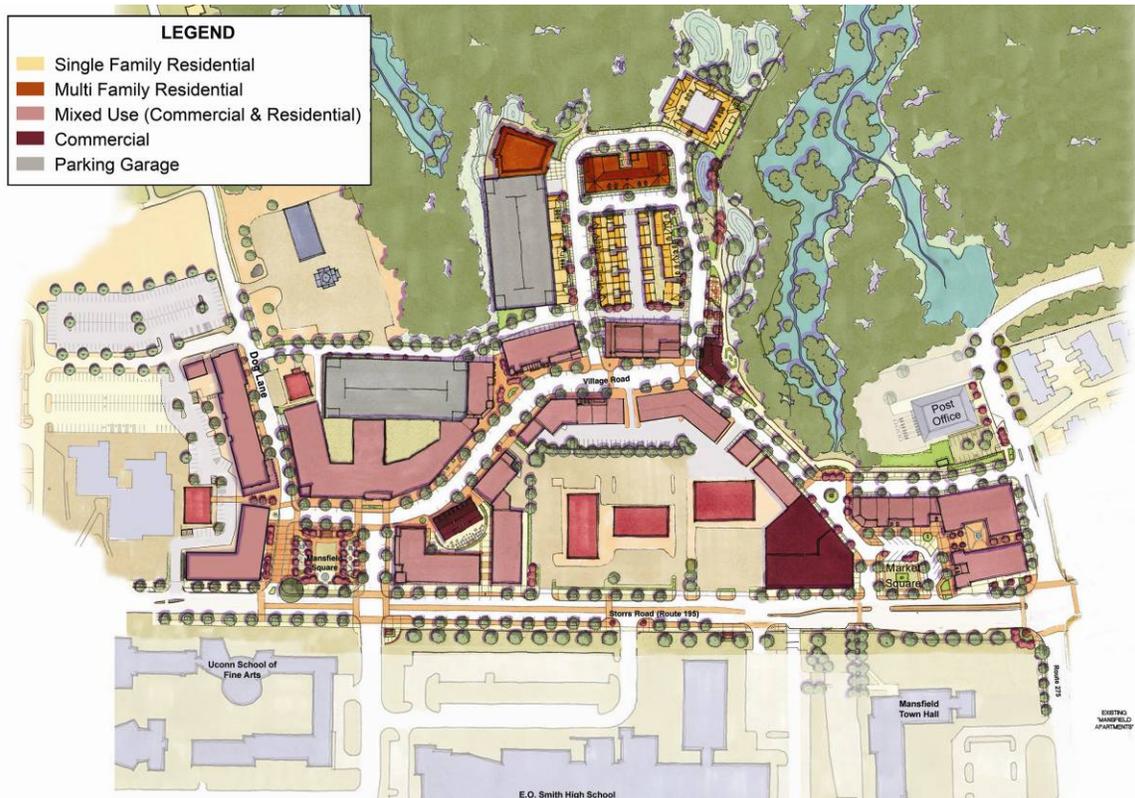
ARCHITECTURE

The master planner of Storrs Center 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. BL Companies of Meriden, CT is the lead architect for buildings within the first two phases of Storrs Center.

PROJECT MIX

- Residential: 700 units
- Retail/Restaurant/Office: 200,000 s.f.

SITE PLAN



TIMETABLE

Construction start: Spring 2011
Anticipated completion of Phase 1A: Summer 2012

CONTACT

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