

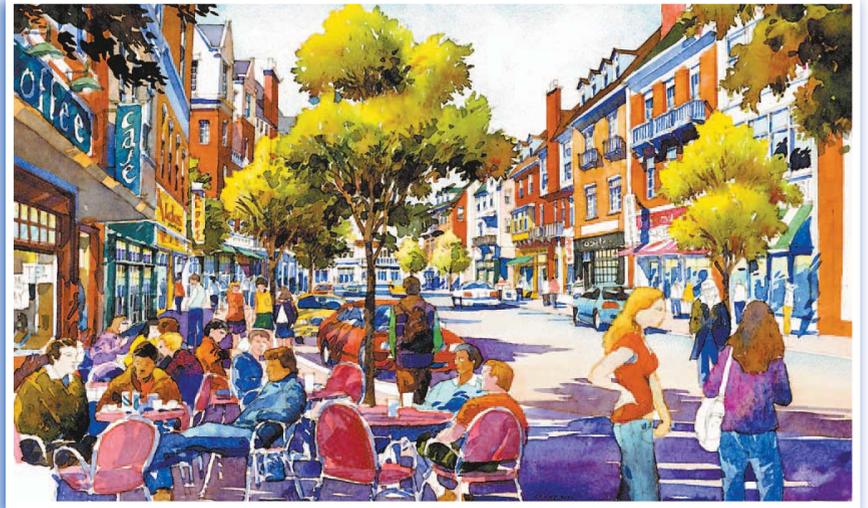
Mansfield Downtown Partnership, Inc. 2006-2007 ANNUAL REPORT

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"There isn't a better example of the kind of 'smart growth' development Connecticut needs."

Hartford Courant, 7 January 2007



"I support this project because it uses cluster housing, protects open space, and brings people together."

Madge Manfred, Mansfield resident; Reminder News, 13 April 2007



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"I look forward to this exciting development and support the resulting growth for our region which will make this a better place to work and live."

Mona Friedland, Mansfield resident; The Chronicle, 20 April 2007



"This will become an attractive and active downtown that's environmentally friendly and economically sustainable."

Stephen Bacon, Mansfield Downtown Partnership Board of Directors member; The Chronicle, 29 March 2007

Mansfield Downtown Partnership, Inc.

Mansfield Downtown Partnership 2006-2007 Board of Directors



Philip Lodewick
Tradewell Corporation



Betsy Treiber
NewAlliance Bank



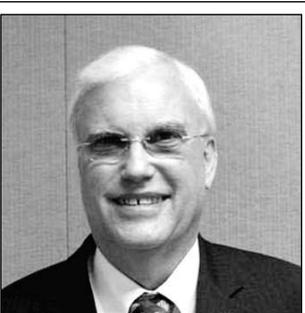
Steve Rogers
Subway Development



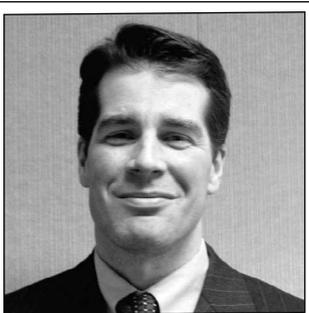
Tom Callahan
Associate Vice President
Administration & Operations, UConn



Steve Bacon
Kahan, Kerensky & Capossela LLP



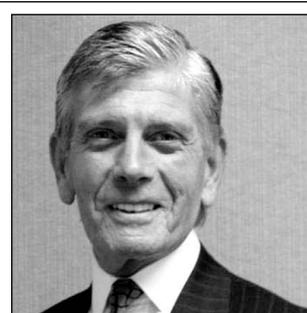
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Dean of the School of Fine Arts
UConn



Matt Hart
Mansfield Town Manager



Bruce Clouette
Mansfield Town Councilor



Barry Feldman
Vice President and
Chief Operating Officer, UConn



Mike Gergler
Co-owner
Wilcox & Reynolds Insurance



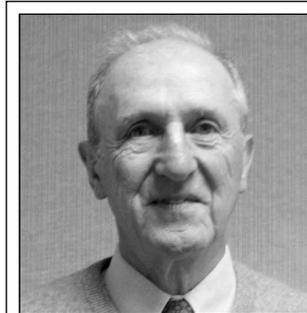
Al Hawkins
Mansfield Town Councilor



Janet Jones
Community Volunteer



Phil Spak
Conning Asset Management

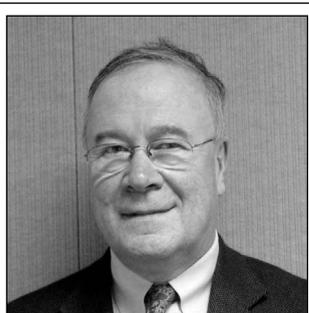


Frank Vasington
Community Volunteer

Ex-Officio Members of the Board



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Chair, Mansfield Business and
Professional Association



Peter Nicholls
Provost and Executive Vice President
for Academic Affairs, UConn



Betsy Paterson
Mayor, Town of Mansfield



Cynthia van Zelm
Executive Director



Kathleen Paterson
Administrative Assistant

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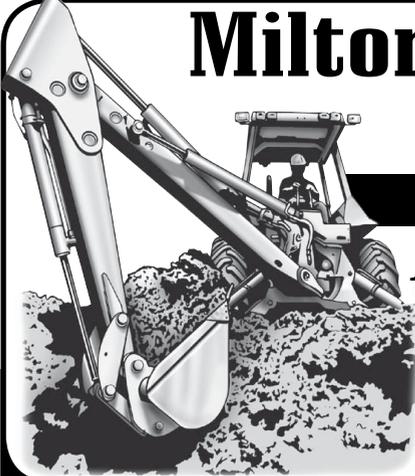
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Mission Statement

The Mansfield Downtown Partnership, Inc. is an independent non-profit organization whose mission is to:

Strengthen and revitalize the three commercial areas of Storrs Center, Mansfield Four Corners, and King Hill Road by retaining and improving existing businesses, attracting new business, initiating real estate development and public improvements consistent with physical master plans, holding special events, and advocacy.

The Board of Directors at work...



CONTACT INFORMATION:

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1244 Storrs Road
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Mansfield, CT 06268
Phone: 860-429-2740
Fax: 860-429-2719
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2006-2007 Annual Report

A message from President Philip Lodewick

This past year has again been one of steady progress towards the Partnership's goal of creating a true Storrs center – a vibrant and economically successful mixed-use downtown that will be the heart of our community.

Some highlights:

- In February, the Partnership and its master developer, LeylandAlliance (Storrs Center Alliance), filed text and map amendments with the Mansfield Planning and Zoning Commission to create a Special Design District (SDD) for Storrs Center. The submission to the Commission was extensive and comprehensive. The Partnership's Planning and Design Committee, chaired most ably by Steve Bacon, spent a great deal of time working with Storrs Center Alliance on design and sustainability guidelines for the Special Design District and remains a most effective agent in representing community concerns as plans for Storrs Center evolve. As of the time of this annual meeting, the Commission will have held four nights of public hearings on this SDD application, with both Commission and public comment informing and strengthening the details of the amendments. We look forward to an approval this summer.

- In July 2006, the Planning and Zoning Commission approved the application to construct a new building on Dog Lane that has been designed to house a portion of the businesses that will be relocated as part of the Storrs Center project. It is part of the four prong strategy that the Partnership's Business Development and Retention Committee and Storrs Center Alliance created to address business concerns about relocation. Pending Planning and Zoning Commission approvals of the larger project, we hope that construction can begin on this building this fall. The Partnership's relocation consultant, Harrall-Michalowski and Associates, continues to work with businesses impacted by Storrs Center to assure as smooth a transition as possible for all involved.

- Working with the Town of Mansfield, the Partnership secured additional funding of over \$3 million for Storrs Road improvements from a state Urban Action Grant and through the federal Transportation Enhancement Program. This brings to over \$6 million received to date to make Storrs Road – the main street for the community - traffic and pedestrian friendly. In all, the Partnership has received over \$7 million in grants and direct appropriations over the past six years for work on implementing Storrs Center.

- In October, ground was broken on the brick pedestrian walkway connecting the downtown, the Town Hall, and the Community Center. Funding for the walkway was provided in one of the Small Town Economic Assistance Program grants

received by the Town and Partnership. The walkway is nearly completed with plantings and the installation of traditional lights and benches along the walkway to be done this spring. Many thanks go to Eric Ohlund, Clerk of the Works, for managing this project for the Town. We look forward to the ribbon cutting ceremony this spring organized by our Advertising and Promotion Committee.

- Under the leadership of Mayor Betsy Paterson, we held the third annual Festival on the Green last September, highlighted by music, art, multiple food options, a children's parade, and many family activities. This was our best Festival yet with glorious weather and over 2,000 people in attendance! Mark your calendars for this year's Festival – Sunday, September 16th from noon to 5 p.m. It will again be kicked off by Town-sponsored fireworks on Saturday night, September 15 from 6 p.m. to 9 p.m. at Mansfield Hollow State Park. We look forward to seeing you there!

- We continue to partner with the Town of Mansfield and the Community Center with a goal toward creating a community event every season. We held the inaugural Winter Fun Day at the Community Center - with ice skating, horse drawn carriage rides, ice sculpture, and a wacky hat contest as the highlights. The Partnership also assisted the Town with the first Tour de Mansfield bike tour held in July.

- We are almost finished with a final draft of the CD/Video to promote and document the Storrs Center project. We plan to place the content on our Web site and have it available for people interested in learning more about the Storrs Center project. We have continued our valuable collaboration with the University of Connecticut's School of Fine Arts, with three of their outstanding students (with support of two faculty members) taping, interviewing and editing the CD. Many thanks to Dean David Woods for this support!

- In April, we added Kathleen Paterson to our staff as the Partnership's Administrative Assistant, after the move to Vermont of former assistant Tricia Rogalski. Kathleen is a great addition, and we welcome her!

- In addition to direct mailings, we have taken the Partnership on the road to inform community members of our goals and to receive feedback on ideas for the new Storrs Center. As a result, our membership base has grown to over 380 members. Additionally, as we profile the Storrs Center project, we receive many inquiries from businesses or prospective residents about the potential of a place in Storrs Center. To date, we have over 200 people who have expressed interest in housing and an additional 150 inquiries about business opportunities.

- The Storrs Center project is being recognized nationally as a leading example of

developing a traditional downtown in a college town, and promoting new urbanism planning. In April, Executive Director Cynthia van Zelm spoke at the University of Notre Dame's School of Architecture's symposium on college towns. A number of national publications including the New York Times, the Associated Press, and Governing magazine have also reported on the project.

In the months ahead, we will continue to work, individually and within our committee structure, with all interested parties to see that an economically vital, culturally and socially active town center - providing the services needed for the whole Mansfield community - comes alive in the shortest possible time. Creation of the Special Design District will be a major milestone for the project, and we look forward to reaching it this summer.

On behalf of the Board, I want to express my appreciation to the many who have worked hard to move us to where we are today. We are most grateful to the Town of Mansfield and the University of Connecticut for their support and encouragement. We thank them for making available to us the staff that we deal with on a regular basis to address the many issues that arise. We thank them, too, for their financial support, for vital collaboration on several projects, and for their commitment to see this project to positive completion.

I have been privileged to work with an engaged Board of Directors, dedicated committee chairs and members, volunteers, and contributors who have helped make our time together worthwhile and fun.

In particular, I would like to recognize three members of our Board – Dale Dreyfuss, David Pepin, and Frank Vasington. Transition in Board of Directors is always useful but never without regret.

Dale served on the Partnership Board from its inception as a representative of the University. His expertise was integral to the early work of the Finance and Administration, and Planning and Design Committees. In particular, as a member of the Planning and Design Committee, Dale reviewed the initial design factors the Committee put together for the Storrs Center project, along with the more formal design guidelines. As a member of the Finance Committee, Dale was critical to helping to put together Requests for Qualifications for the Partnership's planning consultant and its master developer as well as playing a key role in interviewing and evaluating potential candidates for these roles.

Dave was also one of our original Board members who came to the Board with an extensive business background, proving to be an invaluable member of the Finance and Administration and Planning and Design Committees. Dave did not hesitate to ask questions or provide important input. Dave



has been a very faithful Board member, staffing the Partnership's booth at the Festival, and its table at UConn's Open House for potential freshmen. He was always at our many public hearings and meetings and supported our efforts for federal funding with written correspondence to our congressional legislators.

Frank was part of our first elected class in 2002. As a vital member of the Board and the Finance and Administration Committee, Frank has provided keen insight in many areas and will continue to inform the activities of the Partnership as a member of the Finance Committee. Frank's attention to detail is one of his many skills that stood out as a Board member. While Bylaw review can be tedious, Frank spent time reviewing proposed changes to the Bylaws and provided excellent input to tighten up and clarify the rules by which we are governed. Frank was a loyal Board member who always was there when we asked him to represent us. I don't think he ever missed one of our public meetings or hearings in his tenure as a Board member.

Dale, Dave, and Frank are missed as members of the Board. We look forward to their continued involvement in the Partnership and the Storrs Center project.

I would also like to thank our members and others in the Mansfield community who have embraced our mission for positive change in the downtown center and continue to help keep us focused on the tasks at hand. I would particularly like to thank our major sponsors – SBM Charitable Foundation and NewAlliance Bank – represented by Partnership Vice President Betsy Treiber; Wilcox & Reynolds – led by Partnership Board member Mike Gergler and co-owner Becki Putnam; and the ReminderNews represented by Joe Muro.

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Mansfield Downtown Partnership, Inc.

Community Center is Vital Resource for Residents

Special to the Downtown Partnership, Inc. Annual Report

Since opening in November 2003, the Mansfield Community Center has become an important part of the community. Each year, use of the Center has continued to climb, with monthly visits topping 19,000 during the year. Area residents and members participate in a wide variety of programs and activities held at the Center.

Family Fun Nights have been extremely popular at the Center, consistently drawing large crowds. These Nights include movies, activities for kids and the whole family, refreshments, and a chance to meet other families in the community. The Center has also added new games and inflatables, which can be used in the gymnasium and the pool.

Working in conjunction with Windham Hospital, the Center is the host for the annual Kids Health & Safety Day held in May. The fair features a range of activities for families, including kids' ID fingerprinting, free bicycle helmets, bike safety course, visits by the police and fire departments, the LifeStar helicopter, and health and safety information. This year the Kids Health & Safety Day featured the first Mansfield Community 5K-road race, 1-mile fun run, and 1/4-mile kids' dash.

The Center also hosts health programs presented in cooperation with Windham Hospital, Safe Graduation Parties for area high schools, blood drives, the annual youth triathlon, kids flea market, Know Your Town Fair, and other community focused events.

With a full gymnasium, indoor walking/jogging track, swimming pool, teen center, aerobics studio, community room, and fitness center, the Center is a hub of activity all year long. Popular group exercise classes, including group cycling, yoga and aerobics, are offered, and the fitness center is filled with the latest strength and cardiovascular equipment. The pool is used for the EO Smith High School swim team and their swim meets, as well as swim lessons, kayak instructions, and birthday parties.

With the development of the Storrs Center project, the Community Center is ready to become an important anchor for the entire effort. Conveniently located, the Community Center will provide a valuable asset for the new residents and businesses of Storrs Center. Providing the recreation and health component for our new residents will be very important. "As the major recreation facility in the region, the fact that we will be literally across the street from the residents that will call Storrs Center home, I feel the Community Center will play a vital role in the success of the entire project," Curt Vincente, Director of Mansfield Parks & Recreation noted.

For more information about the Community Center, visit www.mansfieldct.org, call 860-429-3015 or visit the Center at 10 South Eagleville Road, Mansfield, CT.



2006-2007 Annual Report

Reports from Committees

Committee members have dedicated many hours over the past year through their hands-on involvement with specific projects, organizational administration, budgeting, and our continued membership drive.

Thank you to our Committee chairs and members for their hard work and commitment to downtown Mansfield.

Advertising and Promotion

The Mansfield Downtown Partnership Advertising and Promotion Committee adopted a regular meeting schedule as the Partnership will increase its focus on promoting and planning events. The following items were discussed and developed by the Committee during the year:

The Festival on the Green

Under the strong leadership of Mayor Betsy Paterson, the town of Mansfield celebrated its Third Festival on the Green on Sunday afternoon, September 17, 2006. The Festival was held in the parking lot areas of the businesses located in Storrs Center. Food, family entertainment, local art and children's games created an enjoyable environment for the Festival. The University of Connecticut Marching Band opened the Festival ceremonies again this year. Several new events were featured at the Festival, including a juried Art Show with invited adjudicators who judged the artwork of the local community based upon the theme of celebrating the best of Mansfield through the expression of art. Other new events included a food demonstra-

tion by UConn Dining Services, floral arrangement demonstration by long-time Storrs business Campus Florist, and a pie eating contest. The Fourth Annual Festival on the Green will be held on September 16 with many of the same activities and a few surprises!

CD/Video of Storrs Center

In July, the Partnership received a \$2,000 grant from the Connecticut Commission on Culture & Tourism to create a CD/Video to document and market the Storrs Center project. A key component of the project is to work with students in the University's School of Fine Arts program on the filming, editing and production of the video. With the assistance of LeylandAlliance, a storyboard was put together to guide the project with the goal of creating a piece that could be seen on the Partnership website or mailed to prospective businesses and/or residents. The video also focuses on the uniqueness of creating a downtown from the ground up.

Signage for Store 24 Area

During the past year, numerous discussions were held regarding signs that will indicate the coming of the new Storrs Center. This discussion will continue with University officials and master developer LeylandAlliance.

Newsletter

Volume 4, Number 4 of the Mansfield Downtown Partnership Newsletter was published in the fall of 2006.

Continued on page 8

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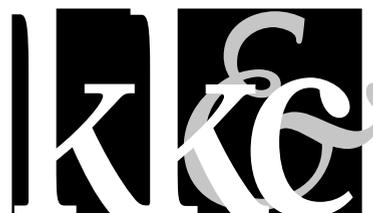
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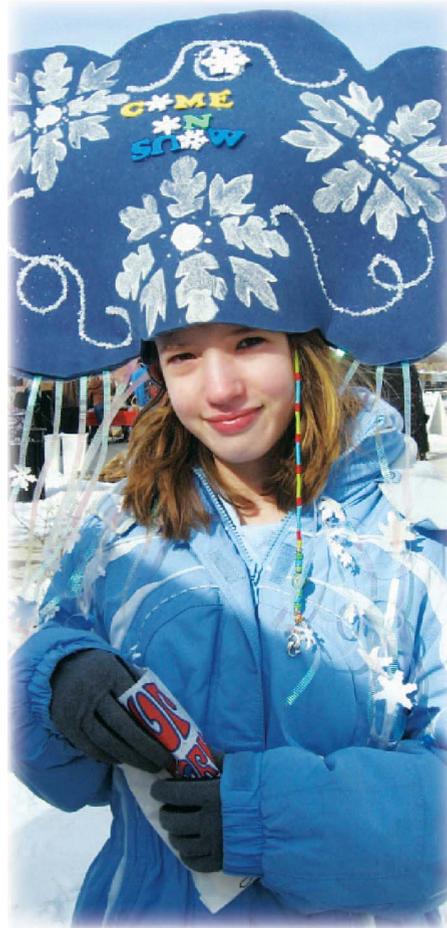
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Wacky Hat Contestant at the Winter Fun Day, February 2007.

Mansfield Downtown Partnership, Inc.

Reports From Committees

Continued from page 7

Advertising and Promotion (cont.)

Winter Fun Day

The first Winter Fun Day was sponsored by the Partnership, and the Town of Mansfield (led by the Community Center and the Town Manager's Office) on February 11, 2007. It was a great success with the first season of ice skating outside the Community Center, ice sculpture, horse-drawn carriage rides, hot cocoa, and an adult and children's wacky hat contest. Local businesses generously donated prizes for the wacky hat contest.

The Committee continues to update and revise the Partnership's Communications Strategy, including scheduling appearances on local radio and television broadcasts. As part of the Strategy, the Partnership also created a timeline of the Storrs Center project that is available on the Partnership website and as a convenient handout for people.

Business Development and Retention

The first half of 2006 involved the issues of relocation and the planning process for the building to be located on Dog Lane (Building 1A) to relocate several of the current businesses operating in the vicinity of the Storrs Center project.

The approval of the Dog Lane Building 1A and the development of the business relocation plan shifts the Committee's responsibility to the process of working with the developer and consultants in

the casting process for the development of the business occupancy in Storrs Center. The anticipated approval of the Special Design District will begin a very active schedule of meetings for the Business Development and Retention Committee as the casting process takes shape.

Finance and Administration

The Finance and Administration Committee met monthly and continued to take the lead in overseeing the Storrs Center project under the direction of the Board of Directors. More specifically, the Committee:

- Provided input to the LeylandAlliance team on text and map amendments to the Mansfield zoning regulations to create the Storrs Center special design district;
- Provided input on the Partnership public outreach process with respect to the Planning and Zoning Commission review of the text and map amendments;
- Developed and revised a budget for 2007/2008 to reflect necessary expense and personnel changes. Presented to the full Board where it was approved on March 6, 2007;
- Monitored implementation of the relocation plan;
- Received monthly updates from the Town Manager and the Executive Director on grants received and grants in progress;
- Met with the LeylandAlliance team quarterly to receive updates on the Storrs Center project including the timeline, and LeylandAlliance's other projects;



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2006-2007 Annual Report

Finance and Administration Cont.

- Reviewed Partnership quarterly financial statements;
- Recommended volunteers of the year;
- Monitored personnel issues;
- Working with the Executive Committee, will facilitate the development of a 5-year strategic plan based on a Board strategic planning session held in February 2006;
- Continue to monitor state and federal funding requests for a parking garage, improvements to Storrs Road, and relocation.

Membership Development

The focus of the Membership Development Committee is to obtain new members, retain present members, and increase awareness of the Partnership's goals and mission. This is done through outreach efforts in the community. Outreach is being done in the following ways:

- Informational articles appearing in the ReminderNews, Hartford Courant, UConn Advance, UConn Traditions, UConn Daily Campus, UConn Parents Newsletter, Chamber of Commerce Update, Horizons and the Willimantic Chronicle. The New York Times and the Associated Press featured articles on the unique nature of the Mansfield Downtown Partnership initiative;
- Participation in and membership materials displayed at the League of Women Voters' "Know Your Town Fair";
- Sponsorship/participation in the Tour de Mansfield Bike Tour in July of 2006;
- Membership table with Partnership information at Festival on the

Green in September 2006;

- Membership table at University of Connecticut men's basketball game at Gampel Pavilion;
- Executive Director addressed local civic and political groups, e.g. Mansfield Lions Club, Rotary, Chamber of Commerce, League of Women Voters, Mansfield Business and Professional Association, Mansfield town committees;
- Executive Director participated in radio interview with Wayne Norman on WILI discussing Partnership activities and progress;
- Placement of membership materials in an informational kiosk located on Storrs Road, in local schools, Mansfield Public Library, Mansfield Community Center, and Mansfield Town Hall;
- Placement of membership materials in University offices, e.g. Alumni Association, Admissions, Undergraduate Student Senate, Graduate Student Senate and the Lodewick Visitors Center;
- Solicitation of new members through personal visits and phone calls with a concerted effort this past year to focus on various groups at the University including undergraduate and graduate faculty/staff groups, the Dodd Center, and the Dean's Council. This is done by Membership Committee members and the Executive Director;
- Phone campaign to existing members to encourage membership renewal;
- Mansfield Little League sponsorship through banners displayed at Little League games;

Continued on page 10

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Mansfield Downtown Partnership, Inc.

Reports From Committees

Continued from page 9

Membership Development Cont.

• Plans are underway for Partnership information to be placed at one of the display windows at the new Student Union at the University.

The Membership Development committee meets monthly in the Partnership offices. As of May 2007, the Partnership has 388 paid members with dues and contributions in excess of \$18,000.

Nominating

The Nominating Committee met over the last year to make recommendations for Board members to serve on the Partnership Board for the fiscal year that begins July 1, 2007. The Committee also began discussion of the creation of a board of advisors to serve the Partnership Board. Further discussion will occur in the next fiscal year on this subject.

Planning and Design

The Planning and Design Committee's main efforts over the past year were focused on reviewing and providing input to the design guidelines (land use and sustainability), and the map and text amendments to create a special design district for Storrs Center.

Committee members provided edits to several versions of the design guidelines and spent numerous hours at meetings and on their own reviewing the design guidelines. It was determined that most of the proposed sustainability guidelines are not governed by Connecticut planning and zoning commissions. Therefore, the Planning and Design Committee will undertake the role of monitoring the implementation of the sustainability guidelines

for the Storrs Center project. The Committee will be holding a public meeting to gather input on the sustainability guidelines in the fall of 2007 with a goal to finalize the guidelines in late 2007/early 2008. As part of its review, the Committee shared the draft sustainability guidelines with the Institute for Sustainable Energy at Eastern Connecticut State University (the Committee had previously met with the Institute two years ago). The Institute's comments were reviewed by the Committee and passed on to the LeylandAlliance team.

In October 2006, the Committee, members of the Board of Directors, and the Partnership membership reviewed a Power Point presentation by LeylandAlliance and its consultant Urban Design Associates that incorporated a "flyover" of the project to allow attendees to gain a sense of density, height of buildings, and location of neighborhoods, in preparation for the initial presentation to the Planning and Zoning Commission.

The Committee's main work in late 2006/early 2007 was to review the text and map amendments to the Mansfield zoning regulations to create the Storrs Center special design district. Three meetings were held to go over the proposed amendments with focus on the map amendment. The Committee recommended changes to the proposed amendments to the full Board of Directors in January and February of 2007.

* All Committee meetings include an update on the Storrs Center project at the beginning of each meeting.

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OUR 5th ANNUAL SPRING SHOWCASE will be held on Saturday, June 16th at E.O. Smith High School at 2:00pm & 6:00pm. Tickets are \$10 each. See you there!

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2006-2007 Annual Report

Upcoming Events

Mansfield Bike Tour

Saturday, July 14, 2007, time to be announced.

Gain a unique perspective of Mansfield as you bike with friends and family through the many beautiful villages that comprise our town.

Organized by the Town of Mansfield, the Mansfield Community Center, and the Mansfield Downtown Partnership, the purpose of the Mansfield Bike Tour is to provide a family oriented event for area residents while encouraging exercise through cycling. This event will also bring awareness to the scenic beauty of Mansfield's historic villages, draw attention to the Storrs Center/Downtown area, and promote community bonding through social and recreational activity.

The event will include three bike route options- a short tour for children and families, a 20 mile tour, and a 40 mile tour. The ride will start and end at the Mansfield Community Center. And after the rides, there will be a barbecue! Anyone wishing to register for the ride can call the Mansfield Community Center at 860-429-3015 or download a form on-line at www.mansfieldct.org

The rain date for the Bike Tour is Saturday, July 21, 2007. Contact the Mansfield Town Manager's office at 860-429-3336 for more information.

Fireworks in the Park

Saturday, September 15, 2007, at 6:00 p.m.

Join us as we kick off the 4th Annual Festival on the Green! Bring some friends, bring some food, and enjoy great music and fireworks. Live music begins at 6 p.m., and fireworks begin at dark.

The rain date for the fireworks is Saturday, September 29, 2007.

Contact the Mansfield Town Manager's office at 860-429-3336 for more information.

4th Annual Festival on the Green

Sunday, September 16, 2007, from 12:00 pm – 5:00 p.m.

Continue the celebration of Mansfield with more music, food, and fun at the Storrs Center commercial plazas. Join the community for a variety of events for people of all ages- vendors will showcase the region's tastiest food, finest art, and more. Don't forget the traditional Bikes, Tykes, and Trikes Parade! And, come see performances by Kidsville Kuckoo Revue, Aztec Two-Step, and- back by popular demand- the Mohegan Sun All-Stars!

The Festival will be held rain or shine. The rain location is EO Smith High School.

Contact the Downtown Partnership office at 860-429-2740 for more information, or if you would like to sponsor the Festival.



Horse-drawn carriage rides at the Winter Fun Day, February 2007.



Ice-sculpting fans look on at the Winter Fun Day, February 2007.

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Mansfield Downtown Partnership, Inc.

Partnership Highlights and Goals

Highlights 2006-2007

- Submitted applications to the Mansfield Planning and Zoning Commission for text and map amendments to the Mansfield zoning regulations to create a special design district.
- Completed design guidelines, through the leadership of the Partnership's Planning and Design Committee, that were submitted as part of the zoning applications.
- Received \$1 million grant through the federal Transportation Enhancement Grant program and \$2.5 million through a state Urban Action Grant for improvements to Storrs Road.
- Ongoing membership drive that has resulted in over 380 community, business, and organizational members as of May 2007.
- Held 3rd Annual, and largest ever with over 2,000 attendees, Festival on the Green in September 2006 to celebrate downtown and kick off the next phase of the development.
- Working with the Town of Mansfield, held inaugural Tour de Mansfield bike tour in July 2006 and Winter Fun Day in February 2007.
- Held 5-year strategic planning session with the Board of Directors.

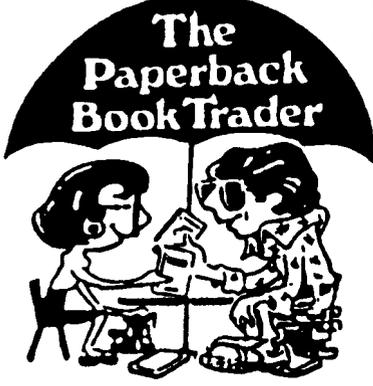
Goals 2007-2008

- Implement plans for development of Storrs Center, including streetscape improvements along Storrs Road/Route 195.
- Secure approval of text and map amendments to the Mansfield zoning regulations to create a special design district.
- Secure local, state, and federal permits for the Storrs Center development project.
- Begin construction of first building for project on Dog Lane.
- Working with the Town of Mansfield, hold the 4th Annual Festival on the Green in September 2007, 2nd Annual Bike Tour in July 2007, and 2nd Annual Winter Fun Day in February 2008.
- Complete CD/Video to document and market the Storrs Center project, continuing a tradition of collaboration with the University of Connecticut School of Fine Arts.
- Finalize sustainability guidelines for the Storrs Center project.
- Pursue local, state, federal, and private grant opportunities for planning and construction at Storrs Center.

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 Steve Rogers, Secretary
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 Steve Bacon, At-large
 Tom Callahan, Finance and Administration Committee

Storrs Center Timeline

1995

• University-Town Relations Committee's Storrs Green Task Force completes study on viability of a town green. Recommendation made that an organization be formed to implement Storrs Green project with green space and commercial development.

1999

• Mansfield Town Council retains national planning firm of HyettPalma to develop an enhancement strategy for the revitalization of Mansfield's commercial areas. They recommend focusing on the Storrs Center area and putting in place a "partnership" made up of University of Connecticut, Town of Mansfield, and community members.

2000

• An organizing committee of Town, University, and local businesses is formed to develop the structure to carry out the HyettPalma recommendations.

2001

• Mansfield Downtown Partnership is created to implement the recommendations in the HyettPalma report.

2002

• Milone & MacBroom complete the first concept plan for the project which includes three main elements: mixed-use development, a town green or square, and market rate housing.

• The Town of Mansfield authorizes the Partnership to serve as the municipal development agency for the town for development of the Storrs Center project. A municipal development plan is to be prepared which will include information on financing, zoning, conceptual plan, market study, and relocation plan for the project.

• Town receives \$35,000 federal United States Department of Agriculture-Rural Business Enterprise Grant (USDA-RBEG) for planning of Storrs Center.

• Town receives \$500,000 state Small Town Economic Assistance Program (STEAP) Grant to be used for planning.

2003

• Looney Ricks Kiss is hired by the Partnership to work on the municipal development plan and serve as its planning consultant.

• Town receives \$90,000 USDA-RBEG for planning of Storrs Center.

2004

• LeylandAlliance is identified as the master developer for the Storrs Center project.

• Town receives \$50,000 USDA-RBEG for planning of Storrs Center.

• Town receives \$500,000 STEAP grant for the town square (reallocated in 2006 for infrastructure improvements related to Dog Lane building).

2005

• The municipal development plan for Storrs Center is completed and approved unanimously by the Partnership Board of Directors, the Windham Region Council of Governments Regional Planning Commission, Mansfield Planning and Zoning Commission, Mansfield Town Council, and UConn Board of Trustees.

• Senator Joseph Lieberman includes \$2.5 million in the six-year federal transportation bill for improvements to Storrs Road.

2006

• The CT Department of Economic and Community Development approves the Storrs Center municipal development plan.

• The Mansfield Planning and Zoning Commission approves the first building for the project to be located on Dog Lane and designed to accommodate many of the businesses that will be relocated in the Storrs commercial area.

Goals for 2007

• Approval of Special Design District by Mansfield Planning and Zoning Commission.

• Approval of permits (local, state, and federal) for project.

• Approval of site plan for first phase of the project.

• Break ground on first phase of the project.

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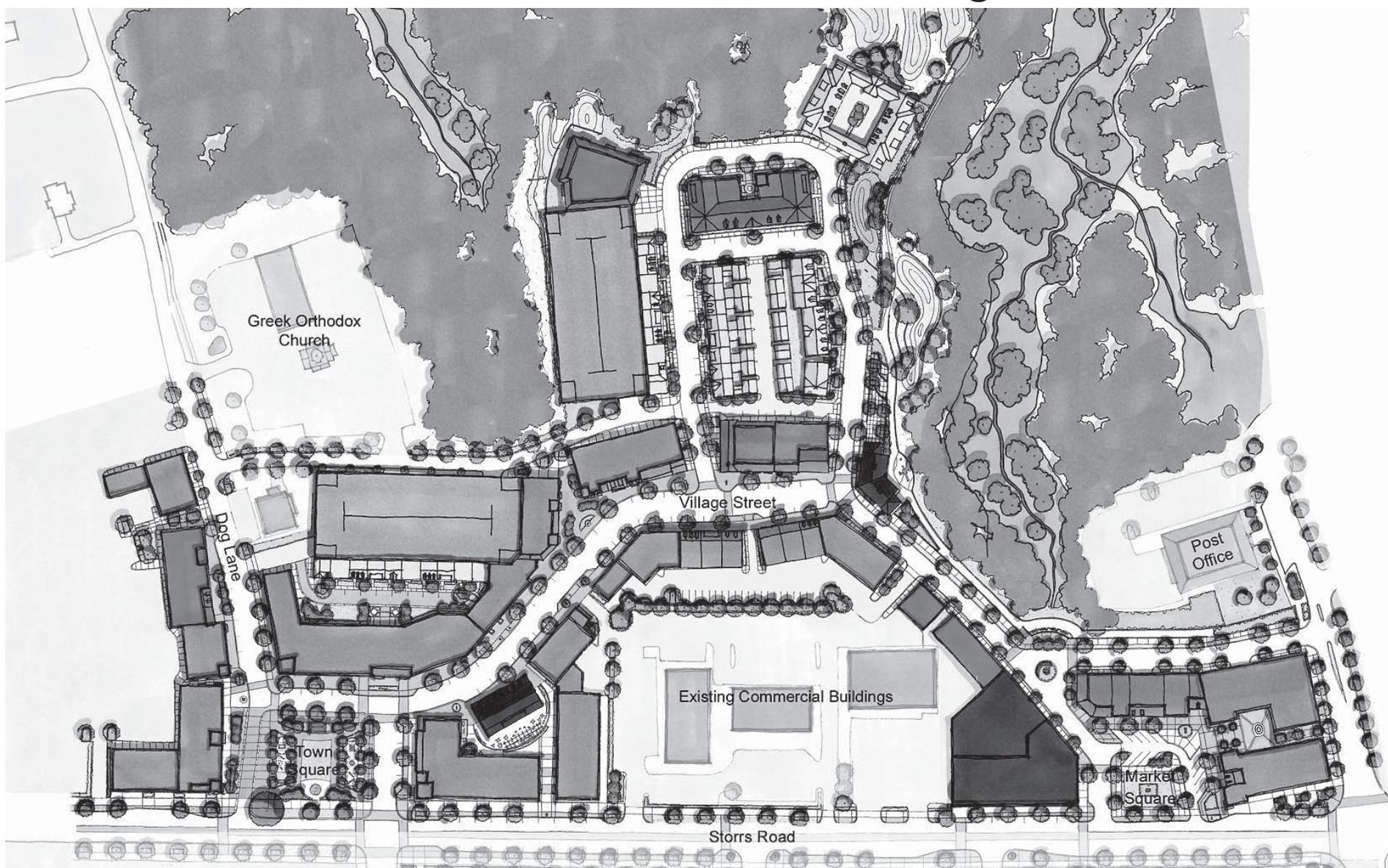
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STORRS CENTER CONCEPTUAL PLAN — JUNE 2007 (Subject to change)*



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**Friend Memberships are designed for non-town supporters who wish to contribute but will not have voting or office privileges.

**Note: This plan represents a conceptual design for Storrs Center; street configurations, dimensions and building shapes and locations are preliminary and subject to change. The conceptual plan is provided in order to describe the intended nature and character of the project.*

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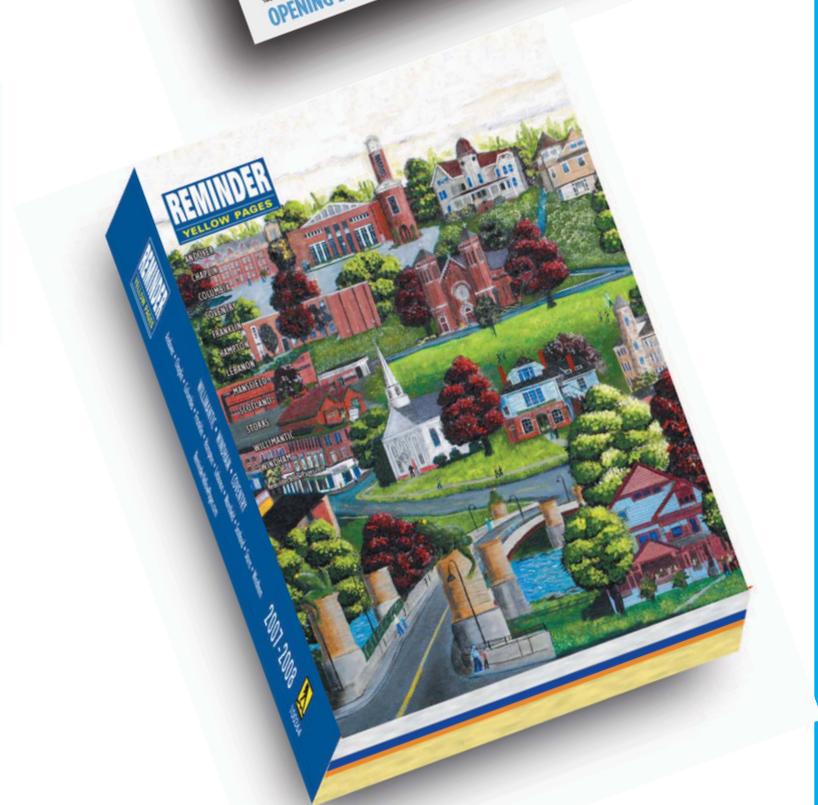
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