

ZONING PERMIT APPLICATION MARKET SQUARE
MANSFIELD PLANNING & ZONING COMMISSION
(See Article XLC of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # _____

Complete this page and submit with application fee to the Zoning Agent

1. Storrs Center Alliance, LLC / PO Box 878, 233 Rte. 17, Tuxedo, NY 10987 / 845-351-2900
Owners name Mailing address Telephone

2. _____ / _____ / _____
Applicants name (if different than owner) Mailing address Telephone

3. Storrs Road/Post Office Road 16 41 13 3.A. No 3.B. SC-SDD
Address of proposed activity map block parcel Scenic Road ??? Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

See Attached

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____ / _____ / _____
Signature of Director of Health Date Comments

B. _____ / _____ / _____
Signature of Inland Wetland Agent Date Comments

C. _____ / _____ / _____
Signature of Town Engineer Date Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Owner / Applicants signature

Owner / Applicant (printed)

Date

ZONING PERMIT APPLICATION
STORRS CENTER PHASE 4: MARKET SQUARE

STORRS CENTER ALLIANCE, LLC
March 15, 2013

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of Phases 4, the Market Square, within the Storrs Center project. The total land area involved in this application is approximately 2.6 acres.

Phase 4 is located to the north of Post Office Road and east of Storrs Road and will consist of the following improvements:

1. Two retail/commercial buildings known as MP-1 and MP-2.
2. Off-street parking and loading spaces, as shown on Plan Sheet SP-1.
3. Landscaping, as shown on Plan Sheet LL-1.
4. Other miscellaneous site improvements such as sidewalks, retaining walls, fencing, trash and recycling dumpsters and compactors with enclosures, and transformer pads, as shown on Plan Sheet SP-1.

Consistency with Storrs Center Special Design District

The applicant believes that this application is consistent with all of the required elements of the Storrs Center Special Design District, including the following approved elements of the Storrs Center Special Design District:

1. Storrs Center Master Plan (Alternative)
2. Storrs Center Master Parking Study
3. Storrs Center Master Traffic Study
4. Storrs Center Master Stormwater Drainage Study
5. Storrs Center Design Guidelines (Amended November 19, 2012)

Consistency with other Government Approvals

Storrs Center Alliance has obtained several government approvals in support of this application, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission

2. United States Army Corps of Engineers approval of a section 404 permit.
3. State of Connecticut Department of Environmental Protection approval of a section 401 water quality certification.
4. Connecticut Department of Transportation Office State Traffic Administration (OSTA) approval of a major traffic generator certificate of operation.(Change of Use Approval Pending)

The Phase 4 improvements proposed in this zoning permit application are consistent with each of these approvals.

Future Commercial Tenants

The commercial space in the Phase 4 MP-1 building will be built and occupied by Price Chopper Supermarket. The commercial space to be constructed in the Phase 4 MP-2 building will be built to a "plain vanilla box" level of interior completion. Future commercial tenants in MP-2 will each make separate applications to the Town of Mansfield for any additional improvements to their respective tenant spaces. Such improvements may include interior improvements, signage, lighting, awnings, street furniture, storefront modifications or other similar improvements. The plans for all such commercial tenant improvements shall be reviewed and approved in writing by Storrs Center Alliance before such plans and related building permit applications may be submitted to the Town.

Water and Sewer Service

Public water and sewer service will be provided to Phase 4 by the University of Connecticut.

Plan for Managing Phase 4 Construction Activity and Traffic

Construction traffic will be required to reach the Phase 4 area via Storrs Road (State Route 195) or via South Eagleville Road (State Route 275). It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). No construction traffic will be allowed to use local streets.

In conjunction with the construction of Phase 4, the Town of Mansfield will be undertaking certain municipal improvements, including the construction of the new village street, to be known as Wilbur Cross Way, as depicted on Plan Sheet SP-1. This new road will also be used for construction vehicle access to the site from Post Office Road, during certain aspects of construction. The General Contractor will be responsible for coordination of construction traffic.

No construction deliveries, loading, or site clearing, grading or construction activity shall take place before the hour of 7:00 a.m. Monday through Saturday, or before the hour of 9:00 a.m. on Sundays and holidays. Furthermore, no construction deliveries, loading, or site clearing, grading or construction activity shall take place after 9:00 p.m. daily. The General Contractor shall be responsible for coordination of construction parking during construction activities.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Price Chopper Supermarket / Market Square
Name and Location of Building

Edward M. Pepin
Architect of Record

3/15/13
Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: Price Chopper Supermarket
Location: Storrs Center - Market Square
Area: Phase 4
Architect/Engineer: Pepin Associates / BL Companies
Contact/Phone: Edward M. Pepin / Geoffrey Fitzgerald
Initial Review Date: 4/3/13

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

The plan is consistent with the Alternate Master Plan and Alternative Design Guidelines for Market Square with supermarkets.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback	X		
Building Height	X		
Façade Setback	X		
Eave Projection	X		
Roof Profile	X		

Recessed Entries	X		
Awnings	X		
Balconies			X
Covered Arcades/Galleries	X		

Comments/Notes:

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes: There are no public streets proposed as part of this application, but the private driveways meet the roadway design standards.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes: Streetscape elements are maintained along Storrs Road, Post Office Road, and Wilbur Cross Way, as well as in the on-site plaza/outdoor cafe area.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions	X		

Comments/Notes:

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes:

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances	X		
Major parking areas	X		

Comments/Notes: Building entrances are clearly visible

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
X		

Are the windows generally recessed in their openings?

Y	N	NA
X		

Comments/Notes:

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
	X	

Comments/Notes:

Windows are not operable or one-over-one configurations, but storefront aluminum frame with surrounding trim.

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
	X	

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA

Comments/Notes:

Main entrance faces the parking field in front of the supermarket.

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
X		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
X		

Are storefront entrances clearly marked?

Y	N	NA
X		

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
X		

Comments/Notes:

3.5.4 Materials

What materials are used for the storefronts?

Aluminum storefront framing w/ painted trim surround.

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
	X	

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
X		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

Cornice & parapet walls are provided in accordance with guidelines except 30" min. recommended parapet height is not achieved at each elevation due to interior height req'mts & required roof pitch.

3.6.3 Materials and Colors

What are the roof materials and colors?

No visible roofing. Flat roof material is white TPO membrane.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades:

Thin brick, cast stone veneers & fiber-cement clapboard siding

Windows:

Anodized & painted aluminum storefront framing

Doors:

Anodized aluminum automatic sliding doors. Solid raised panel exit doors.

Trim:

Simulated wood trim painted (to appear as wood)

Visible Roofing:

NA

Fabric awnings

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
	X	

Comments/Notes:

Due to scale of building & entrance facade, Primary Occupancy Frontage Identity Signage exceeds 80 SF recommended size & Secondary Occupancy Identity sign is located at rear elevation not at Secondary frontage

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: No street trees are proposed in this application; however, significant parking, shade trees, and screening trees are proposed.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

Concrete and stamped concrete surfaces are proposed for the sidewalks, terraces, and play spaces.

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks	X		
Directional signage			X
Benches	X		

Comments/Notes:

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		X

Comments/Notes:

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
X		

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
X		

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
X		

Comments/Notes: Consistency is provided by increasing the density of shade trees significantly and using tree wells with grates in the parking area as opposed to 6' minimum landscaped islands at a lesser density.

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
X		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
X		

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
X		

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
X		

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes:

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes:

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes:

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: Access for fire vehicles is provided on at least three sides of the proposed building.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

MP-2/Market Square

Name and Location of Building

BL Companies

Architect of Record

3/15/13

Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: MP-2
 Location: Storrs Center - Market Square
 Area: Phase 4
 Architect/Engineer: BL Companies
 Contact/Phone: 203-630-1406
 Initial Review Date: _____

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes: The plan is consistent with the Alternate Master Plan and Alternative Design Guidelines for Market Square with Supermarket.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback	X		
Building Height	X		
Façade Setback	X		
Eave Projection	X		
Roof Profile	X		

Recessed Entries	X		
Awnings	X		
Balconies			X
Covered Arcades/Galleries	X		

Comments/Notes:

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes: There are no public streets proposed as part of this application, but the private driveways meet the roadway design standards.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes: Streetscape elements are maintained along Storrs Road and Post Office Road.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions	X		

Comments/Notes:

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes:

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	x		
Visual patterns	x		
Building entrances	x		
Major parking areas	x		

Comments/Notes: Building entrances are clearly visible and include entrances that face the intersection of major streets.

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
X		

Are the windows generally recessed in their openings?

Y	N	NA
X		

Comments/Notes:

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes:

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
X		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
X		

Are storefront entrances clearly marked?

Y	N	NA
X		

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
X		

Comments/Notes:

3.5.4 Materials

What materials are used for the storefronts? Materials include painted fiber-cement trim and panels, and kynar finished aluminum.

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
X		

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
X		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.3 Materials and Colors

What are the roof materials and colors? White TPO membrane roof is proposed.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Cast stone, brick veneer, glass, aluminum store front, and decorative block.

Windows: Aluminum frame

Doors: Aluminum

Trim: Fiber cement trim boards (painted)

Visible Roofing: None

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: No street trees are proposed as part of this application, as they are provided under the Storrs Road and Village Street zoning permits significant parking shade trees and screening

Storrs Center Special Design District Design Guidelines trees are proposed.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces? Concrete and stamped concrete surfaces are proposed for the sidewalks, terraces, and plaza spaces.

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks	X		
Directional signage			X
Benches	X		

Comments/Notes:

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		X

Comments/Notes:

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
X		

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
X		

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
X		

Comments/Notes: Consistency is provided by significantly increasing the density of shade trees and using tree wells with grates in the parking area as opposed to 6' minimum landscaped islands at a lesser density.

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
X		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
X		

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
X		

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
X		

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes:

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes:

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes:

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: Access for fire vehicles is provided on at least three sides of the proposed building.