



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

MANSFIELD DOWNTOWN PARTNERSHIP PERSPECTIVES

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Spring 2012

Storrs Center Under Construction



Courtesy LeylandAlliance/BL Companies

One Dog Lane, an artist's rendering



Partnership Photo

One Dog Lane, under construction

On June 29, 2011, the Mansfield Downtown Partnership celebrated the ceremonial groundbreaking for Storrs Center. Since then, the master developer Storrs Center Alliance (a LeylandAlliance company) and its partner Education Realty Trust (EdR) have made significant progress in constructing the first phase of Mansfield's future downtown.

The Storrs Center project has been planned in phases, with several sub-phases for each phase. The first three buildings currently under construction comprise Phase 1A. On the corner of Storrs Road and Dog Lane is 1 Dog Lane, a mixed-use building that combines commercial uses on the first floor and residential uses on the upper four floors. Traveling east on Dog Lane, the next building one encounters is 9 Dog Lane. Like its complement on the corner, 9 Dog Lane

will feature restaurants, shops, and offices on the first floor and studio-, one-, two- and three-bedroom apartments on the upper floors. Tucked behind 9 Dog Lane is the new home of Storrs Automotive, a well-established business that has served the greater Mansfield community for over thirty five years.

Across the street, another important addition is under construction, the new parking garage. The parking garage will be adjacent to the next privately-owned building to be constructed. Because it does not yet have a street address, this next building is currently referred to as TS-2. Once completed, TS-2 and the parking garage will be connected to the intermodal transportation center. The intermodal transportation center will serve as an important hub for the downtown where local, regional, and interstate buses will pick up and drop off passengers, bicycle commuters can store their bikes, and participants in a car-sharing program can find vehicles. Construction of the intermodal transportation center is expected to begin later this year.

Mansfield residents can look forward to enjoying the new buildings in just a few short months. Phase 1A will open in August, although some businesses will move in sooner. To prepare for construction of TS-2, 4 Dog Lane (former Storrs Automotive building), 10 Dog Lane (former Phil's building), and 1254 Storrs Road (the Marketplace building/Store 24) will be demolished. Some of the businesses currently located in these buildings will move into the new buildings over the summer, while others have made alternative arrangements. The Oaks on the Square, the residential apartments, will open in mid-August.

Keep up with construction: Visit www.storrscenterconstruction.blogspot.com for updates, traffic alerts, and more. If you have a construction-related question or concern, please email StorrsCenterInfo@mansfieldct.org.

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Published by the Mansfield Downtown Partnership, Inc.

Executive Director:
Cynthia van Zelm

4 S. Eagleville Road, P.O. Box 513, Phone: (860) 429-2740 Fax: (860) 429-2719
E-mail: mdp@mansfieldct.org
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Businesses Line Up for Storrs Center



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With construction of the first phase of Storrs Center well underway, many businesses have signed leases for space in the new downtown. Master developer Storrs Center Alliance (a LeylandAlliance company) has worked to create a mix of local, regional, and national businesses that will attract a wide range of ages and interests.

The first business to sign a lease was the Dog Lane Café. Dog Lane Café will be located in 1 Dog Lane on the corner of Storrs Road and Dog Lane. The restaurant – owned by brothers Barry and Brian Jessurun, who also own The Vanilla Bean Café in Pomfret and 85 Main in Putnam – will serve breakfast, lunch, and dinner. The casual eatery will feature American cuisine, which guests can enjoy either indoors or outdoors. With its location facing both the future Town Square and the UConn School of Fine Arts, Dog Lane Café is sure to become a popular meeting spot for Mansfield residents.

Mansfield residents; E. O. Smith High School and UConn students, faculty, and staff; and visitors to the area will find their dining choices have expanded once Storrs Center opens in August. Subway and Husky Pizza will be moving from their current locations in the Marketplace building to brand new spaces in 1 Dog Lane and 9 Dog Lane, respectively. New to the area will be Moe's Southwest Grill, Froyoworld, Insomnia Cookies, and KeBob Express. Storrs Center Alliance is in negotiations with additional restaurants to complement these great new eateries in Phase 1A.

In keeping with the goal to create a true downtown that serves both residents and visitors, Storrs Center Alliance has also signed leases with several service-oriented businesses, including Select Physical Therapy, Storrs Automotive, Head Husky

(continued on page 4)

From the Director's Desk:

Benefits of Storrs Center



Courtesy of Janine Callahan

By Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.

Over the last ten years, I have often received questions about the benefits of Storrs Center. While there are many benefits to having a vibrant downtown in your community, I would like to focus on the economic benefits to a healthy downtown, with a focus on Storrs Center.

The nature of downtowns is that they include a mix of housing, restaurants, shops, and offices. This mix creates a vitality that draws people to live, work, and visit in great downtowns. Because the businesses in downtowns tend to be mainly small businesses, the jobs stay local and are not as

likely to be sent out of state. The property owners and businesses in downtowns are creating jobs and producing local and state tax revenue. The creation of tax revenue is particularly important in Mansfield because the Town is heavily reliant on state funding. New tax revenue is critical to maintain the quality of life in the community, especially as state revenue to the Town has declined by \$1.3 million from its peak in 2009.

Once completed, Phases 1A and 1B of Storrs Center (which will feature 287 apartments and 69,000 square feet of commercial) will grow the Town's grand list by four percent, and the Storrs Center developers will become the largest taxpayers in the town.

The creation of new jobs is another important benefit of a vital downtown. The CT Main Street Center, an advocate for traditional downtowns, has tracked economic statistics in the communities that participate in the Center since 1996. Between 1996 and December 2010, there have been 414 net new businesses, 2,359 net new jobs,

over \$422M in public investment, and over \$528M in private investment in these communities. For every \$1 spent on a local Main Street Program's operating budget, \$84.39 has been reinvested in these communities. Since June 2007, while the nation was losing jobs at a rapid pace, the designated Main Street Program communities have seen a net increase in jobs downtown of 20%, an 18% increase in new businesses, and a 62% increase in private investment. Main Street Program communities currently include New London, Simsbury, Waterbury, Westlake Village (New Haven), and Upper Albany (Hartford).

Storrs Center will create an estimated 175 new, permanent jobs once the first two phases open. These jobs will be in addition to construction, which brings over 100 workers to the site each day to build the mixed-use buildings, parking garage, and Storrs Road and Dog Lane components of Storrs Center. Approximately 70% of the workers on the Phase 1A mixed-use building site are from Connecticut (the number of workers on site changes daily based on the work to be done). The Mansfield Downtown Partnership, along with master developer Storrs Center Alliance and general contractor Erland Construction, hosted three job fairs on the private elements of Storrs Center. Several people have been hired locally from the job fairs.

The parking garage and Storrs Road and Dog Lane components have been funded through state and federal grants to the Town of Mansfield. The Town has followed each funding source's requirements for soliciting and awarding contracts. The contractor for the parking garage, Downes Construction, is from New Britain and hired Milton C. Beebe & Sons from Mansfield to do the site work for the garage. Beebe was also selected to work on the Storrs Road and Dog Lane projects, which began in February.

Local businesses such as O. L. Willard Company in Mansfield and Willimantic Waste Paper and Builders Concrete East from Willimantic are providing supplies for construction of the first phase of Storrs Center. Local restaurants and gas stations, among others, are also receiving business from the workers on site each day.

Construction of Storrs Center will continue over the next five to seven years with additional tax revenue and jobs that will benefit the local and regional economy. If you are interested in learning more about the job and business opportunities at Storrs Center, please contact the Partnership at 860-429-2740 or mdp@mansfieldct.org.

A version of this article originally appeared in the Windham-Mansfield edition of ReminderNews on March 9, 2012.

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.

Contact information:
Mansfield Downtown Partnership, Inc.
4 S. Eagleville Road
PO Box 513
Mansfield, CT 06268
Phone: 860-429-2740
Fax: 860-429-2719

E-Mail: mdp@mansfieldct.org Website: www.mansfieldct.org/mdp

Newsletter Coordinator:

Kathleen M. Paterson

All articles written by Kathleen M. Paterson unless otherwise noted.

Newsletter Contributors:

Kim Bova
Janine Callahan
Stephanie Livolsi
Cynthia van Zelm

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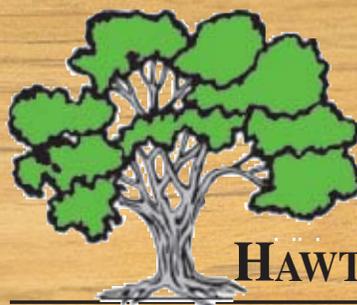
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Planning & Building A Sustainable Downtown

One of the guiding principles in designing Storrs Center has been an emphasis on creating an environmentally sustainable downtown meaning that the development will both serve the Mansfield community and create a minimal impact on the environment. Now that construction has begun, environmental concerns continue to be a central focus.

The overall design of Storrs Center concentrates the development in a compact area adjacent to current civic, private, and public uses. Located across the street from E. O. Smith High School, the Mansfield Town Hall, and the Mansfield Community Center and adjacent to the Post Office, Storrs Center pairs the Town Square, planned to be a hub of community activity, with key existing civic facilities. The location also abuts the University of Connecticut campus; faculty, staff, students, and visitors to campus are expected to share in the many amenities offered by the new downtown. And, the project neighbors a variety of existing businesses, which will make it easier for residents to complete errands in one trip. When 1,000 Friends of Connecticut recognized Storrs Center as an exemplary model of “Smart Growth” in the state, it commended the project’s use of existing infrastructure, its compact design, and its plan for efficient land use.

Locating the project near existing buildings offers several advantages. First, infrastructure needs, such as power, water, and sewer lines, can be shared or extended with minimal effort (when compared to building on a site far removed from other uses). Second, locating the new apartments, shops, restaurants, and offices near existing amenities allows residents to easily walk or bike to multiple destinations. For residents from other parts of town or for visitors, this allows them to drive and park once to access a variety of amenities.

Another sustainable feature of the Storrs Center site is that of the approximately fifteen acres to be developed, twelve acres were previously developed. By minimizing the amount of undeveloped land used in the project, the plan for Storrs Center meets one of the core Smart Growth principles which encourages redevelopment of previously developed areas in existing communities. The total project site is approximately forty-five acres, the majority of which will be preserved as open space.

The Mansfield Downtown Partnership’s Planning and Design Committee worked with Storrs Center master developer Storrs Center Alliance (a LeylandAlliance company), the Town of Mansfield’s Recycling Coordinator, and Steven Winter, one of the authors of the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) standards, to create a comprehensive set of Sustainability Guidelines,

which the Partnership Board of Directors approved in 2008.

The Sustainability Guidelines cover the following topics: Project Siting and Intelligent Land Use; Improving Site Resource Management; Conserving Materials and Resources in the Construction Process; Improving Energy Efficiency; Enhance Indoor Environmental Quality; and Create Healthy, Vital Neighborhoods for Sustainable Living. In addition to articulating standards for each of these topics, the Guidelines also include check lists for the developer and contractors to follow during design and construction. For each project component, the Planning and Design Committee reviews the check lists to ensure that the guidelines have been followed.

“The Guidelines and Check Lists are useful tools for both the development team and for the Committee,” explains Planning and Design Committee Chair Steve Bacon. “They provide clear direction for meeting the goals for sustainability during design and construction and provide a means of measurement to ensure that the best efforts have been made to reach those goals.”

The Sustainability Guidelines apply to the entire Storrs Center Special Design District. So, if a different architect or contractor is used for different phases of the project, the guiding standards and measurement tools remain consistent. And, the Sustainability Guidelines were intended to continue to be relevant even as new technologies emerge. According to Mr. Bacon, “The Committee included specific details for the check lists but also included language in the introduction to account for the rapid changes in ‘green’ building and technology. The Committee wanted the guidelines to be very clear but did not want to exclude unforeseen advances in the field.”

To date, the Committee has reviewed the check lists for the buildings in Phase 1A and 1B (1 Dog Lane, 9 Dog Lane, Storrs Automotive, and TS-2), the parking garage, the intermodal transportation center, and the Village Street. “The Committee members have already devoted a great deal of time to the review of the plans as they relate to the Sustainability Guidelines,” says Cynthia van Zelm, Executive Director of the Partnership. “Their commitment to the goals of a sustainable downtown is commendable.”

The Sustainability Guidelines are posted on the Mansfield Downtown Partnership’s website, www.mansfieldct.org/mdp. Click on “Storrs Center” then “Planning Documents” to find the listing. The file is approximately 3MB, so it may take a few moments to download.

Sustainable Downtown: Highlights

- LED (Light-Emitting Diode) lighting with cut-offs to direct light down
 - Reduces night sky light pollution
- Low flow water system in Phases 1A and 1B
 - Reduces water use by 30% below baseline set by EPA
- Storm water management system will collect, filter, and redistribute storm water runoff
 - Improved site drainage strategy will prevent deterioration of the open spaces and improve the quality of the storm water discharging to the existing wetland systems
- 89% of waste during construction of Phase 1A is being recycled on site
- 15% of materials used in Phase 1A is from recycled content
 - Guidelines call for 10% minimum
- 30% of the materials used in Phase 1A to date are sourced from the region (up to 500 miles away)
 - Reduces carbon footprint by reducing travel distances for materials delivery
- Village Street plans call for street trees every 25 – 50 feet
 - Increases shade along sidewalks, filters rain water, improves air quality
- Street trees along Village Street will be selected from a list of trees that do not require irrigation
 - Reduces water usage
- Minimum of 20 tree filters along Village Street
 - Tree filters improve water quality and are a primary treatment for reducing stormwater sedimentation
- Intermodal Transportation Center will include bicycle storage facility
 - Encourages cycle commuting, reduces need for each Storrs Center resident to have a car
- Parking garage will include electric vehicle charging stations
 - Makes alternative fuel uses more accessible to all residents
- Parking garage will include spaces for vehicles in a shared car program
 - Reduces the need for each Storrs Center resident to have a car

Town of Mansfield Receives \$450,000 Grant for Storrs Center

Governor Dannel P. Malloy recently announced that the Town of Mansfield was the recipient of a \$450,000 grant from the Connecticut Department of Economic and Community Development (DECD) as part of \$16 million in loans and grants awarded

throughout the state for brownfield projects. The funding will be used for investigation and soil remediation as part of the construction of Storrs Center, as identified in the Storrs Center Municipal Development Plan.

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Storrs Center is a mixed-use, pedestrian-oriented downtown currently under construction in Mansfield, adjacent to the University of Connecticut campus and across the street from key civic uses, including E. O. Smith High School, Mansfield Town Hall, and the Mansfield Community Center. The downtown will combine restaurant, retail, services, offices, and residential spaces in a compact, walkable neighborhood accessible to existing commercial buildings and residential neighborhoods as well as public outdoor recreational facilities.

Town Manager Matthew Hart expressed his appreciation of the grant. "We were very pleased to be one of the few communities to receive this Brownfields grant. This grant will assist our efforts to develop Storrs Center in an environmentally responsible and sustainable manner."



Drawing by ©Wladyslaw Prosol, courtesy of BLCompanies and LeylandAlliance

The Town Square will feature a lively mix of shops, restaurants, cafés, offices and residential options to appeal to residents and visitors of all ages and interests.

Businesses Line Up

(continued from page 1)

(formerly Skora's Barber Styling Shop), Travel Planners, Body Language, and Bank of America, all of whom are established businesses in Mansfield. Storrs Center Alliance is also in discussions with a convenience store for Phase 1A. Rounding out the commercial space will be the leasing and management office of The Oaks on the Square.

Planning for the commercial space in Phase 1B, which will be located across Dog Lane adjacent to the parking garage and intermodal transportation center, is also well underway. The UConn Co-op has signed a letter of intent for a new satellite location in Phase 1B. While the Co-op will maintain its presence on campus, the UConn Co-op @ Storrs Center is planned to include a café, a general books collection, a children's section, Husky gear and various specialties that will be popular with town and university community members as well as visitors to the Storrs area. The UConn Co-op @ Storrs Center will face the new Town Square and will be a welcome addition to the downtown. Negotiations for the remaining commercial spaces in TS-2 are on-going.

Phase 1A of Storrs Center will open in August, although some of the businesses will open earlier as a few of the existing businesses will move into their new spaces over the spring and summer. The Mansfield Downtown Partnership looks forward to welcoming everyone to the new downtown!

For more information on commercial leasing in Storrs Center, please contact Dar Zelson of Charter Realty & Development Corp. at 203.227.2922 or dan@chartweb.com

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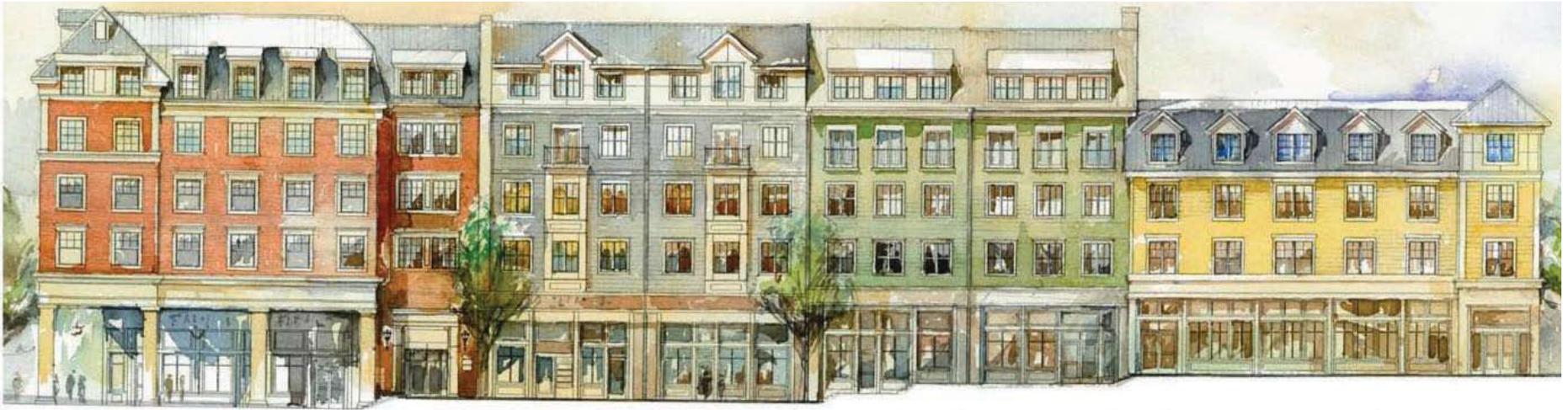
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Living Downtown: The Oaks on the Square



Courtesy of LeylandAlliance/BL Companies

Nine Dog Lane will feature commercial spaces on the first floor and residential units on the upper floors.

While the commercial spaces in Phase 1A of Storrs Center are filling up, so too are the new residential apartments, The Oaks on the Square. Community Manager Katie DeLany reports that over ninety percent of the available apartments have been leased. “We’ve been very pleased with the response so far,” comments Ms. DeLany. “People are excited about the opportunity to be a part of the new downtown!”

“Our new residents are looking forward to having the many amenities of Storrs Center within walking distance of their homes,” says Ms. DeLany. The Oaks on the Square residents will have easy access to a variety of restaurants, shops, and services. The Mansfield Community Center, the Post Office, E. O. Smith High School, and the UConn campus are also all within walking or biking distance.

Another attractive feature of The Oaks on the Square is its proximity to several outdoor recreation opportunities. The nearby Whetten Woods, a Joshua’s Trust property, and the Albert E. Moss Sanctuary, a Town of Mansfield park, both offer blazed hiking trails. The Town’s bike path begins on South Eagleville Road, an easy distance from the Oaks, and provides a safe space for biking around the UConn campus. At E. O. Smith High School, the tennis courts and the track are open to the public for use. On rainy days, the Mansfield Community Center* is a good option for all residents with its indoor track, basketball courts, and swimming pool (*visit www.mansfieldct.org/mcc for membership information).

Just as attractive as the outside amenities are the interior features and finishes. The studio, one-, two-, and three-bedroom apartments will have stainless steel kitchen appliances, granite countertops, laminate hard wood flooring, and a washer and dryer in each unit. Cable, internet, water, hot water, sewer, and refuse removal are all included in the rental fees. Private parking, round-the-clock maintenance, and the on-site management team are

also valuable features.

“The Oaks on the Square are an attractive addition to Storrs Center,” comments Cynthia van Zelm, Executive Director of the Mansfield Downtown Partnership. “These stylish apartments will appeal to individuals who are looking to live in a vibrant, walkable community. With a mix of apartment styles, restaurants, shops, offices, arts activities, and outdoor recreation opportunities, Storrs Center will be an exciting place to live, work, and play.”

The Oaks on the Square are currently leasing for fall occupancy and will soon be leasing apartments for Phase 1B of Storrs Center, which will open in August 2013.

Interested in living at The Oaks on the Square? Visit www.theoaksonthesquare.com for more information or call 860.756.0330.



Courtesy of The Oaks on the Square

An example of a two-bedroom unit at The Oaks on the Square

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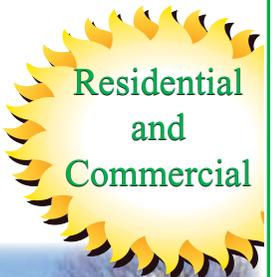
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Welcome to the Neighborhood!

In developing the Master Plan for Storrs Center, the project architects conceived the site as a coherent, downtown neighborhood made up of several smaller, sub-neighborhoods, each having its own identity. The Design Guidelines prescribe the physical attributes for Storrs Center as a cohesive whole and for each of these smaller, independent neighborhoods and the nearby conservation area. The result is a combi-



Residential Neighborhood

On the east side of the site, the residential neighborhood will contain quiet streets lined with condominium homes and classic townhomes. The streetscape will be reminiscent of classic, in-town neighborhoods and may include stoops and front yard gardens. In keeping with the latest sustainability practices, development is focused on a compact area, leaving tall trees and small streams along the periphery.

Town Square

Distinguished by its scale, functions, and architectural character, the Town Square will open onto Storrs Road to create a visual dialogue with the University and the Town that will define its role as the new center of civic activity. Ground floors will be dedicated to retail and restaurant upper floors. The Town Square will reactivate Storrs Road as Mansfield's new main street. Wide sidewalks, landscaping, and active storefronts will create a vibrant streetscape along Storrs Road and around the square, providing a wonderful place to play, sit, convene, and meet. The Town Square will be an important venue for civic and commercial activities ranging from festivals and markets to performances and exhibitions.

Village Street

The Village Street is the smaller interior street that will connect the Town Square to the Market Square. The Village Street will feature smaller-scaled buildings and public spaces. Small restaurants, outdoor cafés, and quaint shops will line the wide, landscaped sidewalks.

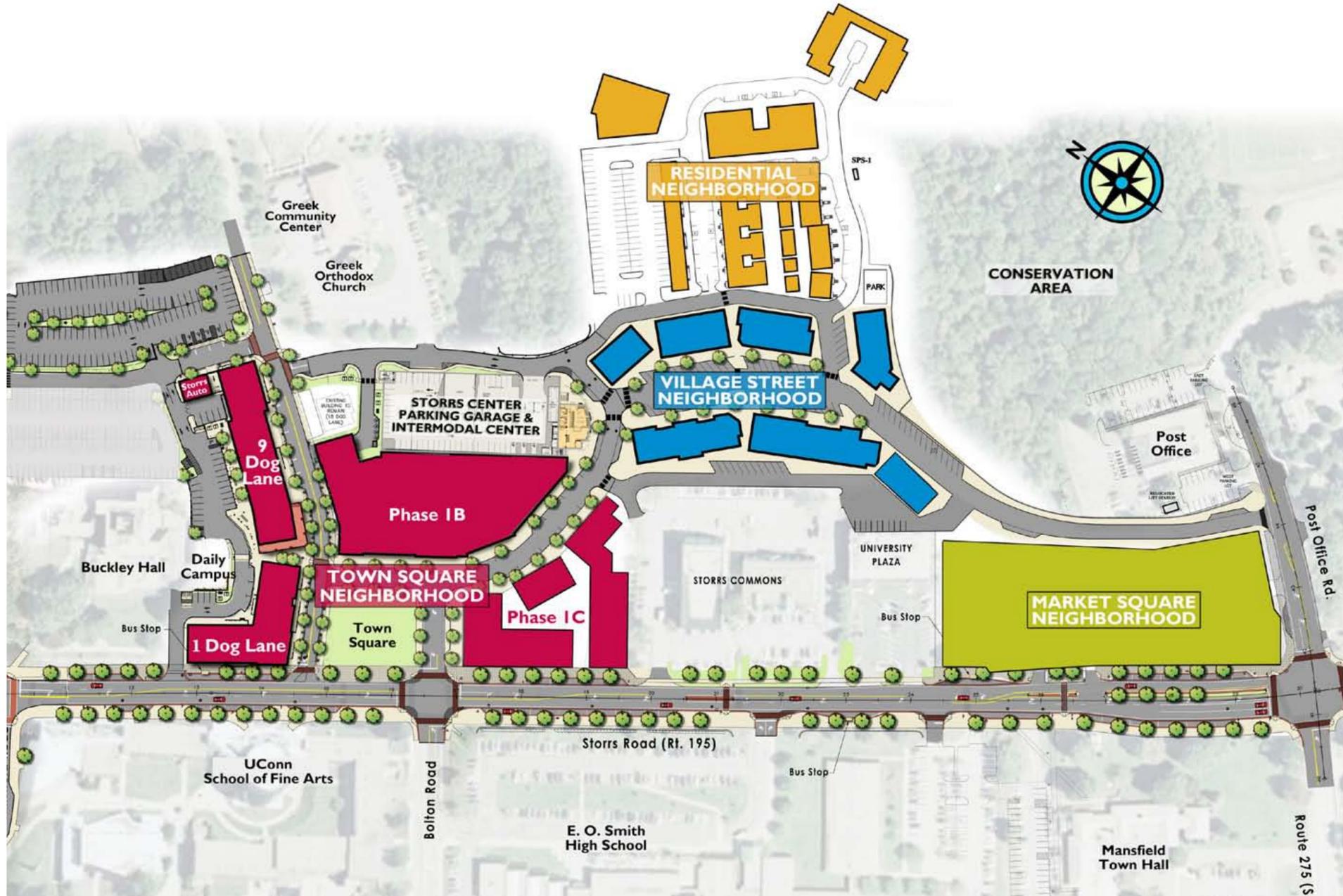
Conservation Area

The undeveloped eastern portion of the Storrs Center site includes two intermittent water-courses, a vernal pool, wooded uplands, and rock outcroppings. This will remain a protected conservation area, preserving the natural qualities of the site. The Storrs Center Sustainability Guidelines dictate that no buildings, roads, or related improvements will be built in the conservation area. Stormwater management features will restore and preserve the site ecology. Trail locations to Storrs Center will offer local residents and visitors an opportunity to enjoy this natural preserve.

Market Square

The Market Square area will be located at the south end of Storrs Center and is being designed with a focus on daily needs and services of Mansfield residents. The Market Square is the site of a potential grocery store within easy walking distance for residents of Storrs Center and nearby neighborhoods, as well as for people working at E. O. Smith High School, UConn, and in the new downtown.

Article provided by Storrs Center Alliance



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Courtesy of Janine Callahan

The Mansfield Downtown Partnership was created in 2001 as an independent, non-profit corporation charged with coordinating the enhancement and revitalization of three of Mansfield's commercial areas – Storrs Center, King Hill Road, and the Four Corners. The organization is composed of individual residents, local businesses, and members of the town government and university community.

Partnership members Barry Schreier (left) and Tom Birkenholz (right) volunteer at the Festival on the Green

The focus of the Partnership has been on Storrs Center which will include retail shops, restaurants, offices, public spaces, and a variety of housing options. The vision is to create a downtown that will be pedestrian-friendly and serve as a community gathering place for residents and visitors.

Storrs Center will benefit Mansfield residents by creating a larger tax base; providing a diverse range of housing options; providing better shopping, recreational, and entertainment opportunities; preserving and creating jobs in town; and serving as a true community space. Local business owners will see increased sales and improved visibility as Storrs Center will attract new visitors and returning

customers. The Partnership and its members have spent the last ten years planning for Storrs Center and look forward to the opening of the first phase this summer.

The Mansfield Downtown Partnership has several membership levels: Individual; Senior/Student; Business/Organization; Patron; and Sponsor. Membership benefits include the Annual Report and semi-annual newsletter; notices of upcoming workshops or events; voting privileges at the Annual Meeting and special membership meetings; and the ability to hold office within the Partnership and to serve on committees. Business/Organization members, Patrons, and Sponsors receive additional benefits, including but not limited to: certificate of appreciation; recognition in Partnership newsletter and at the Annual meeting, and recognition on the Partnership website.

The Partnership's members are integral to its success. They lend their time and talents to committees, volunteer for events, and provide financial support. In addition, Partnership members have provided important guidance on the Storrs Center project by representing the views of the community during all stages of its development. The strong support of Partnership members is also an important consideration of grantors when looking at the value of the project. With over \$23 million in state and federal grants plus a number of state-wide awards from planning and downtown organizations, this support has received widespread recognition.

Consider becoming a member of the Mansfield Downtown Partnership today! For more information, please contact the Partnership office (860.429.2740 or mdp@mansfieldct.org).

Welcome to Our Newest Members!

The following individuals and businesses have recently joined the Mansfield Downtown Partnership:

- Paul Aho
- Caitlin Gergler
- Lynn Germaske
- Arthur Hathway
- Hyunyong Kim
- Natalie Miniutti
- Joe Poland
- Catherine Strauch
- Atlantis Therapeutic Massage LLC

Membership Form

Lend your support by becoming a member!

Membership* Benefits Include:

- Voting privileges at Annual Meeting and special membership meetings
- Semi-annual Partnership Newsletter
- Notices of upcoming workshops or events
- Ability to hold office within the Partnership and serve on committees

Please return this form, with check payable to:

Mansfield Downtown Partnership
4 South Eagleville Road
P.O. Box 513
Mansfield, CT 06268

Fax: 860.429.2719

Questions? 860.429.2740 or mdp@mansfieldct.org

Yearly Membership Investment

MDP operates on a calendar year.

- | | | | | |
|--|------|-----------------------------------|---------|---|
| <input type="checkbox"/> Student; Senior (age 60+) | \$10 | <input type="checkbox"/> Patron | \$200 | <input type="checkbox"/> I would like to volunteer my time. Please contact me to discuss MDP volunteer opportunities. |
| <input type="checkbox"/> Individual | \$15 | <input type="checkbox"/> Sponsor | \$1,000 | |
| <input type="checkbox"/> Business/Organization | \$50 | <input type="checkbox"/> Friend** | \$_____ | |

Please consider an additional contribution: \$_____ **Total Amt. Enclosed: \$_____**

Indiv./Bus./Org./Family Name _____

Contact Person _____

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Contributions may be tax deductible.



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

*Members must either reside in the Town of Mansfield, pay taxes to the Town of Mansfield, own or operate a business in the Town of Mansfield, own residential or business property in the Town of Mansfield, be an employee of a Mansfield-located business, or be affiliated with the University of Connecticut as a student, alumnus, or faculty/staff (current or former).

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

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Three Latest Leases for Storrs Center

Husky Pizza, Kebob Express, and Subway Join Growing List of Storrs Center Businesses



says Mr. Akkus. He is expanding his seating to accommodate over 50 people in his new restaurant and adding to his menu. Husky Pizza will add breakfast fare to its already robust lunch and dinner service. "I'm 100% sure that our business will do even better in our new location. We are excited to be in Storrs Center!"

Subway is nationally known for its healthy and tasty sandwiches, salads, and soups. Bread is baked throughout the day and sandwiches are made fresh just the way customers want while they wait. Subway recently began offering breakfast choices on its menu. While Subway has been located in Storrs for some time, regional Subway developer Steve Rogers is thrilled to be a part of Storrs Center. Mr. Rogers has owned and operated the Subway shop on the north side of the University of Connecticut campus for the past 36 years. His daughter, Clare Rogers, is the franchise owner for the Storrs Center Subway. "Storrs Center is changing the face of our community," said Mr. Rogers. "Beautiful buildings, a town



square where people can gather, a wide selection of food choices, services, and shopping, and residential apartment homes combine in Storrs Center to provide us with a real college "Main Street." We wanted our Subway to be a part of the excitement and support our new downtown!"

New to Storrs Center is Kebob Express, a Turkish restaurant that features delicious entrees made with fresh vegetables, meats, and exotic spices and served in a fun, exotic atmosphere. Vegetarian and gluten-free selections are available to satisfy a wide variety of preferences and discerning palettes. The owners of Kebob Express will be bringing vast experience to their restaurant in Storrs – their DD's Gyros and Subs restaurant located in Temple Street in Hartford has earned stellar reviews for its selection of gyros, roasted eggplant, tabouli and stuffed vine leaves. They also have a great selection of potatoes with toppings and creative salads. At Storrs Center, owner Hakan Yalim states, "A university community such as Storrs is interesting to us as res-

taurateurs, especially with its mix of people and backgrounds from across the globe. Storrs Center seems the perfect place to open Kebob Express. We're excited to be opening our new restaurant here and look forward to being a part of the community."

Howard Kaufman, Managing Member of LeylandAlliance LLC, the parent company of developer Storrs Center Alliance, could not be more pleased with the response to Storrs Center by its new tenants. "Almost all the spaces in the first phase of Storrs Center have been spoken for and space is filling quickly for the second phase which is expected to open in mid-2013. In this economy, this kind of leasing response is a true testament that Storrs Center will fulfill a real need for a main street neighborhood in Mansfield. The opening of Storrs Center can't come soon enough!"

In addition to the new restaurants to open in Storrs Center, a variety of services and shops will open. Among the first will be Select Physical Therapy and Storrs Automotive, which are scheduled to open in late April.

For more information about leasing opportunities, please contact Dan Zelson of Charter Realty and Development at (203) 227-2922 or e-mail him at dan@chartweb.com.

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