

# Storrs Center – Phase 4/Market Square Application for a Zoning Map Amendment



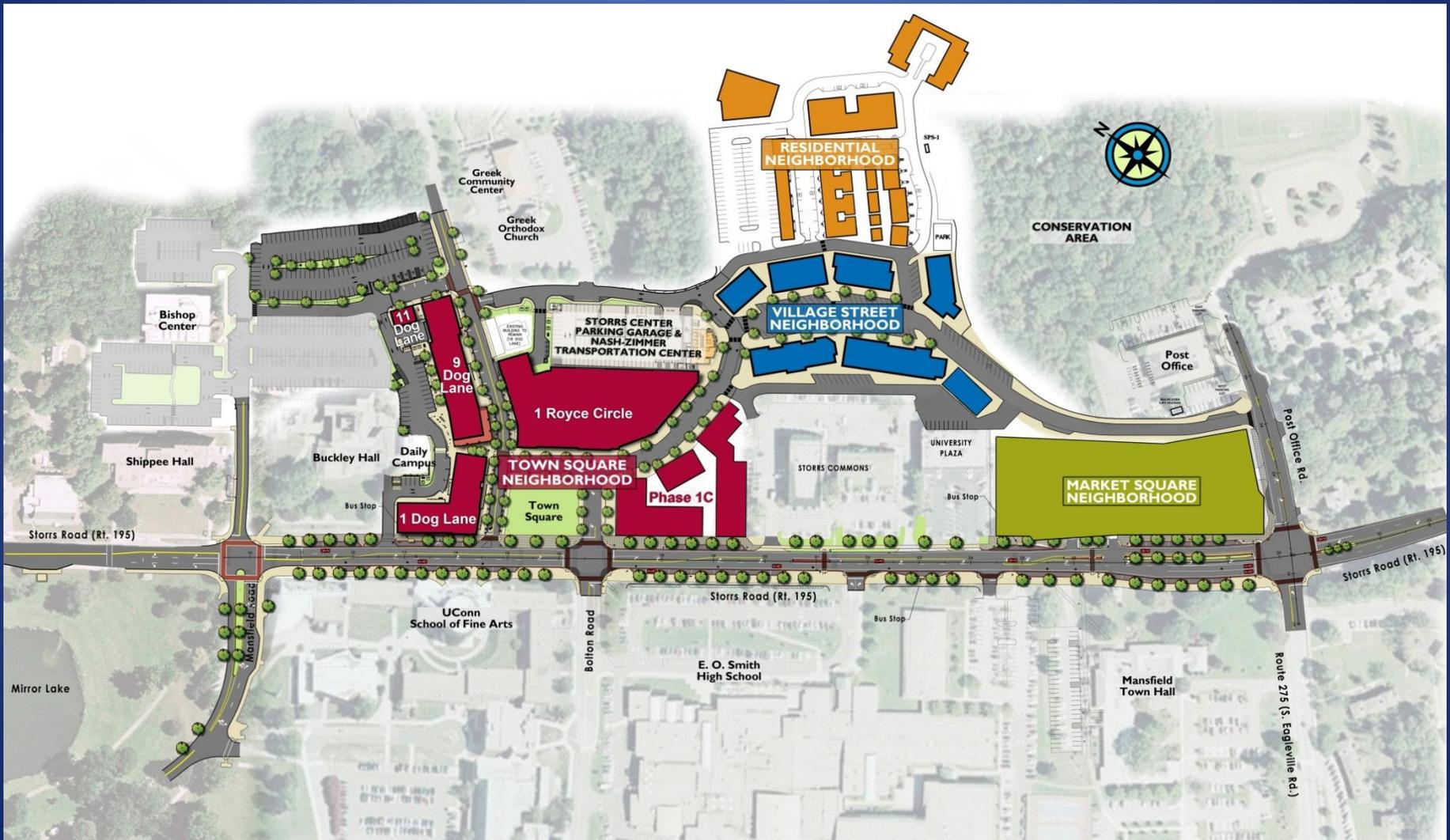
# Storrs Center Special Design District Zoning Map Amendment

**Objective:** Revise the Zoning Map for Phase 4 of the SC-SDD to accommodate an alternative concept for the Market Square area. The proposed changes are based on a carefully studied concept for a viable, practical and convenient town supermarket that is consistent with the overall mixed-use character and standards of architectural quality in Storrs Center.

# Key Considerations

- Phase 4 is intended to offer commercial uses to serve the daily shopping needs of the community.
- A grocery store has always been contemplated as a key component of the Phase 4 program.
- The mix of uses necessary to create a vibrant town center depends upon key anchors such as a grocer.
- The proposed concept had been envisioned as a new model for a moderately sized, downtown supermarket, which should be reflected both in the architecture and the program for the concept.
- At-grade parking, which allows for efficient store operations and accessibility for customers, is enhanced with landscape features and a green edge along Storrs Road.

# Storrs Center Neighborhood Master Plan



# Original Phase 4 Master Plan



# Original Concept for Phase 4



# Updated Concept for Phase 4

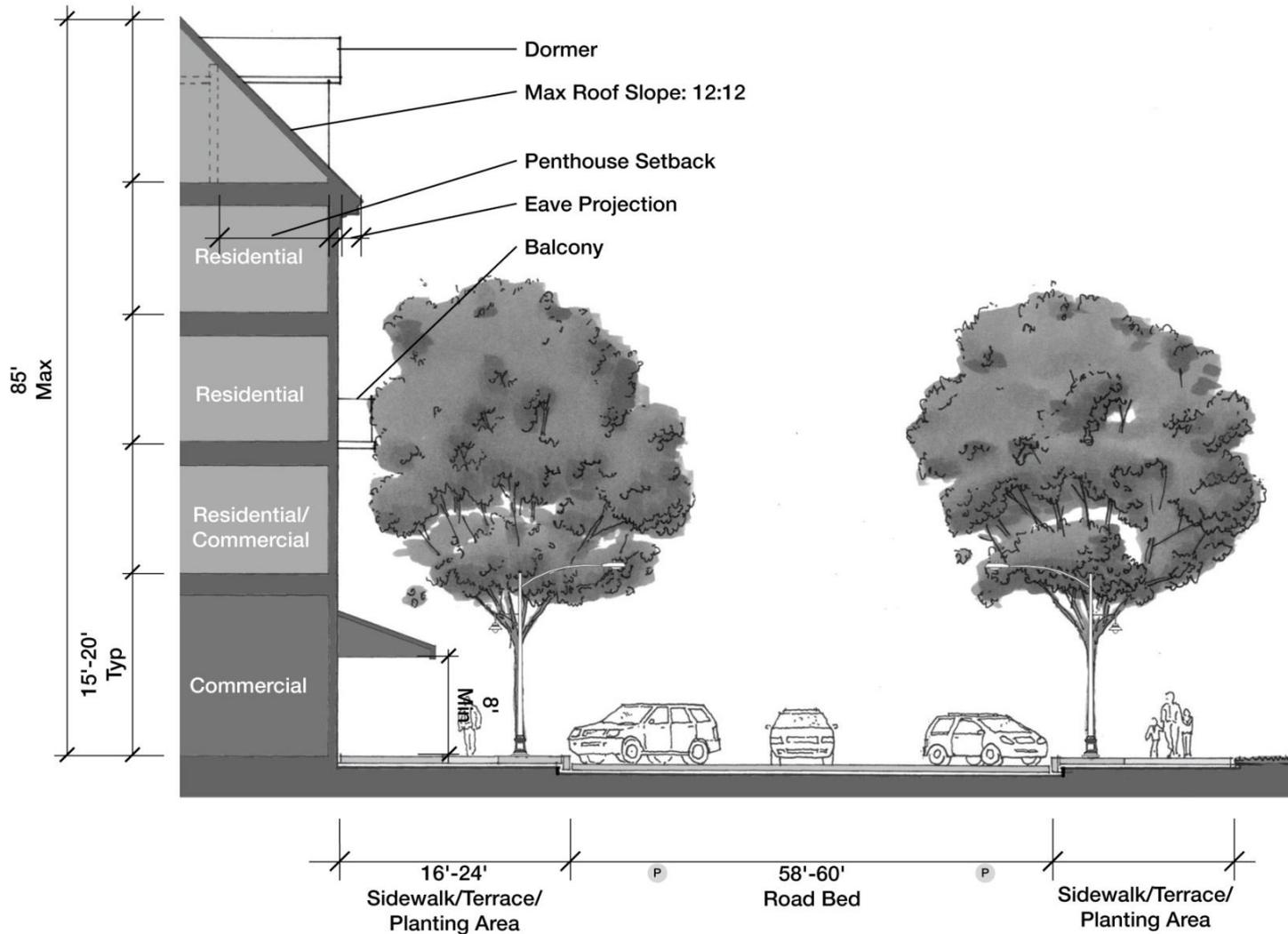


# Addendum to Design Guidelines

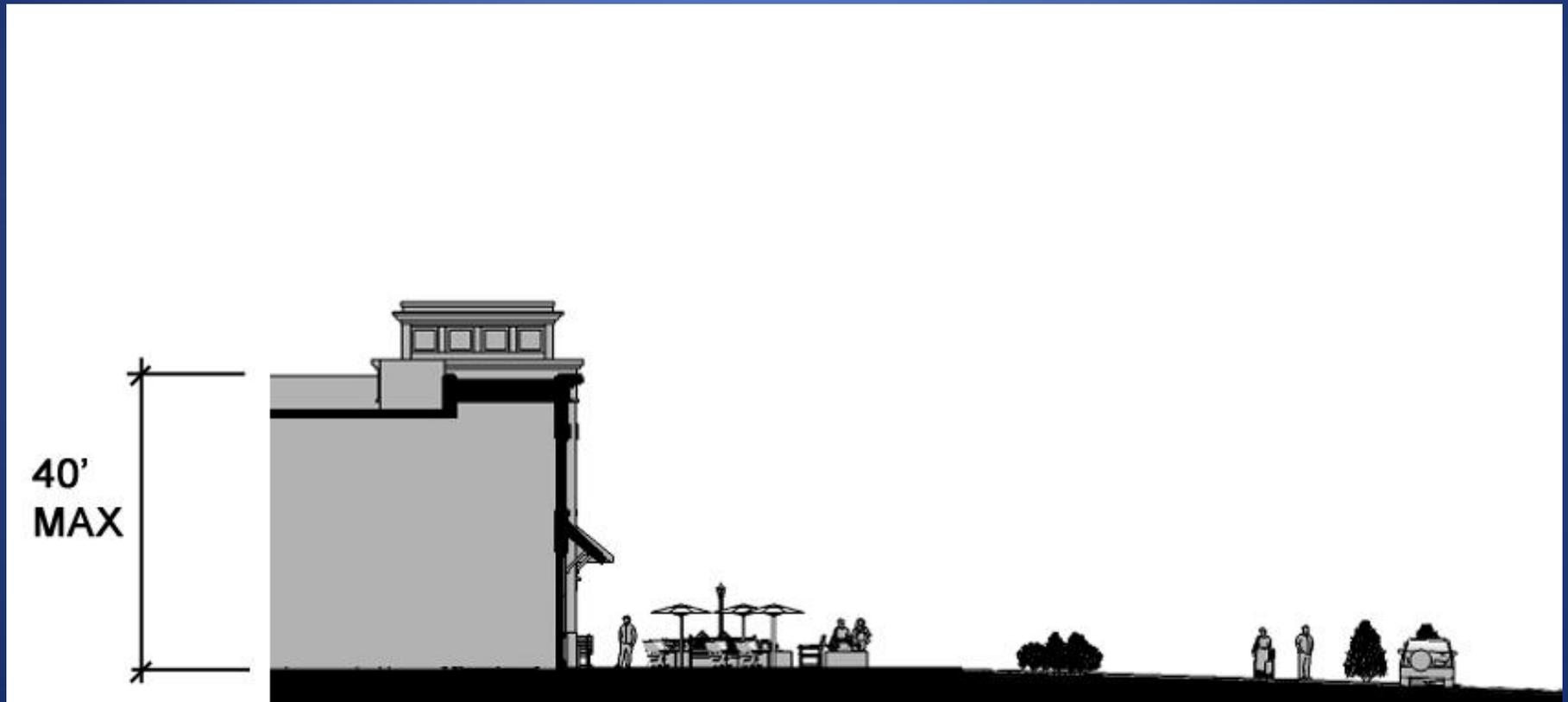
## Storrs Road Perspective of Market Square



# Original Design Guidelines: Building Section



# Addendum to Design Guidelines: Building Section at Supermarket



# Design Guidelines: Building Composition Supermarket South and West Elevations



# Design Guidelines: Building Composition

## Supermarket West Elevation along Storrs Road



# Design Guidelines: Building Composition

## Supermarket East Elevation on Village Street



# Design Guidelines: Building Composition

## Corner Building West Elevation on Storrs Road



# Design Guidelines: Elevations Supermarket Building Concept



Supermarket - South Elevation Concept



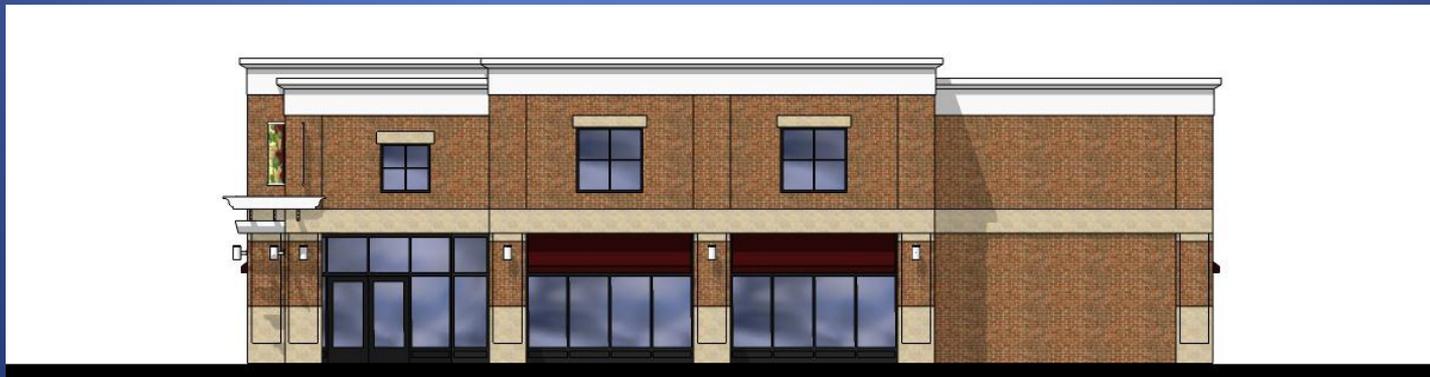
Supermarket - West Elevation Concept along Storrs Road

# Design Guidelines: Elevations

## Corner Building Concept



**Corner Building - West Elevation Concept along Storrs Road**



**Corner Building - South Elevation Concept Post Office Road**

# Supermarket Concept

## View of Northwest Corner at Storrs Road



# Corner Building Concept

## View from Storrs Road and Post Office Road



# Landscaping Concept View along Storrs Road



# Supermarket Concept

## View of Outdoor Seating Area



# Supermarket – Example Interior Concept



# Supermarket – Example Interior Concept



# Supermarket – Example Interior Concept



# Supermarket – Example Interior Concept



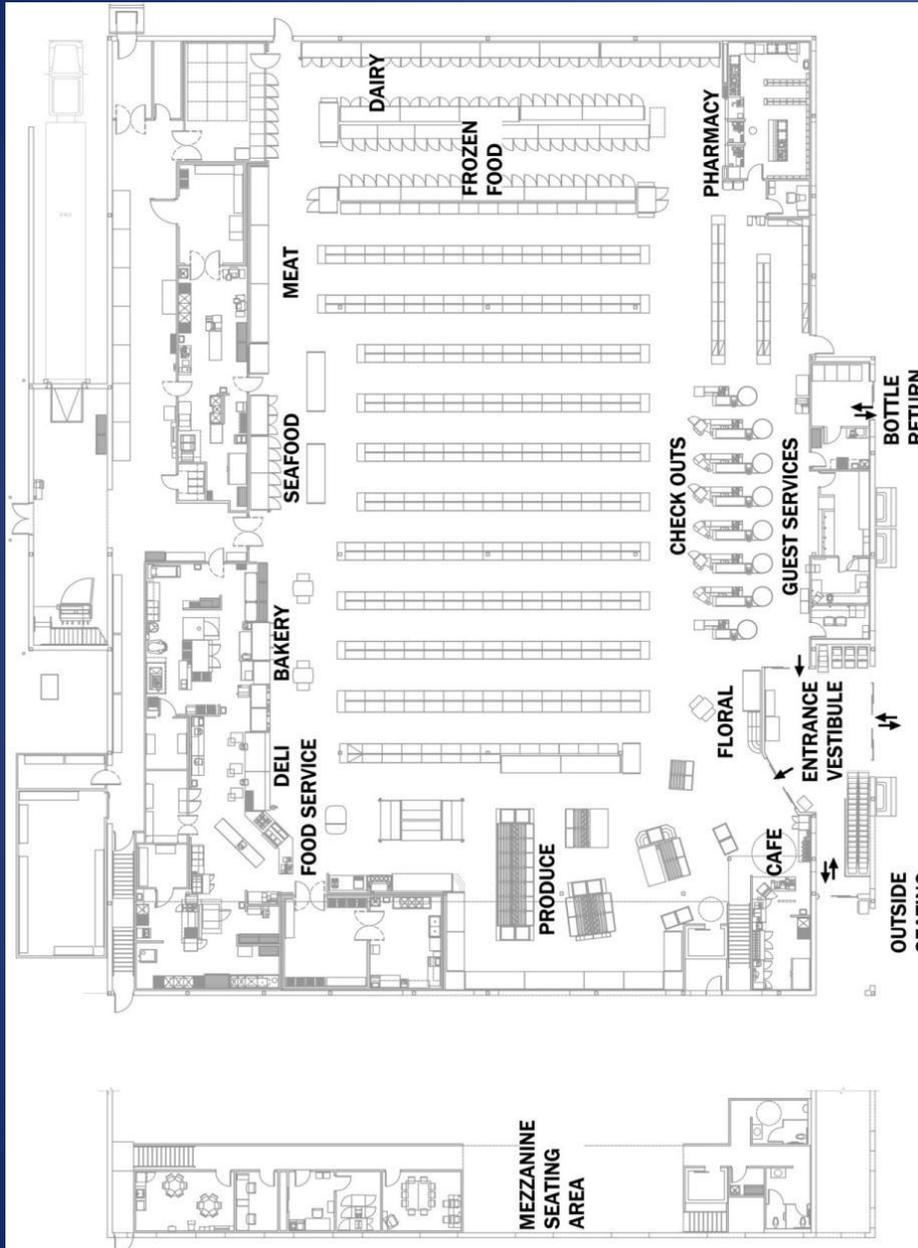
# Supermarket – Example Interior Concept



# Supermarket – Example Interior Concept



# Conceptual Supermarket Plan



- Approximately half the size of most new supermarkets and with fewer parking needs.
- Areas of window frontage have been maximized to include entry area at parking and produce area.
- Second story Café overlooks and activates Storrs Road.
- Outdoor seating area is located along an active pedestrian pathway near the café.
- The service area is minimized and sheltered from view; shared with other service access areas.

# Updated Concept for Phase 4



# Update to Master Stormwater Drainage Study

**SUMMARY:** The updates to the Market Square stormwater management system have been designed to generate runoff rates and peak flow rates similar to those in the previously accepted plan. Therefore, no adverse effects are expected from the updated development plan.

# Original Master Stormwater Management Plan

## STORMWATER BMP KEY

- ① FILTER BASIN/DRY DETENTION
- ② WET MEADOW/DRY DETENTION
- ③ STORMTRAP/UNDERGROUND DETENTION
- ④ DRY SWALE/FILTER TRENCH
- ⑤ TREE BOX FILTER
- ⑥ GREEN ROOF



STORRS CENTER  
STORRS ROAD (CT ROUTE 195) MANSFIELD, TOLLAND COUNTY, CONNECTICUT

CONCEPTUAL STORMWATER BMP PLAN



# Original Phase 4 Stormwater Management Design (DEP, ACOE Appv'd)



- Site primarily hardscape and roof
- Detention provided in Village Street
- Water Quality provided by Bio-Filter Basins

# Proposed Stormwater Management Design



# Update to Master Parking Study

**Original Master Plan Program – Phase 4:**

**Residential: 117 Units**

**Retail/Commercial: 80,017 Square Feet**

**On-Site Parking Provided: 377 Spaces**

# Update to Master Parking Study

Original Master Plan Program – Phase 4:  
Residential: 117 Units  
Retail/Commercial: 80,017 Square Feet  
On-Site Parking Provided: 377 Spaces



# Update to Master Parking Study

## Original Master Plan Program – Phase 4:

Residential:	117 Units
Retail/Commercial:	80,017 Square Feet
On-Site Parking Provided:	377 Spaces

## Current Proposed Program – Phase 4

Residential:	0
Retail/Commercial:	36,500 Square Feet
Parking Provided:	125 Spaces

# Update to Master Traffic Study

**SUMMARY:** The proposed Market Square modifications result in a smaller project in terms of the building program. The modified plan is projected to generate essentially the same volume of traffic during the morning peak hour (8 additional trips), and a somewhat higher volume (81 additional trips) during the afternoon peak hour. We anticipate **no change in the projected level of service** with the proposed modifications to Market Square.

# Update to Master Traffic Study



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