

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
1244 Storrs Road**

Tuesday, October 20, 2009

MINUTES

Members: Steve Bacon, Jon Hand, Ruth Moynihan, Frank McNabb, Peter Millman, Ruth Moynihan, Karin Randolph

Staff: Cynthia van Zelm

1. Call to Order

Steve Bacon called the meeting to order at 5:05 pm.

2. Public Comment

Jill Coghlan expressed her interest in making sure that parking was accessible in terms of being close to a destination. She said that Blue Back Square in West Hartford has done a good job with providing nearby access. She also expressed concern that there be more than one point of entry for pedestrians in the garage(s).

3. Approval of Minutes from August 18, 2009

There was not a quorum so the approval of the minutes was deferred.

4. Update on Storrs Center including Parking and Storrs Road

Cynthia van Zelm updated the Committee on the parking steering committee that has been formed to look at Storrs Center parking. She said the main objective will be to develop a parking management plan. Ms. van Zelm noted the representatives on the steering committee. Ms. van Zelm said she expects the first meeting to be in early November. She said she will notify the Planning and Design Committee in case they wish to attend. Ms. van Zelm said she has also begun her research on rural communities that have parking garages, particularly those in college towns.

Ruth Moynihan encouraged looking into Zip Cars as an alternative transportation mode. Ms. van Zelm said the University is pursuing the idea of cars that can be rented, and she met with representatives at the University (at their initiative) to see if it could be pursued in conjunction with the Storrs Center project.

Mr. Bacon said that the following businesses have signed letters of intent: the Vanilla Bean, Moe's Southwest Grill, Storrs Automotive, Travelplanners, Campus Cuts, Wings over Storrs, Body Language, and Cosimo's. He said that the development team has had good success working with the current businesses. Mr. Bacon said the goal for Phase 1A is to put some of the larger tenants toward the front of the building lining Storrs Road and Dog Lane and some of the smaller tenants in the middle of the layout of the two buildings. Mr. Bacon and Ms. van Zelm said that Cosimo's has five restaurants in New York including two in Newburgh which is how LeylandAlliance came to know the restaurant.

Ms. van Zelm said she is working with Town Public Works Director Lon Hultgren on moving ahead with Storrs Road and Phase 1A infrastructure. She said this work is being coordinated with some of the work the University is doing on Storrs Road. BL Companies is working on the design and easements needed for the project. She said the goal is to bring the design work to the Planning and Design Committee when it is at 30 percent, prior to holding a public meeting on the design.

Ms. van Zelm said a meeting is set up with the CT Department of Economic and Community Development for October 30 to coordinate the three grants received for Phase 1A infrastructure, including the \$200,000 received two weeks ago as a CT Small Town Economic Assistance Program grant.

Ms. van Zelm said that Mr. Hultgren is working on a Request for Qualifications for the design of the intermodal facility and the Greater Hartford Transit District will be administering the federal grant the Town received for the design.

5. Other

Mr. Bacon asked if there were any changes to the Committee charge as outlined in the August minutes. He suggested that "Crafted design, and sustainability guidelines" be changed to "Craft" and Peter Millman suggested deleting the comma. Ms. van Zelm will make those changes.

6. Adjourn

The Committee adjourned at 6:00 pm. The next meeting will be January 19 at 5 pm, pending any action needed by the Committee before then.