



Mansfield Downtown Partnership  
Helping to Build Mansfield's Future

# MANSFIELD DOWNTOWN PARTNERSHIP PERSPECTIVES

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Fall 2011

## Storrs Center Groundbreaking



Kim Bova Photography

**The ceremonial groundbreaking of Phases 1A and 1B of Storrs Center drew many community members, Town and University leaders, and state and local government officials.**

After ten years of dreaming, discussing, planning, and preparing for a downtown for Mansfield, Mansfield Downtown Partnership members were thrilled to witness the ceremonial groundbreaking for the first phase of Storrs Center on June 29, 2011.

Over two hundred people gathered near the site of the future Town Square to celebrate on the warm summer afternoon. Joining the many community members were Mansfield Downtown Partnership, Town of Mansfield, and University of Connecticut leaders; Storrs Center developers LeylandAlliance and Education Realty Trust (EDR); and officials from state and local government. Governor Dannel P. Malloy, United States Congressman Joe Courtney, Secretary of State Denise Merrill, State Senator Donald E. Williams, Jr., State Representative Gregory Haddad, Town of Mansfield Mayor Elizabeth Paterson, University of Connecticut President Susan Herbst, and Mansfield Downtown Partnership Board President Philip Lodewick spoke at the event.

(continued on page 2)



Peter Sydie Photo

**Save the Date: Sunday, September 25, 2011**

## It's Time to Celebrate! 8<sup>th</sup> Annual Festival on the Green

Music, food, and fun await visitors at the 8<sup>th</sup> Annual *Festival on the Green* on Sunday, September 25 at E. O. Smith High School! The excitement begins with the Celebrate Mansfield Parade at noon and continues until 5:00 pm.

Be sure to arrive early to grab a "seat on the street" because Storrs Road (Route 195) will close at 11:45 am to accommodate the Parade. The "Pride of Connecticut" UConn Marching Band will anchor an eclectic line-up of community groups, sports teams, local businesses, animals, and larger-than-life puppets from the Ballard Institute and Museum of Puppetry.

Children are invited to ride their bicycle or tricycle with the traditional "Bikes, Tykes, and Trikes." To participate, children and their adult(s) should meet at the corner of Storrs Road and South Eagleville Road (Route 275) at 11:00 am. Volunteers will be there to assemble the riders.

Follow the Celebrate Mansfield Parade from the Post Office, up Storrs Road, onto Bolton Road, and into the *Festival on the Green*. The UConn Marching Band will open the festivities with some rousing tunes. Then, Kidsville Kuckoo Revue takes to the stage to entertain the young and young-at-heart with familiar songs and dances.

Throughout the afternoon, Mansfield businesses and organizations will be hosting a wide variety of activity booths featuring hands-on fun for all ages. Among the planned activities are hula hooping, origami, an "instrument petting zoo," and a community quilt project. UConn's Dining Services returns to host their popular cooking demonstrations. Other returning favorites include the pie-eating contest, pony rides (from 1:30 – 3:30 pm), and the petting zoo.

This year's *Festival on the Green* brings a special headliner to the stage. With the help of Rod Rock, Director of the Jorgensen Center for Performing Arts, the *Festival* committee reviewed a long list of potential acts. The committee was drawn to the unique, funky sounds of Slavic Soul Party! and was pleasantly surprised to learn that the band's founder and leader, Matt Moran, is a Mansfield native. While Slavic Soul Party!'s music alone would be enough to recommend them, the committee is excited to have the Mansfield connection.

Slavic Soul Party! has performed their special blend of traditional Balkan and Gypsy music, jazz, soul, and dub at the Montreal Jazz Festival, the Kennedy Center in Washington, DC, and Carnegie Hall. *The New York Times* marveled at Slavic Soul Party!'s "fiery Balkan brass, throbbing funk grooves, Gypsy accordion wizardry, and virtuoso jazz chops," while National Public Radio raved "With razor-sharp precision, juggernaut force, and a healthy dose of playfulness, these guys start out in overdrive and never let up!"

The *Festival on the Green* would not be possible without the generous support of the many sponsors and volunteers who contribute their time and resources to this special community event. Please be sure to visit our sponsors' booths and thank them for their support!

At the time this article was written, the 2011 Event Sponsors are LeylandAlliance, LLC; The Oaks on the Square; and Gulemo Printing. The Landmark Sponsors are E. O. Smith High School; First Niagara; Kahan, Kerensky, & Capossela; Town of Mansfield; University of Connecticut; UConn Co-op; WILI; Willimantic Waste Paper; and Windham Community Memorial Hospital.

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Thanks are also due to the following community members who have contributed to the *Festival*: Phil and Lena Barry; Harry and Honey Birkenruth; Tom Callahan; Janet Jones; the Law Office of Samuel L. Schragger; Frank and Kay McNabb; Peter Millman, Toni Moran and Marie Cantino; Betsy Paterson; Pesaro's; Jackie Seide; and Tedeschi Food Shops.

For more information about the 8<sup>th</sup> Annual Festival on the Green, please visit the Mansfield Downtown Partnership's website ([www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp)) or call the Partnership office (860.429.2740).

**Published by the Mansfield Downtown Partnership, Inc.**

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## Storrs Center Groundbreaking

(continued from page 1)

Storrs Center "is one of the most exciting public/private initiatives in the state," said Governor Malloy. "This project does all the right things: It maximizes the value of the University of Connecticut, puts people to work, and creates a town center to enhance the quality of life around a great university."

Mayor Paterson echoed the Governor's sentiments and added "After so many years, it is exciting and gratifying to participate in the groundbreaking for Storrs Center! The new downtown will be a true center for the community to gather."

Scheduled to be completed in 2012 and 2013, respectively, the first two phases of Storrs Center will include commercial and residential offerings. The retail and commercial space will be owned and managed by Storrs Center Alliance (a LeylandAlliance company). A number of local and national businesses are planning to lease portions of the 70,000 square feet on the street level of the mixed-use buildings, including Moe's Southwest Grill, The Vanilla Bean Café, Cosimo's Italian

Restaurant, Select Physical Therapy, Storrs Automotive, UConn Co-op, and Insomnia Cookies, among others. The residential units will be owned and managed by EDR.

"This is a wonderful way to celebrate the transition from many years of planning to actual construction," said Macon Toledano, Vice President of Planning and Development for LeylandAlliance, "especially because today's celebration takes place on the future site of Town Square, which was planned for community events and festivities. The groundbreaking is a great way to begin establishing the tradition of civic gatherings and activities for Storrs Center and the Town of Mansfield."

Mansfield resident and Partnership member June Krisch enjoyed the event and commented, "Although the wait for groundbreaking day seemed endless, the actual event was so joyous that the long wait was forgotten and anticipating the actual Downtown has begun!"

For more information about commercial leasing, residential options, and employment opportunities in Storrs Center, please visit [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp).

### Mission Statement

The Mansfield Downtown Partnership, Inc. 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.

Contact information:  
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## Committed to Connecticut

Through the years of planning Storrs Center, master developer Storrs Center Alliance, LLC, a sister company of LeylandAlliance LLC of Tuxedo, New York, and co-developer of the first two phases of Storrs Center, Education Realty Trust, Inc. (EDR), have pledged their commitment to creating a successful town center to serve the citizens of Mansfield and the surrounding region as well as the University of Connecticut.

"The development team for Storrs Center is committed to utilizing local companies and services whenever possible," says Howard Kaufman, Managing Partner of LeylandAlliance. "Over the years, we have demonstrated this commitment repeatedly, both in the selection of key development team consultants and by the considerable payments made to these Connecticut-based companies, helping to support the local and state economy. Our commitment to hiring locally continues now that Storrs Center is under construction."

Erland Construction, Inc., the contractor selected to build Storrs Center, is equally committed. "Erland Construction made a commitment to the Storrs Center developers to use state and local workers and companies (continued on page 6)

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# UConn Co-op @ Storrs Center

by Marcia Firsick

The University of Connecticut Co-op announced in June that the Co-op had signed a letter of intent agreement with LeylandAlliance for an anchor store in Storrs Center. The Co-op has served the UConn community for more than thirty-six years and will continue to support the community and its members with this new agreement to open an additional bookstore in the new downtown.

The cornerstone of the Co-op's Storrs Center location will be a full-service general bookstore with a carefully selected yet broad selection and a staff of friendly, knowledgeable booksellers. The Co-op will host many exciting events at the UConn Co-op @ Storrs Center. Novelists, poets, scientists, historians, and more will read from their works. The Co-op will host



nationally known and emerging authors, including faculty and student authors, for book signings and discussions. On occasion, musicians and other performance artists will be invited to perform in a warm and inviting café where customers can linger and enjoy a light meal. The store will also feature a lively Children's Book Department. In addition, there will be plenty of UConn branded merchandise with many gifts and unique product lines. And, some surprises are also planned.

UConn President Susan Herbst joins in the excitement of the Co-op's growing

commitment to both the University and the Mansfield communities, saying "I look forward to walking over to the new Co-op store at Storrs Center from my home on campus. This is exactly the kind of campus/community partnership that will help propel our flagship University into the future. I can't wait!"

Bill Simpson, President/COO of the UConn Co-op said, "The UConn Co-op is very enthusiastic to become part of the Storrs Center project. We plan on developing an exciting new store that serves both as a destination store at Storrs Center and as an expansion of the retail services we already offer the University and the general community. Being a part of Storrs Center will give us an opportunity to join in at the beginning of a dynamic new development in the life of the University of Connecticut and the Town of Mansfield and shows our continued commitment to this community."

LeylandAlliance Principal and Managing Member Howard Kaufman is also pleased with the addition of the UConn Co-op to the growing list of businesses for Storrs Center. "It has always been our goal for Storrs Center to be a vibrant Main Street community with a mix of exciting shops and restaurants. The inclusion of the UConn Co-op as a flagship anchor for Storrs Center is a remarkable addition toward achieving this goal. The Co-op's impressive literary and retail offerings, coupled with speakers of the highest caliber, will certainly draw people throughout the region."

Speaking for the Mansfield Downtown Partnership, President Philip Lodewick states, "The UConn Co-op has been a part of the University and local community for many, many years and has been a strong supporter and participant in the Storrs Center project since the beginning. We couldn't be happier with this announcement of their intention to place an anchor store in Storrs Center."

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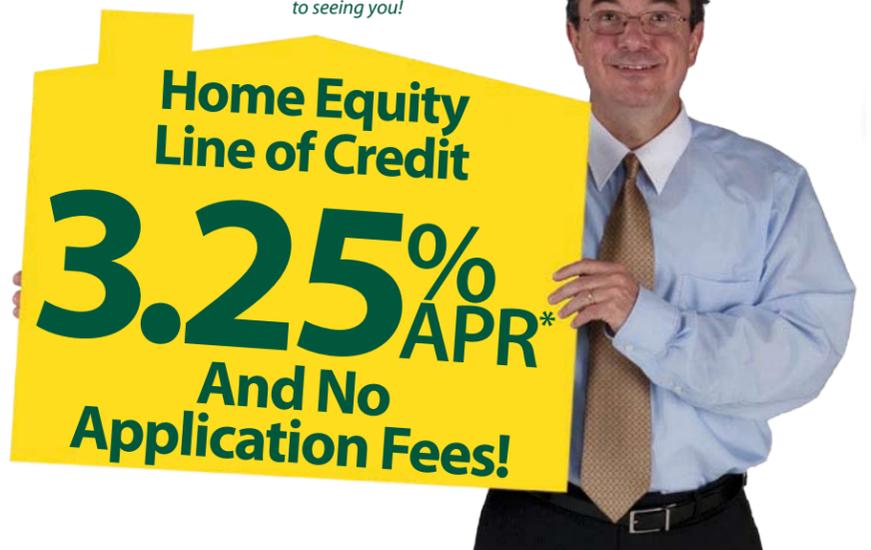


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# You're Invited: Community Puppet-Building Workshop

Join the Ballard Institute and Museum of Puppetry and the Mansfield Downtown Partnership in building a piece of Mansfield's history! Dr. John Bell of the Ballard Institute and Sara Peattie, Director of Boston's famed Puppeteers Cooperative, will lead a community puppet-building workshop at the Mansfield Community Center on Saturday, September 17 and Sunday, September 18. They will be joined by Ann Galonska of the Mansfield Historical Society, who will inform participants about the history of the Mansfield characters and events which will be the inspiration for the puppets.

The workshop will be held in the Arts and Crafts Room from 10:00 am to 1:00 pm and from 2:00 pm to 5:00 pm on both days. The following week, participants are invited to join with the Ballard in marching with their larger-than-life puppet creations in the Celebrate Mansfield Parade on Sunday, September 25.

"We are happy and excited to be working once again on a puppet workshop for the Celebrate Mansfield Parade with the Mansfield Downtown Partnership and with Ann Galonska from the Mansfield Historical Society," said Dr. Bell. "We really appreciated the community support we had last year and look forward to a fun and exciting workshop and parade this year."

This is the second year that the Ballard, the Partnership, and the Historical Society have hosted the puppet-building workshop. In 2010, participants created giant figures representing Mansfield's role as the home of the first silk mill in the United States. The finished puppets included eight foot tall versions of Prudence Hanks and Nathaniel Aspinwall, a giant silk worm, and a replica of the first silk mill. As of press time, the theme for this year's puppets was still being finalized.

"We are fortunate in Mansfield to have this unique, world-class institution which affords us opportunities for programs such as this workshop," said Mansfield Mayor



Janine Callahan photo

## Participants of the Community Puppet-Building Workshop march with their creations in the 2010 Celebrate Mansfield Parade

Betsy Paterson. "I hope residents will take advantage of this opportunity and join the Ballard in making the puppets and marching in the Parade."

The workshop is free and open to all ages. Young children should be accompanied by an adult who will participate with them. Workshop participants can drop in anytime during the day to take part in the design and creation of puppets, masks, banners, and other parading elements, but registration is requested. To register, please contact the Mansfield Downtown Partnership (860.429.2740 or mdp@mansfieldct.org).

This unique experience is made possible by the Ballard Institute and Museum of Puppetry, the Mansfield Downtown Partnership, the Mansfield Community Center, the Mansfield Historical Society, and the University of Connecticut School of Fine Arts.

For more information or to register, please contact the Partnership office (860.429.2740 or mdp@mansfieldct.org).



Partnership photo

## The local band Flamingo performs at the 2010 Picnicpalooza!

# Come One, Come All: All-Town Picnic

The Mansfield Downtown Partnership and the Town of Mansfield invite residents of all ages to bring some food and some friends to the annual Picnicpalooza! The all-town picnic, part of Celebrate Mansfield Weekend, will be Saturday, September 24 from 5:00 – 7:00 pm in the field behind E. O. Smith High School.

Everyone is invited to bring a picnic dinner, visit with friends and neighbors, and enjoy a musical performance by The Long River Band. Mansfield residents Dudley Hamlin and Mike South played as the original Long River Band in the early 1980's in music festivals, colleges, night clubs, and fairs throughout the region. They have returned after a "too long hiatus," as Mr. Hamlin described it, to perform with Boyd Wood, from Willington, and Jeff Lorello, of Coventry.

The Long River Band boasts an eclectic repertoire that encompasses a variety of folk styles. The band performs in the New England tradition of song singers and accompanies themselves on acoustic guitars, banjos, mandolins, piano, and bass. Their topical and entertaining selections will appeal to a wide range of ages and tastes.

Picnicpalooza! began as the "Fireworks in the Park" in 2005. The Town and the Partnership hosted the community picnic and music at the Mansfield Hollow State Park with fireworks marking the end of the evening. In 2009, facing increasing costs and budget constraints, the organizers decided to adjust the event and move it to E. O. Smith High School. While there are no plans for fireworks, the community focus of the event remains constant.

"E. O. Smith High School and its proximity to the future Storrs Center is a great location for this event," commented Mansfield Downtown Partnership Executive Director Cynthia van Zelm. "The new downtown will provide our community a place to gather and meet locally. Picnicpalooza! represents and celebrates that community feeling in the heart of Mansfield."

Attendees can add some "local flavor" to their picnic by visiting Storrs Farmers Market on their way to Picnicpalooza! Storrs Farmers Market is open every Saturday from 3:00 – 6:00 pm in the Mansfield Town Hall parking lot from May through November. As part of Celebrate Mansfield Weekend, there will be "Music @ the Market" featuring Seldom Heard. Tom and Lee Terry and Howard Drescher, all of Mansfield, will perform acoustic folk and traditional tunes from 3:00 – 4:30 pm. Visitors will find plenty of CT Grown fruits, vegetables, breads, and desserts to complement their picnics.

Picnicpalooza! will be Saturday, September 24 from 5:00 – 7:00 pm in the field behind E. O. Smith parking lot. Parking for the event is available in the side and front lots of E. O. Smith. This event is free and open to the public and is part of Celebrate Mansfield Weekend.



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## Committed to Connecticut

(continued from page 2)

on the vast majority of this project. We opened our office in East Windsor in 2009 to be accessible to this audience. Erland has successfully lived up to this promise in our hiring of subcontractors and will continue this practice throughout construction duration," said Chuck Vaciliou, Senior Vice President of Erland Construction. "Ninety percent of the dollar amount of construction contracts made to date (\*As of August 23, 2011) has been to Connecticut-based companies, representing \$26 million of construction costs. In addition, many of our Connecticut and Massachusetts subcontractors are using Connecticut-based suppliers."

Storrs Center construction contracts awarded to Connecticut companies through August 2011 have included Harvey Building Products, Berlin; Tabacco & Sons Builders, Bristol; Shepard Steel Company, Hartford; Shawnlee Construction LLC, Naugatuck; Hart Mechanical, Inc., Glastonbury; Interstate Electrical Corporation, Bloomfield; Otis Elevator Company, East Hartford; F. Monarca Masonry, Middlefield; Shepardville Construction, Naugatuck; Allstate Interiors of CT, Shelton; Builders Concrete East, LLC, Windham; and Milton C. Beebe & Sons of Mansfield. Four of the project participants are certified Small Business Enterprises ("SBE").

Erland Construction is an Equal Opportunity Employer. For Storrs Center, the company has focused on hiring Connecticut subcontractors and utilizing local labor, suppliers, equipment, and materials whenever possible. The company conducted extensive hiring outreach for the project and sponsored a job fair in May which was promoted locally by the company and the Mansfield Downtown Partnership. The most recent job fair was held on Thursday, September 8 at the Mansfield Community Center at which Storrs Center subcontractors participated. Additional job fairs will be announced as the project progresses.

Erland Construction is also committed to job safety and the company maintains a comprehensive safety program based on the continuous education of its employees.

"At Erland, we are committed to jobsite safety. We have an excellent track record and recently completed a strategic partnership agreement on a 115,000 square foot office project with the United States Department of Labor, Occupational Safety and Health Administration (OSHA) which achieved a Total Case Incident Rate that was about 32 percent better than the national average for Non-Residential Building Construction. We take pride in both our Safety Program and the excellent results of our partnership with OSHA," states Vaciliou.

The company's commitment to safety is formalized in its Safety and Health Program that demands a safe and healthy workplace for its employees, subcontractors, clients, and site visitors. Training and education include OSHA and industry-sponsored programs as well as Erland's own weekly, mandatory onsite Tool Box Talks for subcontractors and employees. All Erland employees are required to attain OSHA 10-Hour Certification and the company regularly sponsors 10-Hour Safety Courses at its office. The OSHA 30-Hour Safety Course is encouraged for all employees and has been completed by the safety director and all field superintendents.

Storrs Center is an economic engine for the community. The project will support construction-related jobs at the project site on a temporary basis during the construction period. Construction workers will generate additional sales and activity for existing shops and retailers in the vicinity of the project area. Once operational, it is expected that the spill-over impacts of the project will also result in increased sales and activity for existing shops and restaurants adjacent to the project. It is estimated that approximately 174 jobs will be created in Phases 1A and 1B. At full build-out of Phases 1A and 1B of Storrs Center, the Town of Mansfield is expected to net approximately \$388,000 in tax revenue

### Stay Informed: Storrs Center Construction News

The Mansfield Downtown Partnership has created a website where residents and visitors can follow the progress of the construction of Storrs Center. The website (<http://storrscenterconstruction.blogspot.com>) is updated frequently with information about general construction news and potential traffic impacts.

With a development as complex as Storrs Center, there are several public and private projects that will be underway at overlapping times. The development team is working to coordinate the different components and to minimize the impact on the residents who live, work, shop, and attend school in the area.

Residents and visitors are encouraged to check the construction website for news of any traffic delays or other disruptions in the area. While there are no plans to close the roads, there may be times when traffic slows to accommodate work in progress.

In addition to the construction website, the Partnership maintains its website ([www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp)), facebook page, and monthly email updates. The Partnership website contains not only current news and announcements but also detailed information about the history of the Partnership and Storrs Center. The Partnership's Frequently Asked Questions are also found on the website.

The monthly email updates are an easy and convenient way to stay informed of the Partnership's work. To be added to the email list, simply email or call the Partnership office ([mdp@mansfieldct.org](mailto:mdp@mansfieldct.org) or 860.429.2740) and provide your current contact information.

There may be specific construction-related questions that arise for which answers are not readily found on the Partnership's website. When that happens, the best thing to do is to email the question to [StorrsCenterInfo@mansfieldct.org](mailto:StorrsCenterInfo@mansfieldct.org). This email serves as the clearinghouse for construction-related inquiries, and the Partnership will respond to each email in a timely manner.

The Mansfield Downtown Partnership will continue to host its monthly Open Houses in its new offices (located in the Town Hall, 4 S. Eagleville Road). The Open Houses are generally held on the first Thursday of the month from 6:00 pm to 7:00 pm. Individuals interested in attending an Open House are encouraged to call the office (860.429.2740) to confirm the date and time.

This is an exciting time for the Partnership and the Storrs Center project. Construction of the different phases will occur over the next several years. Be sure to stay informed about the progress and latest news!

annually. The fiscal analysis can be found at [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp). The Town's grand list will increase by four percent, and Storrs Center Alliance and EDR will become the Town's largest taxpayers.

Besides creating a wonderful, walkable environment for people to live, work and play, an important part of that success is helping to support the local and state economy as Storrs Center is built.

For more information about Storrs Center, please visit [www.storrscenter.com](http://www.storrscenter.com). A complete listing of "Frequently Asked Questions" is posted on the site and updated regularly.



## Husky Spirit Shop

**Best Prices in Town**

Domestic and Imported Beer, Wine & Spirits  
Cigarettes and Lotto Available

Open 9:30am to 9pm  
**(860)-465-9866**

454 Storrs Rd., Mansfield Center  
Manager: Nick Singh • [454huskyspirit@gmail.com](mailto:454huskyspirit@gmail.com)



## Mansfield Community Center

Family, Fitness & Fun

### Affordable Family Fun All Year Long!



**Membership Includes:**

- Lap Pool • Therapy Pool • Indoor Walking/Jogging Track
- Fully Equipped Fitness Center • Teen Center
- Gymnasium • Locker Rooms
- Discounted Child Care • Family Fun Events
- Family Changing Rooms • Personal Training (for an added fee)
- Discounted Fitness and Aquatics Classes and more!

**Check out our affordable individual and family annual and 3-month membership options today!**

Bring this coupon in today!

## ONE-WEEK FREE TRIAL

Go for a swim, take a jog on the indoor track, work out on the latest cardio and strength training equipment, shoot baskets, have fun with your family and more!

See all we have to offer at the Mansfield Community Center today!

Offer valid for those who have not used trial membership or have never been a member. Facility tour required. Offer valid for seven consecutive days of use at the Mansfield Community Center for you and your family. Mansfield Community Center open Monday - Saturday, 5:30 a.m. - 10 p.m. and Sunday, 8 a.m. - 9 p.m.



## STORRS CENTER CYCLE

Mansfield's Family Bike Shop

[www.storrscentercycle.com](http://www.storrscentercycle.com)  
1132 Storrs Road, Storrs, CT 06268



ROAD KIDS'  
MTB FAMILY  
BMX COMMUTER

REPAIRS ON ALL MAKES & MODELS

860.429.5300  Find us on Facebook [info@storrscentercycle.com](mailto:info@storrscentercycle.com)

## Mansfield Downtown Partnership's Eighth Annual *Festival on the Green*

- Noon – Celebrate Mansfield Parade (Storrs Road)
- 12:00 pm – Festival Grounds Open to the Community
- 12:30 pm – Kidsville Kuckoo Revue
- 12:30 pm to 4:30 pm – Cooking Demonstrations
- 1:30 pm to 3:30 pm – Pony Rides
- 1:30 pm – Pie Eating Contest
- 1:45 pm – Local Performances
- 3:30 pm – Slavic Soul Party!



[www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp)



8<sup>th</sup> Annual  
*Festival on the Green*  
Sunday, Sept. 25, 2011  
E. O. Smith High School

**Plus:**

**Juried Art Show – Local Food Vendors – Petting Zoo – Spin Art  
Sidewalk Drawing – Magician – Husky Dog  
& Much More!**



# Introducing: The Oaks on the Square



Imagine living in an upscale, energy-efficient apartment facing a beautiful town square. Imagine stepping outside to have breakfast at that great place on the corner then heading across the street to the independent book store.

Imagine meeting friends and neighbors while exercising at the community center or while strolling through a wooded preserve. Image all the amenities of a world-class university within an easy walking or biking distance.

Soon, Mansfield residents will no longer need to imagine such a place. The first phases of Storrs Center, the new downtown for Mansfield, are under construction, and the first buildings are scheduled to open in the fall of 2012.

In addition to the restaurants, shops, and businesses planned for the downtown, new apartments will be opening in Storrs Center. "The Oaks on the Square" will be owned and managed by Education Realty Trust (EDR), a partner of Storrs Center master developer LeylandAlliance, LLC.

Named for both the large oak tree at the corner of Dog Lane and for the future Town Square, The Oaks on the Square will occupy the upper floors of the buildings in Phases 1A and 1B (Phase 1B is scheduled to open in the fall of 2013). The three buildings comprising Phase 1A will include 127 residential units.

The residential units will include studio, one-, two- and three-bedroom rental apartments. Each unit will feature stainless steel kitchen appliances, granite countertops, laminate hard wood flooring, and a washer and dryer. Other amenities include access to private parking,



Courtesy of The Oaks on the Square

**A computer model shows the interior of one of the residential units currently under construction.**

round-the-clock maintenance, and on-site management staff. Cable, internet, water, hot water, sewer, and refuse removal are all included in the rental fees.

There are varying floor plans available for each style of apartment. The floor plans for individual units and for the buildings are available on The Oaks' website, [www.theoaksonthesquare.com](http://www.theoaksonthesquare.com). Also available on the website are more details about the apartments' features, frequently asked questions, and application materials.

Leasing for The Oaks on the Square has begun for the anticipated opening in fall of 2012. A leasing office will soon be open in the Marketplace building located at 1254 Storrs Road (the "Store 24 building").

## Welcome to Our Newest Members!

The following individuals and businesses have recently joined the Mansfield Downtown Partnership:

Nicholas and Margaret Ferron

Greg Padick

Julie DeLapp and Benjamin Pauley

Norman Stevens

### Membership Form

*Lend your support by becoming a member!*

#### Membership\* Benefits Include:

- Voting privileges at Annual Meeting and special membership meetings
- Semi-annual Partnership Newsletter
- Notices of upcoming workshops or events
- Ability to hold office within the Partnership and serve on committees

**Please return this form, with check payable to:**  
Mansfield Downtown Partnership  
4 South Eagleville Road  
P.O. Box 513  
Mansfield, CT 06268

Fax: 860.429.2719

**Questions?** 860.429.2740 or [mdp@mansfieldct.org](mailto:mdp@mansfieldct.org)

#### Yearly Membership Investment

MDP operates on a calendar year.

- |  |      |                                   |         |   |
|--|------|-----------------------------------|---------|---|
| <input type="checkbox"/> Student; Senior (age 60+) | \$10 | <input type="checkbox"/> Patron   | \$200   | <input type="checkbox"/> I would like to volunteer my time. Please contact me to discuss MDP volunteer opportunities. |
| <input type="checkbox"/> Individual                | \$15 | <input type="checkbox"/> Sponsor  | \$1,000 |   |
| <input type="checkbox"/> Business/Organization     | \$50 | <input type="checkbox"/> Friend** | \$_____ |   |

Please consider an additional contribution: \$\_\_\_\_\_ **Total Amt. Enclosed: \$\_\_\_\_\_**

Indiv./Bus./Org./Family Name \_\_\_\_\_

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

*Contributions may be tax deductible.*

\*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).

\*\*Friend Memberships are designed for non-town supporters who wish to contribute but will not have voting or office privileges.



**Mansfield Downtown Partnership**  
*Helping to Build Mansfield's Future*

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**100 Gerber Dr., Suite 2A**