

MANSFIELD DOWNTOWN PARTNERSHIP PERSPECTIVES

Vol. 7 • No 8

SPRING 2009

Federal Funding Received for Storrs Center Over \$700,000 for Infrastructure

The Mansfield Downtown Partnership is pleased to announce that the Town of Mansfield has received \$712,500 designated for critical infrastructure components of the Storrs Center project. The funding is included in the FY 2009 Omnibus Appropriations bill that passed the House and Senate and was signed by President Obama on March 11, 2009. Sponsored by Senator Joseph Lieberman and Congressman Joseph Courtney, the application for the appropriation was submitted by the Town in February 2008.

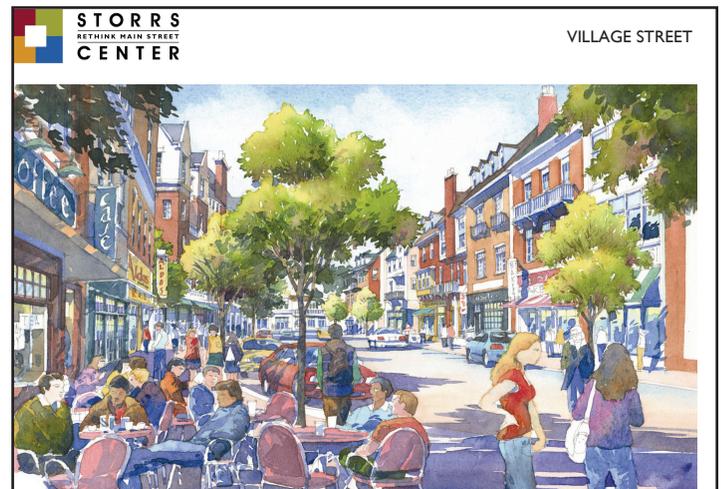
“This is a major boost for Storrs Center and will aid significantly in laying the groundwork for Phase 1 of the project,” commented Executive Director Cynthia van Zelm. “Once again, the Federal government has generously come forward with critical financial support.”

The funding will be used for construction of

the pedestrian-, bicycle-, and car-friendly network of streets, sidewalks, and infrastructure that will serve the mixed-use Storrs Center. In addition, the project scope will include public amenities such as bus stops, street lighting, and directional signage. It is expected that the funds will be designated for Phase 1 of the project, which will include two buildings on the North side of Dog Lane and the realignment of Dog Lane with a new intersection on Storrs Road. The development of the new infrastructure will be coordinated with forthcoming improvements to Storrs Road.

The addition of this new funding brings the total amount of federal funds received for this project to over \$5 million. The Storrs Center project has also received \$13.5 million from the State of Connecticut, for a total of \$18.5 in federal and

Continued on page 6



Courtesy of LeylandAlliance and Urban Design Associates

An artist's rendering of an interior street of Storrs Center.

THE “CASTING PROCESS” HAS BEGUN:

Cushman & Wakefield Teams Up with Live Work Learn Play

At the outset of the Storrs Center project, the Partnership and its members worked with master developer LeylandAlliance to identify goals for the project. From architecture to green space, every aspect of the new downtown was examined.

One key area of focus was what shops, restaurants, and other businesses would occupy the new town center. Community members expressed a desire to support existing businesses while recruiting additional “mom-and-pop” operations. LeylandAlliance turned to Live Work Learn Play to seek out the types of businesses identified by the Partnership and the community at large.

LeylandAlliance has worked on several projects with Live Work Learn Play, a Montreal-based mixed-use planning and retail consulting firm. Live Work Learn Play uses a distinct, branded process, called “Targeted Leasing and Casting™” or “TLC,” for approaching retail develop-



Mansfield Downtown Partnership

Cynthia van Zelm, Executive Director of the Partnership, and Evan O'Brien, Cushman & Wakefield representative, inspect one of the new signs on the day of installation.

ment. They focus first on identifying the needs and desires of the community in which they are working. Then, the TLC process turns to seeking out the best business owners and operators that match

each retail and restaurant concept they are trying to create. The ultimate goal is to create an environment that fits the community, offers diverse options, and is comprised primarily of local and regional businesses.

Live Work Learn Play views operator/concept viability as critical to a development's success. The TLC process involves a tremendous amount of time and effort in building relationships with the business operators to ensure the right fit. Before signing any agreements, both parties need to feel comfortable that the business meets the needs of the community and that the community will build and sustain the business' success. Ryan Bloom from Live Work Learn Play describes the process as doing, “lots of dating before marrying any operator and concept to prevent break-ups as much as possible.”

Live Work Learn Play's first step

in Mansfield was to conduct surveys and interviews to get a full picture of the community's wishes and needs. In the past few years, they have been researching and approaching a variety of businesses with a focus on smaller, locally- and regionally- based concepts. On-going discussions with several local businesses have been very positive.

As the start of construction on the first phase nears, Cushman & Wakefield Retail Brokerage Services group has joined LeylandAlliance and Live Work Learn Play to round out the casting and leasing team. Cushman & Wakefield is a nationally-recognized real estate firm whose Hartford office provides a convenient local contact for potential businesses. Cushman & Wakefield will be an invaluable resource for identifying, pursuing, and negotiating with prospective tenants. Evan O'Brien, the primary

Continued on page 6

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Executive Director:
Cynthia van Zelm

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STORRS CENTER BENEFIT: \$2.6 MILLION

Fiscal Impact Study Shows Large Net Revenue for Town

Storrs Center will bring new restaurants, shops, and cafés to the Town of Mansfield. In addition to community gathering places, the new downtown will add a less visible but equally important factor: increased net revenue to the Town.

At full build-out, Storrs Center will generate \$2.6 million in net revenue annually according to HR&A Advisors, a financial consultant for master developer LeylandAlliance. HR&A's study estimated tax revenues and Town expenditures associated with the project. The new downtown will require municipal services while at the same time contributing property and conveyance tax revenues. The study determined that the project will create \$1.6 million in ongoing annual expenditures. The project will also generate ongoing annual revenue of \$4.2 million, the balance being \$2.6 million in net revenue for the Town.

The Town retained its own consulting firm, Economics Research Associates (ERA) to conduct an independent review of HR&A's findings. ERA concluded that HR&A's methods were sound and agreed with their estimate of \$2.6 million in annual net revenues.

ERA representative Shuprotim Bhaumik commented that HR&A's work was "based on sound valuation principles and a thoughtful analysis of all the financial issues involved. We believe that the projected positive impact of the project is based on reasonable assumptions regarding the projected market values of the commercial and residential properties planned for Storrs Center and the tax revenues they will generate."

Mansfield Mayor Betsy Paterson stated "The peer review conducted by ERA reaffirms the findings of HR&A's fiscal impact study and reassures us that Storrs Center is a sound investment for our town."

While HR&A's study and ERA's review focused on estimates at the project's completion, the Town can expect to see increased revenues beginning with the first phase of construction. Each phase of the project will contribute new tax revenue to the Town. These positive economic factors will be a welcome addition to Mansfield.

To read a summary of the Fiscal Impact Analysis, please visit the Mansfield Downtown Partnership's website at www.mansfieldct.org.

Executive Director Update

Latest News on Storrs Center and Next Steps



Courtesy of
LeylandAlliance

Cynthia van Zelm
Executive Director

It has been a busy time for the Mansfield Downtown Partnership as we continue to move closer to construction of Storrs Center. With the approval this past fall of the project's stormwater master plan by the Connecticut Department of Environmental Protection and the approval of a wetlands license by the U.S. Army Corps of Engineers, we have one pre-construction permit remaining. This permit for improvements to Storrs Road, which will turn the section of the road adjacent to the project into a main street, is still pending at the State Traffic Commission. We hope the permit will be approved this spring. Working with the Town, we have gone ahead to solicit firms to conduct the engineering and design work for the changes to Storrs Road. This way we will be ready to go once a permit is in place.

Currently, our efforts are focused on the development of buildings on the North side of Dog Lane. This first construction phase will be called Phase 1A

and will include the realignment of Dog Lane with Bolton Road, the first Town Square building, and another building along Dog Lane. Phase 1A will include approximately 114 rental apartments and 25,000 to 30,000 square feet of retail, restaurant, and commercial spaces, to be located primarily on the ground floors of the buildings. (Please see the latest site plan on page 8).

The most exciting news is that the solicitation for businesses for Phase 1A is in full force. The development team has been very encouraged by the response to being part of a new downtown in Mansfield, despite the current economy. If you or someone you know is interested in being part of Storrs Center, let us know.

As always, we encourage you to contact us with questions or concerns. We have a list of Frequently Asked Questions on our website that addresses questions we have heard from the community. We hope that you will find these a good place to start. Our regular open houses are on the first Thursday of each month from 5:30 pm to 6:30 pm at the Partnership office at 1244 Storrs Road (behind Starbucks). The next open house is May 7. You can also visit our office – we are open Monday through Friday from 8 am to 5 pm. And, you can always call us at 860-429-2740.

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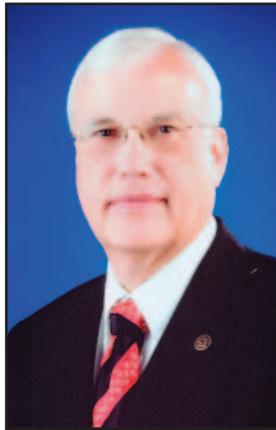
David Woods, Dean of the School of Fine Arts at UConn, has played an active role in the Mansfield Downtown Partnership since its inception. Recently, Dean Woods recalled being approached by then-Town Manager Marty Berliner to discuss the proposed downtown project. Because the new development was to be located across the street from the School of Fine Arts, both the Town and the University thought that the Dean's input would be beneficial. Dean Woods agreed and joined the Partnership's Board of Directors in 2001.

In addition to their physical proximity, the school and the new downtown are bound together in other ways. The School of Fine Arts (SFA) will soon be undergoing its own transformation with the construction of a new building, further necessitating open communication between the Partnership and the University. "We are in the process of finalizing the design with the architect Herb Newman and expect construction to begin within the next year," explained Dean Woods. "The new SFA building and the first phase of Storrs Center will be a welcoming gateway to the new downtown."

Dean Woods believes that Storrs Center will bring positive attention to the arts at UConn and vice versa. "This will be a symbiotic relationship," he said. This relationship has already proven beneficial to SFA with the resurrection of the Nutmeg Summer Theater and discussions about a summer residency program with the Metropolitan Opera. Dean Woods explained that the Nutmeg Summer Theater – very popular with local residents – was halted due to budget cuts in 2003. "Through the generosity of LeylandAlliance and other private donors and the support of President Hogan and Provost Nicholls, we are able to reinstate this wonderful program," he said. The Nutmeg Summer Theater will open anew in June 2009 with a production of the musical "Crowns."

New restaurants and shops will encourage patrons of the arts and cultural programs at UConn to spend more time in Town. "We have a number of good

Continued on page 7



Courtesy of the University of Connecticut School of Fine Arts

David Woods has been Dean of the School of Fine Arts since 2000.

BUSINESS MEMBER SPOTLIGHT:

THE NATHAN HALE INN & CONFERENCE CENTER

Tucked into a corner of the University of Connecticut campus, the Nathan Hale Inn and Conference Center opened its doors seven years ago. The independently owned and operated hotel offers a wide range of amenities from its one hundred guest rooms to its tented Pavilion. Brian Wells, General Manager of the Inn, explains that the hotel can accommodate business meetings and group seminars or rehearsal dinners and baby showers in any of its five conference rooms. The Pavilion – open April through December – is a perfect location for a wedding, banquet, or awards reception.



Mansfield Downtown Partnership
Amber Roberts, Guest Services Agent; Edward Kosinski, Assistant General Manager; and Brian Wells, General Manager, welcome guests with warm smiles at the Nathan Hale Inn and Conference Center.

While the Inn's location makes it an ideal choice for visitors to UConn, Mr. Wells views the Inn as a perfect starting point for a visit to the region. Within an easy distance to the many attractions within the "Quiet Corner," the hotel is a convenient place to base a visit to Mansfield and the surrounding towns.

For local residents, the Nathan Hale Inn's True Blue Tavern is a great place to enjoy a casual meal or to meet friends to watch a UConn basketball game. The Tavern opened last year when the hotel split its dining room into the sports-inspired True Blue Tavern and the more formal Blue Oak Restaurant. The Tavern, with its UConn memorabilia, is a favorite for alumni and prospective students alike. Mr. Wells states that the Tavern celebrates UConn's athletic tradition from the 1800's to the present and represents all

Continued on page 7

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Above left, Eric Janssen (foreground) and Rob Landolphi are hard at work on two ice sculptures. Above right, Bundled-up children enjoy a performance by Extreme Measures.

3RD ANNUAL WINTER FUN DAY: SNOW, SUN, AND SMILES!

On February 8, the Partnership, the Mansfield Community Center, and the Town of Mansfield hosted the 3rd Annual Winter Fun Day at the Community Center.

The day was sunny and a bit warm to start, but cooled down to a more February-like temperature as the event progressed. Children and their families enjoyed watching Rob Landolphi and Eric Janssen from UConn Dining Services carve fun sculptures out of blocks of ice. There was even a small block on which the children could work. Mr. Landolphi and Mr. Janssen brought with them two completed sculptures for inspiration as they worked on a second set.

The horse drawn wagon rides, provided by Breezy Acres Percherons in Storrs, were a popular attraction. The crowd kept the wagon full for the entire event. Rick and Millie Brosseau and Noah Lerman, Partnership volunteers, reported that the riders all enjoyed seeing these great horses.

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Greening the Green: A Low-Waste Festival

By: Virginia Walton, Recycling Coordinator, Town of Mansfield

The Festival on the Green celebrates the best of Mansfield. And, one of the best things to celebrate about our town is its willingness to be on the leading edge of waste reduction and recycling. If you have attended the Festival, then you understand what I mean. The trashcans are diminutive compared to the containers of compost and recycling. The signs above each container with their lists and attached samples speak loudly about Mansfield's environmental leanings.

The Festival is patterned after other successful low-waste fairs in the Northeast that recycle 90% of the waste coming out of their multi-day events. The Festival committee decided that, if these much larger events can do it, certainly we could pull it off during this five hour event. Over the past five years, adjustments have been made to create a successful low-waste festival.

The goal from the outset has been to reduce the amount of garbage from the Festival that is sent to the trash incinerator by 90%. The first step toward reaching this goal was to provide Festival attendees with receptacles for composting and recycling alongside those for trash. The small trash cans and ample



Virginia Walton, DPW, Town of Mansfield

Festival attendees sorted their waste into (left to right) recycling; composting; trash; and returnable bottles.

recycling containers match the can sizes with our intentions. Signs placed at each waste station make clear which materials belong in each container.

In 2008, local school and community environmental groups volunteered to "adopt" a waste station to assist in the low-waste efforts. These environmental groups staffed the stations all day and helped Festival attendees sort their waste items properly. The enthusiasm of the volunteers from Juniper Hill Village's Green Team, UConn's Green Grads, Southeast Elementary's Green Thumbs Club, UConn's EcoHuskies, E.O. Smith's

Continued on page 6

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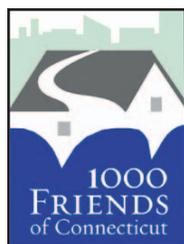
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1,000 FRIENDS OF CT ENDORSES STORRS CENTER

1,000 Friends of CT, a state-development, recently recognized Annual Meeting with one of its endorsements.



1,000 Friends of CT is an organization focused on creating a healthy economy that balances a need for growth and development with the preservation of open space, farmlands, and historic resources. With an emphasis on economic development that incorporates pre-existing infrastructure and town centers, 1,000 Friends of CT hopes to demonstrate to policy makers that growth does not equal sprawling, unchecked consumption of greenfields.

To that end, 1,000 Friends of CT created its Smart Growth Development scorecard. The scorecard measures developments in several ways including a variety of transportation options, the inclusion of mixed uses, and walkable neighborhoods. Developments that receive a high score achieve the designation "Smart Growth Development." A committee of engineers, architects, land use attorneys, and others awarded Storrs Center with high marks.

Storrs Center scored especially well with regards to its location. Sited near existing infrastructure and civic uses, the project makes good use of a previously developed area. The committee was pleased with the proximity to the University of Connecticut and E.O. Smith High School as well as the variety of planned uses. By combining retail, office, and residential spaces alongside public green space, Storrs Center demonstrates many of the principles of Smart Growth.

Along with endorsement, 1,000 Friends of CT committed to advocating on behalf of Storrs Center. With this mandate, 1,000 Friends of CT has notified the CT Department of Transportation of its support for a permit to make improvements to Storrs Road. The improvements would make the street more pedestrian-friendly by slowing traffic through a variety of means. Creating a safer environment for pedestrians (and consequently decreasing reliance on vehicles) is a key provision of smart growth development.

The efforts put forth by the Partnership and LeylandAlliance to create an environmentally and economically sustainable project set Storrs Center apart from other developments in the state. The endorsement by 1,000 Friends of CT is yet another example that this work is being recognized within the state and beyond for its commitment to creating a vibrant, enduring town center.

wide leader for sustainable the Storrs Center project at its first Smart Growth Development

nization focused on creating a a need for growth and development open space, farmlands, and his- sis on economic development infrastructure and town centers,

MEMBERSHIP COMMITTEE CREATES NEW BROCHURE

Members of the Mansfield Downtown Partnership contribute to its successes in many ways. Members lend their time and talents to the committees, volunteer for the annual events, and provide financial support. In addition, Partnership members provide important guidance on the Storrs Center project by representing the views of the community during all stages of its development. For these reasons, the Partnership welcomes new and renewing members throughout the year and especially during its annual membership drive.

One key promotional tool for retaining and recruiting members has been the membership brochure. This brochure is mailed to all current and potential members and is included in requested informational packages and in public displays about the Partnership. This past winter, the Membership Development Committee finalized a complete revision of the brochure along with local designer Laura Moorehead of Angell House Designs, an accomplished graphics artist who had previously worked on the Partnership's "Visitor and Information Guide to Mansfield."

The new brochure is a colorful complement to the other promotional materials used by the Partnership and LeylandAlliance to promote the organization and Storrs Center, respectively. It provides updated information about



the progress on the new downtown and a look at the artist's renderings of the potential for the development.

Printed on recycled and recyclable paper using soy-based inks and wind power, the brochure is in keeping with the Town's, the University's, and the Partnership's increased efforts of environmental responsibility.

These efforts reflect LeylandAlliance's work towards an environmentally sound downtown, as evidenced by the Sustainability Guidelines. As part of the Partnership's support of local and regional entrepreneurs, the brochure was printed by Hartford-located Grossman Marketing Group, a fourth-generation family owned business.

The completed brochure is a true cooperative effort, representative of the great collaborations in which the Partnership engages in all its work.

To request a copy of the new membership brochure or to learn more about becoming a member, please contact the Partnership office at 860.429.2740 or mdp@mansfieldct.org.

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Upcoming Events

**League of Women Voters
sponsored**

Presentation on Storrs Center

Who: League of Women Voters, Mansfield

Downtown Partnership, LeylandAlliance

Date: Wednesday, April 29, 2009

Time: 7:00 pm

Location: Council Chambers

Join the League of Women Voters in receiving an update on the latest progress on Storrs Center. For more information, please call the Partnership office at 429-2740.

CT Trails Day

Who: Mansfield Downtown Partnership,

Joshua's Trust, and LeylandAlliance

Date: Saturday, June 6, 2009

Time: 10:00 am

Location: Meet Behind Storrs Commons

Take a guided walk through the future site of Storrs Center. This event will not occur if it rains.

Greening

Continued from page 4

Cool-It Team, and the Town's recycling committee helped us divert the greatest percentage of waste to date.

Recruiting all of the participants – food vendors and activity booths – to assist in the low-waste efforts was another critical step. For the past few years, the Festival has been fortunate to receive a sponsorship from Willimantic Waste Paper that provides funds for compostable cups, plates, bowls, and cutlery. This is essential as the food vendors save money by using these items, and the planners know what to expect in the waste stream. Committee members reach out to the food vendors well in advance of the event to determine how many supplies are needed. In 2008, the committee members also reached out to every other vendor (those with activity booths and sponsors) to explain the low-waste efforts. This outreach resulted in the best levels of participation throughout the Festival. Most of the vendors were able to find activities or give-aways that either created little waste or were recyclable or compostable.

The first year of the Festival on the Green saw 72% of the waste generated diverted from the incinerator. By the fifth year, 2008, the Festival had grown significantly in size and scale, and in the amount of waste generated. Yet, with careful planning and enthusiastic cooperation, we were able to divert 87% of the waste from the day. The Festival on the Green represents the best of Mansfield, and the low-waste efforts are a big part of what makes Mansfield unique. Here's to 90% in 2009!

Membership Form

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*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).



Mansfield Downtown Partnership
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Funding

Continued from page 1

state funding.

"The funding from both the federal and state government demonstrates the wide support for Storrs Center," said Mansfield Mayor Betsy Paterson. "This project will benefit the Town, region, and state by creating jobs, housing, and cultural venues in addition to added tax revenues."

Live, Work

Continued from page 1

contact for the project, is a graduate of the University of Connecticut and so has a real connection with the school and the Town of Mansfield.

A successful downtown will depend, in part, on an appropriate mix of restaurants, shops, cafés, and businesses to fit the needs of the residents of Mansfield, UConn students, and visitors to the campus and the region. Live Work Learn Play and Cushman & Wakefield are well on their way to finding that mix.

mansfield



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Continued from page 3

sports. One unique feature is the gallery of All-America Athletes on the ceiling above the bar. Another fun touch is the display of player cards behind the bar. "The cards are from a private collection and feature UConn athletes who went on to pro careers," Mr. Wells explains. There is also a plaque from Memorial Stadium which recognizes student-athletes who also served their country in the armed forces.

For those looking for a quieter dining experience, the Blue Oak Restaurant is a good alternative. Open for breakfast through dinner, the menu features American cuisine, with a focus on regional dishes. The restaurant is scheduled for renovations in the first half of 2009. The plan for the restaurant is to feature the arts and cultural attractions on campus, such as the Benton Museum and Jorgensen Center for the Performing Arts.

"We do cater to the university community – visitors, students' families, alumni – because of our location," comments Mr. Wells. "But we are not exclusive to the campus. We are a private business open to the public." To that end, the hotel strives to maintain a presence in the community. As a member of both the Tolland County Chamber of Commerce and the Windham Region Chamber of Commerce, the Nathan Hale is active in the business community. The Inn is also an active supporter of the Last Green Valley and a long-time member of the Mansfield Downtown Partnership.

Mr. Wells views the work of the Partnership as essential to the economic health of the Town and the region. Storrs Center will be "wonderfully complimentary to the rest of the region's assets," according to Mr. Wells. He feels that the Town will be enhanced by the full potential of Storrs Center, especially when coupled with the many attractions on UConn's campus and the outdoor recreation offerings and historic landmarks in Mansfield. The addition of more retail and dining options will also serve to attract visitors to the region and enhance the quality of life for residents. Within walking distance of the site of the new downtown, the Nathan Hale looks forward to the added visibility Storrs Center will bring to itself and to Mansfield.

Dean Woods

Continued from page 3

restaurants already," observed Dean Woods. "But limited seating means they cannot accommodate all of our visitors." Currently, many people visiting campus for a performance at Jorgensen or a recital at von der Mehden Hall travel to other towns for dinner or drinks once the Mansfield restaurants are full. Dean Woods added that Storrs Center will make the area more of a destination in and of itself. The new downtown will also add to the number of venues in town for events like the Festival on the Green, which in turn will attract both residents and visitors. With new venues and attractions will come new opportunities, such as the possibility of the Metropolitan Opera making Storrs Center its summer home. "Discussions with the Met are on-

going," Dean Woods said, "And, it will depend on the construction schedule of the project. This would be a very exciting opportunity for the University and the Town."

As a resident of Mansfield, Dean Woods looks forward to the positive economic impact the downtown will bring. "We know that our patrons will visit Storrs Center and support the shops and restaurants within," he said.

When Dean Woods was first approached to join in the efforts to develop a new downtown, he was gratified that the arts were to be included from the outset. And, the excitement of such a unique opportunity was difficult to deny. As Dean Woods put it, "How many people get to plan a town?"

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Winter Fun

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While the morning's warmer weather meant there was no ice skating, the performances by three a cappella groups from UConn kept everyone entertained. Rubyfruit, the Chordials, and Extreme Measures showcased their talents with a wide range of vocal arrangements.

The Wacky Hat Contest gave local children the opportunity to showcase their own creative talents. From oversized ball caps to balloons as headgear, there were some truly unique hats! Prizes were awarded for the Wackiest, Most Creative, and Judges' Choice.

And, what is an event without food? Visitors were treated to free popcorn from the Community Center and hot chocolate donated by Starbucks in Storrs. Several volunteers from the Partnership, the Community Center, and the UConn Baseball team made sure everyone had enough to eat and drink.

Winter Fun Day was a low-waste event, and many visitors helped in those efforts by bringing their own reusable mugs for hot chocolate. Compostable cups for those without mugs and for the popcorn were available. Overall, a minimal amount of waste was generated and almost all of it is now in the compost pile at the Mansfield transfer station.

The 3rd Annual Winter Fun Day offered residents a chance to enjoy the season. It also provided a chance to give back to the community with a food drive for the Mansfield Food Pantry. The Partnership and the Town's Human Services department thank those who donated – your generosity is greatly appreciated. The Partnership is also very grateful to all of the volunteers who help make Winter Fun Day a success!

Mission Statement

The Mansfield Downtown Partnership 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.

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Concept Plan

Legend

- CS – Central Square (Mixed Use)
- DL – Dog Lane (Mixed Use)
- GR – Garage
- GTH – Garage Town House (Residential Multi-Family)
- MP – Market Place (Mixed Use)
- MS – Main Street (Mixed Use)
- RTH – Residential Town House (Residential Multi-Family)
- RV – Residential Village (Residential Multi-Family)
- TS – Town Square (Mixed Use)
- VS – Village Street (Mixed Use)



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2008-2009

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