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STORRS CENTER ALLIANCE, LLC

APPLICATION TO AMEND THE MANSFIELD ZONING MAP

**STORRS CENTER
SPECIAL DESIGN DISTRICT
PHASE 1C (PARCEL 2)**

July 11, 2013

Via Hand Delivery

July 11, 2013

JoAnn Goodwin, Chair
Mansfield Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: **Storrs Center Alliance, LLC**
Application to Amend the Mansfield Zoning Map Pertaining to a Portion of the Storrs Center Special Design District

Dear Chairman Goodwin and Members of the Commission:

On behalf of Storrs Center Alliance LLC, I am pleased to submit the enclosed application to amend the Mansfield Zoning Map relative to a portion of the Storrs Center Special Design District (SC-SDD). The zoning map amendment would make very minor amendments to the approved SC-SDD plans for the Phase 1C (Parcel 2) area only, including a reduction in the maximum allowed building height for the parcel.

Pursuant to the application requirements of the Zoning Regulations, this application package includes 15 copies of the following documents:

1. Application form and supporting information.
2. Statement of Justification.
3. Update to Master Traffic Study prepared by BL Companies, Inc.
4. Update to Master Parking Study prepared by Desman Associates.
5. Update to Master Stormwater Drainage Study prepared by BL Companies, Inc.
6. Addendum to Design Guidelines for Storrs Center.
7. Amended Preliminary Master Plan package prepared by BL Companies, Inc., including three full-size sets of the following sheets:

JoAnn Goodwin, Chair
Planning and Zoning Commission
July 11, 2013
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- a. Amended Existing Zoning Map, Sheet ZC.02.b
- b. Amended Property Owners Map, Sheet ZC.03.b
- c. Amended Preliminary Master Plan for Phase 1C (Parcel 2), Sheet ZC.05.b
- d. Amended Preliminary Grading and Stormwater Management Plan for Phase 1C (Parcel 2), Sheet ZC.06.b
- e. Amended Traffic, Parking and Transit Plan for Phase 1C (Parcel 2), Sheet ZC.07.b
- f. Amended Site Utilities Plan for Phase 1C (Parcel 2), Sheet ZC.08.b
- g. Amended Pedestrian Facilities and Open Spaces Map for Phase 1C (Parcel 2), Sheet ZC.09.b
- h. Amended Phasing Plan for Phase 1C (Parcel 2), Sheet ZC.10.b
- i. Amended Preliminary Building Service and Access Plan for Phase 1C (Parcel 2), Sheet ZC.11.b

We also enclose three full-size copies of the plans included in the application. The application fee of \$560 has been submitted under separate cover. Since this application is limited to proposed changes to the Phase 1C (Parcel 2) area of the Storrs Center Special Design District, most of the application materials focus solely on that area.

We look forward to presenting this proposal to you.

Sincerely,



Geoffrey P. Fitzgerald, PE

Enclosures

Copy to: Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership

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APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # _____
Date _____

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property
from Storrs Center Special Design District to Storrs Center Special Design District

2. **Address/location** of subject property Storrs Road and Royce Circle
Assessor's Map 16 Block 41 Lot(s) 13 (portion)

3. **Acreeage** of subject property 0.58, acreage of adjacent land in same ownership (if any) _____

4. **APPLICANT** Storrs Center Alliance LLC
(please **PRINT**) _____ Signature _____
Street Address See attached Telephone _____
Town _____ Zip Code _____
Interest in property: Owner _____ Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

5. **OWNER OF RECORD:** See attached
(please **PRINT**) _____ Signature _____
Street Address _____ Telephone _____
Town _____ Zip Code _____
Signature _____
OR attached purchase contract _____ OR attached letter consenting to this application _____

6. **AGENTS** (if any) who may be directly contacted regarding this application:
Name Geoffrey Fitzgerald Telephone (203) 630-1406
Address BL Companies, 355 Research Parkway, Meriden, CT Zip Code 06450
Involvement (legal, engineering, surveying, etc.) Civil Engineering

Name Thomas P. Cody Telephone (860) 275-8264
Address Robinson & Cole LLP, 280 Trumbull St., Hartford Zip Code 06103
Involvement (legal, engineering, surveying, etc.) Legal counsel

7. The following items must be submitted as part of this application:
 application fee
 map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

legally-defined boundary description of areas to be rezoned

Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

See attached materials

(end of Applicant section)

* * * * *

(for office use only)

date application was received by the PZC _____ fee submitted _____

date of Public Hearing _____ date of PZC action _____

action: _____ approved _____ denied effective date _____

comments:

signed _____
Chairman, Mansfield Planning & Zoning Commission

date _____

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO PHASE 1C (PARCEL 2)
OF THE STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD))

Applicant and Owner of Record Information:

Storrs Center Alliance LLC
c/o LeylandAlliance LLC
P.O. Box 878 - 233 Route 17
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

STORRS CENTER ALLIANCE LLC

By: _____


Louis G. Marquet
Duly Authorized

Note: The property that is affected by this application (the "Property") is a portion of Tax Assessor Map 16, Block 41, Lot 13 known as Parcel 2 of the Storrs Center Phase 1C subdivision. The Property is approximately 0.58 acres in size, and is depicted on the plan sheets included in the application. The Property is located between Storrs Road and Royce Circle, south of Dog Lane. The Property is owned by Storrs Center Alliance LLC.

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO THE PHASE 1C (PARCEL 2) PORTION OF THE
STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD))

STATEMENT OF JUSTIFICATION

Introduction

This Application would amend the Mansfield Zoning Map relative to one portion of the existing Storrs Center Special Design District (SC-SDD). The SC-SDD area consists of several different neighborhoods within approximately 47 acres of land generally located on the east side of Storrs Road (Route 195) between Post Office Road (now named Charles Smith Way) and South Eagleville Road on the south and land along Dog Lane on the north. Near the intersection of Storrs Road and the Village Street (now named Royce Circle) is an area known as Phase 1C. The Phase 1C area was recently subdivided into two parcels known as Parcel 1 and Parcel 2. A zoning permit for development of Parcel 1 was recently approved by the Town.

This Application would amend the preliminary master plan and related zoning materials for the Parcel 2 area of Phase 1C to facilitate development of a new limited service hotel of no more than 100 rooms. The changes proposed in the Application are very minor, since the SC-SDD zoning map has already been approved for residential uses up to 5 stories in height. This map amendment would lower the maximum allowed building height in Phase 1C (Parcel 2) from 85 feet to 65 feet.

An application to amend the text of the Zoning Regulations has been filed concurrently with this Application. The proposed zoning text amendment would add a new definition of “Hotel, Limited Service” to the Zoning Regulations, and would also add the following use to the list of allowed uses within the SC-SDD:

Limited Service Hotels, provided that not more than a total of 100 hotel rooms or suites may be allowed in all of the Storrs Center Special Design District.

Background

Following a competitive selection process, Storrs Center Alliance, LLC (“SCA”) was selected to be the master developer of Storrs Center. The sole member of SCA is LeylandAlliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. In addition to Storrs Center, LeylandAlliance is currently building traditional neighborhood developments in North Augusta, South Carolina and Warwick, New York.

The Mansfield Downtown Partnership and SCA, working with a team of professional architects, planners, scientists, engineers and legal counsel, jointly prepared materials to create a special design district for Storrs Center. In 2007, the Mansfield Planning & Zoning Commission rezoned 47 acres of land in the center of Storrs to the newly-created Storrs Center Special Design District. The intent of the new zoning designation was to facilitate the redevelopment of a portion of the downtown Storrs area that was previously developed with a mix of mainly commercial uses.

Storrs Center was envisioned to be a mixed-use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy about one-third of the overall site. Approximately 30 acres would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

The Town of Mansfield approved a zoning permit for the first two phases of construction of Storrs Center. The first buildings are substantially complete at the northeast corner of Dog Lane and Storrs Road. The next phase is now under construction in front of the Parking Garage, which is nearing completion. Zoning permits have been approved for the Parking Garage and Intermodal Center, Village Street and Transit Pathways, and Post Office Road and the Post Office Site. A zoning permit has also been approved for Phase 4, which will contain a supermarket and other commercial uses, at the northeast corner of Storrs Road and Charles Smith Way.

Property Included in this Map Amendment Application

This Application would amend the Mansfield Zoning Map pertaining to one portion of the Storrs Center Special Design District area. Specifically, the area to be amended (the “Property”) is about 0.58 acres in size and is referred to as Parcel 2 of the Phase 1C area. The Property is a portion of Tax Assessor Map 16, Block 41, Lot 13, and it is located entirely within the area already zoned SC-SDD. The Property is owned by Storrs Center Alliance LLC.

Materials Submitted in Support of Map Amendment Application

This Application includes all of the information required by the Zoning Regulations to receive approval of a zoning map amendment. The materials submitted with this Application include the following:

Preliminary Master Plan

The approved plans for the SC-SDD include 13 plan sheets. This Application includes the following plan sheets, which focus on the Phase 1C (Parcel 2) area:

1. Amended Existing Zoning Map, Sheet ZC.02.b

2. Amended Property Owners Map, Sheet ZC.03.b
3. Amended Preliminary Master Plan for Phase 1C (Parcel 2), Sheet ZC.05.b
4. Amended Preliminary Grading and Stormwater Management Plan for Phase 1C (Parcel 2), Sheet ZC.06.b
5. Amended Traffic, Parking and Transit Plan for Phase 1C (Parcel 2), Sheet ZC.07.b
6. Amended Site Utilities Plan for Phase 1C (Parcel 2), Sheet ZC.08.b
7. Amended Pedestrian Facilities and Open Spaces Map for Phase 1C (Parcel 2), Sheet ZC.09.b
8. Amended Phasing Plan for Phase 1C (Parcel 2), Sheet ZC.10.b
9. Amended Preliminary Building Service and Access Plan for Phase 1C (Parcel 2), Sheet ZC.11.b

Update to Master Parking Study

The original Master Parking Study for Storrs Center that was approved by the Planning and Zoning Commission determined the peak parking demand that would be generated by the Storrs Center development program and compared the peak demand with the proposed parking supply. To accomplish this task, the Study identified the component land use types within the overall development program and assigned base parking demand factors to each land use type according to accepted industry data. Next, adjustments were made to each base demand factor according to accepted methodologies of shared use analysis. Shared use analysis takes into consideration proximity to the University of Connecticut, availability of transit and pedestrian connections, and the synergy of uses that are proposed. Next, parking demand was calculated by multiplying the adjusted demand factors by the equivalent units of development program across all hours of the day and evening. Finally, proposed parking supply was identified and compared with the peak parking demand. This Study concluded that the project proposed an adequate supply of parking sufficient to accommodate the peak demand generated by the entire development program for the project.

The Update to the Master Parking Study analyzes whether the addition of a limited service hotel would have an effect on the provision of parking in Storrs Center. In particular, the Update to the Master Parking Study compares the parking demand from the 100 residential units already approved for Phase 1C (Parcel 2) to the parking demand from a 100 unit limited service hotel. The Study Update concludes that the change would have no negative impact on the availability of parking in Storrs Center.

Update to Master Traffic Study

The original Master Traffic Study for Storrs Center, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study examined the existing roadway and access conditions in the area of the Project Site. Existing intersection geometry, current peak hour traffic volumes and levels of service, average daily traffic, public transportation and accident data were presented.

The Study also examined the expected increase in traffic volumes in the area, both with and without the Project. Site access, planned improvements by others, trip distribution, site traffic volumes and full build-out traffic volumes were presented. Roadway adequacy was studied, including signalized and unsignalized intersections.

The Update to the Master Traffic Study analyzes whether the development of a 100 room limited service hotel would have any greater impact on traffic operations as compared to the 100 residential units that are already approved for the parcel. The Study Update concludes that the proposed plan changes to add a limited service hotel use for Phase 1C (Parcel 2) will not change the fundamental analysis and conclusions of the original study.

Update to Master Stormwater Drainage Study

The original Master Stormwater Drainage Study, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study included the pre-development and post-development hydrologic conditions of the Project Site, the pre-development and post-development peak flows from the Project Site, estimated post-development drainage area characteristics and estimated post-development peak flows. The Study concluded that an estimated minimum storage of 4.3 acre feet may be necessary to maintain pre-development peak flows from the Project Site. The preliminary master plan demonstrated that the Project Site is capable of handling 4.3 acre feet of storage.

The Study also included extensive discussion of stormwater best management practices that will be used during development of the Project Site. In addition to peak flow attenuation, a variety of water quality treatment measures will be used. Infiltration will be used wherever possible. The best management practices that were proposed in the Study are consistent with the Connecticut DEEP 2004 Stormwater Quality Manual.

The original stormwater management plan was approved by the Connecticut DEEP. In addition, the project was registered under the Connecticut General Permit for Stormwater Discharges from Construction Activity and is required to adhere to all of the requirements contained in the general permit. The general permit is administered by the Connecticut DEEP.

The Update to the Master Stormwater Drainage Study analyzes whether the development of a 100 room limited service hotel would have any effect on the conclusions reached in the original Master Stormwater Drainage Study as compared

to the 100 residential units that are already approved for the parcel. The Study Update concludes that the proposed plan changes will not change the overall design for the stormwater drainage system, and will have no negative effect on stormwater management in Storrs Center.

Addendum to Design Guidelines

The original SC-SDD application included an extensive set of Design Guidelines covering a wide array of site and building design criteria. The Guidelines serve two purposes: to help guide architects and planners in the preparation of materials in support of future zoning permit applications within Storrs Center, and to serve as a resource during the review of zoning permit applications by town staff and the Mansfield Downtown Partnership to ensure consistency with the intent of the Storrs Center Special Design District.

The Design Guidelines have five principal sections, including overview, area-specific requirements, lot and building standards, site improvement standards, and appendices. A very brief Addendum to the Design Guidelines has been prepared to address the proposed modifications to the Phase 1C (Parcel 2) area.

The Design Guidelines Addendum notes that a limited service hotel is allowed within Storrs Center. In addition, the Addendum lowers the maximum building height for Phase 1C (Parcel 2) from 85 feet to 65 feet. The Addendum is intended to serve as a supplement to the Design Guidelines. If, for some reason, the development of a limited service hotel in the Phase 1C (Parcel 2) area does not go forward as anticipated, then the original Design Guidelines would remain in effect. This is intended to give the Planning and Zoning Commission sufficient comfort that an appropriate set of guidelines will remain in place under any development scenario.

No Change to Potable Water and Sanitary Sewer Service Availability

The proposed changes to the Phase 1C (Parcel 2) area will have no effect on the provision of potable water and sanitary sewer services to Storrs Center by the University of Connecticut.

Information Requirements and Approval Considerations in Article XIII, Sections B, D

Zoning Regulations Article XIII, Section B sets forth certain requirements for information to be submitted in conjunction with any petition to amend the Zoning Map.

1. Compatibility of the proposal with respect to the Mansfield Plan of Conservation and Development: For all of the reasons set forth in this application, the applicant believes that the proposed modifications to the Phase 1C (Parcel 2) area are consistent with the 2006 Mansfield Plan of Conservation and Development.

2. Reasons for the particular changes: The principal reason for the proposed zoning map amendment is to amend the approved SC-SDD plan for the Phase 1C (Parcel 2) area to accommodate a new limited service hotel containing a maximum of 100 rooms. The scope of the revisions to the SC-SDD plans is very minor.

3. Effects on the health, safety, welfare and property values of Mansfield residents: The proposed revisions to the Phase 1C (Parcel 2) area will not significantly change the essential character of Storrs Center, either as it was originally approved or as it is emerging during construction. The project will still include a mix of land uses, including residential, retail, restaurant and office uses. This complementary range of land uses will provide needed housing, shopping, services, and entertainment opportunities for all Mansfield residents. The project will still be pedestrian-friendly and encourage pedestrian movement both within and near the project. At the time the Storrs Center Special Design District was initially approved in 2007, the zoning district previously governing the Phase 1C area (before rezoning to SC-SDD) was Planned Business 2 (PB-2). “Hotels, motels and tourist homes” are allowed within the PB-2 zone district. Thus, the proposal to develop a limited service hotel in the Phase 1C (Parcel 2) area is in keeping with the long-term plan for land uses in this area of Mansfield. Moreover, the concept that a hotel might be located within Storrs Center was described in the MDP.

Zoning Regulations Article XIII, Section D sets forth the following approval considerations for the Planning and Zoning Commission:

1. The proposal is complete and contains all required application information. The applicant believes that the Application is complete and contains all of the information required by the Zoning Regulations relative to a zoning map amendment.

2. The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. For all of the reasons stated above, the applicant believes that the proposal is consistent with the Mansfield Plan of Conservation and Development.

3. The proposal is consistent with the expression of regulatory intent and purpose contained in Article I of these regulations and Section 8-2 of the Connecticut General Statutes. This map amendment is consistent with the purpose contained in Article I of the Zoning Regulations, in that the proposal is consistent with the character of the area. At the time the Storrs Center Special Design District was initially approved in 2007, the zoning district previously governing the Phase 1C area (before rezoning to SC-SDD) was Planned Business 2 (PB-2). “Hotels, motels and tourist homes” are allowed within the PB-2 zone district. The plan amendment protects the health, safety, convenience and welfare of the residents of Mansfield, as described above.

4. Any proposal to revise the Zoning Map has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area. This map amendment application proposes very minor changes to the approved SDD plans for the Phase 1C (Parcel 2) area of Storrs Center. In particular, changes are proposed to allow for a new limited service hotel to be constructed in this area. All of the planning work that has been done by the Town of Mansfield, the Mansfield Downtown Partnership, and Storrs Center Alliance indicate that this proposal will have a positive impact on the existing land uses in the surrounding area.

STORRS CENTER

Update to Master Traffic Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

July 10, 2013

BACKGROUND

Pursuant to Article X, Section S.3.c (iii) of the Zoning Regulations (previously referenced as Article X, Section T.3.c (iii)), BL Companies prepared a Master Traffic Study for Storrs Center in February, 2007. The Master Traffic Study was submitted as part of the application for a zoning map amendment to the Storrs Center Special Design District.

The Master Traffic Study addressed the full build out of Storrs Center and was based on development plan assumptions of 690 residential units, 164,110± square feet of retail space and 46,750± square feet of office space.

Subsequent to Planning and Zoning Commission approval, the Master Plan was approved by the State Traffic Commission (STC Certificate # 1849) along with certain traffic improvements, which are currently nearing completion.

The Master Traffic study conclusions were updated in August of 2012 to reflect the incorporation of a 31,500 square foot grocery store/market in the Phase 4 Market Square area, replacing the previously approved retail space. A request for Administrative Decision of No Significant Impact on the State Highway system was filed with the Office of State Traffic Administration for this change in use on May 15, 2013. A positive disposition of that request is expected shortly.

PROPOSED MODIFICATIONS

Storrs Center Alliance LLC (SCA) has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "Limited Service Hotels" to the list of allowed uses within the Storrs Center Special Design District. In addition, SCA has applied for a zoning map amendment for the Phase 1C (Parcel 2) portion of the approved Storrs Center Special Design District. The zoning map amendment would enable 100 of the previously approved residential units to be replaced with a 100-room limited service hotel within Phase 1C (Parcel 2). This memo considers what traffic impacts, if any, would result from the development of a 100-room limited service hotel instead of a comparable number of residential units in Storrs Center.

METHODOLOGY OF TRIP GENERATION COMPARISON

The approved Master Traffic Study, prepared in February of 2007 and the initial State Traffic Commission (STC) Application for Storrs Center, submitted in April of 2008, utilized trip rates for the residential component of the project as shown in Table 1. The proposed use "limited service hotel" is consistent with the category "Business Hotel", as defined in the reference "Trip Generation", 9th Edition, published by the Institute of Transportation Engineers (ITE). Therefore, Table 1 uses the ITE trip generation rates for a Business Hotel

**Table 1
Peak Hour Vehicle Trip Rates**

Use	Unit	AM Peak Hr	PM Peak Hr
Residential	Dwelling Unit (DU)	0.31	0.57
Limited Service Hotel	Occupied Rooms	0.58	0.62

In addition, due to the nature of the development and the unique project area, the computed gross change in the number of trips was adjusted downwards by 10% for internal capture and transit/walking, as per the prior allowance approved by the State Traffic Commission (now Office of State traffic Administration). Given the location of Storrs Center, in a mixed use environment near a college campus, automobile usage may be considerably lower than these figures suggest, but can't be quantified.

Table 2 shows the trip generation estimated for the currently approved 100 residential units as well as that for a 100 room limited service hotel (at a good average occupancy rate of 80%).

**Table 2
Peak Hour Trip Generation**

Use	Size	Unit	AM Peak	PM Peak
Limited Service Hotel	100	Rooms	47	50
Residential	100	DU	31	57
Gross Change			16	-7
Less 10% Capture, Walking, Transit			-2	-
Net Change in Vehicle Trips			14	-7

SUMMARY

In the afternoon peak hour, a 100 room limited service hotel would generate slightly fewer trips than 100 residential units. In the morning peak hour, a hotel would generate a slightly higher number of trips than the residential uses. This net increase of 14 vehicle trips during the morning peak hour is very small as compared to the overall peak hour trips that were projected for Storrs Center, which were 420 trips in the morning and 970 trips in the afternoon. Moreover, the morning time period in this area is not the critical one in terms of traffic capacity and level of service, since the traffic volumes are lower in the morning than in the afternoon.

The critical time period is the afternoon peak hour, which is projected to exhibit a small reduction in trips generated by the land use change to a limited service hotel. The nearby Storrs Road (Route 195) intersections were projected to accommodate 1200-1300 morning peak hour and 1600-1900 afternoon peak hour trips at the full build out of Storrs Center. In conclusion, no perceptible change in traffic operations would result from the replacement of 100 residential units with a 100 room limited service hotel.

STORRS CENTER

Update to Master Parking Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

BACKGROUND

Desman Associates prepared the original Master Parking Study that was approved by the Planning and Zoning Commission as part of a zoning map amendment to the Storrs Center Special Design District.

Within the approved Master Parking Study for Storrs Center, Desman established a base parking demand ratio of 1.25 spaces per residential unit in Storrs Center. This ratio was consistent with Urban Land Institute (ULI) recommendations at the time, and reflected the types of residential uses and parking structures to be built in Storrs Center. The base demand ratio was not adjusted to reflect the potential impacts of modal use¹, internal capture², variation in demand according to time of year (i.e. seasonality) or variation in demand according to time of day.³

PROPOSED MODIFICATIONS TO PHASE 1C

The proposed modifications to Phase 1C will replace 100 residential units, previously approved for Parcel 2, with a 100-room limited service hotel.

The Urban Land Institute's *Shared Parking: Second Edition* is considered the authoritative text on establishing and projecting parking demand requirements in mixed-use settings. Within this manual, the ULI recognizes two types of hotel: a business hotel, which sees higher use on weekdays, and a leisure hotel, which experiences increased utilization on weekends. The ULI recommends a base ratio of 1.25 spaces per room on a weekday and 1.08 spaces per room on a weekend day for business hotels and 1.15 spaces per room on a weekday and 1.18 spaces per room on a weekend day for leisure hotels.

Whether one characterizes the hotel use in Phase 1C of Storrs Center to function more like a business hotel or more like a leisure hotel, the base demand ratios recommended by the ULI for hotel uses are equivalent to or less than the base demand ratios applied to residential units in the Master Parking Study prepared for Storrs Center. For these reasons, Desman projects that any modification of the Storrs Center land use mix from 100 residential units to 100-room limited service hotel will have no negative impact on the ability of the Storrs Center parking supply to adequately accommodate parking demand across the project. In fact, hotel uses may experience

¹ Referenced within the analysis as the percentage of users likely to arrive on site by means other than a single-occupant personal vehicle.

² Also referred to in this study as "synergy" or the percentage of users captive to one land use but also patronizing others.

³ Variations in demand by time of day were not included in calculations because it was conservatively assumed that all parking associated with residential users would be exclusively reserved for their use.

some reductions in parking demand as a result of intermodal impacts⁴, variations in demand according to time of day⁵, and variations in demand due to time of year⁶. These factors could reduce parking demand generated by hotel land uses by up to 50% relative to the base demand ratio, depending on the time of day and year.

Modifying the Storrs Center land use mix in Phase 1C by shifting 100 residential units to a 100-room limited service hotel could also have a positive impact on the parking supply/demand dynamics across the project area as a whole. The Master Parking Study assumed that all of the parking spaces provided for residences (at a ratio of 1.25 spaces per unit) would be set aside exclusively for residential use. With a hotel, it is possible that some of the required parking spaces could be provided on a shared basis with other uses in Storrs Center with complementary use schedules, depending on specific demand factors such as time of day and time of year demand within the project. This could result in greater efficiency of parking usage across the entire project area.

c:\users\ahill\desktop\desman parking memo 07102013.docx

⁴ Especially if the hotel offered shuttle service between the hotel and area modal hubs such as airports, train stations or bus stations.

⁵ Room occupancy (for visitors) can drop as low as 55% for business hotels and 65% of leisure hotels at mid-day, thereby reducing parking demand during standard business hours well below the basic demand ratio for the land use.

⁶ Hotel occupancy can vary between 50% and 100% depending on the type of hotel and month of the year, reducing the base demand ratio by the same percentage.

STORRS CENTER

Update to Master Stormwater Drainage Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

July 10, 2013

BACKGROUND

The Storrs Center Special Design District Master Stormwater Drainage Study was prepared by BL Companies pursuant to the Town of Mansfield Zoning Regulations (Article X, Section S.3.c(iv), formerly referenced as Article X, Section T.3.c (iv)).

That report was developed in order to determine how stormwater would be managed under the developed condition while minimizing disturbance and without causing adverse impacts to existing natural features, such as wetlands and vernal pools. The report detailed the proposed water quality and water quantity treatment BMPs for the site, including an analysis of post-development peak flows and an estimate of the amount of stormwater storage necessary to maintain peak flows.

This update has been prepared to address the proposed modifications to the Phase 1C (Parcel 2) area of Storrs Center, to provide a comparison between the approved Master Stormwater Drainage Study and the proposed update and to demonstrate consistency in the design with respect to post-development peak flow rates, water quality and water quantity.

PROPOSED MODIFICATIONS TO PHASE 1C

Storrs Center Alliance LLC (SCA) has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "Limited Service Hotels" to the list of allowed uses within the Storrs Center Special Design District. In addition, SCA has applied for a zoning map amendment for the Phase 1C (Parcel 2) portion of the approved Storrs Center Special Design District. The zoning map amendment would enable 100 of the previously approved residential units to be replaced with a 100-room limited service hotel within Phase 1C (Parcel 2).

The proposed stormwater management for this will not change in this proposal. The previously approved Phase 1C (Parcel 2) area consisted of building and hardscape only, with no proposed pervious surfaces. The proposed amendment to add a Limited Service Hotel will not change the stormwater runoff quantity or change the management requirements.

SUMMARY

Given that the updated design is expected to generate equal runoff rates and matching discharge peak flow rates to the previously accepted study, no changes are expected from the amended Phase 1C (Parcel 2) development program in regards to stormwater management.

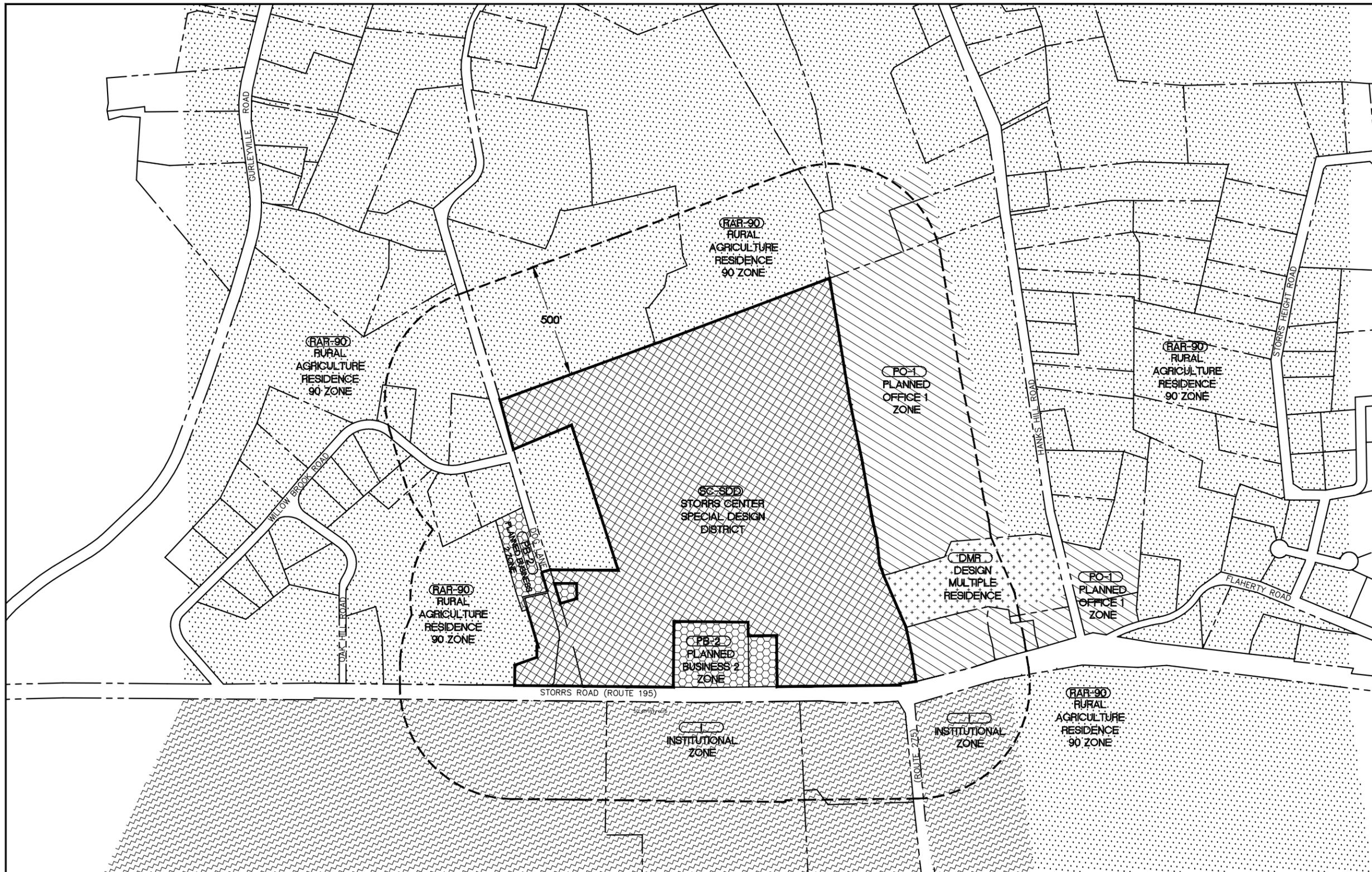
ADDENDUM TO:
STORRS CENTER
SPECIAL DESIGN DISTRICT
DESIGN GUIDELINES PURSUANT TO
MANSFIELD ZONING REGULATIONS
ARTICLE X, SECTION S.3.c (vi)
(FORMERLY REFERENCED AS ARTICLE X, SECTION T.3.c (vi))

ALTERNATIVE DESIGN GUIDELINES FOR
PHASE 1C (PARCEL 2) AREA
DEVELOPMENT OF LIMITED SERVICE HOTEL

[Amend section 2.3.2 as follows. All other provisions of the Guidelines remain unchanged.]

2.3.2 Dimensional Requirements

- a. Building Coverage: No maximum building coverage, subject to requirements for public sidewalks and streets.
- b. Lot Size: No minimum lot size.
- c. Front Yard Setback Line: 0 foot minimum from public sidewalk, provided that the face of building shall be no less than 8 feet from the back curb.
- d. Side Yard Setback Line: 0 feet.
- e. Building Height: Two story minimum up to a maximum of five and one-half stories. Three story minimum for buildings located directly on the Town Square. Overall building height may not exceed 85 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed. In the Phase 1C (Parcel 2) area, to encourage a transition of building heights to adjacent properties, overall building height may not exceed 65 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed.



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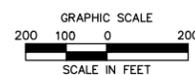


**ROBINSON
 & COLE** LLP

NO.	REVISION DESCRIPTION	DATE

**AMENDED
 EXISTING
 ZONING MAP**

DESIGNED	JJU	SHEET
DRAWN	JJU	
CHECKED		
APPROVED		ZC.02.b
SCALE	1"=200'	
PROJECT #	030667	
DATE	08/29/12	





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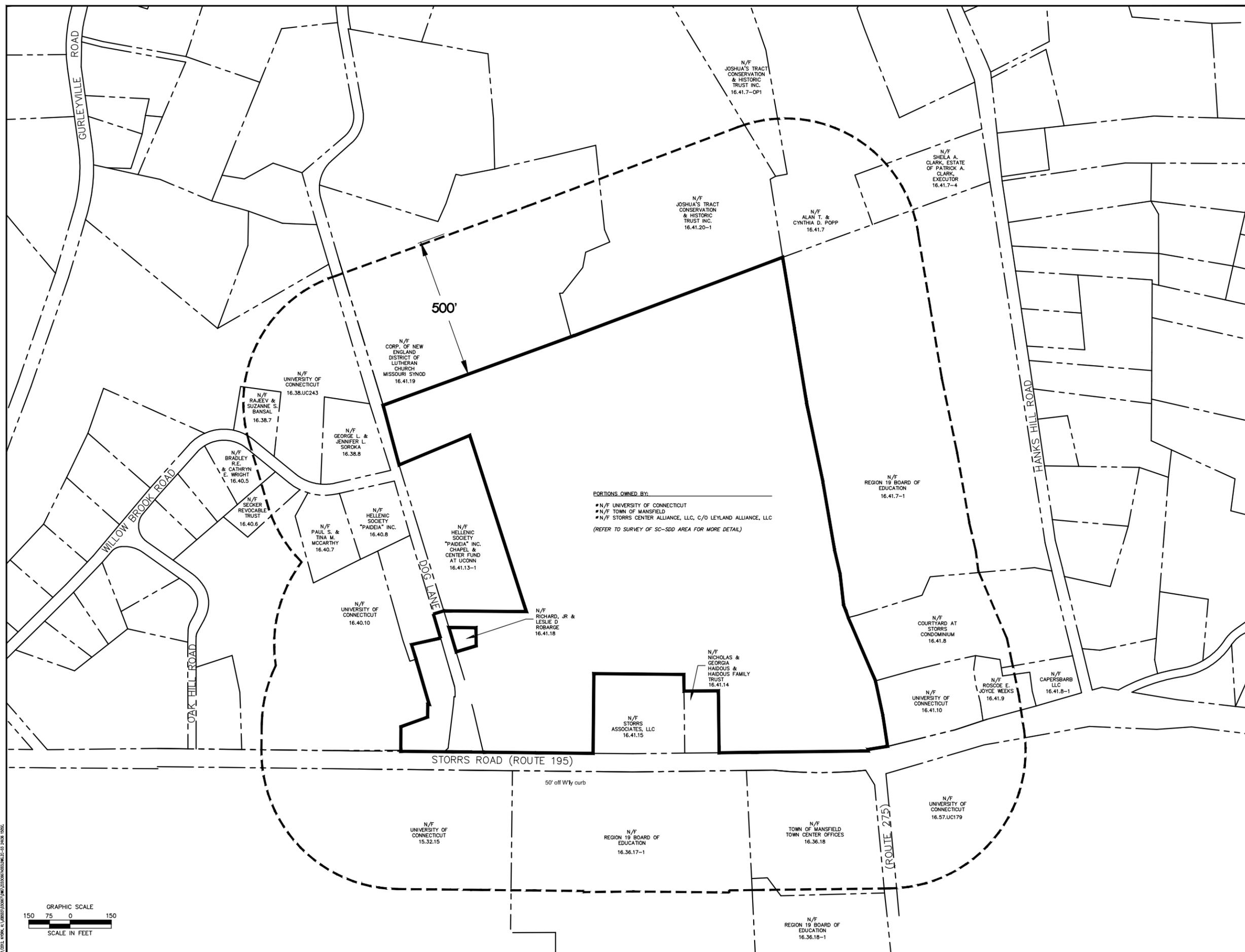
ROBINSON
& COLE LLP

NO.	REVISION DESCRIPTION	DATE

AMENDED PROPERTY OWNERS MAP

DESIGNED JUJ SHEET
 DRAWN JUJ
 CHECKED
 APPROVED
 SCALE 1"=150'
 PROJECT # 030687
 DATE 08/29/12

ZC.03.b



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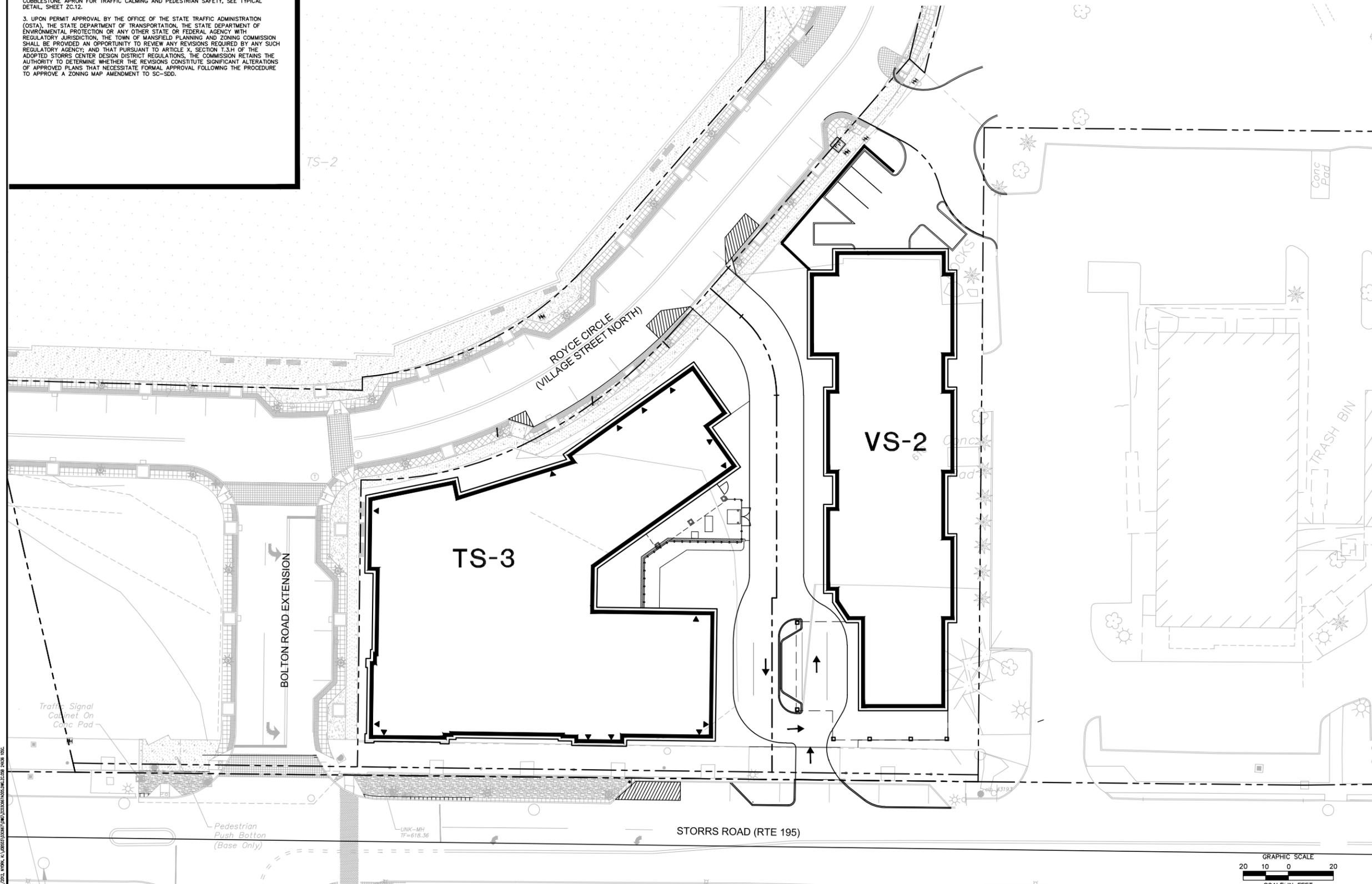
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PROPOSED BUILDING LEGEND

ID	DESCRIPTION
VS-2	VILLAGE STREET-LIMITED SERVICE HOTEL
TS-3	TOWN SQUARE-RETAIL/RESIDENTIAL

NOTES:

1. PROPOSED CURB CUT LOCATIONS AND ACCESS CONFIGURATIONS AT STORRS ROAD ARE SUBJECT TO APPROVAL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION'S (CONDOT) OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA).
2. CURB RADII DESIGNED TO ACCOMMODATE LARGER VEHICLES MAY FEATURE MOUNTABLE COBBLESTONE APRON FOR TRAFFIC CALMING AND PEDESTRIAN SAFETY, SEE TYPICAL DETAIL, SHEET ZC.12.
3. UPON PERMIT APPROVAL BY THE OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA), THE STATE DEPARTMENT OF TRANSPORTATION, THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER STATE OR FEDERAL AGENCY WITH REGULATORY JURISDICTION, THE TOWN OF MANSFIELD PLANNING AND ZONING COMMISSION SHALL BE PROVIDED AN OPPORTUNITY TO REVIEW ANY REVISIONS REQUIRED BY ANY SUCH REGULATORY AGENCY, AND THAT PURSUANT TO ARTICLE X, SECTION T.3.H OF THE ADOPTED STORRS CENTER DESIGN DISTRICT REGULATIONS, THE COMMISSION RETAINS THE AUTHORITY TO DETERMINE WHETHER THE REVISIONS CONSTITUTE SIGNIFICANT ALTERATIONS OF APPROVED PLANS THAT NECESSITATE FORMAL APPROVAL FOLLOWING THE PROCEDURE TO APPROVE A ZONING MAP AMENDMENT TO SC-SDD.



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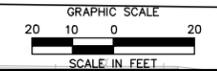
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ROBINSON & COLE

NO.	REVISION DESCRIPTION	DATE

AMENDED PRELIMINARY MASTER PLAN FOR PHASE 1C (PARCEL 2)

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.05.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



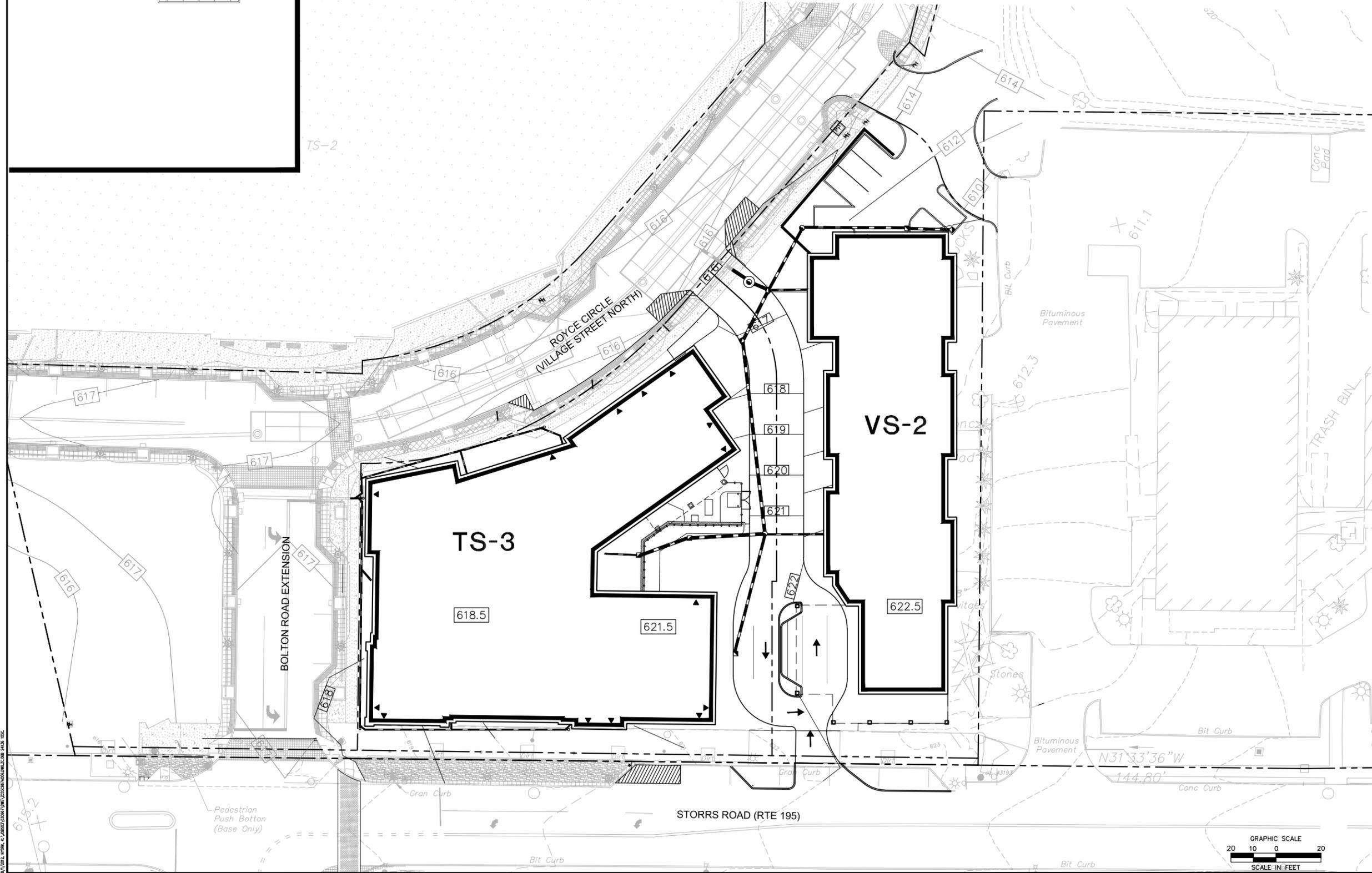
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PROPOSED STORMWATER LEGEND

- STORM LINE
- ROOF LEADER
- CATCH BASIN
- STORM MANHOLE

- HYDRODYNAMIC SEPARATOR

- EXISTING STORMTRAP UNDERGROUND DETENTION




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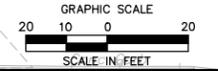


ROBINSON & COLE

NO.	REVISION DESCRIPTION	DATE

**AMENDED PRELIMINARY
GRADING AND STORMWATER
MANAGEMENT PLAN FOR
PHASE 1C (PARCEL 2)**

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.06.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



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LEGEND

NOTES:
 1. FIRE HYDRANT PLACEMENT SHALL MEET ALL LOCAL AND NATIONAL STANDARDS. EXACT LOCATION OF HYDRANTS AND VALVES TO BE DETERMINED DURING THE ZONING PERMIT PROCESS.



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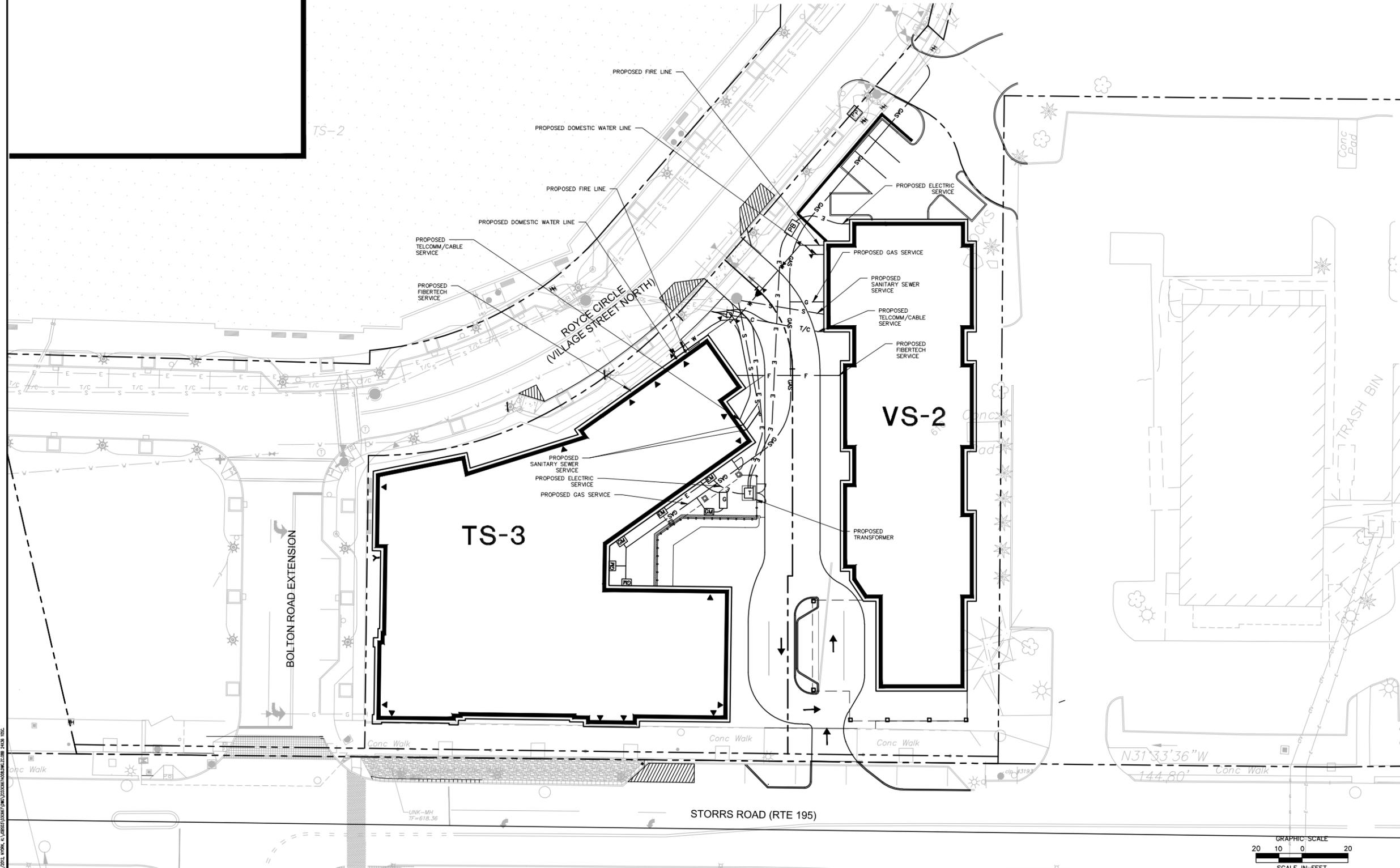
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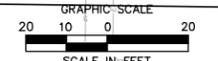
ROBINSON & COLE, LLC



NO.	REVISION DESCRIPTION	DATE

**AMENDED SITE UTILITY PLAN
 FOR PHASE 1C (PARCEL 2)**

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.08.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



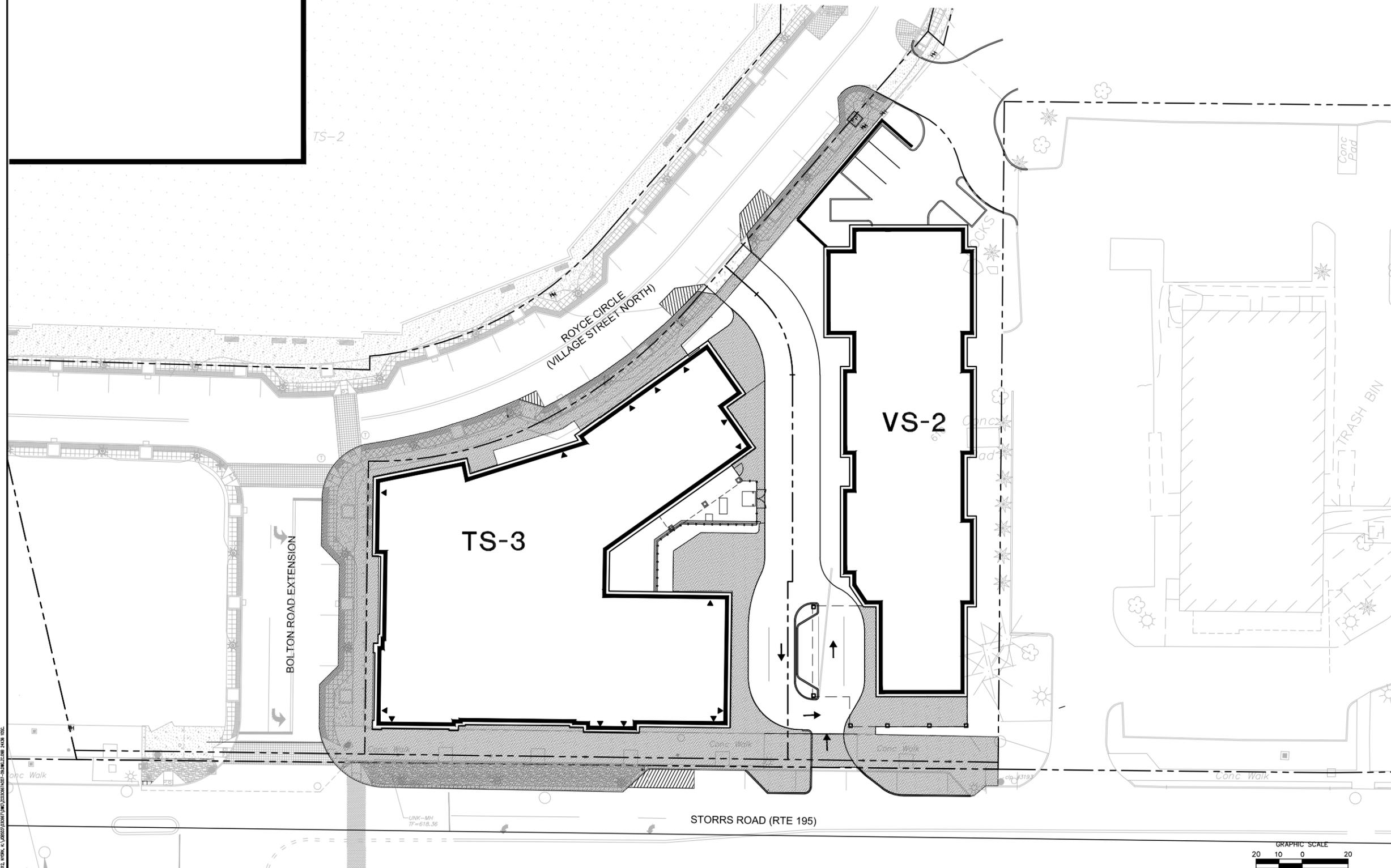
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LEGEND

 PEDESTRIAN FACILITIES AND SIDEWALK TERRACE AREAS

NOTES:

1. REFER TO STORRS CENTER DESIGN GUIDELINES FOR DETAILS OF PUBLIC SIDEWALK REQUIREMENTS.
2. EXACT LOCATIONS OF PUBLIC ACCESS TO OPEN SPACE WILL BE DETERMINED DURING ZONING PERMIT PROCESS.
3. ALL WALKING TRAILS AND OTHER SITE WORK WITHIN THE CONSERVATION AREA SHALL BE DETAILED AND APPROVED IN CONJUNCTION WITH ZONING PERMIT APPROVALS. ADDITIONALLY, ALL WORK IN THE CONSERVATION AREA SHALL BE CONSISTENT WITH BEST MANAGEMENT PRACTICES FOR PROTECTING VERNAL POOLS AND OTHER WETLAND AREAS.




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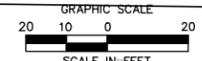


ROBINSON & COLE

NO.	REVISION DESCRIPTION	DATE

AMENDED PEDESTRIAN FACILITIES AND OPEN SPACES MAP FOR PHASE 1C (PARCEL 2)

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.09.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



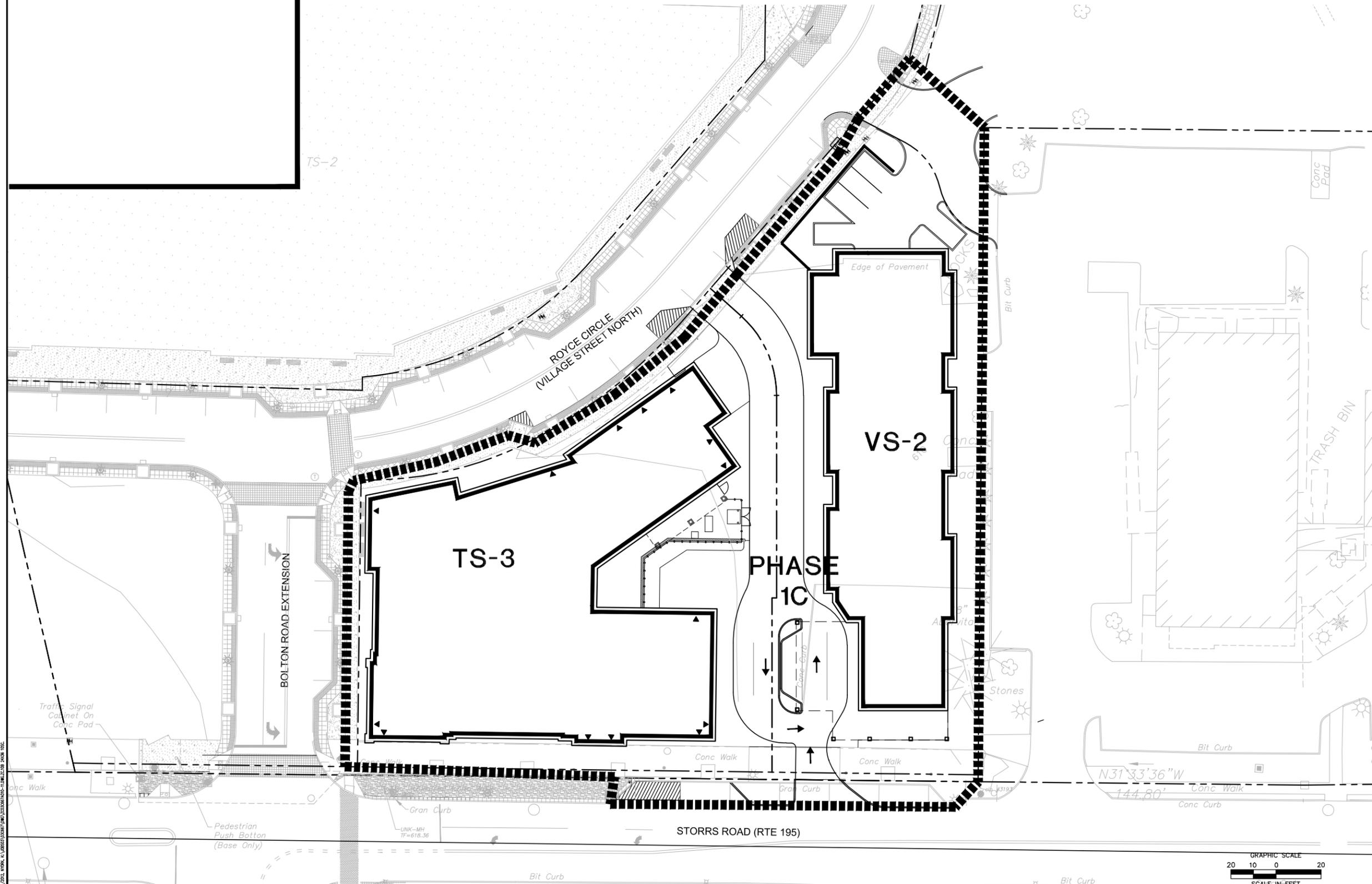
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LEGEND

▬▬▬▬▬▬ LIMIT OF PHASE

NOTES:

1. THIS MAP DEPICTS PRELIMINARY BUILDING PHASING ONLY. ALL RELATED SITE WORK WILL NEED TO BE APPROVED DURING ZONING PERMIT PROCESS.
2. ALL PROPOSED STORRS ROAD IMPROVEMENTS WILL BE COMPLETED DURING THE CONSTRUCTION OF PHASE 1 OF STORRS CENTER. IMPROVEMENTS TO STORRS ROAD SHALL BE COMPLETED UNDER THE AUSPICES OF THE TOWN OF MANSFIELD AND THE STATE OF CONNECTICUT.

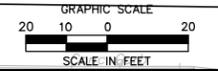


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NO.	REVISION DESCRIPTION	DATE

AMENDED PHASING PLAN FOR PHASE 1C (PARCEL 2)

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.10.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030687	
DATE	2013.07.08	



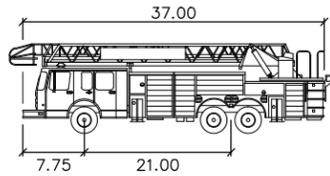
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LEGEND

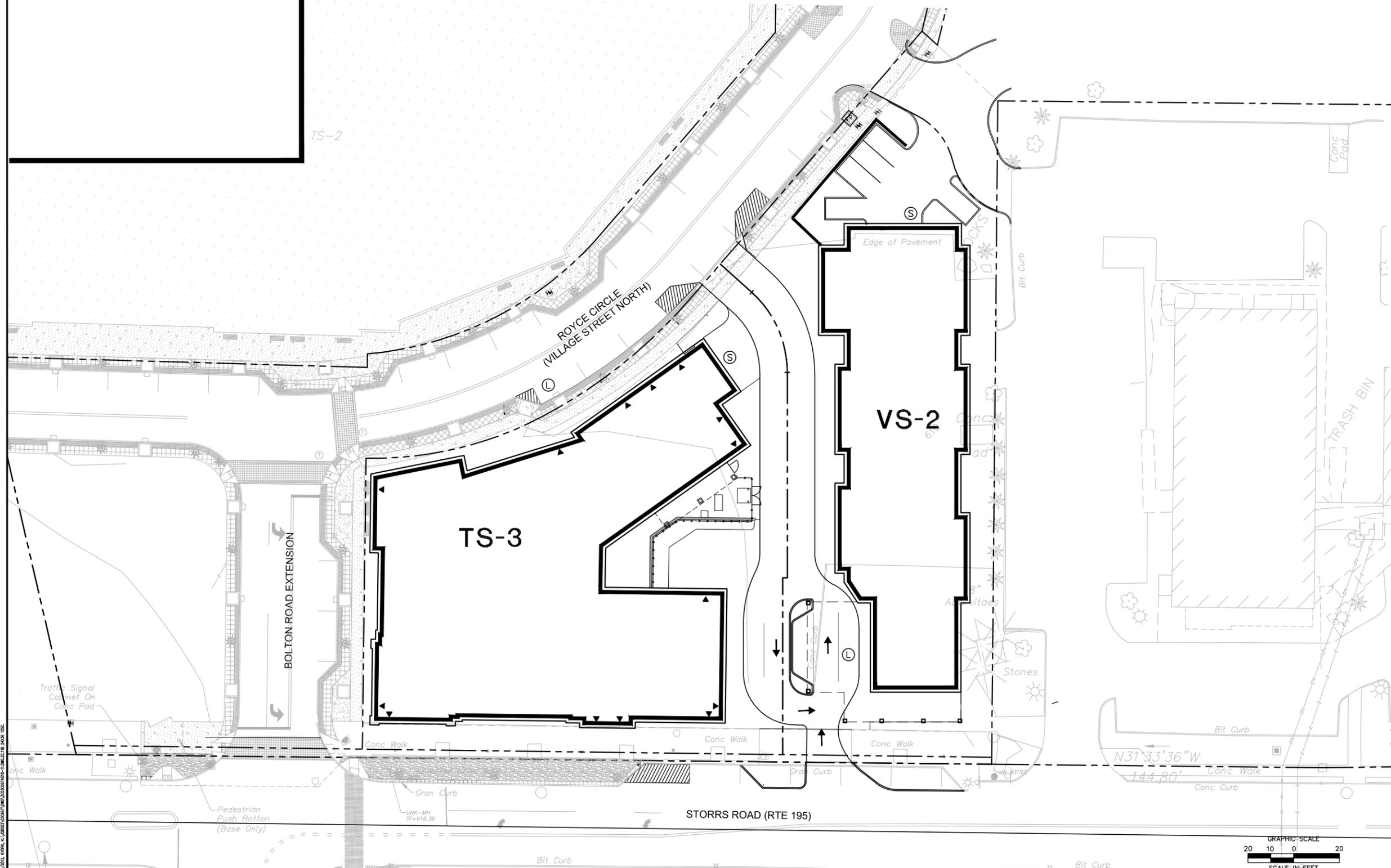
- (L) PRELIMINARY COMMERCIAL LOADING AREAS (SUBJECT TO FINAL DESIGN)
- (S) PRELIMINARY SERVICE AREAS (REFUSE COLLECTION AND BUILDING SERVICES) (SUBJECT TO FINAL DESIGN)

NOTES:

1. FIRE TRUCK TEMPLATE USED IS BASED ON ACTUAL TOWN OF MANSFIELD TRUCK MEASUREMENTS.
2. ON-STREET LOADING AREAS WILL BE SIGNED "NO PARKING - LOADING AREA BETWEEN 7:00 AM AND 3:00 PM MON-FRI."
3. SPECIFIC LOADING AND SERVICE AREAS ARE NOT DEPICTED FOR ALL BUILDINGS. EXACT LOCATIONS OF THESE AREAS WILL BE DETERMINED DURING THE ZONING PERMIT PROCESS.



MANSFIELD FIRE feet
 Width : 8.50
 Track : 8.50
 Lock to Lock Time : 6.00
 Steering Angle : 40.00



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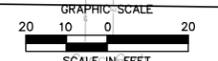
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NO.	REVISION DESCRIPTION	DATE

**AMENDED PRELIMINARY
 BUILDING SERVICE AND
 ACCESS PLAN FOR PHASE
 1C (PARCEL 2)**

DESIGNED	G.F.	SHEET
DRAWN	N.G.Y.	ZC.11.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



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