

School Siting Considerations

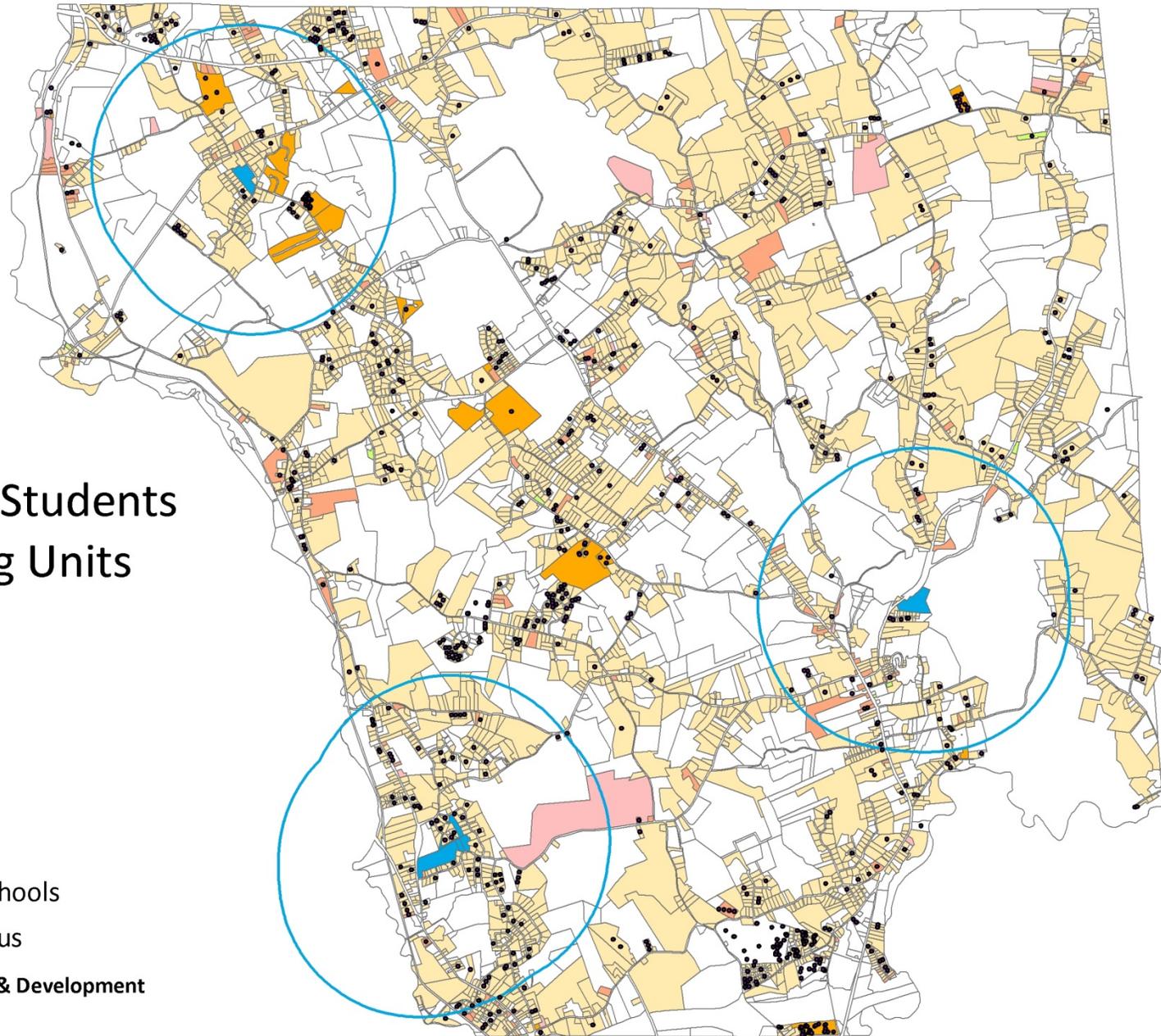
Town Council Special Meeting
February 21, 2012

Prepared by: Department of Planning and Development

Location of Students and Housing Units



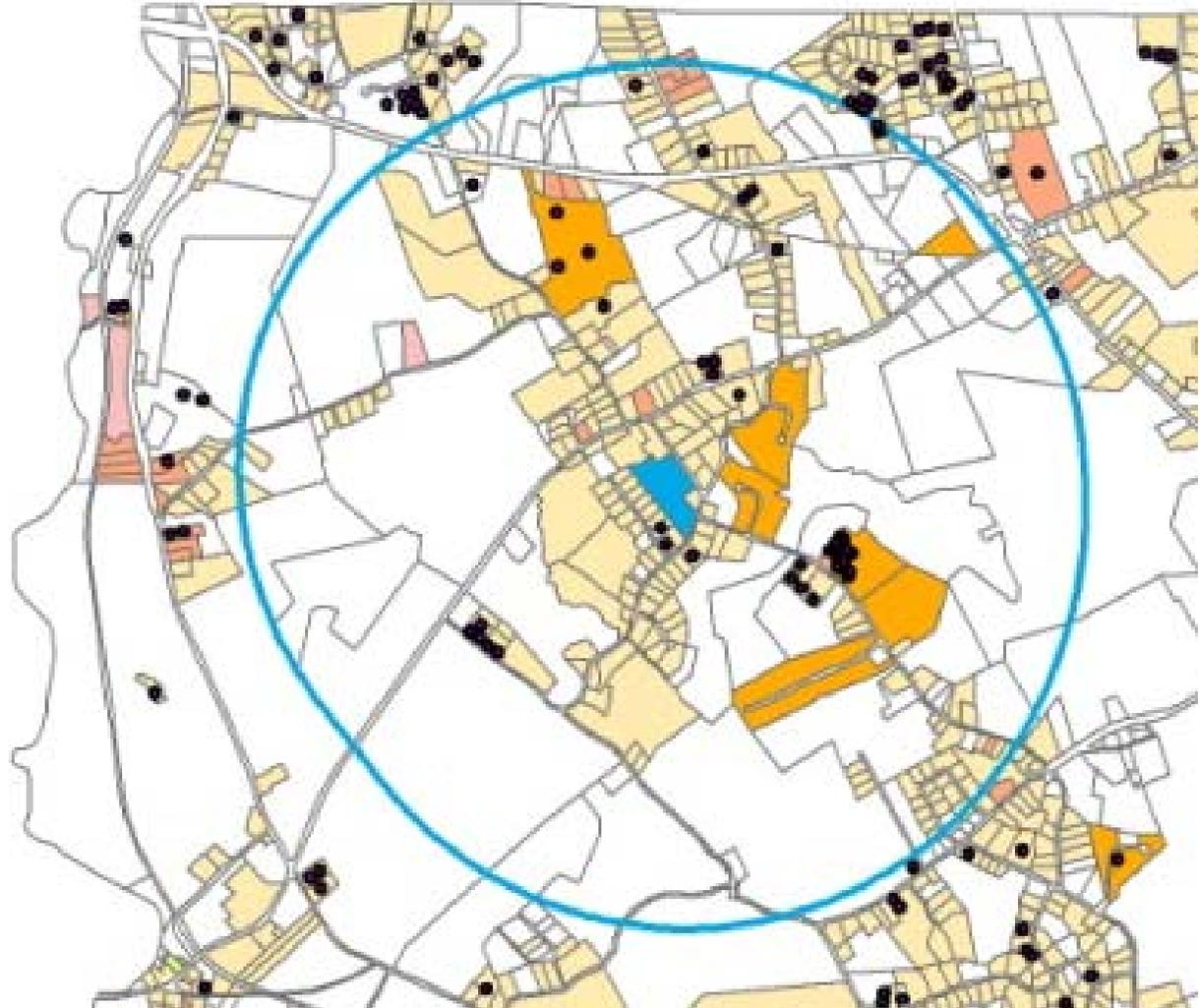
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February 21, 2012



Within One Mile Radius of Goodwin Elementary

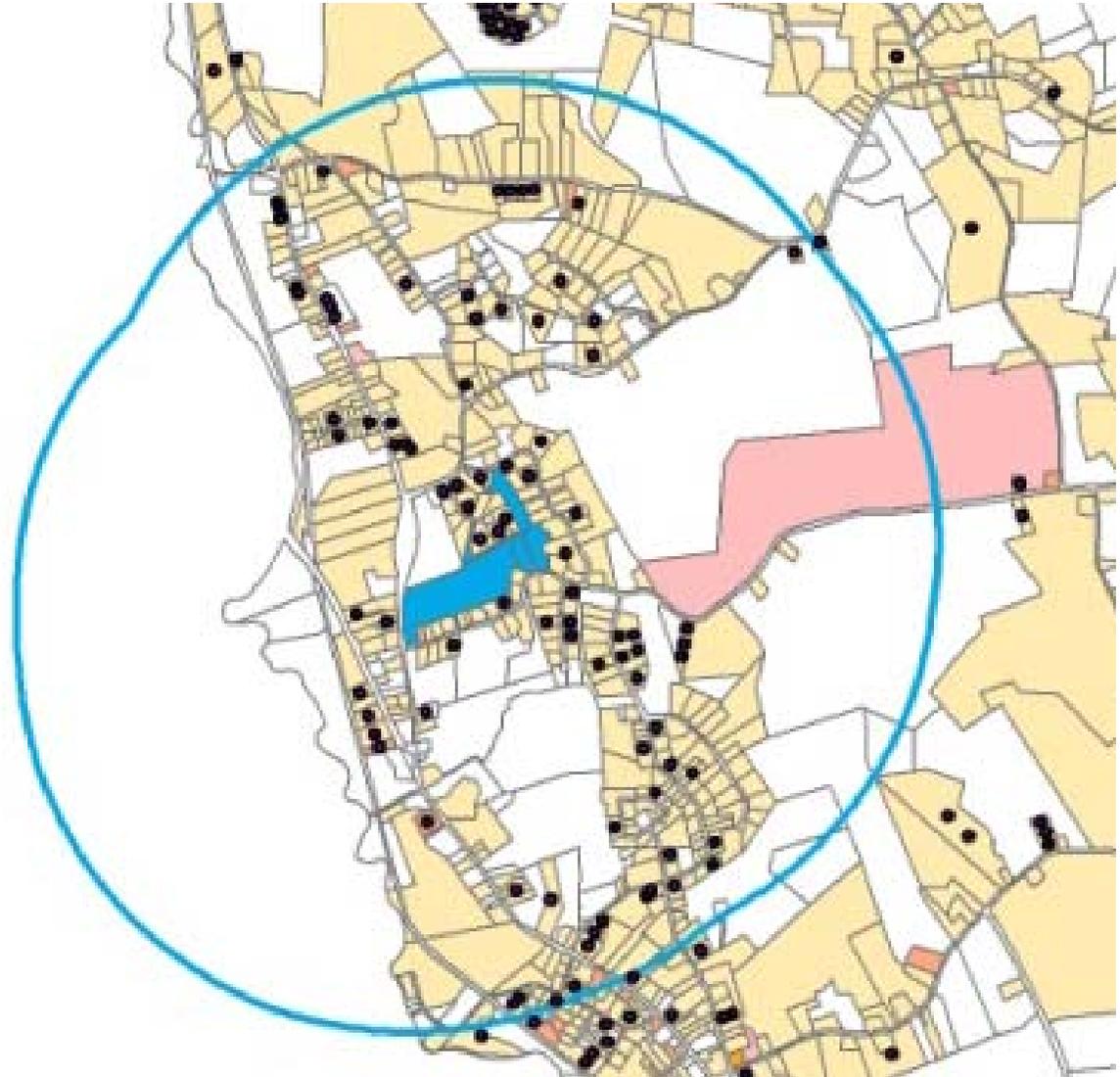
- 215 Single Family Homes
- 10 Two-Family Homes
- 1 Three-Family Home
- 2 Multi-Family Developments* (Holinko Estates and Renwood)
- **Total Units: 337**

*Does not include student apartments



Housing Units Within One Mile Radius of Vinton Elementary

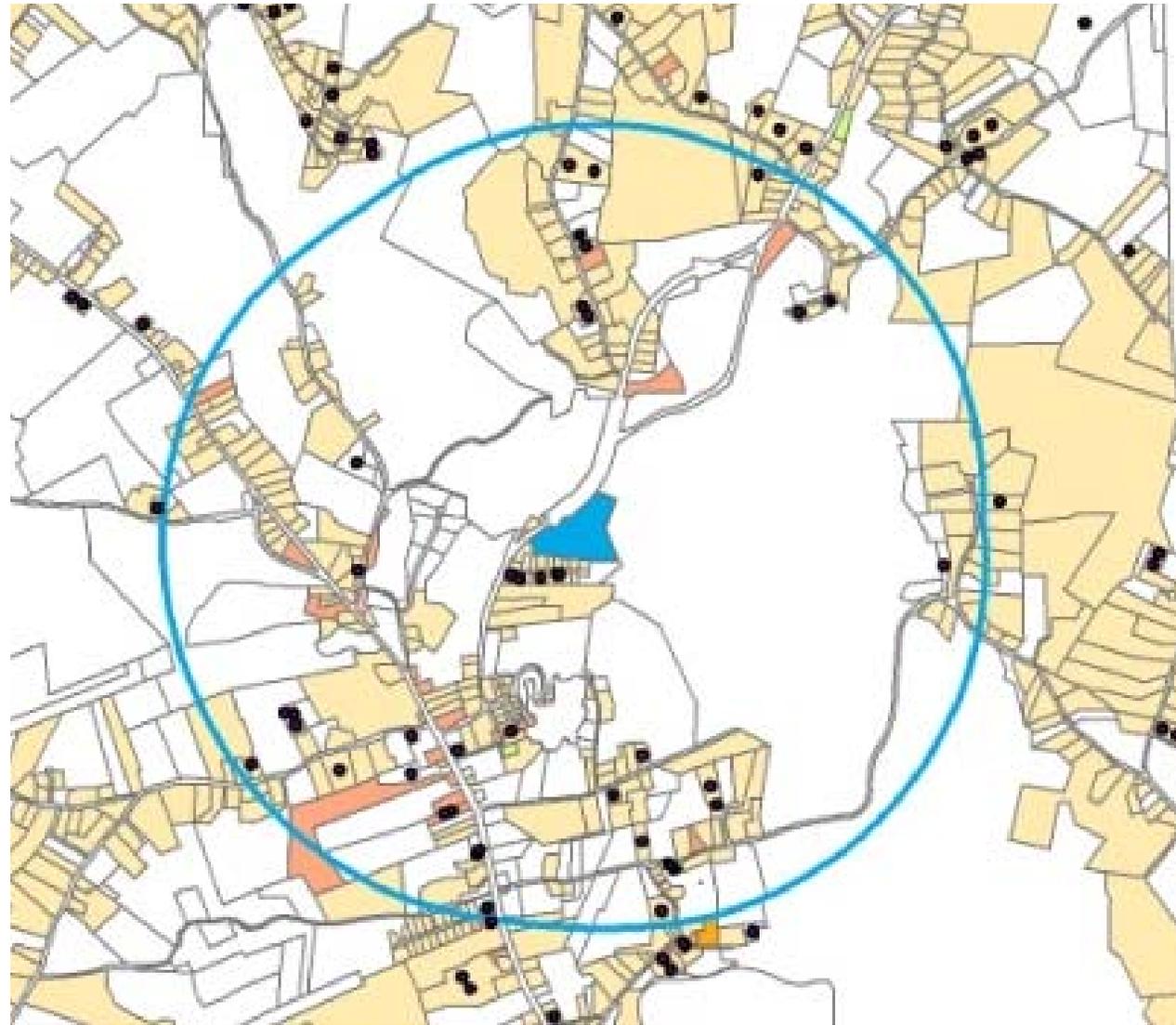
- 410 Single Family Homes
- 18 Two-Family Homes
- 6 Three-Family Home
- **Total Units: 434**



Housing Units Within One Mile Radius of Southeast Elementary

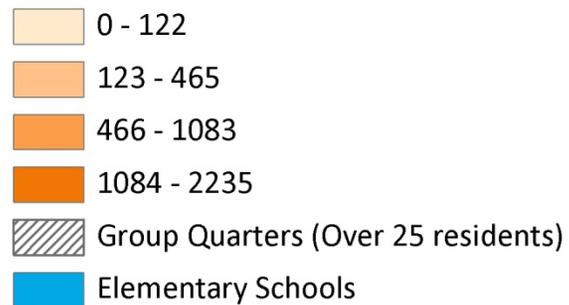
- 251 Single Family Homes
- 20 Two-Family Homes
- 1 Three-Family Home
- 2 Four Family
- 1 Multi-Family Developments

- **Total Units: 284**



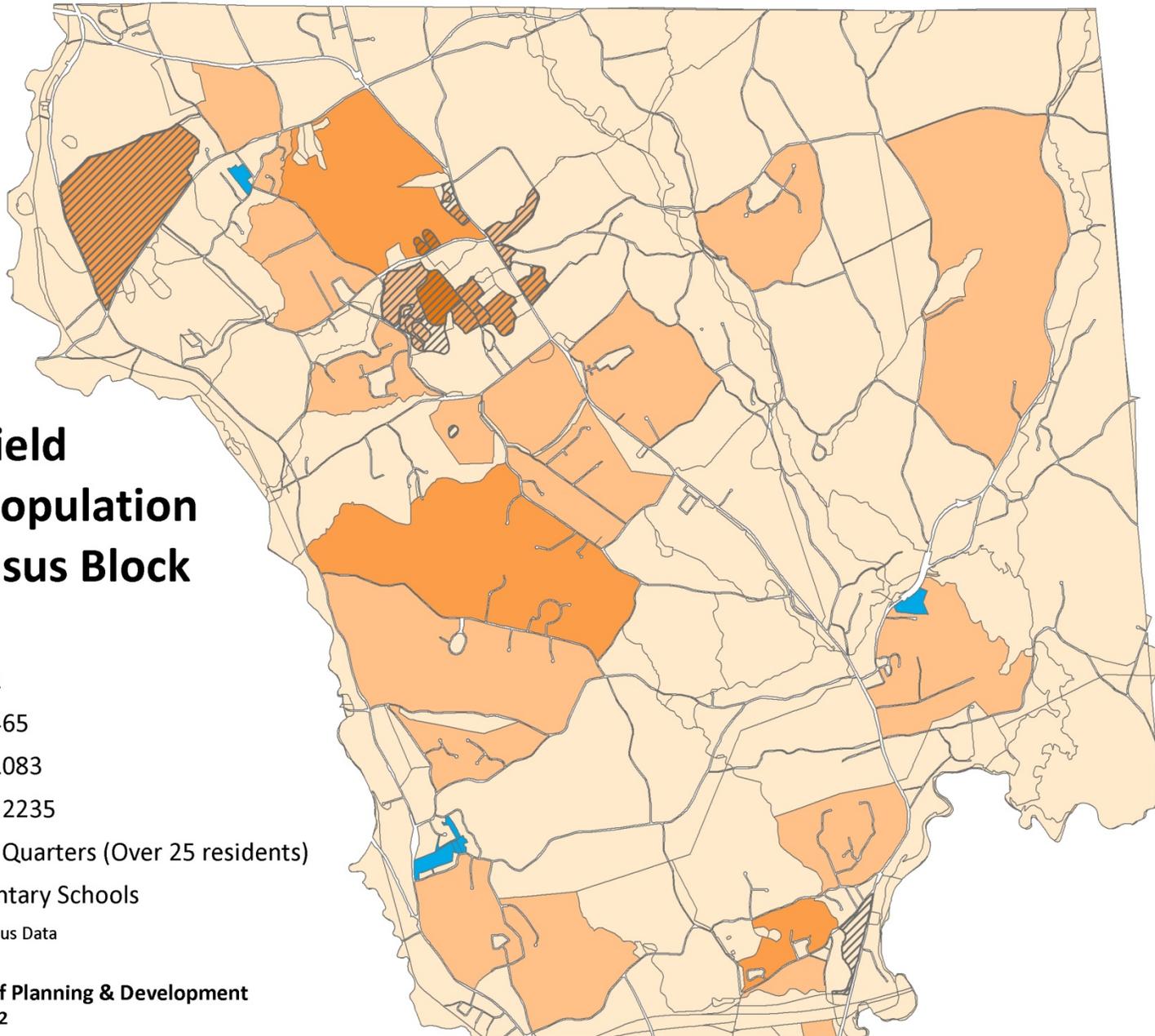
Mansfield 2010 Population By Census Block

Population



Source: 2010 Census Data

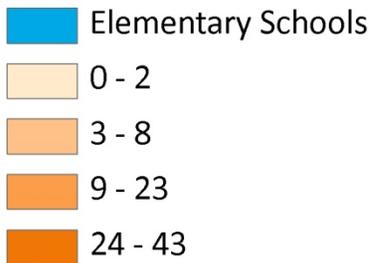
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2010 Population Density

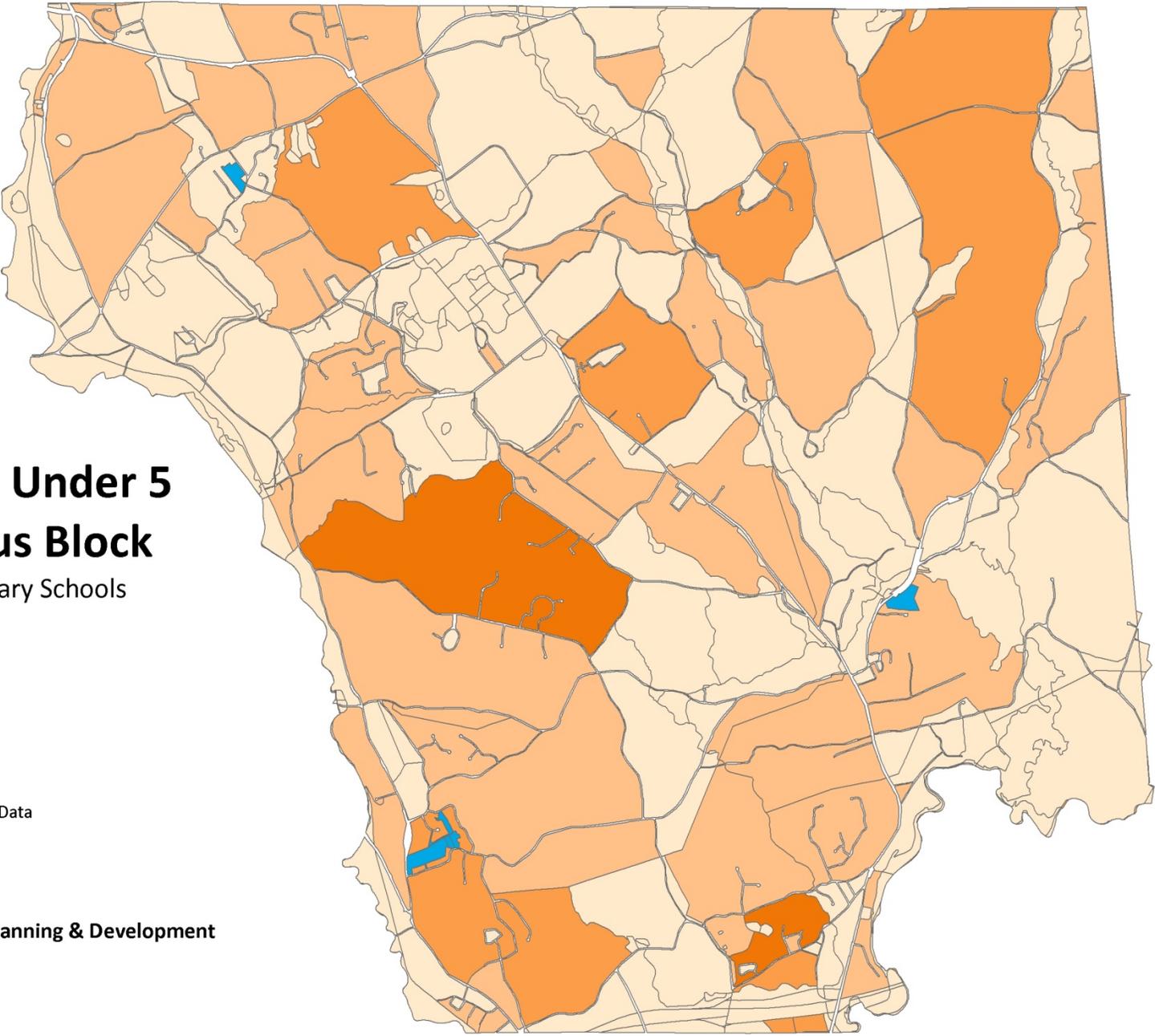
- As expected, the highest population density is located in and around UConn. Hatched areas represent blocks containing group quarters (university housing, correctional facility, etc.) providing housing for 25 or more residents
- For areas not adjacent to the university, the highest density per census block is in the area bounded by Maple Road on the north and Mansfield City Road on the South, and the Freedom Green area in southeast Mansfield

Children Under 5 By Census Block



Source: 2010 Census Data

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2010 Population Density: Children Under the Age of 5

- Similar to the overall population density map, the highest concentrations of children under the age of 5 years are located in the area bounded by Maple Road on the north and Mansfield City Road on the South, and the Freedom Green area in southeast Mansfield

Potential Areas for Low Density Residential Development

Percentage Slope

 20%+

 30%+

 Wetlands

 Elementary Schools

 Low Density Residential (20+ Acres)



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Potential Areas for Low Density Residential Development

Percentage Slope

 20%+

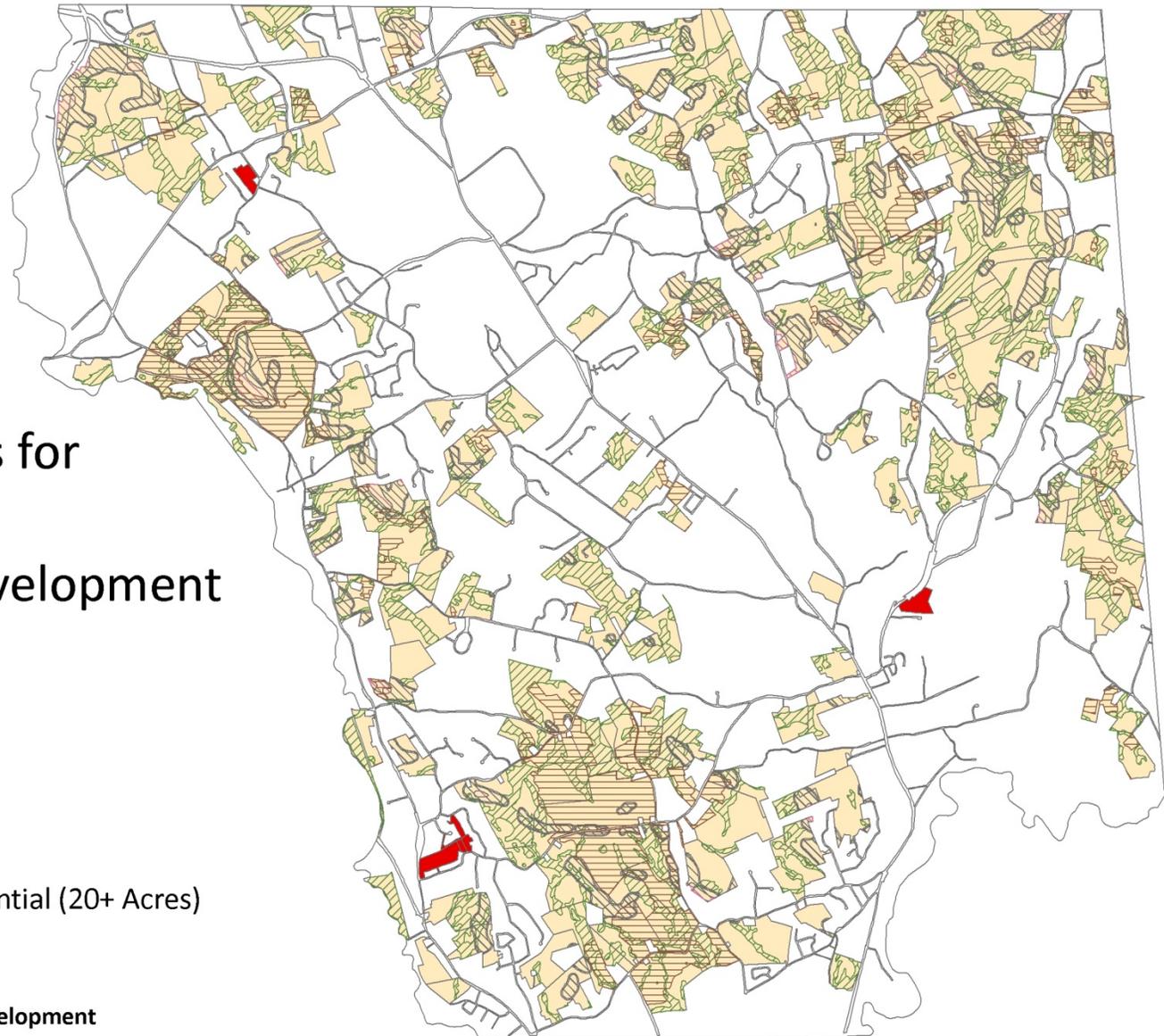
 30%+

 Wetlands

 Agricultural Soils

 Low Density Residential (20+ Acres)

 Elementary Schools



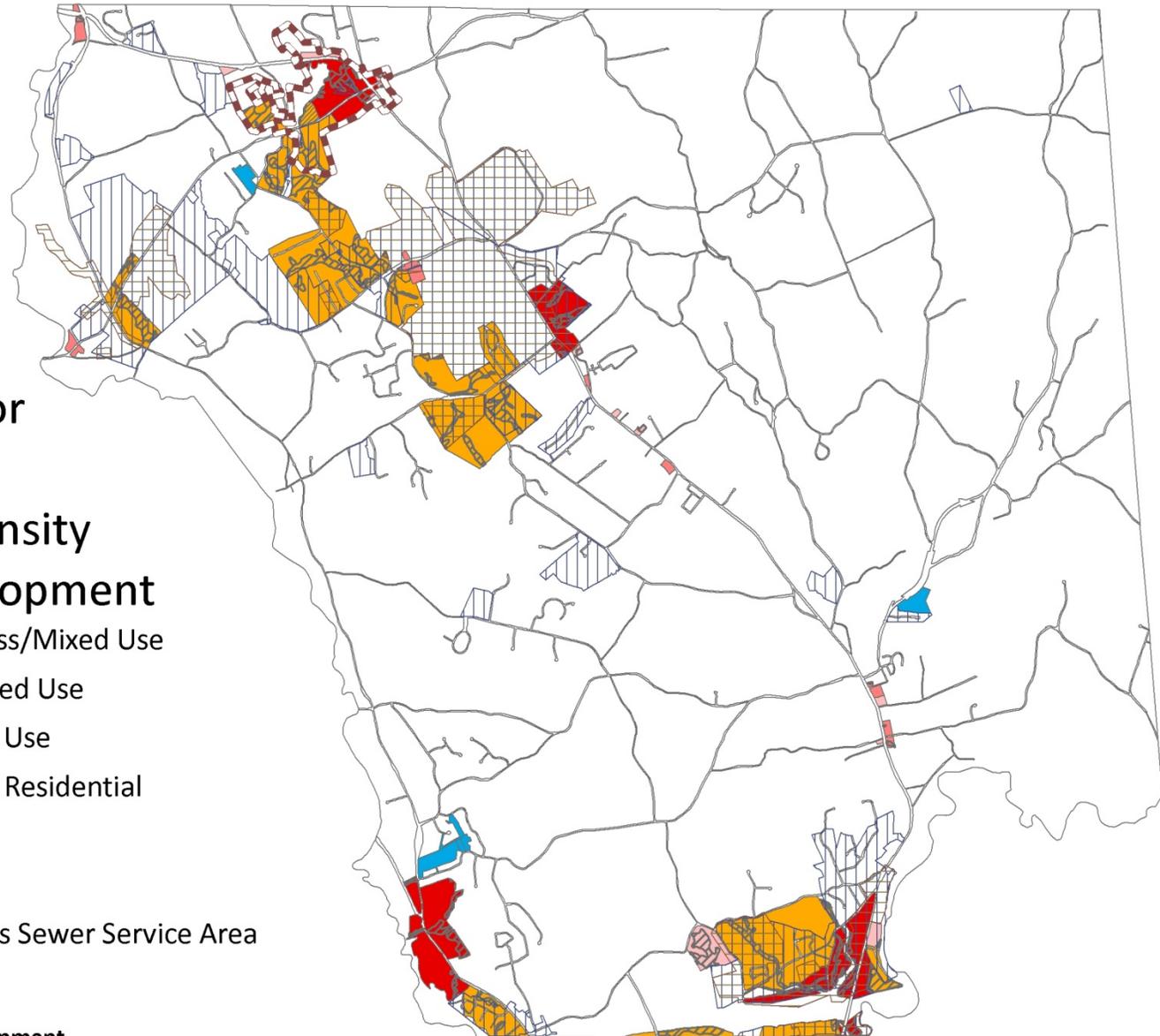
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Potential Areas for Low Density Residential Development

- To identify the area with the greatest potential for single-family residential development, the maps on the previous slides isolated parcels 20 acres or greater in size.
- Of the ±9,600 acres shown, approximately 2,600 are covered by wetlands; there are also several areas of steep slopes that further limit suitability for development.
- Of the areas suitable for development, a large portion is classified as agricultural soils, which in many cases the town has an interest in preserving
- Most of the land identified as potentially suitable for low density development is located south and west of Mansfield City Road, and along Route 32, north of Route 275

Potential Areas for Mixed Use and Medium-High Density Residential Development

- Neighborhood Business/Mixed Use
- Planned Business/Mixed Use
- Planned Office/Mixed Use
- Medium-High Density Residential
- Water Service Areas
- Sewer Service Areas
- Proposed Four Corners Sewer Service Area
- Elementary Schools



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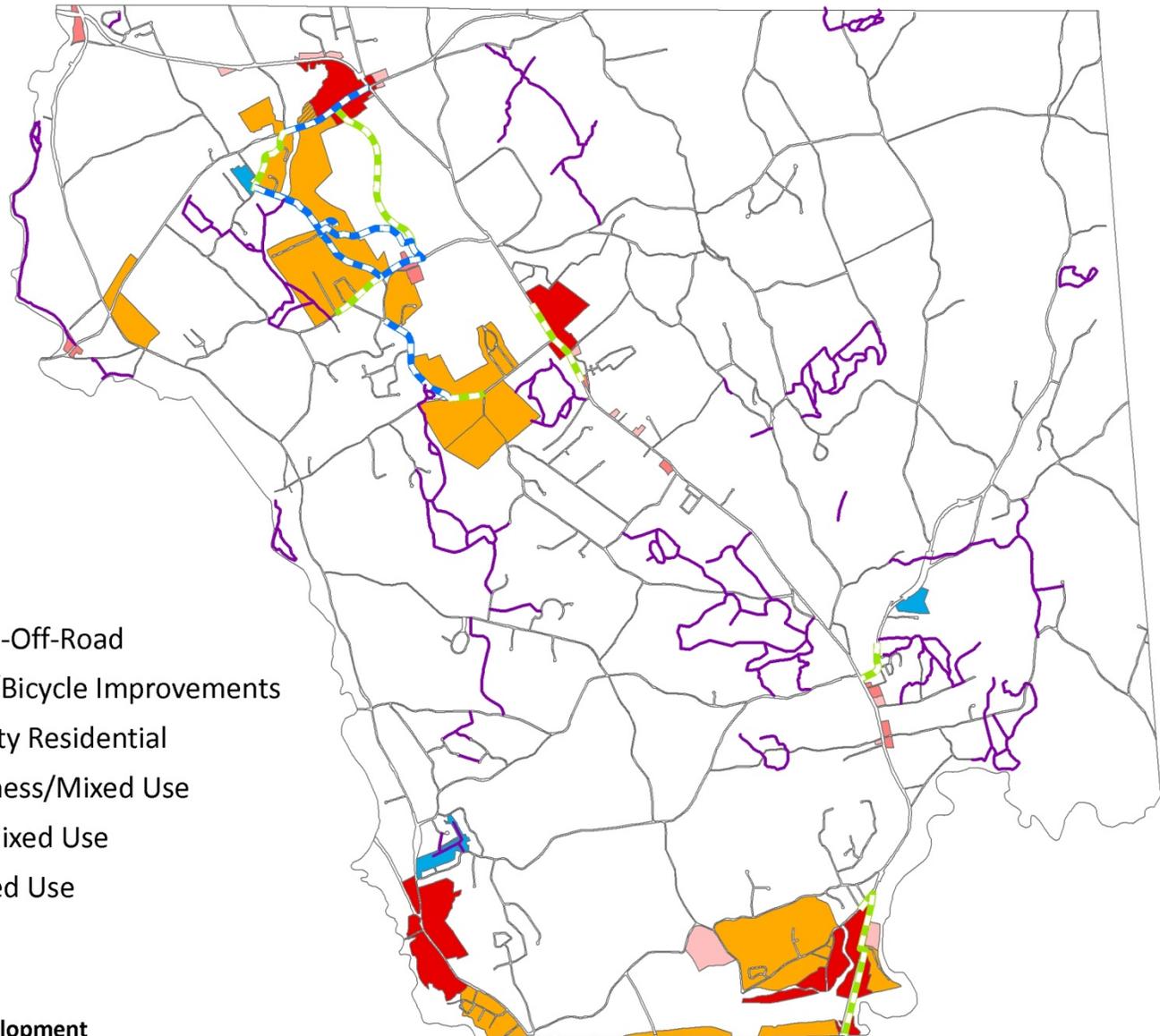
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Potential Areas for Mixed Use and Medium to High Density Residential Development

- Areas identified as potentially supporting medium to high density residential development and more intense commercial development are located in areas with the potential to be served by water and sewer
- Most of the potential mixed use and higher density residential development is anticipated to occur in the areas north and west of UConn, as well as southern Mansfield between Mansfield City Road and Route 195.
- Perkins Corner is also identified as an area for future development. There is a potential sewer project being initiated by the Town of Coventry that could serve this area.

Transportation Infrastructure

-  Trails_Town
-  Pedestrian & Bicycle-Off-Road
-  Planned Pedestrian/Bicycle Improvements
-  Medium-High Density Residential
-  Neighborhood Business/Mixed Use
-  Planned Business/Mixed Use
-  Planned Office/Mixed Use
-  Elementary Schools



Proximity to Transportation Infrastructure

- As shown in the previous slide, Goodwin Elementary currently has the best access for pedestrians and bicyclists.
- A pedestrian walkway is planned, but not yet funded, to connect Southeast Elementary to Mansfield Center.