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STORRS CENTER – A GREAT PLACE FOR:



STORRS CENTER CELEBRATORY GATHERING

Thursday, October 7, 2010

The Mansfield Downtown Partnership is excited about the significant progress that has been made on Storrs Center in 2010, capped by the agreement between Storrs Center Alliance, LLC (SCA) and Education Realty Trust, Inc. (EDR) to develop the first two phases (Phases 1A and 1B) of this mixed-use downtown project in Mansfield. This agreement represents \$60 million in investment by the development team.

Scheduled to be completed in 2012 and 2013 respectively, the first two phases of Storrs Center will include commercial and residential offerings. The housing will be owned and managed by EDR while the retail and commercial space will be owned and managed by SCA.

The apartments in the first two phases will include approximately 290 studio, one-bedroom, two-bedroom and three-

bedroom apartments. Each apartment will include a private laundry, wood floors, stainless steel appliances, granite countertops and the latest internet technology, among other features. All apartments will have elevator access.

Twelve letters of intent have been signed to lease portions of the 30,000 square feet on the street level of the mixed-use buildings, including Cosimo's Restaurant Group, Insomnia Cookies, Moe's Southwest Grill, the Vanilla Bean, Body Language, Campus Cuts, Select Physical Therapy, Skoras, Storrs Automotive, Tailoring by Tima, Travelplanners, and Wings Over Storrs. These preliminary commitments include a variety of restaurants, new retailers, and local service companies that will cater to a wide spectrum of Mansfield residents, the University of Connecticut community, and visitors.

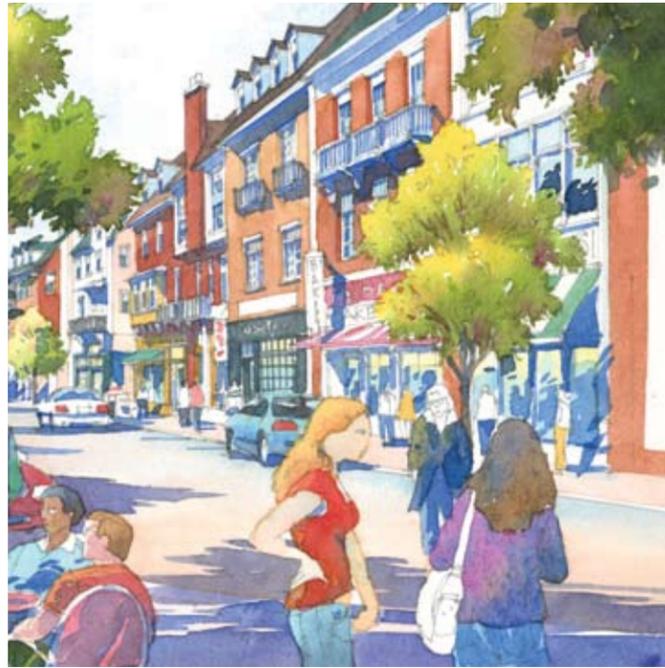
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ABOUT STORRS CENTER

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the School of Fine Arts complex.

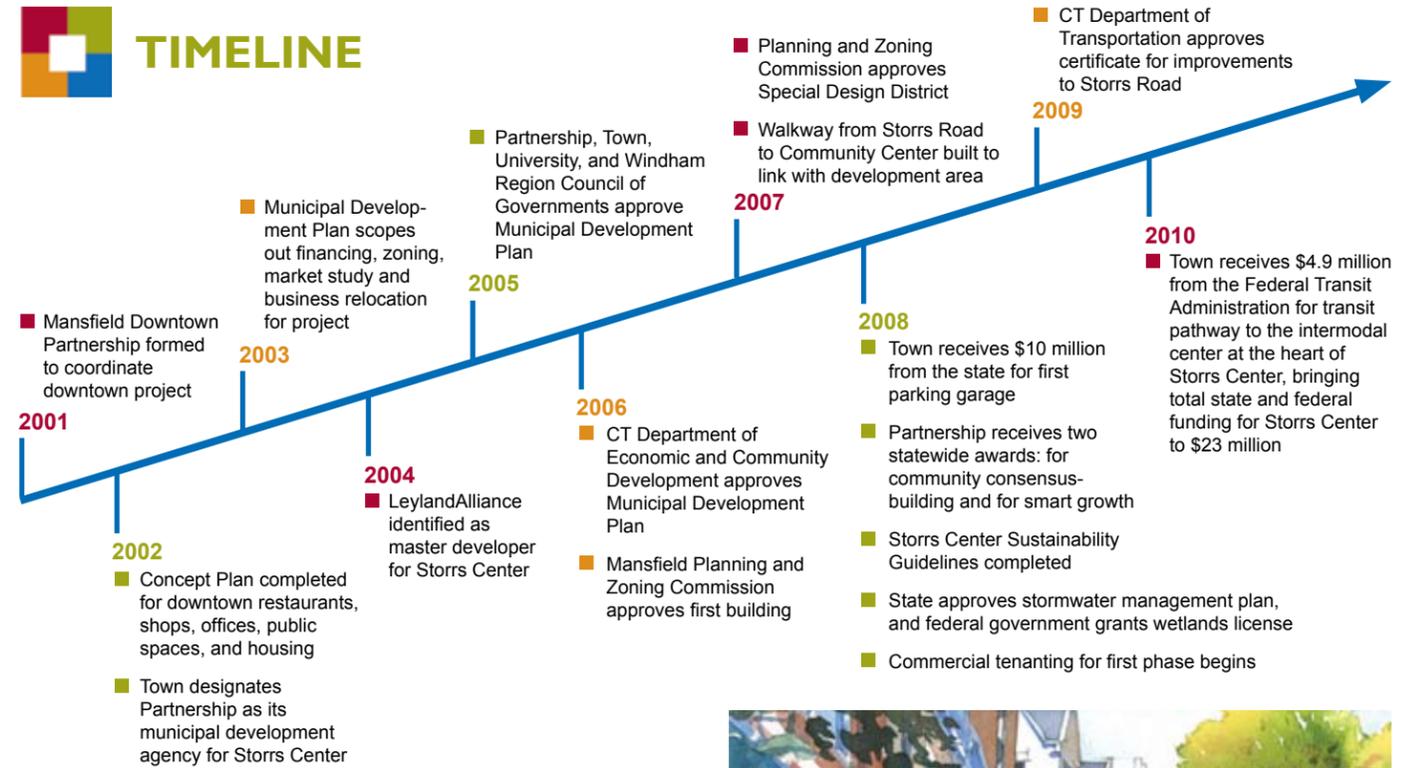
The Storrs Center master plan will knit quality architecture, pedestrian-oriented streets, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce shared community spaces and will be supported by residences above. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including rental apartments, town homes and condominium apartments. Structured and surface parking will be provided.



CONCEPT PLAN



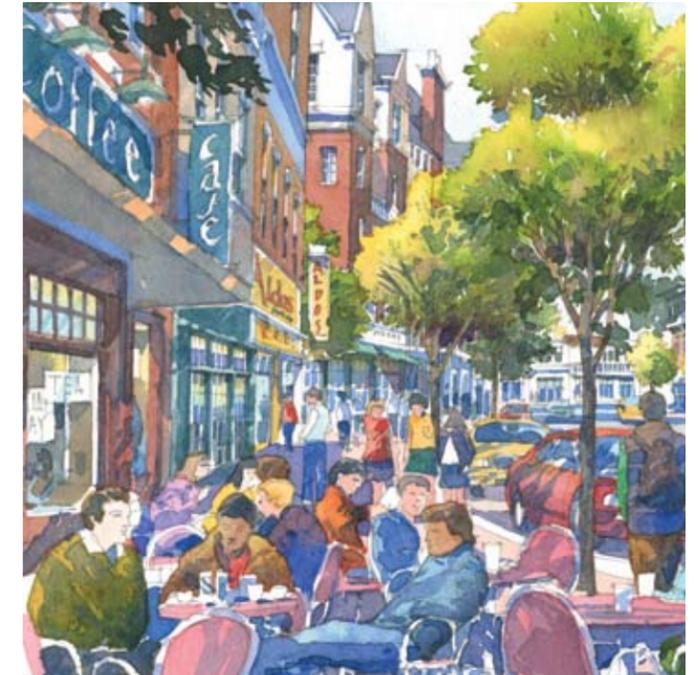
TIMELINE



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Other major developments and plans include:

- Storrs Center continues to receive federal and state support with the Town of Mansfield receiving \$4.9 million from the Federal Transit Administration for the transit pathway (Village Street) to the intermodal center at the heart of Storrs Center. Mansfield was one of only forty-seven communities that received this competitive grant out of 281 applicants. This brings a total of \$23 million in federal and state support received for Storrs Center.
- The Storrs Road design has moved into the final construction drawing phase in anticipation of a spring 2011 construction start. The design will be presented as part of a public meeting in fall 2010 before it is submitted for bidding.
- Along with Storrs Road, other major infrastructure work is underway with design of the parking garage, intermodal center, and Village Street to begin in fall 2010.
- The final conceptual design for the buildings in Phases 1A and 1B by BL Companies and Patrick Pinnell is nearing completion for submittal to the Mansfield Downtown Partnership Board of Directors and Mansfield's Director of Planning in fall 2010. In conjunction with the building work, design of the reconfiguration of Dog Lane and utility extensions is underway and scheduled to be completed in fall 2010 as well.



- Regular forums, including a Partnership project update in April 2010, were held to keep the public informed about Storrs Center. Monthly e-mail updates, and open houses are part of the on-going communication efforts.

The current schedule is to break ground on Phase 1A in spring 2011 with the first restaurants and shops open for business, and the first apartments ready for occupancy, in July 2012.

You can track significant events on the websites for the Mansfield Downtown Partnership (www.mansfieldct.org/mdp) and Storrs Center (www.storrscenter.com).