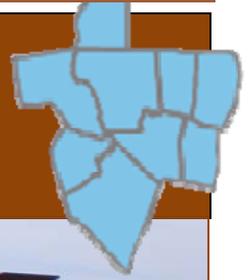


# Mansfield

*A Great Place to Visit, Learn, and Live*

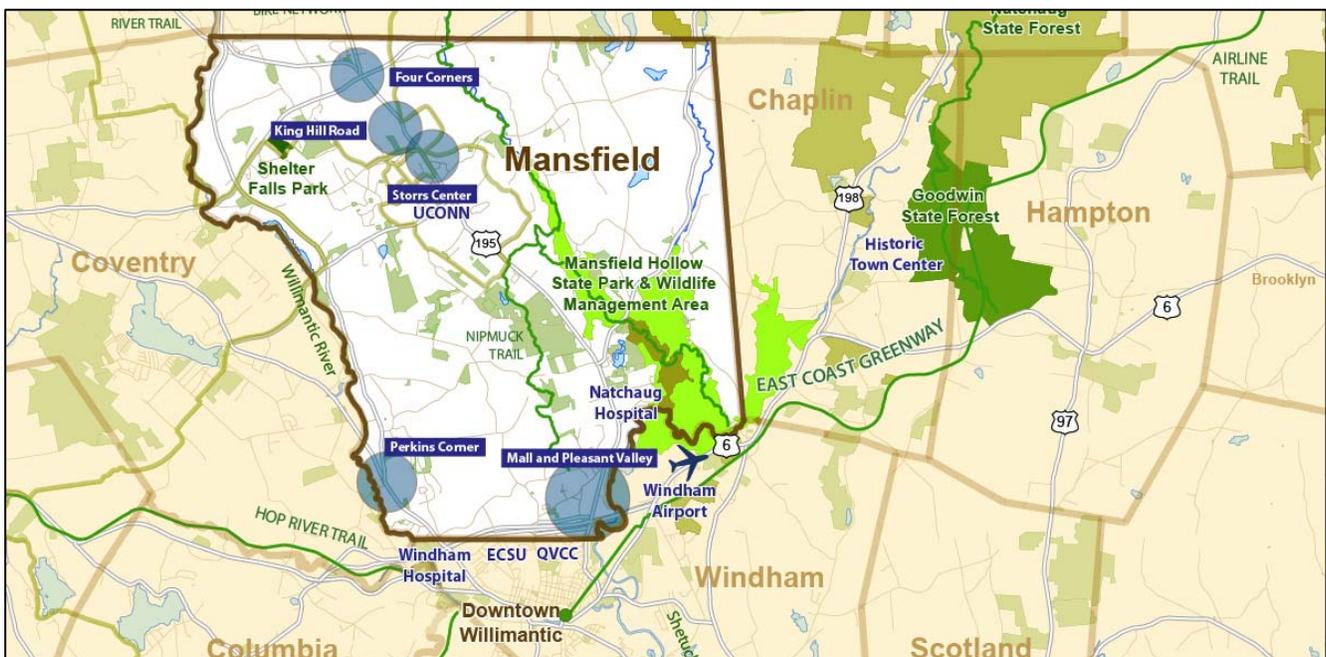


**M**ansfield is dedicated to strengthening its economic development opportunities by focusing redevelopment and new development in designated Planned Development Areas (PDA). These areas include the University of Connecticut's Storrs and Depot campuses and five areas including Four Corners, Storrs Center, King Hill Road, Perkins Corner and the East Brook Mall/Pleasant Valley area. Concentrating future development in these areas will minimize sprawl, conserve the town's natural and historic resources and promote access to public transit, highways and utilities. Each designated area possesses its own unique assets and infrastructure issues that will need to be addressed.

Mansfield's 2006 Plan of Conservation and Development contains four policy goals designed to guide future development and growth in town. The plan's goals are:

- To strengthen and encourage an orderly and energy-efficient pattern of development with a sustainable balance of housing, business, industry, agriculture, government, and open space, and a supportive infrastructure of utilities, roadways, walkways and bikeways, and public transportation services;
- To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas;
- To strengthen and encourage a mix of housing opportunities for all income levels; and
- To strengthen and encourage a sense of neighborhood and community throughout Mansfield.

The following provides information regarding the physical location, assets and opportunities associated with each referenced PDA.



### University of Connecticut Storrs and Depot Campuses

The University of Connecticut's Storrs and Depot campuses are situated in north central Mansfield. The University is Mansfield's major employer and it provides extensive educational, cultural, recreational and economic benefits to Mansfield and the Windham region. The University currently enrolls over 20,000 students. From an economic development perspective, many of the ongoing research and development activities being conducted at the University have potential commercial applications. In recent years, particular attention has been given to these opportunities and the University has established a Center for Science and Technology Commercialization and manages an existing Technology Incubation Program. Ten potential development sites designed to accommodate an estimated maximum of 1.2 million square feet of building floor area have been designated in the University's North Campus and additional opportunities are available in the 300 acre Depot campus.



### Storrs Center

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including studios, town homes, condominium apartments and rental apartments. The new downtown will occupy approximately 17 acres of the overall 47.7 acre site and will include a new Town Square and a smaller Market Square across from Town Hall. The remainder of the site will be preserved as open space. The plan will knit architecture, pedestrian-oriented streets, small lanes, and public spaces

into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional street front activity and shared community spaces and will be supported by residences above and throughout the neighborhood. Structured, on-street, and surface parking will be provided.

Storrs Center is expected to include:

- Residential: 650-800 units •
- Retail/Restaurant: 150,000-200,000 s.f. •
- Commercial (office): 40,000-75,000 s.f. •
- Civic and Community: 5,000-25,000 s.f. •

Storrs Center has always been planned to attract local residents, University students, faculty and staff as well as visitors from the surrounding towns and all of Eastern Connecticut. It will be a regional destination where additional restaurants and retail opportunities will be developed, where they are currently limited.

Storrs Center will create a pedestrian-friendly village that will strengthen the links between the University and the Town. The Town has worked closely with its municipal development agent, the Mansfield Downtown Partnership, and the University on this project. Storrs Center will provide an economic boom to the town and region while further solidifying UConn as a desirable higher education facility.

Storrs Center is a model for the region, state and the nation for its significance as a mixed-use, transit-oriented smart growth project. The sustainability guidelines that have been developed for Storrs Center are unique for a small community and reflect the interest in the community as well as the master developer to create an energy efficient and environmentally sensitive project. In 2008, the Friends of CT recognized Storrs Center as one of only two projects in the state that exemplify the principles of smart growth.

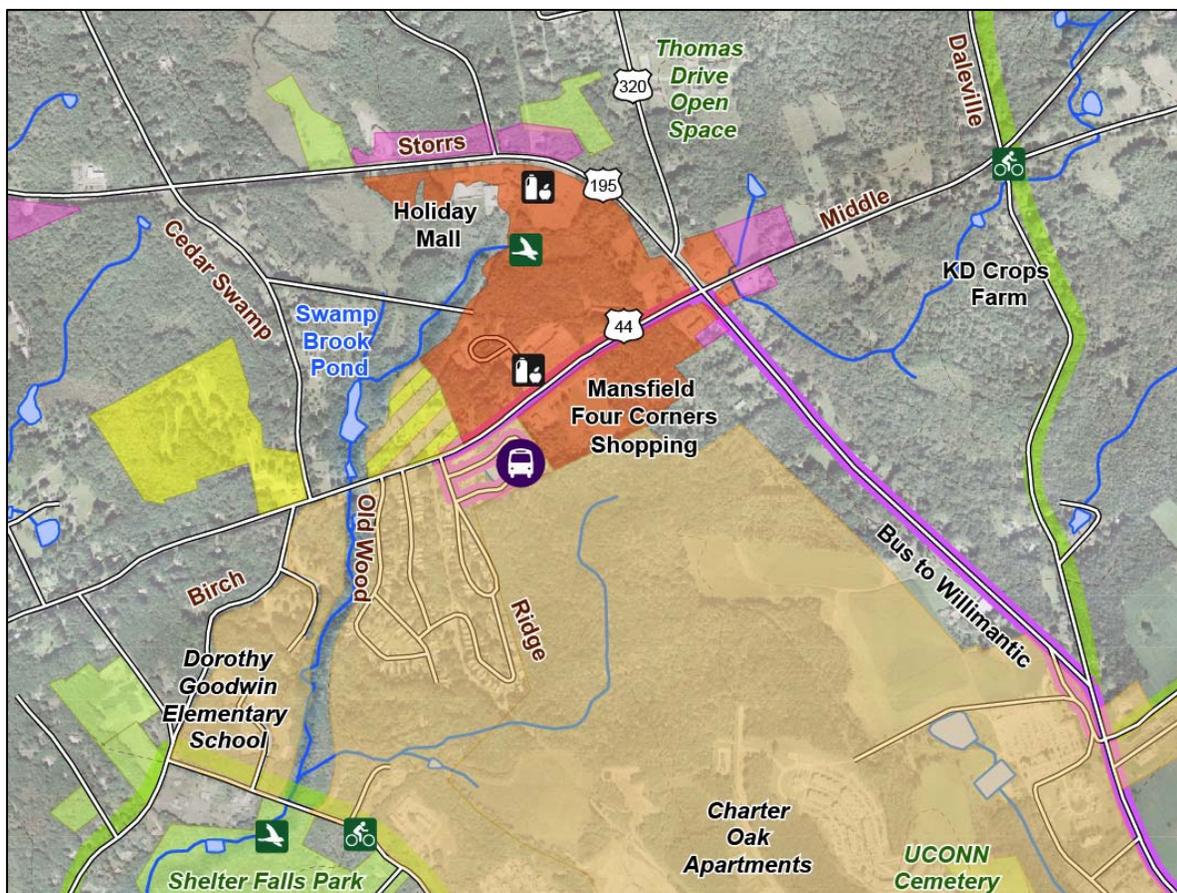


### Four Corners Development Corridor

The Four Corners area is located in the vicinity of the intersection of Routes 44 and 195. It serves as a gateway to UConn as Route 195, the main road to the campus, passes through this area and provides access to UCONN from Interstate 84. The Four Corners area is designated in the Mansfield Plan of Conservation and Development as an area for public water and sewer and with this public infrastructure would support both commercial and higher density residential development. The Town has begun design of both the water distribution and sewage collection systems and hopes to construct these facilities within the next few years. RT 44 has approximately 10,000 vehicle trips per day and RT 195 over 16,000 vehicle trips per day. Both routes are major arterial highways. Route 44 connects Hartford to Providence while RT 195 provides access to Interstate 84, the major regional Interstate Connecting Boston and Worcester to points west. Current uses in this area are diverse and include a national pharmacy

chain, gas and convenience store, professional offices and local grocery store. Infill development opportunities exist on previously developed sites as well as larger vacant parcels of land.

The planned development/redevelopment of the Four Corners area will be designed to complement the Storrs Center development and be linked via public transit. The two projects have different orientations, but both are integral components for enhancing the economic vitality of Mansfield and enhancing the quality of life of its residents. The vision for the Four Corners development area is focused on retail opportunities that accommodate larger floor areas and substantial parking. Site specific design of the new developments will be key to their success and new zoning will be put in place to allow controlled but flexible commercial and residential opportunities.



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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1; border: 1px solid black;"></span> Planned Office/Mixed Use        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black;"></span> Medium to High Density Institutional/Mixed Use    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f080f0; border: 1px solid black;"></span> Neighborhood Business/Mixed Use |   |

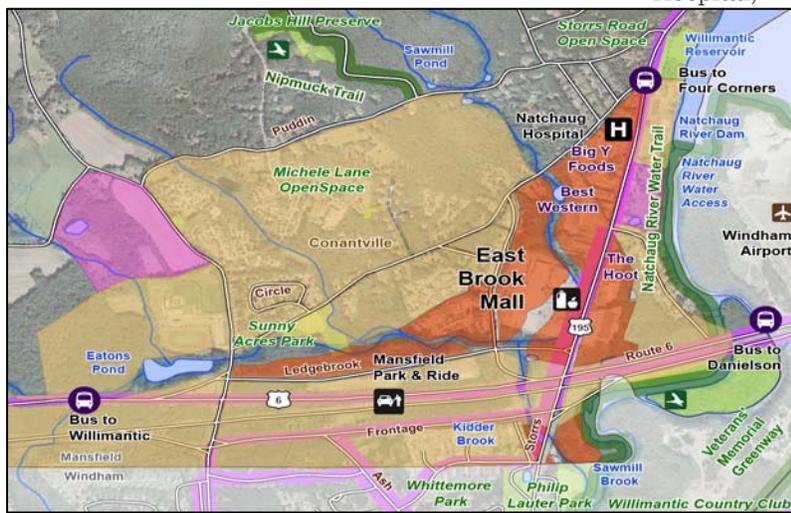
### East Brook Mall and Pleasant Valley

This development area can be called Mansfield’s southerly gateway with access from the RT 6 regional corridor – connecting Hartford and Providence, RI. The location is one of the region’s major shopping areas and is characterized by larger retail buildings including the 275,000 square foot East Brook Mall. Large national retailers have successfully established themselves in this location and include Kohl’s department store, Staples, TJ Maxx, JC Penny’s, Applebee’s, McDonald’s, Big Y World Class Market and Best

Western Hotel. Traffic counts on the nearby roadways are on average over 20,000 per day on RT 6 and 16,000 per day on RT 195. This area is served by public water and sewer.

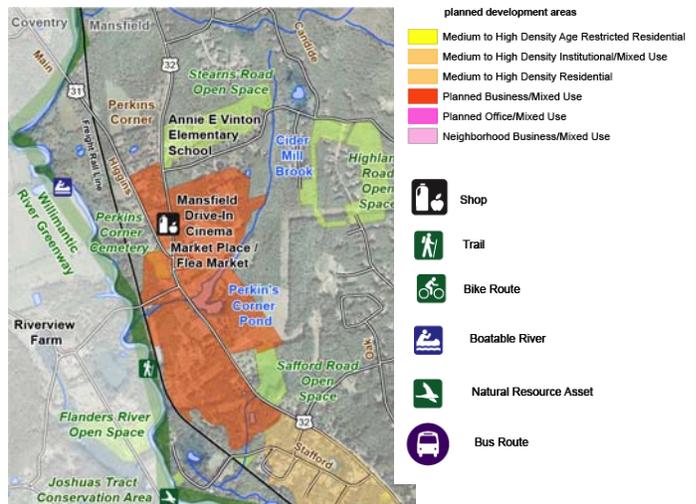
This location has been designated as a planned development location and could accommodate high density residential and additional mixed office and commercial uses. The location is served by public transit and is proximal to UConn, Eastern Connecticut State University, Downtown Willimantic, Windham Hospital, Natchaug Hospital, and Windham Regional Airport. Furthermore, a dense retail and commercial development area exists to the east along RT 6. This area includes notable stores such as Wal-Mart, Sears Hardware, and Home Depot.

The Pleasant Valley area is approximately one mile west of the East Brook Mall area. Approximately 150 acres are available for development and the area is adjacent to public sewer and water service. A mix of higher density residential and non-retail commercial uses that are designed to be compatible with adjacent agricultural uses are envisioned for the Pleasant Valley area.



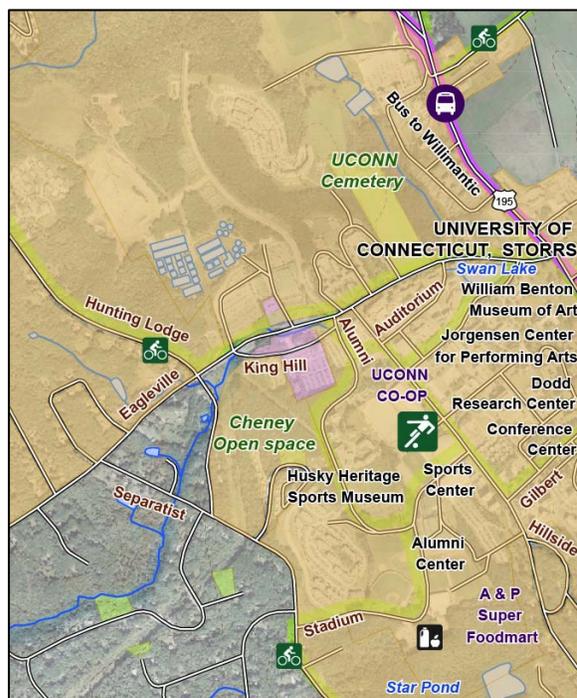
### Perkins Corner

The Perkin’s Corner area is located at the intersection of State Routes 31 and 32. With an average daily traffic count of nearly 15,000 vehicles the two arterial highways provide regional linkage to destinations such as Manchester, Downtown Willimantic and the University of Connecticut, Storrs campus and nearby Eastern Connecticut State University. Present uses include entertainment, golf practice facility, office park, restaurants, service businesses, and miscellaneous commercial uses. The successful Mansfield Drive Inn movie complex and Perkin’s Corner Office park anchor the location. The Mansfield Drive In property also is utilized on weekends for a regionally known indoor and outdoor flea market. New development and redevelopment opportunities exist as either single properties or assemblages.



### King Hill Road

Complementing Storrs Center and the Four Corners Development Corridor is the King Hill Road area. Accessed from North Eagleville Road via State Route 195 and located at the northwestern edge of the UConn Storrs campus, the fifteen acre area and adjacent land offers a development opportunity that can draw upon not only the students and residents, but the visitors to Gampel Pavilion, Jorgenson Theater – both 5 minute walks from King Hill Road – and other venues on the UConn Campus. As a neighborhood business district, future development can be mixed use including housing, restaurants, shops and office space. The area of the UConn Campus immediately adjacent to the King Hill Road area is proximate to – parking areas that service daily student commuters and faculty and staff. The parking doubles to service the parking needs of sport spectators and visitors to the theater. Also adjacent to the area is significant student housing. The King Hill Road area is adjacent to UConn sewer and water services.



### Regional Assets:

Mansfield is one of nine towns that make up the Windham Council of Governments. The Council provides transportation, planning, and economic development services, thereby fostering collaboration and efficiency in government.

The Windham region is located in Connecticut's "Quiet Corner" and is noted for its expanses of protected forests, lakes and rivers, and farms. But it is so much more than just its rural beauty as arts, culture, education, historic sites, and accessible communities and neighborhoods truly make for a great place to live, to visit and explore, and to grow a business.

- University of Connecticut
- Eastern Connecticut State University
- Quinebaug Valley Community College
- Windham Hospital
- Natchaug Hospital
- Windham Airport – Freedom Jets Aviation
- The Last Green Valley
- Windham Regional Chamber of Commerce
- Local Farmers Markets and Farms
- Historic Sites and Cultural Resources
- Connecticut Wine Trail
- Lakes and River Systems
- Willimantic White Water Alliance
- Extensive State Forests and Parks
- Great Independent Shops and Eateries
- Convenient Shopping Centers
- Windham Council of Governments

