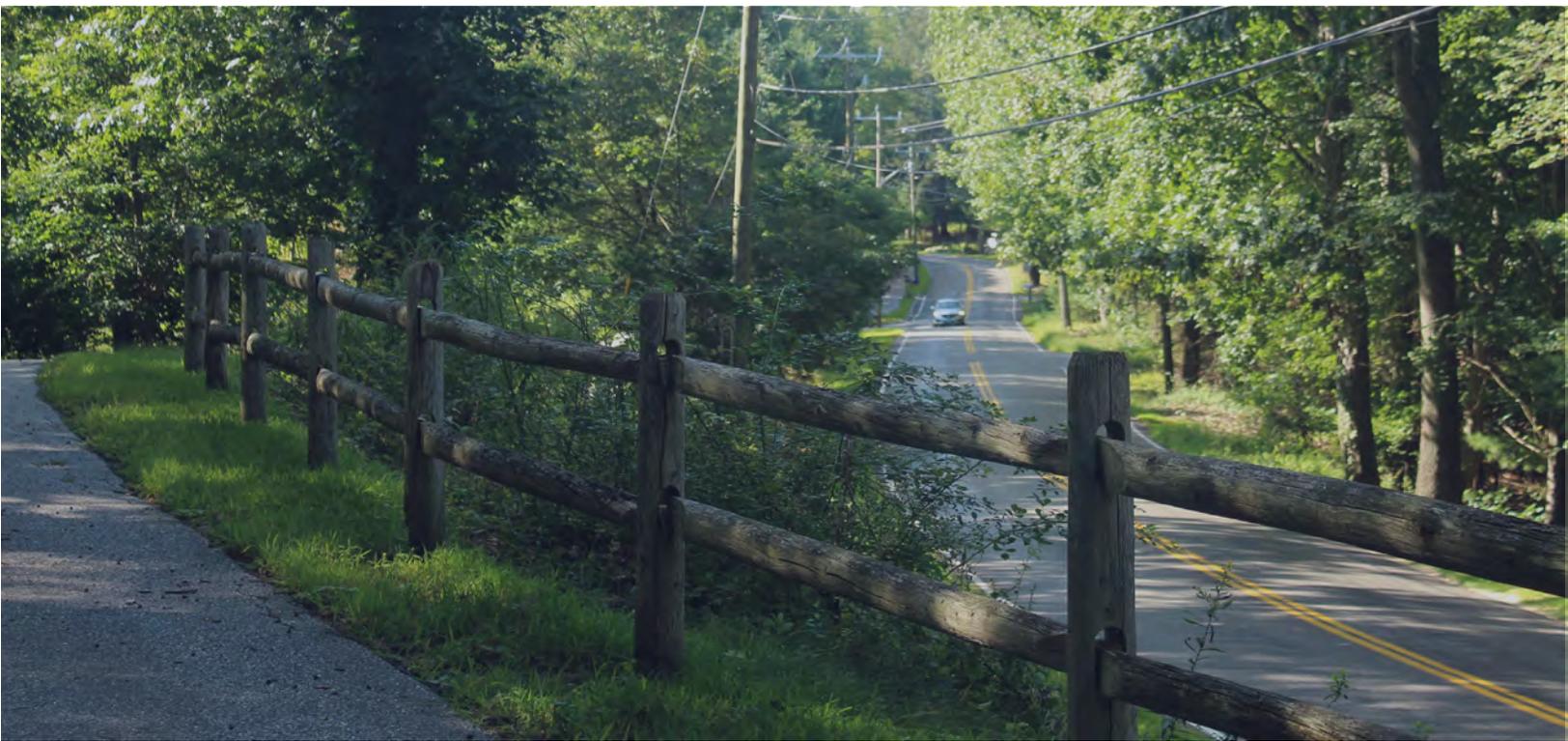


# Northwest Mansfield

## VISION AND STRATEGY PLAN

TOWN OF MANSFIELD, CONNECTICUT | FEBRUARY, 2025



# ACKNOWLEDGEMENTS

## MANSFIELD PLANNING AND ZONING COMMISSION

## MANSFIELD TOWN COUNCIL

## TOWN OF MANSFIELD STAFF

## GENERAL ACKNOWLEDGMENTS

Thank you to the members of various contributing boards and commissions, many residents, property owners, business owners, Town staff and other individuals who contributed to this effort via the survey, workshop, and meetings.

Plan Produced By



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- 1 Introduction
- 2 Open Space and Environment
- 3 Community Life
- 4 Diversifying the Economy
- 5 Housing
- 6 Infrastructure
- 7 Future Land Use

# 1 INTRODUCTION



## TOPICS IN THIS CHAPTER INCLUDE

ABOUT THE PLAN

THE PLAN PROCESS

HOW THIS PLAN IS ORGANIZED

THE VISION

KEY DEMOGRAPHICS AND TRENDS

*This section provides an overview of the Plan, the Plan process, and its organization. It also contains the Vision Statement, which was developed in response to community feedback received throughout the community outreach process. This section concludes with an overview of key demographics and trends within Northwest Mansfield.*

## ABOUT THE PLAN

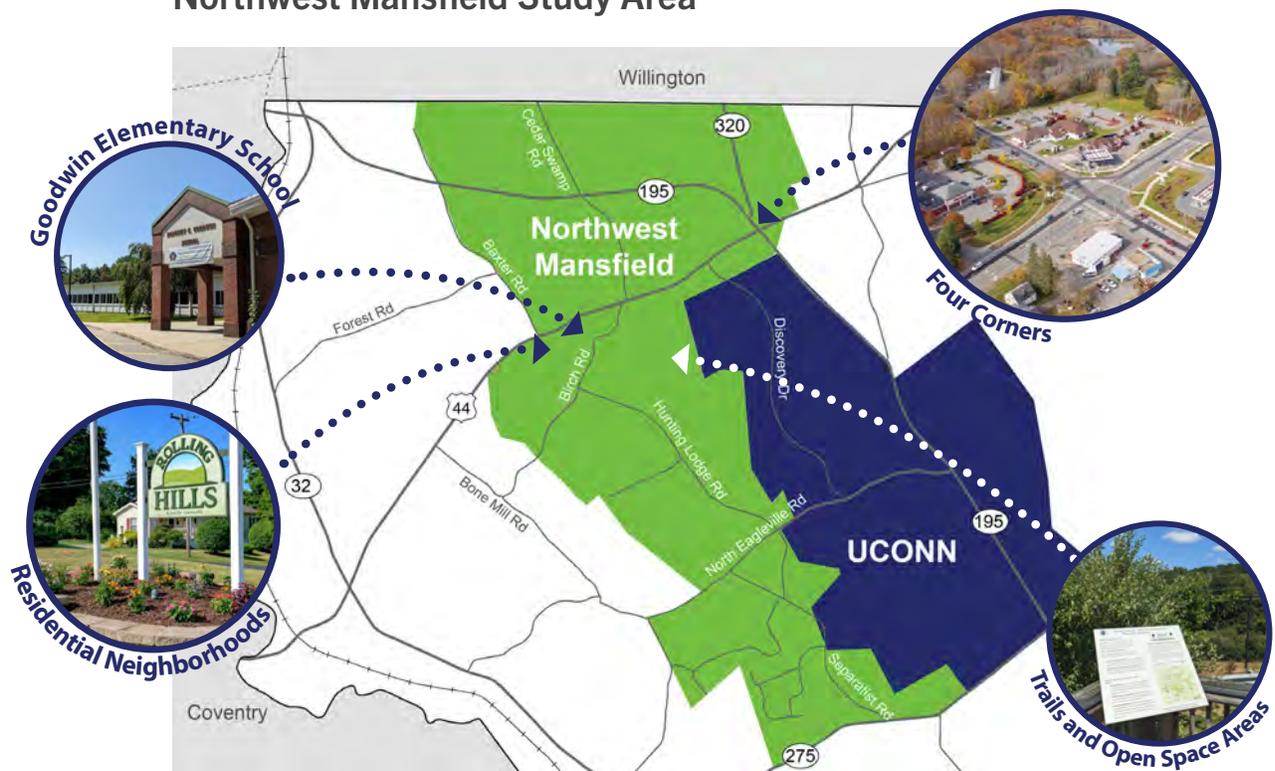
Northwest Mansfield is transforming. In 2023, ahead of the 2025 Mansfield Tomorrow Plan of Conservation and Development (POCD) update, the town launched a community-driven initiative to create a vision and strategy specifically for Northwest Mansfield. While the recommendations from this plan are expected to apply to other areas of town, the focus on Northwest Mansfield was driven by several key factors:

- 1. Pace of Development:** Since 2020, over 1,200 multi-family housing units and nearly 42,000 square feet of retail/commercial space have been approved in or near the NW Mansfield study area. In 2025, over 400 housing units and 15,000 square feet of retail will be occupied, with the rest expected to come online within the next three years.
- 2. Aging Multi-Family Complexes:** Many multi-family complexes from the 1960s-1980s offer opportunities for redevelopment.
- 3. Owner-Renter Balance:** The increasing conversion of single-family homes near UConn into rentals is impacting community cohesion and affordability.
- 4. Gateway to UConn:** Proximity to UConn and the Tech Park creates opportunities for diverse businesses, restaurants, and housing.
- 5. New Consolidated Elementary School:** With a new elementary school, the future of Goodwin Elementary, a neighborhood anchor, requires community input.
- 6. Infrastructure:** Access to water and sewer infrastructure makes NW Mansfield attractive for new development and redevelopment.
- 7. Zoning and Future Land Use:** Parts of NW Mansfield are zoned for higher-density mixed-use and multi-family development, as outlined in the 2015 POCD.
- 8. Opportunity Zone:** The area's designation as a Federal Opportunity Zone offers tax incentives, driving development.

- 9. Parks and Trails:** A strong network of parks, trails, and sidewalks enhances walkability and quality of life.
- 10. Public Transit:** Residents benefit from services like the Willimantic Regional Transit District and CTtransit, connecting them to UConn, Hartford, and Windham.
- 11. Senior and Affordable Housing:** The area offers senior and affordable housing options, with potential for expansion due to its walkability and access to services.

The goals, strategies, and actions from this plan will be further refined and incorporated into the 2025 Mansfield Tomorrow POCD.

### Northwest Mansfield Study Area



## THE PLAN PROCESS

The Plan update process was initiated in July of 2023. The Mansfield Planning and Zoning Commission provided guidance on the plan development process. The planning team was comprised of Town Planning and Development staff and FHI Studio.

The Plan’s update process employed the following strategies:

- > Regular meetings with Town staff to discuss the Plan content, process, and schedule
- > Targeted community engagement, including pop-up events, a project website, and an online survey
- > Public Open House: A community open house was conducted in July of 2023 and provided an overview of the Town’s planning initiatives
- > Public Workshop: A public workshop was conducted in November of 2023. The workshop was conducted in person at the Mansfield Elementary School
- > Focus Group Meetings: Five focus group meetings were conducted based on different topics pertaining to the Plan in the fall of 2023
- > Interviews: Eleven stakeholder interviews were conducted, engaging 28 stakeholders
- > A presentation of the plan to Town Council, Planning and Zoning Commission, and the public was conducted on March 12th, 2025
- > Planning and Zoning Commission and Town Council action - May 2024



Attendees at the Community Open House  
Image source: FHI Studio



## HOW THIS PLAN IS ORGANIZED

This Plan is organized around a broad vision for Northwest Mansfield, which is supported by several goals. Strategies and actions are provided for each goal that will guide the Town in achieving the goals. These goals, strategies, and actions can be found in the implementation summary at the end of each chapter of the Plan.

### VISION

The vision statement describes what the people of Northwest Mansfield value and what the Town will strive toward over the next ten or more years. The vision is an expression of the desires and aspirations of the community and is meant to guide local and municipal leaders and organize the goals and strategies of the Plan. The vision for this plan was developed in response to the community's feedback regarding their priorities for the community and based upon discussion with stakeholders, boards and commission members, and Town staff.

### GOALS

Goals are commitments towards achieving the Plan's vision. They are statements about what the community wants to achieve.

### STRATEGIES

Strategies are the methods by which the goals will be achieved. They describe the interim outcomes that can lead to achieving the impact described in a particular goal.

### ACTIONS

Actions are specific steps that are taken as component of a strategy. They are the first steps to be taken toward achieving the Plan's vision.

## THE VISION

***Northwest Mansfield is*** a collection of vibrant, interconnected neighborhoods, each with unique charm and culture. The community values its natural systems, preserving them as the foundation of livability and sustainability, while blending open spaces and trails with a lively Four Corners hub featuring diverse retail and business amenities.

As the gateway to UConn, Northwest Mansfield benefits from the University's resources, which foster innovation and a dynamic local economy. From students to young professionals, families, and older adults, our community thrives on diverse voices and perspectives. We nurture a culture of mutual respect and inclusivity, cultivating a deep sense of pride and belonging among residents and visitors alike.

An active lifestyle is central to life here, with scenic trails, walkable neighborhoods, and accessible public transportation. The transformation of the Goodwin campus into a center of community activity exemplifies our commitment to creating welcoming gathering spaces where neighbors can come together to learn, innovate, and grow.

With its unique mix of nature, culture, and community, Northwest Mansfield is one of the region's most inviting areas, offering a rich and vibrant future for residents and visitors alike.

## KEY DEMOGRAPHICS AND TRENDS

### Summary

Northwest Mansfield stands out as a demographically diverse area compared to both Mansfield and neighboring towns. For example, non-family households make up a significant portion of the community. Additionally, the area's (Census Tract 8813's) median age of 21.6 reflects a substantial student population, although certain pockets within Northwest Mansfield exhibit a higher concentration of residents aged 65 and older compared to the Town's overall demographics. These unique features underscore the necessity of planning for a wide spectrum of residents within the area, emphasizing the importance of accommodating both young professionals and seniors alike.

### UConn and Northwest Mansfield

This Plan carefully considers the role of UConn within the community. The University's significant presence is evidenced by its fall 2024 total enrollment of 24,055 students, and average full and part time employment of approximately 5,000 staff. While the study area's boundaries do not encompass UConn's campus, there's a recognized understanding that UConn's influence, particularly its student population, deeply impacts the neighboring areas. Moreover, the Plan acknowledges the unique challenges posed by census data collection in college and university towns, emphasizing the need for nuanced planning strategies.

### US Census Data in College Towns

The accuracy of any dataset depends on careful data collection. In 2020, the US Census Bureau introduced new measures to improve data accuracy in college towns. The Census now counts college students living in on-campus housing as residents of the local community. These students were counted based on where they primarily live and sleep on April 1, 2020, thus including UConn students residing on campus or in the surrounding community as Mansfield residents.

### For more information on US Census Data, please see articles below:

[College Towns Depend on Accurate Count of Students Living in Area](#)

[Ensuring an Accurate Count of College Students and Towns in the 2020 Census](#)

[Census Bureau Statement on Modifying 2020 Census Operations to Make Sure College Students are Counted](#)

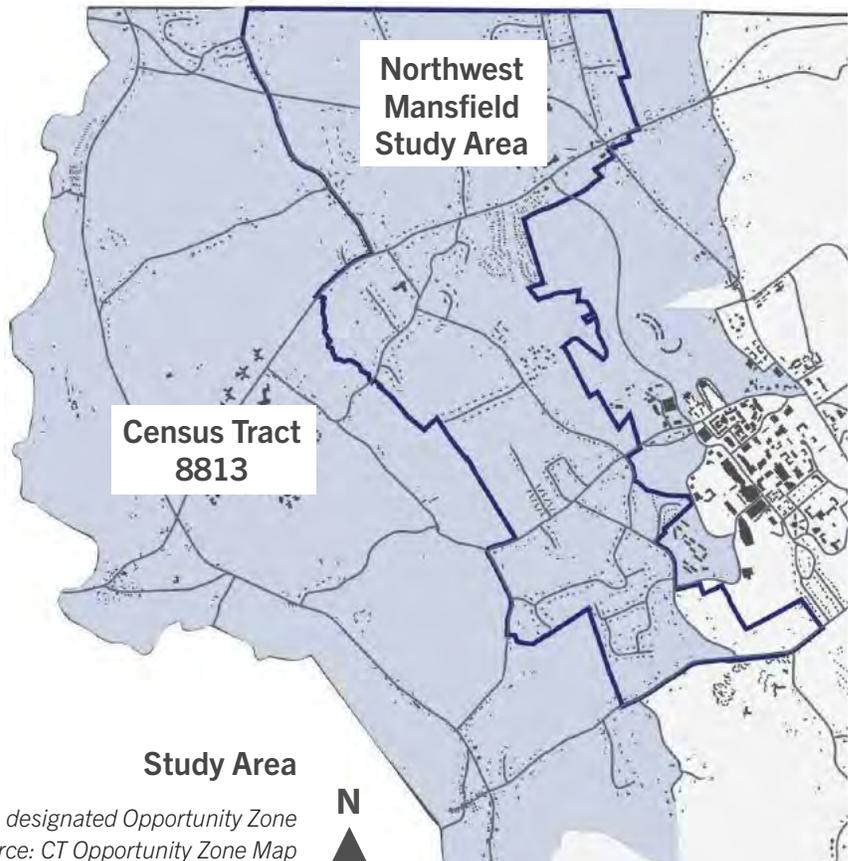


Image Source: UConn

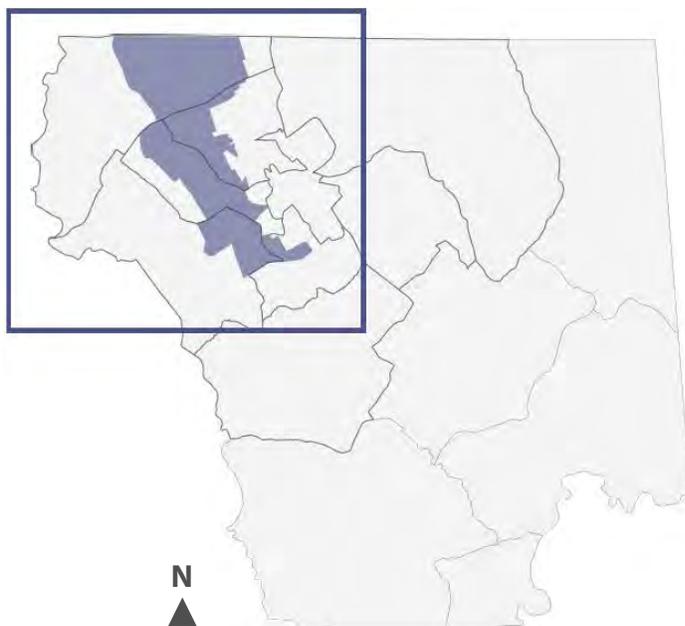
This Plan also recognizes the impact of the COVID-19 Pandemic on US Census data collection and the challenges of using the 2020 American Community Survey (ACS). For this reason, demographic data referenced in this plan relies upon 2017-2021 ACS five-year estimates, as opposed to one year data that may be less accurate due to the pandemic.

## Census Based Data and the Opportunity Zone

Much of the census-based demographic data presented in this plan is derived from the census block groups outlined in the map below. Highlighted in purple is their intersection with the Northwest Mansfield study area. Demographic data in this plan referencing Northwest Mansfield is also based upon data for census tract 8813 (shown to the right). This census tract encompasses most of the Northwest Mansfield plan area and expands beyond the plan area.



*Census Tract 8813 is a designated Opportunity Zone  
Data Source: CT Opportunity Zone Map*



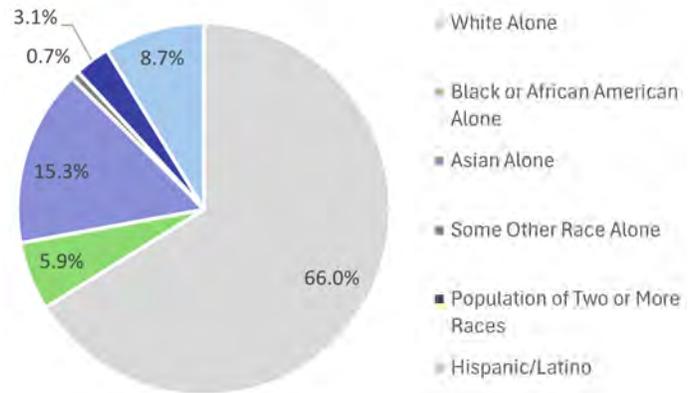
*Census block groups in Mansfield relative to the Northwest Mansfield planning area.*

Census tract 8813 in Northwest Mansfield is a federally designated Opportunity Zone for economic development. This designation offers a federal tax incentive for investors to reinvest unrealized capital gains into the area through opportunity funds, supporting a wide range of commercial and residential developments. More information about Opportunity Zones can be found in Chapter 5: Economic Conditions.

## Diversity

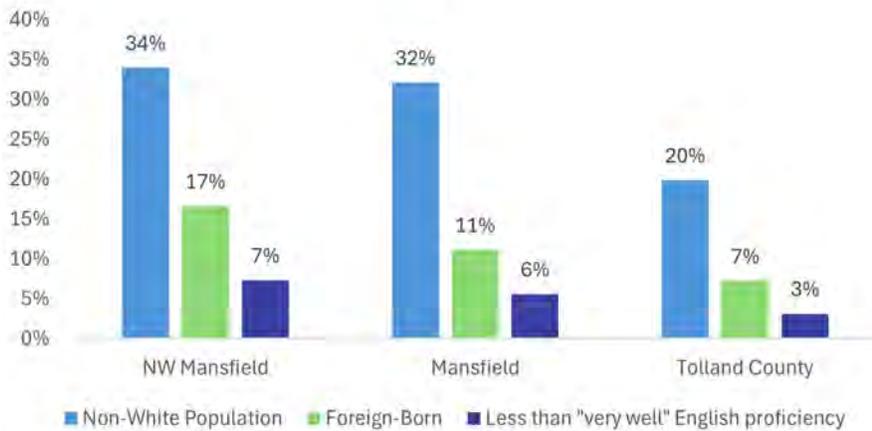
Mansfield and Northwest Mansfield have a higher non-White population than Tolland County. Northwest Mansfield’s non-white population makes up one-third of the community. Foreign-born residents and those who identify with having less than “very well” English proficiency comprise a greater share of the population in Northwest Mansfield than in the town or county.

## Race in Northwest Mansfield



Data Source: US Census 2020

## Diversity Indicators



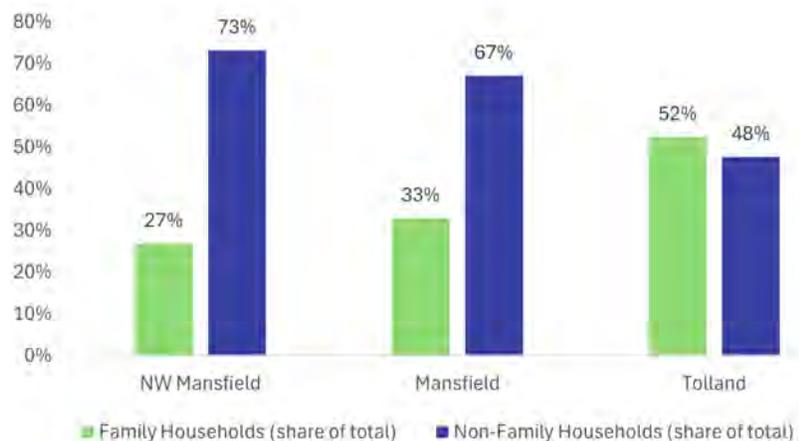
Data Source: ACS 2017-2021 Estimates

## Households

Northwest Mansfield has a higher share of non-family households than the town or county. This suggests a sizeable share of student occupied households in Northwest Mansfield.

A family is defined as a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. Group quarters, such as UConn student housing, are not included in the total household count.

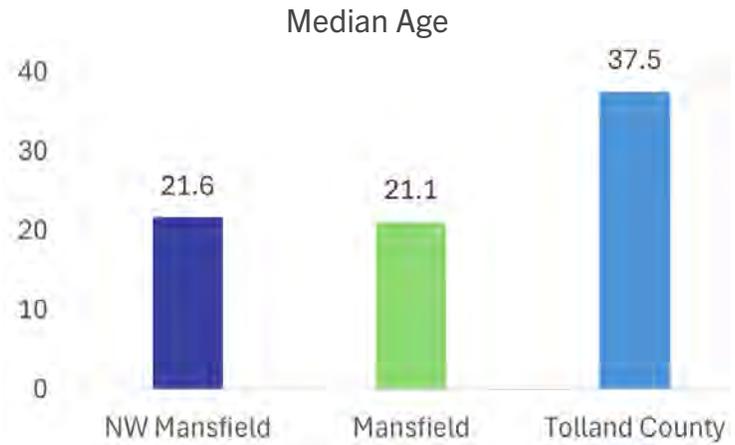
## Family and Non-Family Households



Data Source: ACS 2017-2021 Estimates

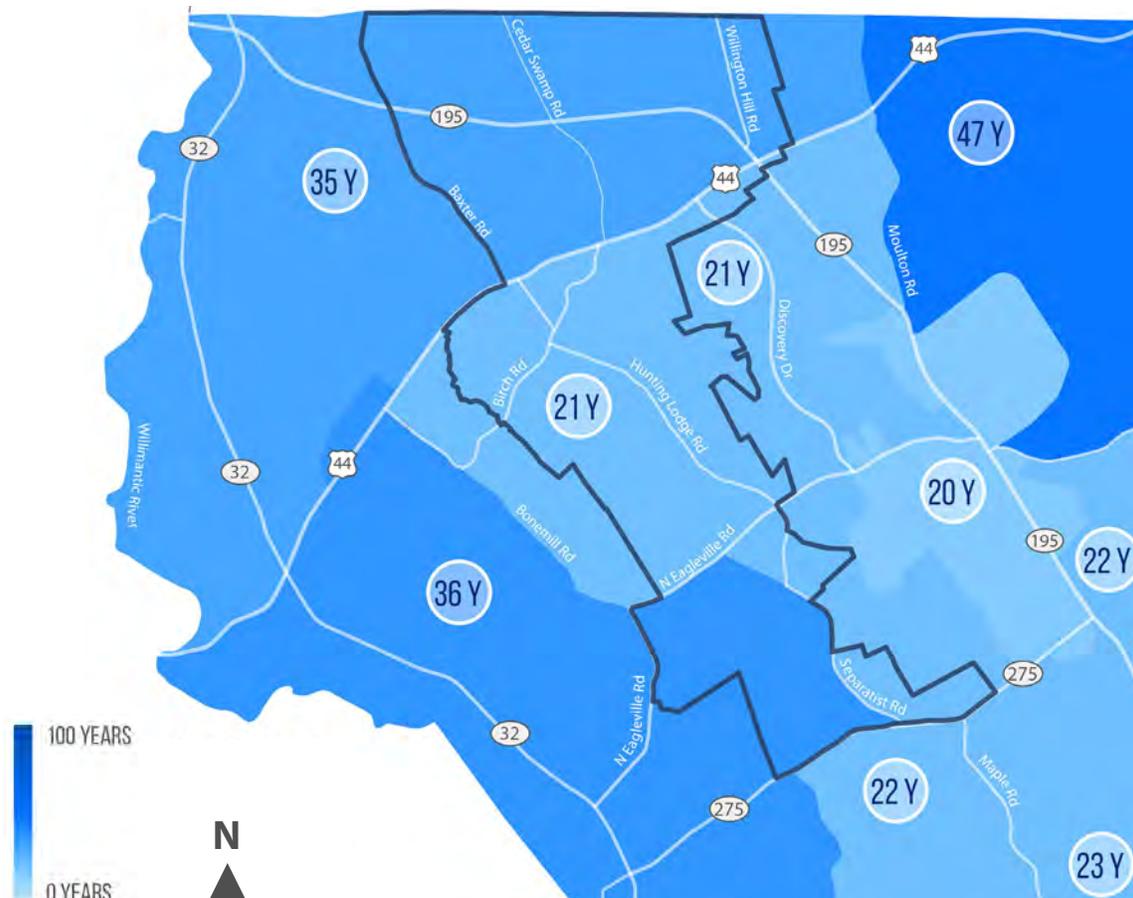
## Age

The median age in Northwest Mansfield is 21.6, which is slightly above the median age of Mansfield at 21.1. This is due to the fact that the UConn Campus is not included in the NW Mansfield Census Tract. The median ages of NW Mansfield and Mansfield are well below the median age of Tolland County, which is 37.5. Several areas in Northwest Mansfield have a high percentage of residents aged 65 and over. The median age increases drastically in several census block groups located outside of the Northwest Mansfield planning area as shown in the map below.



Data Source: ACS 2017-2021 Estimates

## Median Age

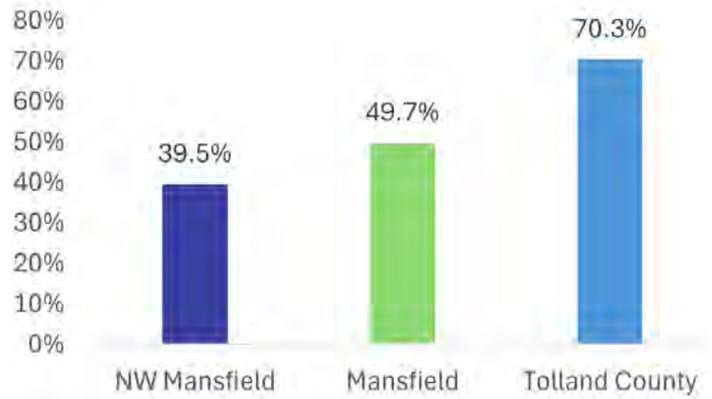


Data Source: ACS 2017-2021 Estimates

## Home Ownership

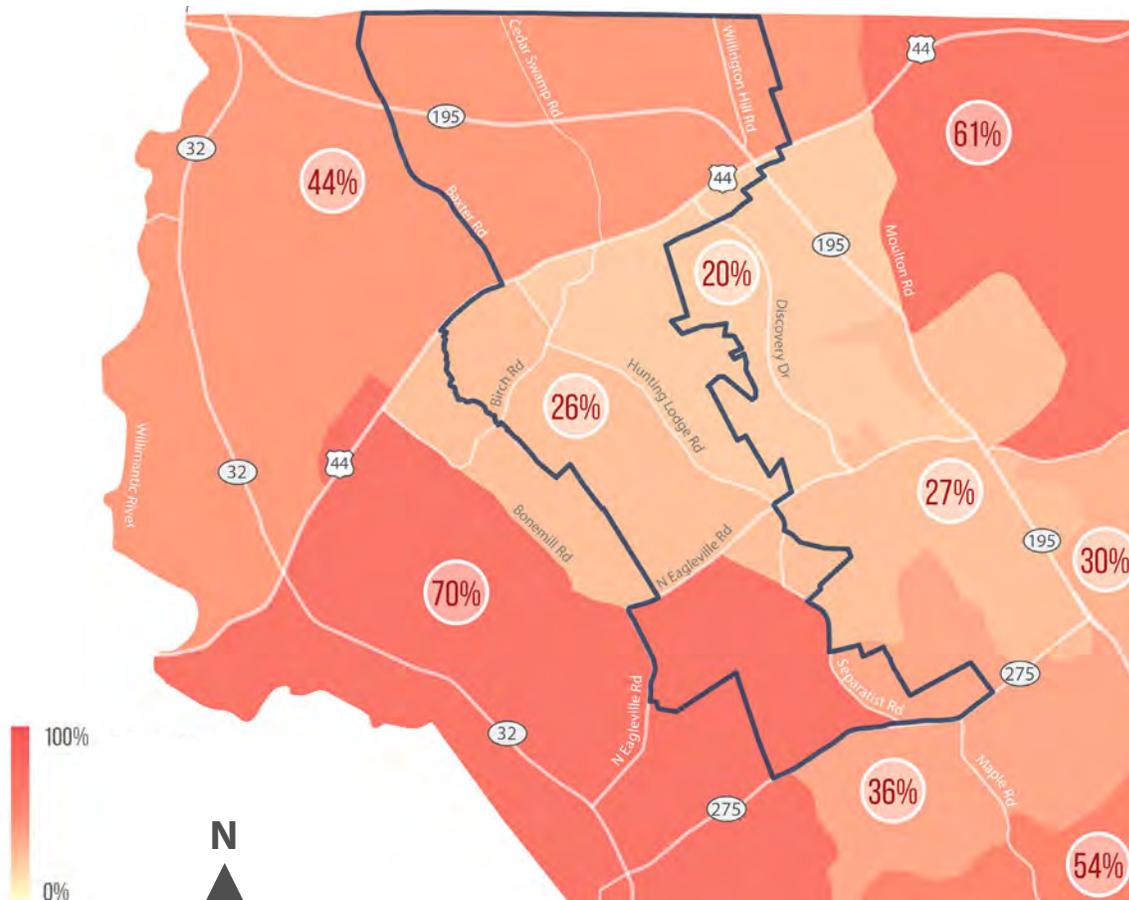
The share of homes that are owner-occupied in Northwest Mansfield is 39.5%, this is below the Mansfield average of 49.7%, and well below that of Tolland County at 70.3%. As such, the share of rental units in Northwest Mansfield is higher than the Mansfield townwide average. Group quarters, such as UConn student housing, are not included in the total household count. The share of owner-occupied households in Northwest Mansfield is shown by census block group in the map below.

### Owner Occupied Households



Data Source: ACS 2017-2021 Estimates

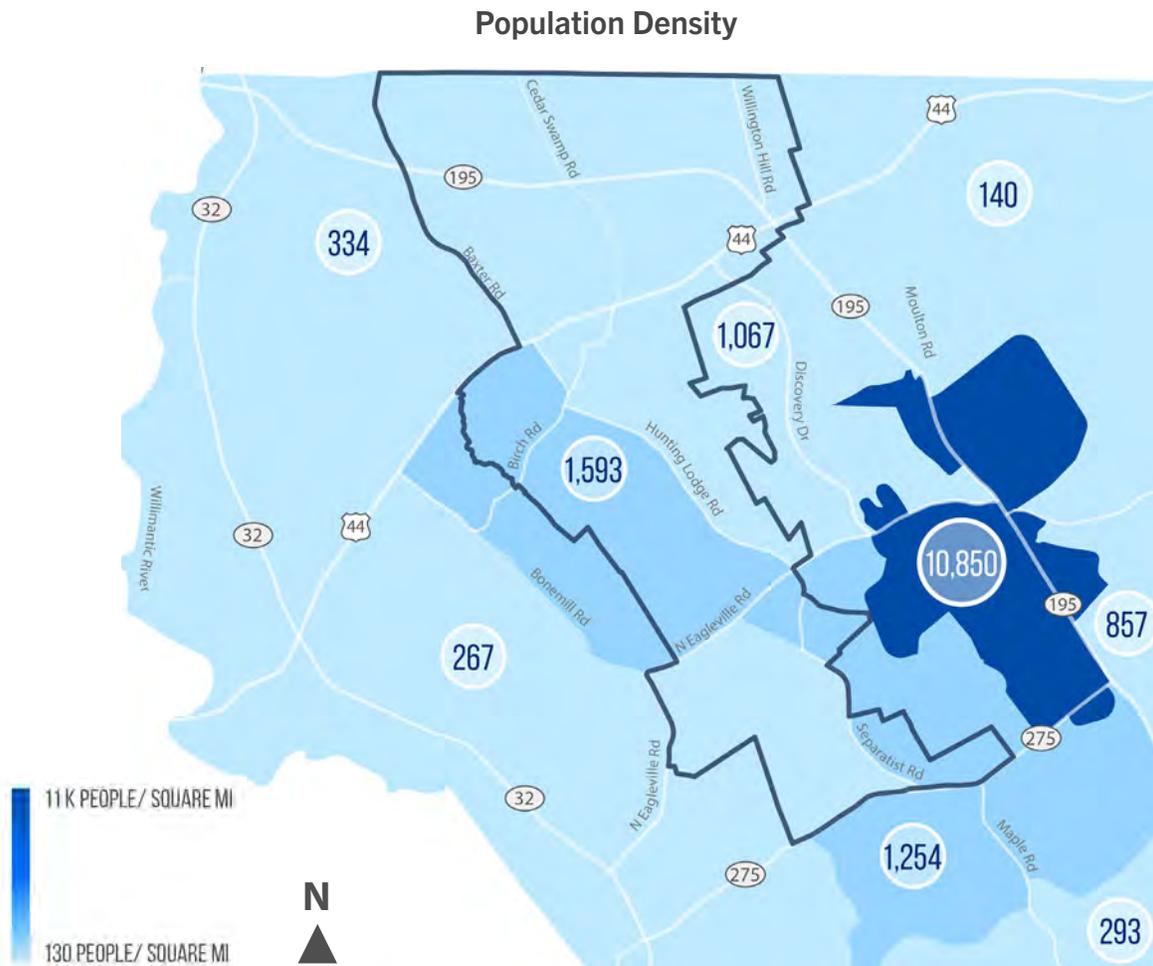
### Owner Occupied Households



Data Source: ACS 2017-2021 Estimates

## Population

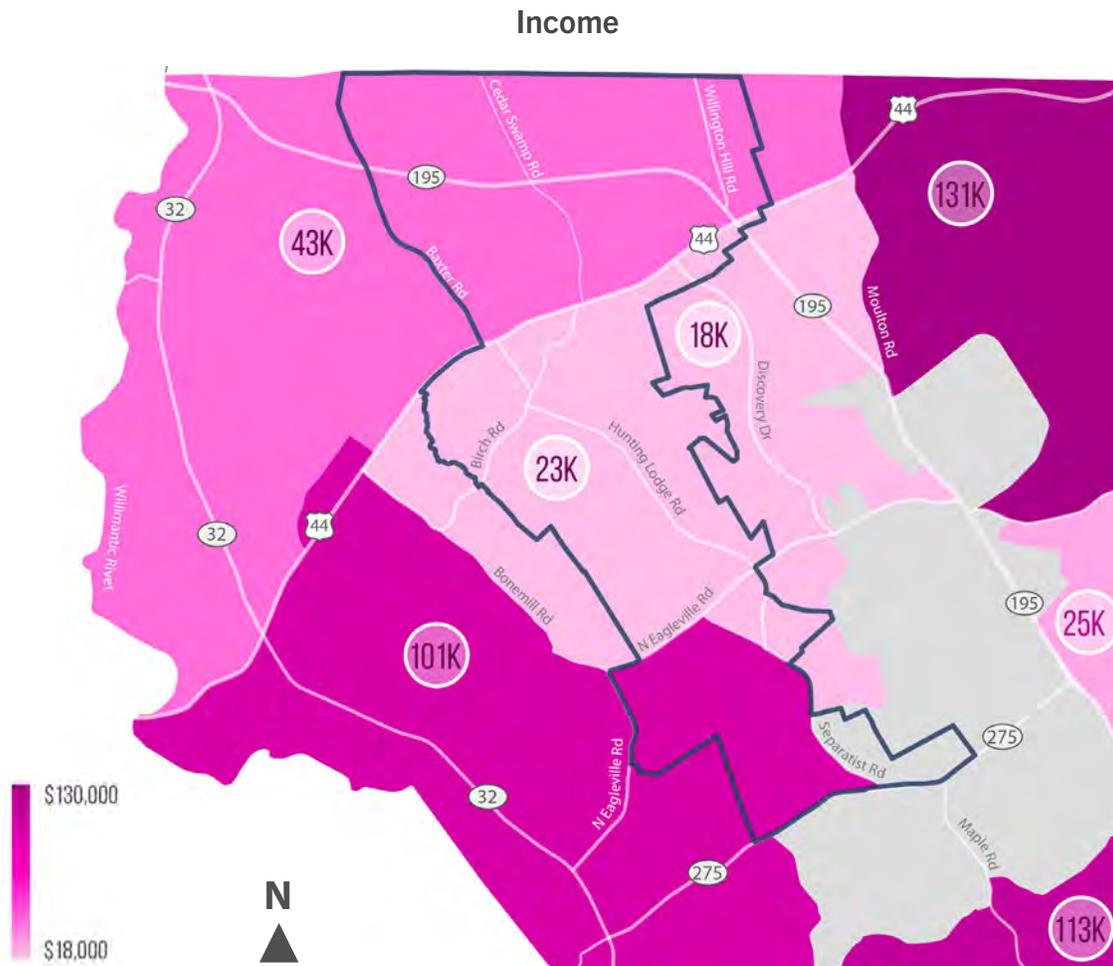
The total population in Mansfield was 25,892 according to the 2020 Census. The census block group containing UConn's campus has the largest population of any census block group in the Town. The block group with the second highest population is located west of Hunting Lodge Road, within the Northwest Mansfield plan area, as shown in the map below.



Data Source: ACS 2017-2021 Estimates

## Income

The median household income in the Town of Mansfield was \$45,388 in 2021. That is nearly half of the median household income of Tolland County (\$88,525). Mansfield's large student population impacts these numbers. Census block groups within Northwest Mansfield have median household incomes that vary from approximately \$43,000 at the northern end of the planning area, to \$23,000 at the center of the planning area, to a high of approximately \$101,000 at the southern end of the planning area as indicated in the map below.



Data Source: ACS 2017-2021 Estimates

## 2 OPEN SPACE AND ENVIRONMENT



### TOPICS IN THIS CHAPTER INCLUDE

Watercourses, Wetlands and Water Quality

Flood Zones

Land and Forest Cover

Agricultural Land

Habitat

Topography

Open Space Protection

*Northwest Mansfield is cherished for its rural charm, extensive trail network, and open space. Protecting environmental resources is a top priority for residents, especially the watersheds, wetlands, and forests that define Northwest Mansfield's landscape. Residents emphasized the importance of safeguarding these vital natural spaces, which contribute to both the area's identity and environmental health.*

# what we heard

## OPEN SPACE AND ENVIRONMENT

Throughout the plan’s community engagement process, residents expressed a desire for the Town to take a more active role in protecting natural resources and preserving open space. The town’s landscape and pastoral environment are significant factors in many residents’ decision to live in Mansfield and residents feel that the Town should continue to prioritize the protection of these resources.

In particular, residents are interested in the protection of the watersheds, wetlands, and forests that shape Northwest Mansfield’s identity. There is also broad support for further investment in community amenities such as parks and recreational facilities, which enhance quality of life and attract visitors. Many residents advocate for thoughtful redevelopment and land use practices that focus development around housing, jobs, shopping, and public transit while preserving open spaces for natural systems and working lands.

“I love [Northwest Mansfield’s open space and trails] and I chose to live here in large part because of them. But, they need to be better connected and it should be easier and safer to cross the major roads that give you access to them”.

“Preservation of our important wetlands and water resources and the associated wildlife, both aquatic and terrestrial” should be among the highest priorities for Northwest Mansfield.

The “sidewalk and trail accessibility, woods, number of streams, and bird population” are what I value most about Northwest Mansfield”.

**FROM MANSFIELD RESIDENTS**



*Attendees at the Community Open House*

# FINDINGS

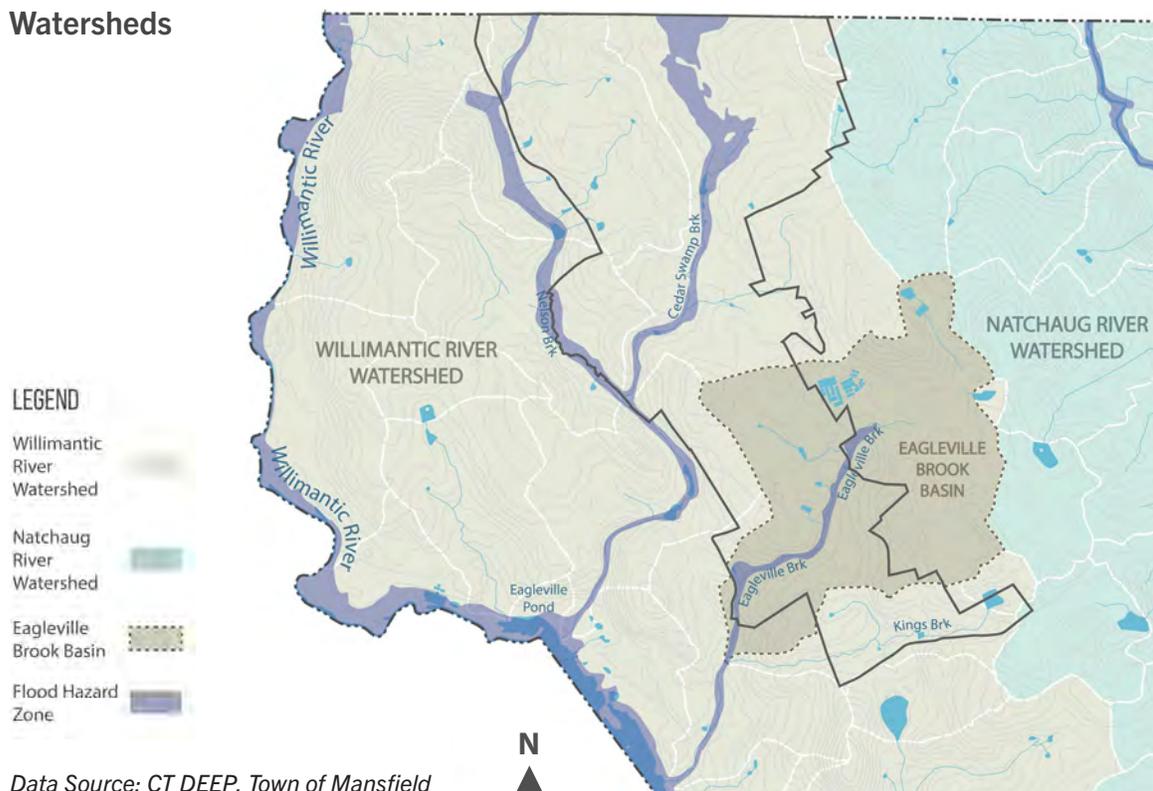
Northwest Mansfield’s environmental resources include ridgelines; forests; farms and pastures; parks; water resources such as water supply watershed areas, rivers, streams, brooks, lakes, ponds, wetlands, and riparian areas; and the soil, water, flora, and fauna that comprise and inhabit these areas.

## 1. Watercourses, Wetlands and Water Quality

Northwest Mansfield is located within the 275-square-mile Willimantic River Watershed and contains extensive wetlands, watercourses, and groundwater resources. These resources include Cedar Swamp, Eagleville, King and Nelson Brooks, and extensive wetland systems such as the Cedar Swamp and make up approximately 396 acres of the study area.

These interrelated water resources are essential to an adequate supply of surface and groundwater; flood and erosion control; and to the existence of many forms of animal and plant life. Maintaining the health of these watersheds is a community priority.

According to Connecticut DEEP’s 2022 Integrated Water Quality report, all assessed water bodies in Mansfield are classified as Class A, indicating high water quality. However, Eagleville Brook is unable to support aquatic life or recreation, while Cedar Swamp Brook supports aquatic life but not recreation. Further study is needed to better understand the action steps needed to improve the water quality of both Cedar Swamp and Eagleville Brook.



## Eagleville Brook TMDL Study

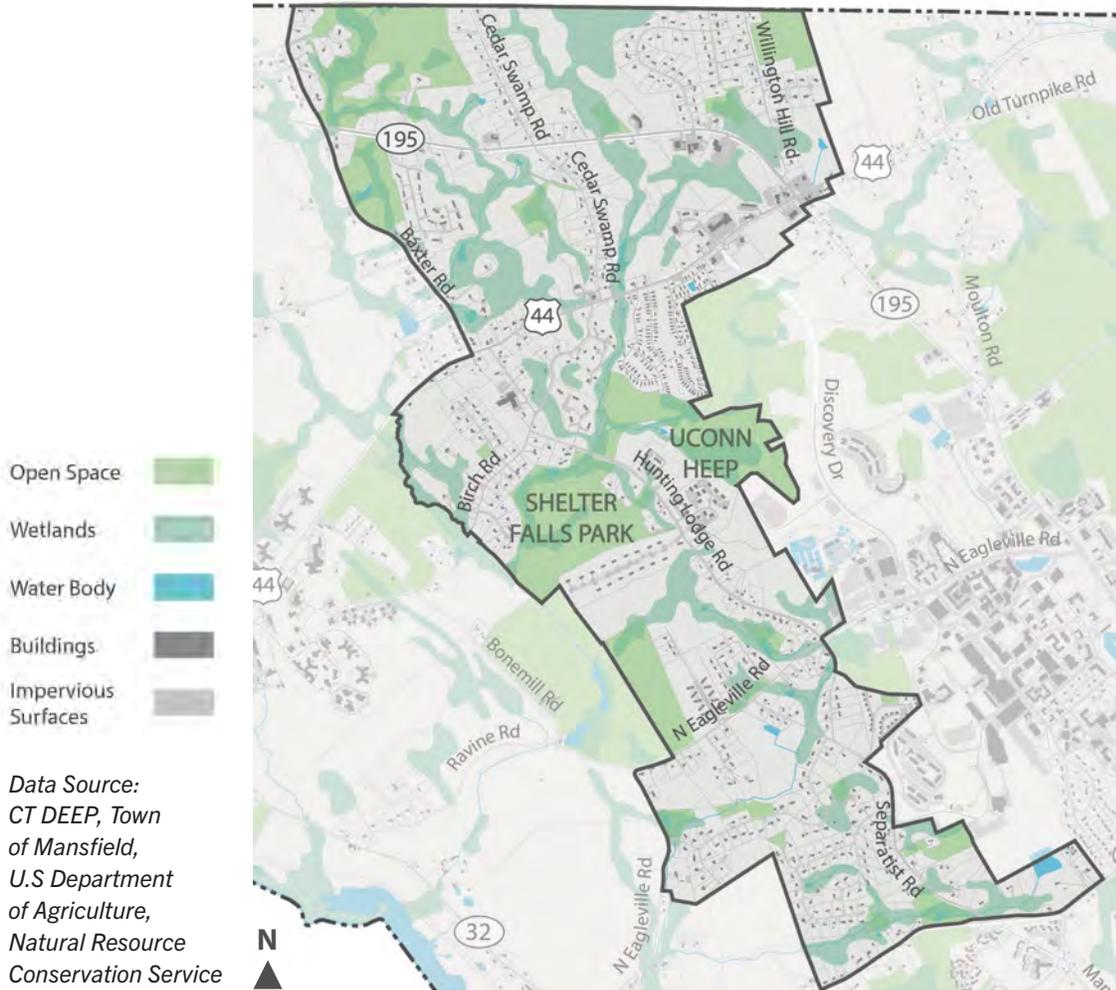
*The Eagleville Brook Total Maximum Daily Load study prepared by CT DEEP in collaboration with UConn and the Town is considered a national model for its innovative approach in identifying the impacts of impervious cover on water quality. The study determined that Eagleville Brook’s aquatic habitat was being degraded by the impacts of runoff from impervious surfaces. The goal of the study was to reduce “the amount and impact of effective (connected) impervious cover, replacing it where possible (i.e., porous parking lots, green roofs), disconnecting it from the manmade Eagleville drainage network (i.e., rain gardens, bioretention, green streets practices), and treating it where necessary (i.e., gravel, wetlands and other water quality practices)”(Eagleville Brook Watershed Management Plan). The implementation of this plan resulted in Eagleville Brook’s removal from the State’s list of impaired aquatic habitats (the 303d list).*

Page 2.11 Mansfield Tomorrow: 2015 POCD



Eagleville Brook

**Wetlands**

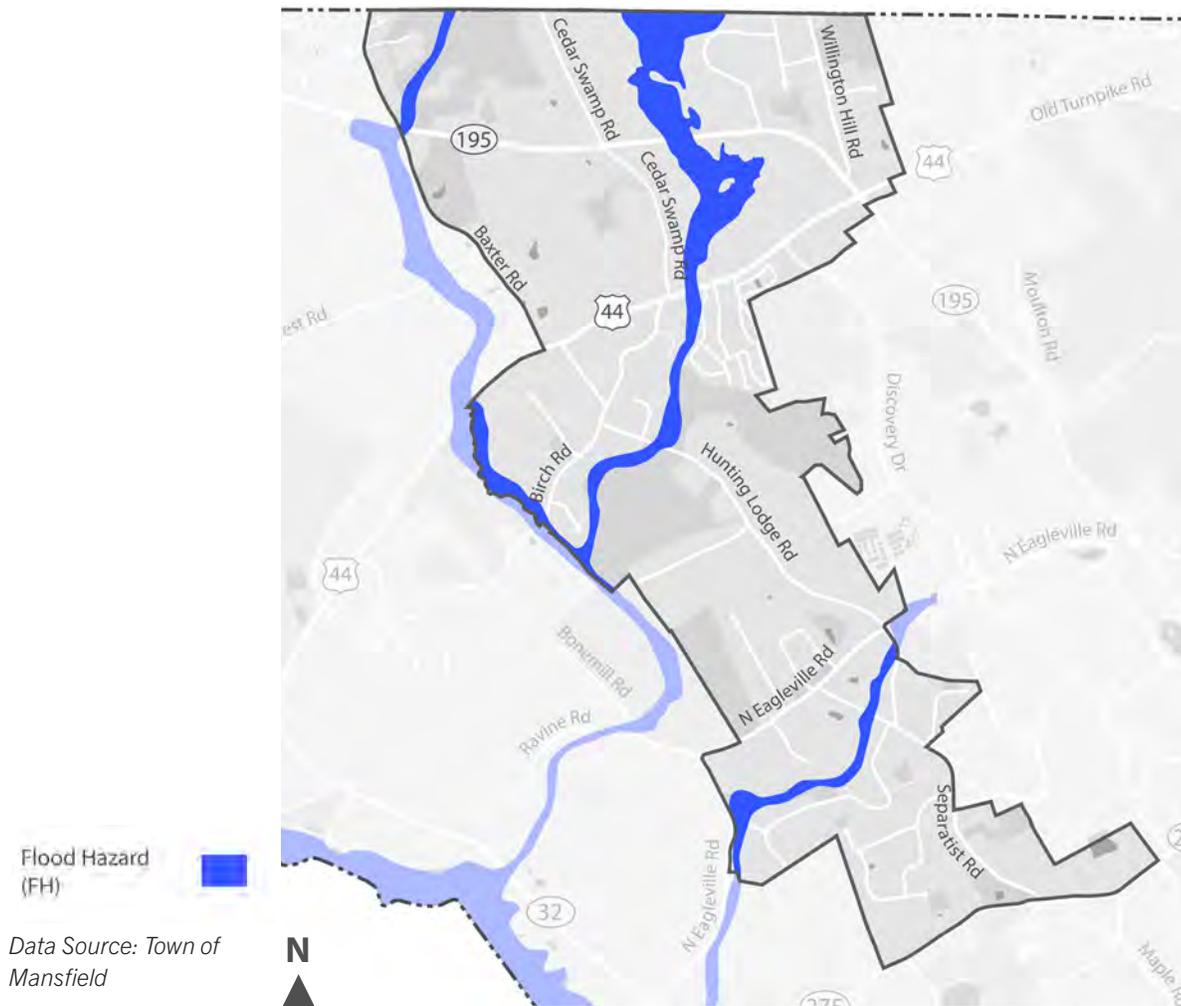


**Did you know...** Mansfield's Inland Wetland Agency reviews activities such as land clearing, excavation, and new construction within 150 feet of a wetland or watercourse. To better protect wetlands health, the Inland Wetland Agency added new language to the definition of a Significant Impact in late 2023, requiring that "Any activity wherein buffers of natural vegetation of 50 feet or more along the edges of wetlands and watercourses are not maintained" demonstrate that there are no prudent or feasible alternatives to their proposed development before approval can be granted. In addition, development in Flood Hazard Zones is restricted to accessory structures and surface parking. Stormwater Regulations (Section 190-75 D (20)) apply to medium to large scale developments and require the submission of a Stormwater Management Plan that must include Low Impact Development features.

## 2. Flood Zones

All areas within the 100-year floodplain in Mansfield are designated as part of the Flood Hazard Zone, an overlay district with stringent regulations. The regulations significantly restrict land use to prevent flood damage, permitting only open space recreation, parking, sand and gravel removal, agriculture, hydropower, swimming pools, and accessory structures smaller than 200 square feet. According to the Flood Hazard Zone regulations, permitted uses must not reduce the flood-carrying capacity of a floodway or create conditions where buildings are susceptible to flood damage. These prohibitions heavily restrict new activities in the Flood Hazard Zone. Because many of Mansfield’s watercourses fall within this zone, which extends a variable distance from the water bodies, the town’s largest waterbodies have additional protections through the Town’s zoning regulations.

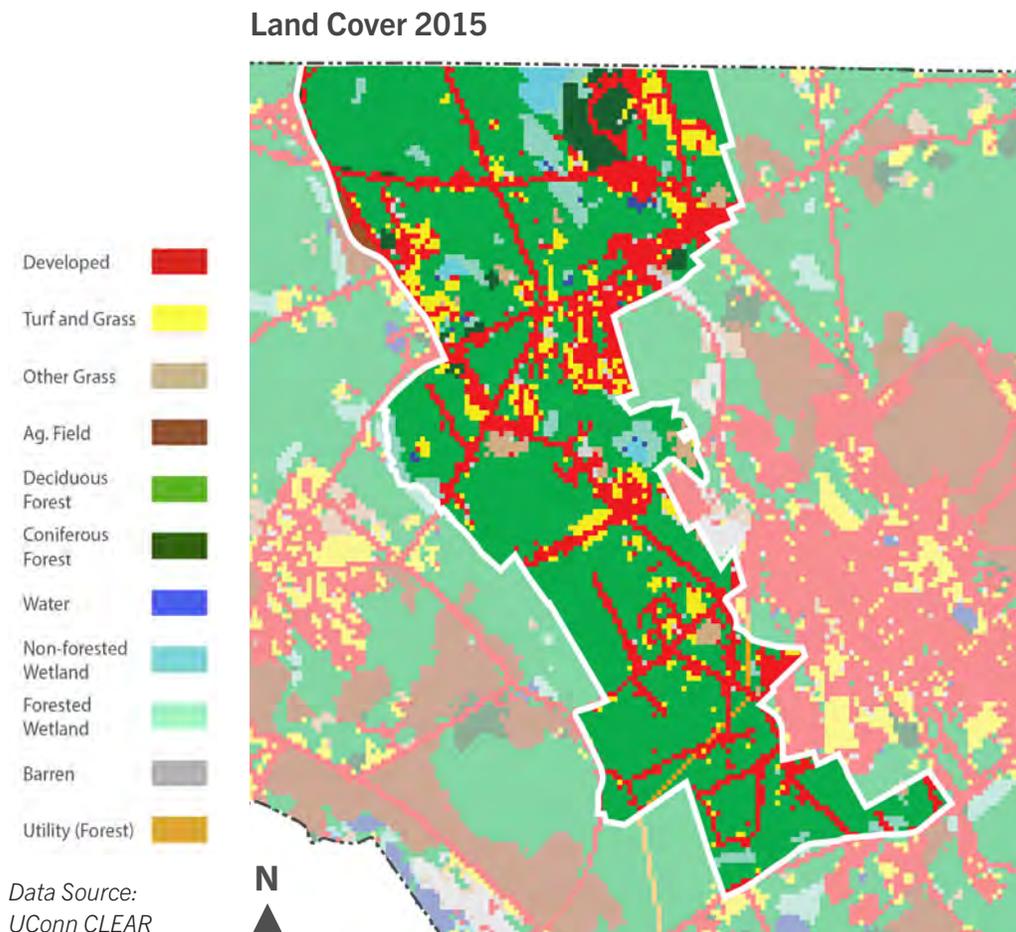
Flood Hazard Zone



### 3. Land and Forest Cover

UConn’s Center for Land Use Education and Research (CLEAR) provides landscape cover and landscape change data for the 30-year period from 1985 to 2015 (with in-between dates of 1990, 1995, 2002, 2006 and 2010). According to this data, most (64.4%) of Mansfield is forested. Developed areas including buildings and pavement, comprise 14.6% of Mansfield’s land cover and agricultural land covers 10.6% of Mansfield’s area. Mansfield has lost 4.2% of its forest area and 0.8% of its agricultural land between 1985 and 2015, the last time this data set was updated. These land covers have been replaced by turf and grass areas (a 1.9% increase) and developed areas (a 3.2% increase). The rate at which forests have been converted into developed land in Mansfield is below statewide trends, which saw a 6.2% decrease in forested area and a 16.3% increase in developed land between 1985 and 2015.

Most of Northwest Mansfield’s forest area is deciduous forest with a small amount of area that is coniferous or wetland forest. Northwest Mansfield’s forested areas play a significant role in providing habitat, moderating surface water temperatures, and reducing stormwater runoff. Forest cover has changed and is likely to continue to change in composition over the next decade due to threats posed by invasive species and pests such as emerald ash borer and woolly adelgid, as well as adverse effects of climate change.



### 4. Soils

Agriculture, including forestland, is central to Mansfield’s rural identity and economy. Northwest Mansfield contains prime farmland, as well as soils of local and statewide importance. Since 2014, the Town has leased portions of Baxter Field and Bonemill Field to local farmers. The Mansfield Community Garden, located just outside the area on Route 195, also allows residents to participate in small-scale farming.

Leasing Town land to farmers provides critical benefits: it supports local agriculture by offering access to land, helps preserve open space, and promotes sustainable practices like soil and water conservation. Additionally, there are working forestlands in and around Northwest Mansfield.

**Farmland Soils Classification**



Data Source: CT DEEP, U.S. Department of Agriculture, Natural Resources Conservation Service



*Agricultural Land located on Baxter Road*

### **Prime Farmland and Farmland of Statewide Importance**

Prime farmland soils are soils that have the best combination of physical and chemical characteristics for agricultural and forestry uses. These lands have soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming practices. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture (USDA) encourages local governments to protect this land for agricultural use. Prime farmland soils are potentially eligible for conservation easement funds administered by the Natural Resource Conservation Service of the USDA.

Statewide important farmland soils are soils that fail to meet one or more of the requirements of prime farmland, but are important for the production of food, feed, fiber, or forage crops. They include soils that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

## 5. Habitat

Northwest Mansfield is home to important plant and animal species, many of which thrive in wetlands, floodplains, and preserved open spaces where development is limited or restricted. In unprotected areas, the Town should prioritize habitat preservation or restrict development in sensitive areas to safeguard local ecosystems.

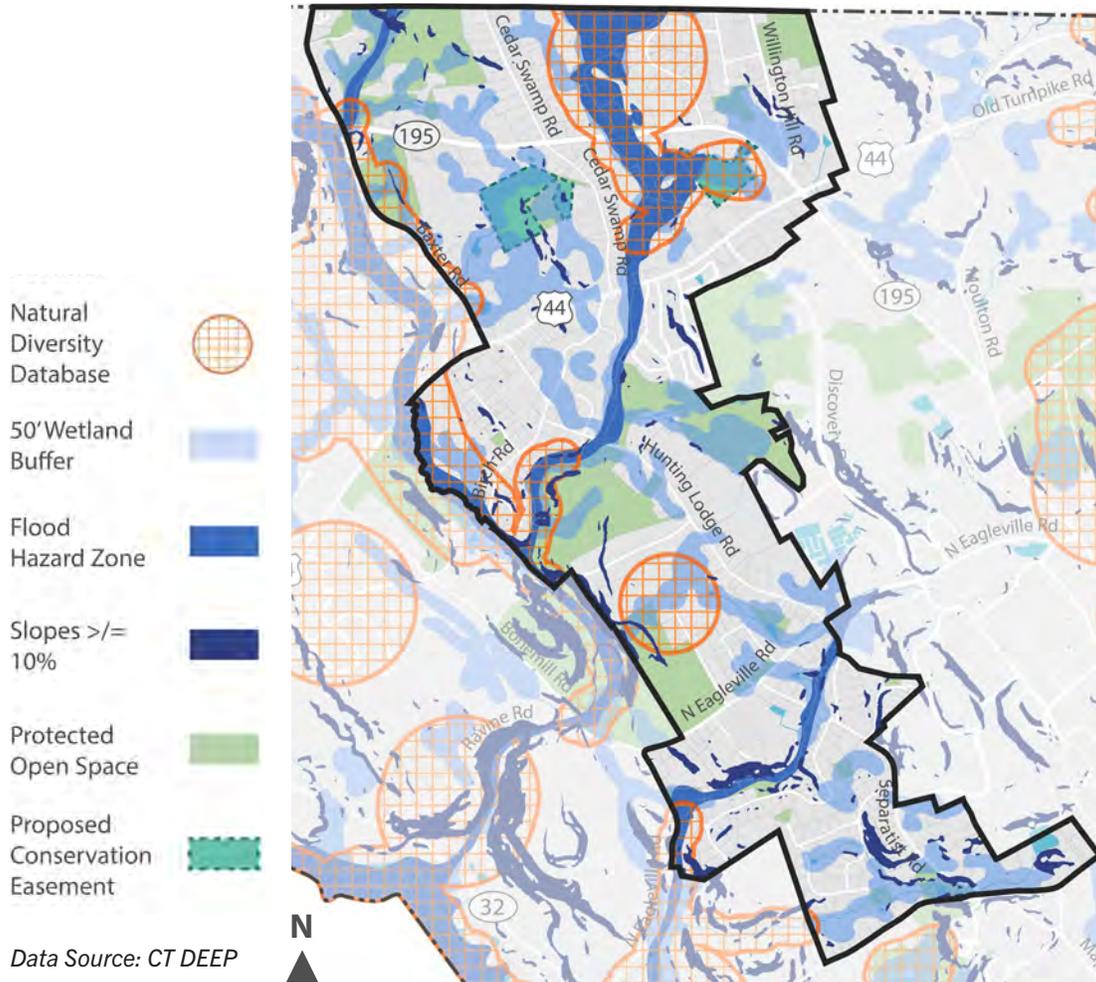
The Connecticut DEEP's Natural Diversity Database (NDDDB) helps guide these decisions by identifying rare and endangered species and areas of high biodiversity. The NDDDB highlights key habitats in Northwest Mansfield, including wetlands, vernal pools, and forests, which support a range of species, some listed as threatened or endangered.

Mansfield's Cedar Swamp, recognized by DEEP as critical habitat, supports rare and sensitive species that rely on its unique ecosystem. Similarly, Shelter Falls Park provides vital habitat through its wooded areas, streams, and waterfall, offering essential resources for local wildlife. Preserving these areas is crucial for maintaining biodiversity and guiding future land use, conservation, and habitat restoration efforts.



*Shelter Falls Park*

### Habitat and Environmentally Sensitive Areas



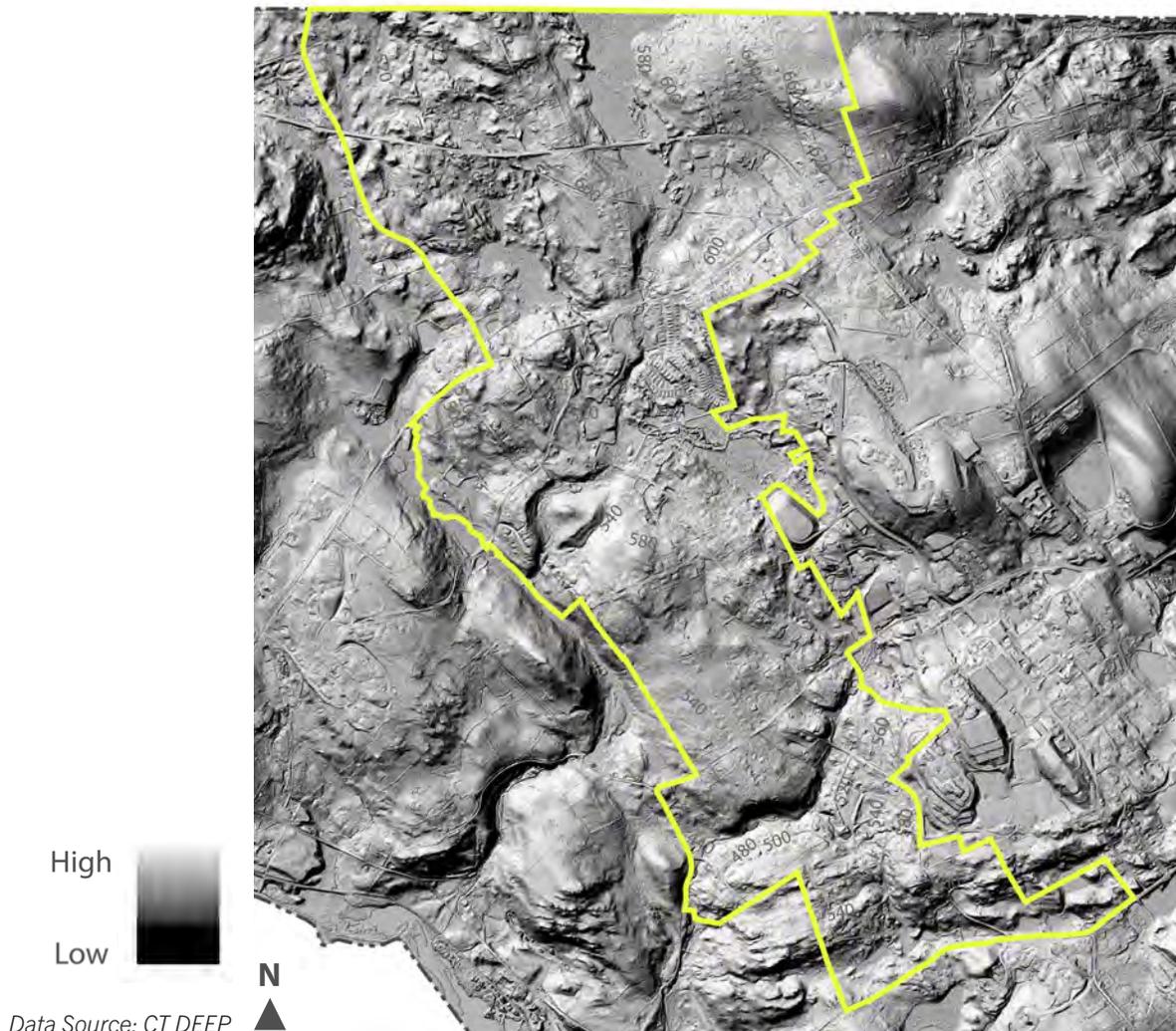
**Did you know...** Wildlife corridors are vital for maintaining biodiversity and healthy ecosystems. They provide safe paths for wildlife to move between habitats for feeding, mating, and migration. By connecting fragmented habitats, these corridors prevent genetic isolation and reduce the risk of local extinctions. They also support important ecological processes like pollination and seed dispersal. Protecting and restoring wildlife corridors is crucial for preserving biodiversity and ecological balance. The Town has been working with developers to ensure that new developments include conservation easements in an effort to maintain wildlife corridors in the area.

## 6. Topography

Many areas in Northwest Mansfield have hilly terrain and steep slopes. This terrain significantly influences land use and development potential. Steep slopes, in particular, present challenges for construction and infrastructure development, often making such areas less practical for intensive land use. Due to these constraints, many of these hilly and steeply sloped areas are more appropriately protected as open space, which provides various environmental benefits, such as protecting water quality and providing wildlife habitat.

A hillshade map, also known as shaded relief, uses light and shadow to show the 3D surface of a landscape on a flat map. The dark areas show low points, while the lighter areas show higher points of the landscape.

Hillshade



## 7. Open Space Protection

### Parks, Open Space, and Agricultural Lands

In Northwest Mansfield, parks, open space, and agricultural lands coexist with more densely developed areas. The study area includes approximately 331 acres of parks and preserves with public access, of which 157 acres are permanently preserved as open space (see call-out for details on permanent preservation). This accounts for about 8% of the land in Northwest Mansfield. Townwide, roughly 2,149 acres, or 7.3%, are permanently protected from development.

Open space preservation, whether through acquisition, conservation easement, donation, or regulatory dedication, is guided by a thorough review of site-specific characteristics. The Town's Open Space Evaluation Criteria, outlined in Appendix C of the 2015 Plan of Conservation and Development, consider factors such as historic significance, habitat value, water resources, agriculture, scenic beauty, connectivity, and recreation. These criteria are periodically updated and adopted by the Town Council with input from the Planning and Zoning Commission and the Parks and Natural Resources Committee.

Notable parks and open space located within Northwest Mansfield include:

- > Shelter Falls Park - Town Owned
- > UConn HEEP - University Owned
- > North Eagleville Tract - University Owned
- > Löf Woodlands - Joshua's Trust
- > Baxter Field, Town land (9.5 acres of which is leased to a local farmer)
- > Bonemill Field, agricultural use

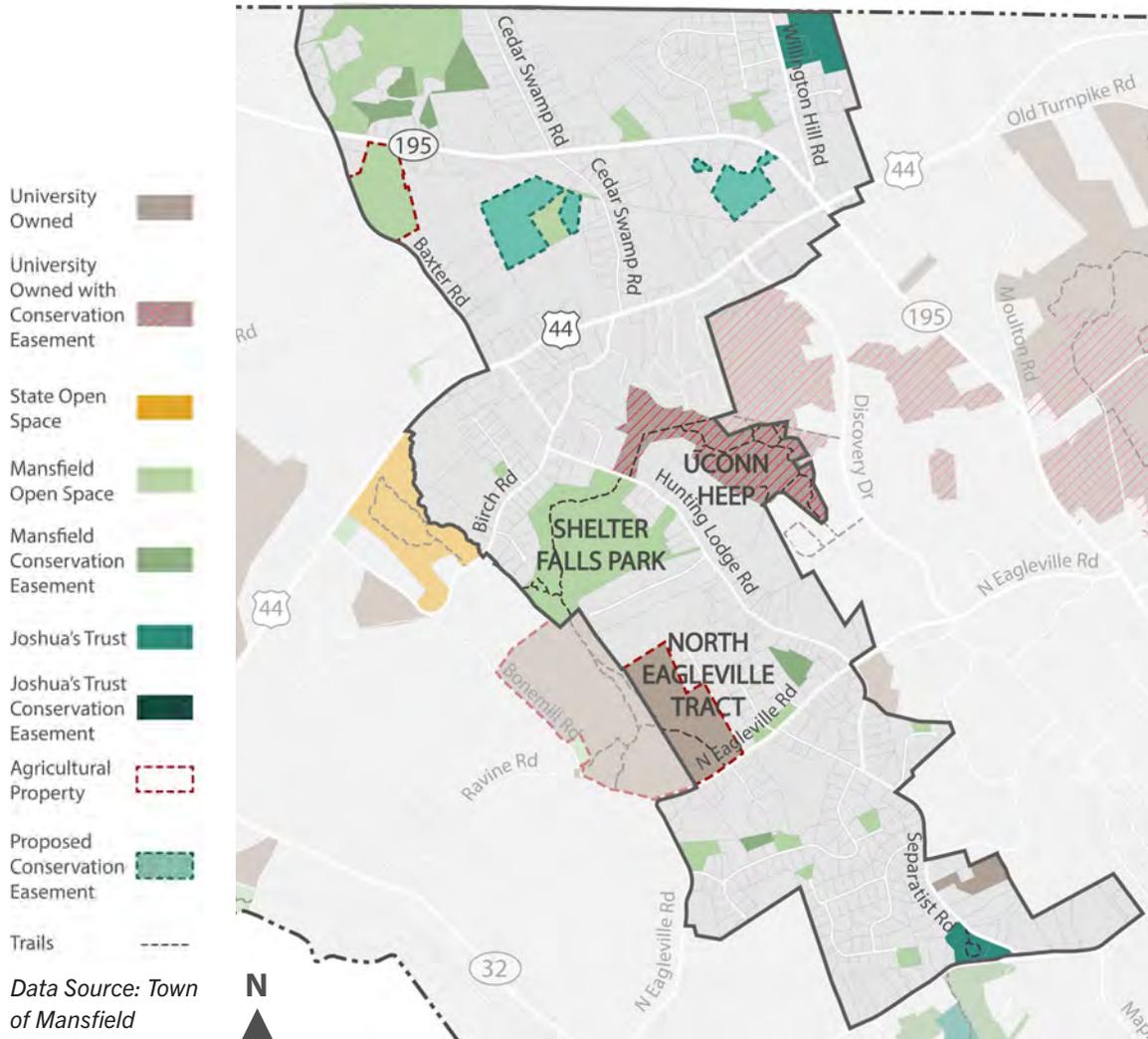


Löf Woodlands



UConn HEEP

Parks and Open Space



**State of Connecticut 2016 Green Plan**

The State of Connecticut's 2016 Comprehensive Open Space Acquisition Strategy (Green Plan) established a goal of 21% protected open space statewide by 2023. This target was intended to be met through State, municipal, and private acquisitions. The Green Plan provides a strict definition of "protected" open space as "any area of land with a restriction that would limit its use to open space". This includes lands subject to conservation restrictions, deed restrictions, or certain reserved rights. The Plan defines "preserved open space" as "any area of land that has been acquired and is used for open space purposes".

**State Owned Land**

CT DEEP owns a parcel adjacent to Shelter Falls off Birch Road and Route 44. The Town has a long-term lease on this property and is responsible for the trail system.

**Town Owned Land**

The Town of Mansfield owns several parcels of land with trails and important natural features, many of which are located in Northwest Mansfield. Some of these properties are permanently protected with conservation easements. Some parcels were acquired through the subdivision process and others were purchased with the Town’s Open Space Acquisition Fund.

**Joshua’s Trust**

Joshua’s Trust, a regional land trust, holds numerous properties in Mansfield. These lands are acquired through donations, purchases, or conservation easements with the mission to protect natural, scenic, and historic resources. Joshua’s Trust involves the community in stewardship activities, such as monitoring conservation easements, organizing volunteer events, and conducting educational programs.

Preserves and Parks with Public Access in Northwest Mansfield					
Site	Ownership	Location	Acres	Protection	Features
Shelter Falls Park	Town*	Birch/ Hunting Lodge Roads	75	A portion is protected by a CT DEEP conservation easement	Hiking trails, connects to the bike path along Hunting Lodge Road, UConn North Eagleville Tract to the south, and UConn HEPP to the east
Shelter Falls North Parcel (leased to the Town) Managed as part of Shelter Fall Preserve	State	Birch Road and Middle Turnpike	44	Not Protected	Hiking trails, leased to the Town
Hillside Environmental Education Park (HEEP)	UConn	North Hillside Road and Hunting Lodge Road	64	Protected via CT DEEP conservation easement	Trail network, two wildlife observation platforms, viewing platform overlooking the park
North Eagleville Forest Tract	UConn	North Eagleville Road	130	Not Protected	Hiking trails that connect to Shelter Falls Park
Lof Woodlands	Joshua's Trust	Route 320	18	Protected via Joshua's Trust ownership	Hiking trails
Total			331		

### University Owned Land

The University of Connecticut owns land, such as the UConn Hillside Environmental Education Park (HEEP) and the North Eagleville Tract, which abuts Shelter Falls. These lands are used for educational and research purposes and provide valuable opportunities for hands-on learning and scientific study. Some university-owned open space lands are permanently protected through conservation easements held by the Connecticut Department of Energy and Environmental Protection (CT DEEP). These easements restrict development and ensure the land remains in its natural state.



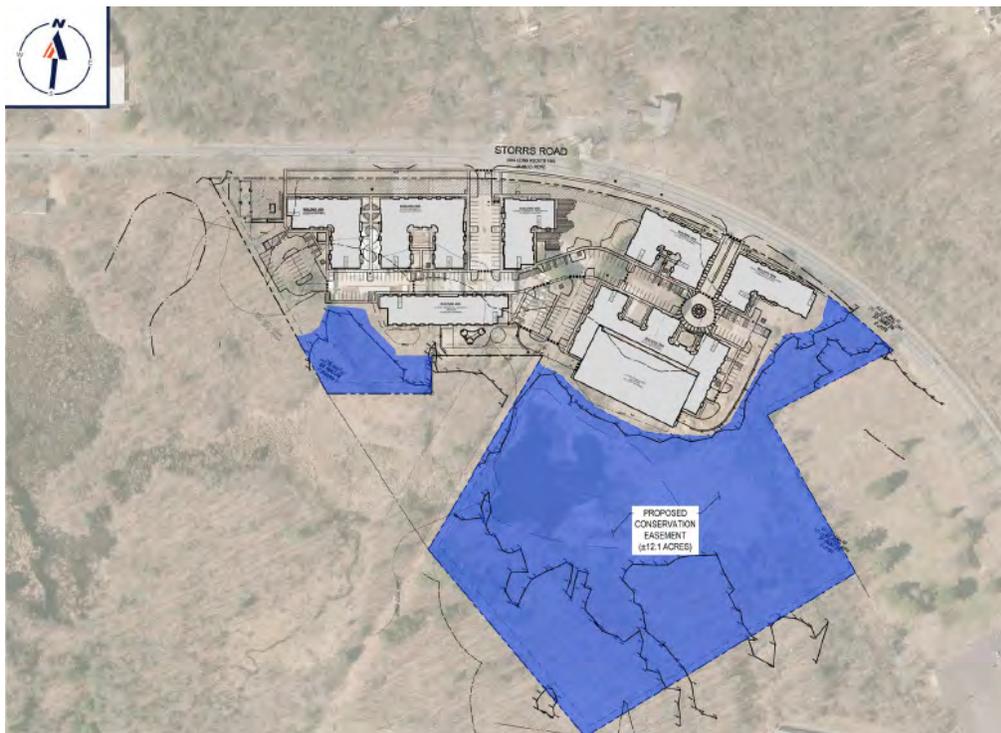
UConn HEEP  
Image Source: UConn

## Conservation Easements with New Developments

Mansfield's Subdivision Regulations (§ 169-13) give the Planning and Zoning Commission the right to require up to 15% of any land being developed to be preserved as open space, park or playground land to be used exclusively for recreational, conservation and/or agricultural purposes. For Cluster Developments, this open space dedication can be as high as 40%, and in both cases the land to be dedicated must be representative of the land to be subdivided - for example, if 40% of the total land to be subdivided is unbuildable area like wetlands or steep slopes, only 40% of the land in the open space dedication can contain these characteristics.

While there are no open space dedication requirements for multi-family and commercial development, multi-family developments must contain adequate on-site recreational amenities, including trails and open space. It is strongly encouraged that connections to existing open space, parks, or preserves are made.

Both The Standard at Four Corners and the proposed multi-family development at 497 Middle Turnpike will include conservation easements. The Standard will include 12 acres of conservation land and the 497 Middle Turnpike development will permanently preserve and allow public access on 25.5 acres, which surrounds 6.64 acres of Town owned open space.



*Conservation Easement for the Standard at Four Corners  
Image Source: Town of Mansfield*

## ACTION PLAN

The following action plan responds to the concerns and priorities of the community and to the findings as presented in this plan. It focuses on the strategies and actions that the Town should employ in achieving the stated goal for open space and environmental resources in Northwest Mansfield. While this action plan is specific to Northwest Mansfield, these recommendations align with the goals, strategies, and actions identified in the 2015 Mansfield Tomorrow Plan and will be incorporated into the 2025 plan update.

CHAPTER 2: Open Space and Environment

### Open Space and Environment Goal:

**Northwest Mansfield’s Natural Resources are protected, healthy, and diverse.**

**Strategy A:** Regularly review and update zoning, floodplain, and inland wetland regulations to align with current environmental protection goals and best management practices.

ACTIONS	WHO	WHEN	RESOURCES
1. Require developers to identify critical environmental resources on the site and outline specific measures for protecting and integrating these resources into the development plan.*	Planning PZC	Ongoing	Staff Time
2. Limit development close to environmentally sensitive areas like White Cedar Swamp and other critical ecosystems by prioritizing conservation easements or low-density zoning.*	Planning PZC Conservation Commission	Ongoing	Staff Time
3. Expand environmental performance standards in the zoning regulations to protect groundwater and aquifers.*	Planning PZC	Short Term	Staff Time
4. Expand local dark skies regulations, ensuring that future development adheres to Connecticut’s building codes for dark skies compliance.*	Planning PZC Building & Housing Inspection	Short Term	Staff Time

\*This item has townwide significance.



**Strategy B:** Enhance data collection and research to prioritize resource protection.

ACTIONS	WHO	WHEN	RESOURCES
1. Update watershed protection plans for the Cedar Swamp and Eagleville Brook watershed and implement priority actions.	Planning Conservation Commission	Medium Term	Staff Time Operating Budget
2. Promote sustainable forest stewardship practices by developing forest management plans on Town properties and encouraging private forestland owners to do the same.*	Planning Conservation Commission	Long Term	Staff Time Operating Budget Grants

\*This item has townwide significance.

**Strategy C:** Foster partnerships and improve education and outreach about environmental protection.

ACTIONS	WHO	WHEN	RESOURCES
1. Launch a public campaign to improve the protection of sensitive natural resources such as White Cedar Swamp, and Eagleville Brook.	Parks & Rec Parks and Natural Resources Committee Conservation Commission	Short Term	Staff Time Volunteer Time Operating Budget
2. Foster collaboration with conservation groups (e.g., Joshua’s Trust, UConn) to maintain and connect protected areas.*	Conservation Commission	Ongoing	Staff Time Volunteer Time
3. Encourage landowners to protect sensitive areas like riparian buffers through voluntary conservation easements and participation in the PA-490 program.*	Planning Conservation Commission	Ongoing	Staff Time Volunteer Time

\*This item has townwide significance.

**Strategy D:** Permanently protect open space.

ACTIONS	WHO	WHEN	RESOURCES
1. Permanently protect the portion of Shelter Falls Park that is not restricted by a conservation easement.	Town Council PZC PNRC	Short Term	Staff Time
2. Advocate for UConn to permanently preserve the North Eagleville Tract, which abuts Shelter Falls and serves as a buffer between the less densely developed and more densely developed portions of NW Mansfield.	Town Council PNRC UConn	Medium Term	Staff Time UConn Legislative Support

SHORT TERM = 2015–2019	MEDIUM TERM = 2020–2024	LONG TERM = 2025–2035
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# 3 COMMUNITY LIFE



## overview

Former Goodwin Elementary School

### TOPICS IN THIS CHAPTER INCLUDE

Placemaking

Community Services and Facilities

*Through enhancements such as pedestrian lighting, landscaping, and seating, the Four Corners area, and other areas with more frequently traveled pedestrian paths, could foster a sense of place, making it a more vibrant and welcoming part of town. In addition to Four Corners, the former Goodwin Elementary School serves as another central gathering space within the neighborhood. Through the Mansfield Tomorrow community engagement process, residents shared a variety of ideas regarding the future use of the property. Regardless of its future use, retaining the property, or a portion of the property, as a community space is a priority for residents who value the open space and play area that it provides.*

# what we heard

## COMMUNITY LIFE

Most of Mansfield’s community facilities are located outside of Northwest Mansfield, in other locations across Town. Many residents expressed a desire for more facilities and resources in Northwest Mansfield. Ideas included a community outdoor pool, an additional community center or senior center, a dog park, a branch library, and Town Hall annex.

Community members emphasized the need for public gathering spaces to promote social interaction. These spaces are essential for building a strong sense of community, encouraging local involvement, and ensuring the success of redevelopment projects in Northwest Mansfield.



*Celebrate Mansfield Day*

“Finding a way to work with the student community that already lives here, as opposed to against them” should be amongst the highest priorities for Northwest Mansfield.

We want an “arts/cultural arts center”

We need “medical and fire services” and “more physicians locally for the elderly on Medicare”.

**FROM MANSFIELD RESIDENTS**

## FINDINGS



*Celebrate Mansfield Day 2023 in Downtown Storrs*

### 1. Placemaking

Mansfield has been successful in placemaking at places such as Downtown Storrs, which provides a model for the potential improvement of locations in Northwest Mansfield. Downtown Storrs is appreciated for its activity, social opportunities, convenient access, and elements such as furnishing, high quality pavement materials and landscaping, and pedestrian area lighting which make it a comfortable and interesting space.

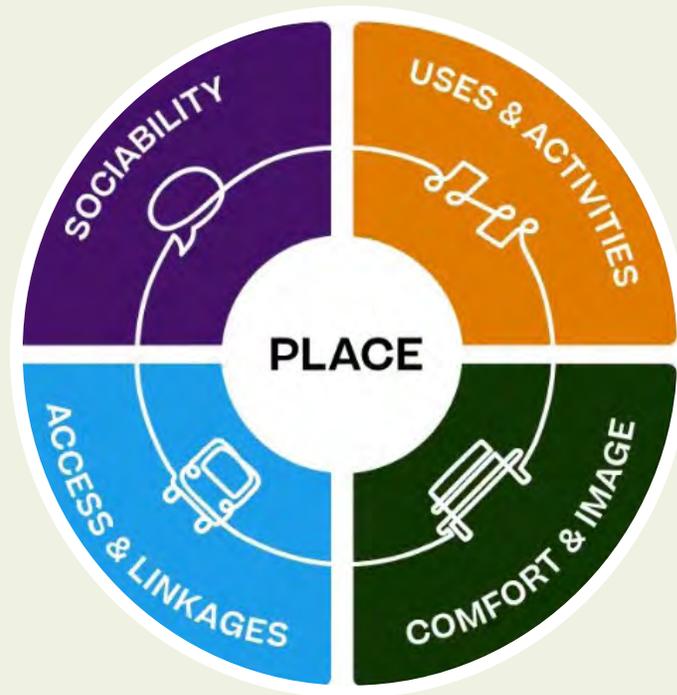
Other areas such as Route 195 through the UConn campus includes features such as pedestrian area lighting, plantings, and benches that contribute to a cohesive and welcoming environment. However, these elements are lacking in Northwest Mansfield, particularly in the Four Corners area. To bridge this gap, the Town should extend these features into Northwest Mansfield by creating a unified streetscape that integrates these same elements.

The addition of pedestrian area lighting along important roadway linkages would create a more inviting atmosphere during the evening hours and could improve pedestrian safety and perceptions of safety. Street tree planting and other forms of landscaping along corridors and in public spaces could enhance the visual appeal of the area. Seating, in the form of benches should be considered in areas where people gather and wait such as bus stops and commercial areas. Together, these enhancements would foster a sense of place, making areas in Northwest Mansfield such as the Four Corners more vibrant and welcoming.

### The Importance of Placemaking

Placemaking is the process of creating quality places where people want to live, work, play, and learn. Quality places are interesting, visually attractive, and often incorporate public art and creative activities. They are often oriented to buildings that have pleasing façades and comfortable proportions.

Successful placemaking is comprised of components such as sociability, uses and activities, access and linkages, and comfort and image. Sociability refers to a public space’s ability to encourage social interactions and foster a sense of community. Uses and activities are fundamental to creating vibrant, successful public spaces. Access and linkages are crucial for ensuring that public spaces are well-connected, easy to reach, and inviting for all users. Comfort and Image elements ensure that spaces feel safe, clean, and welcoming, making users want to spend time there.



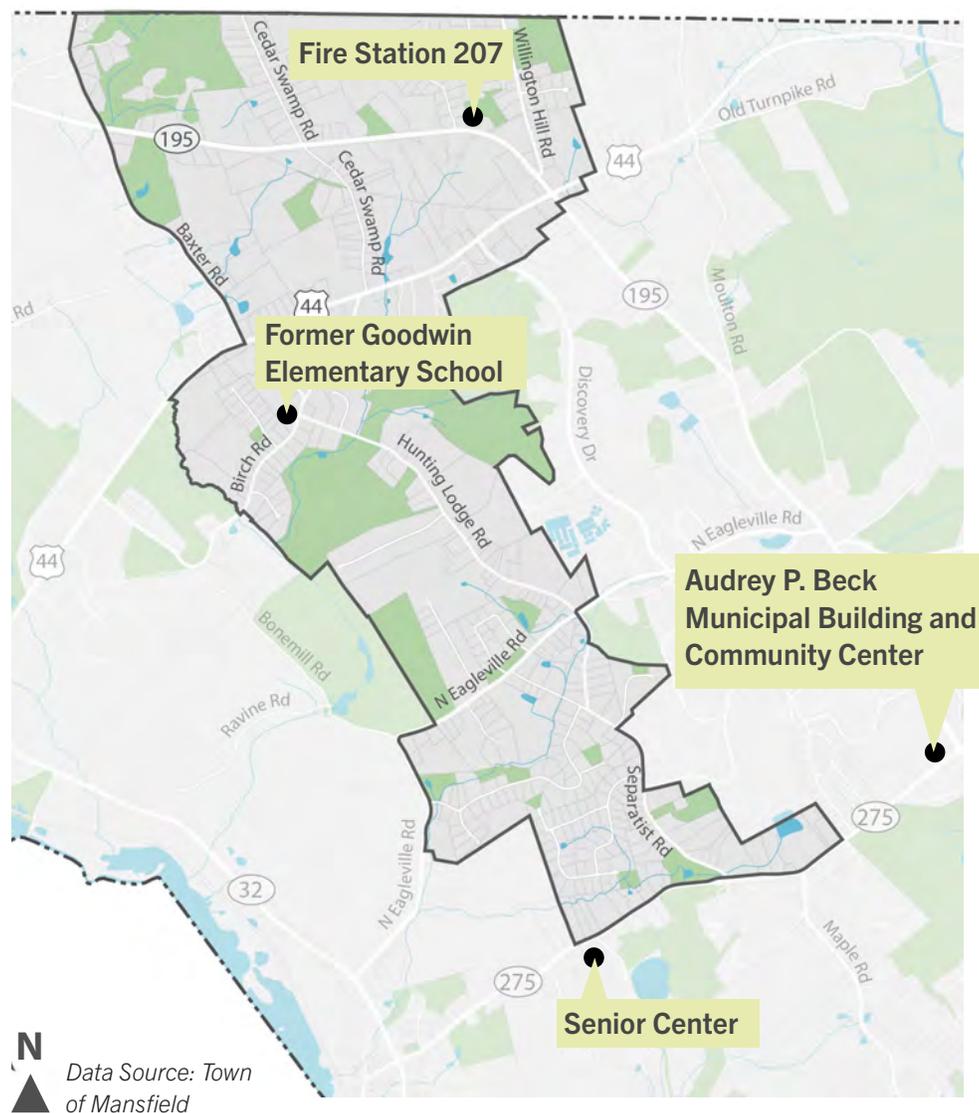
*The Place Diagram*  
*Image Source: Project for Public Spaces*

## 2. Community Services and Facilities

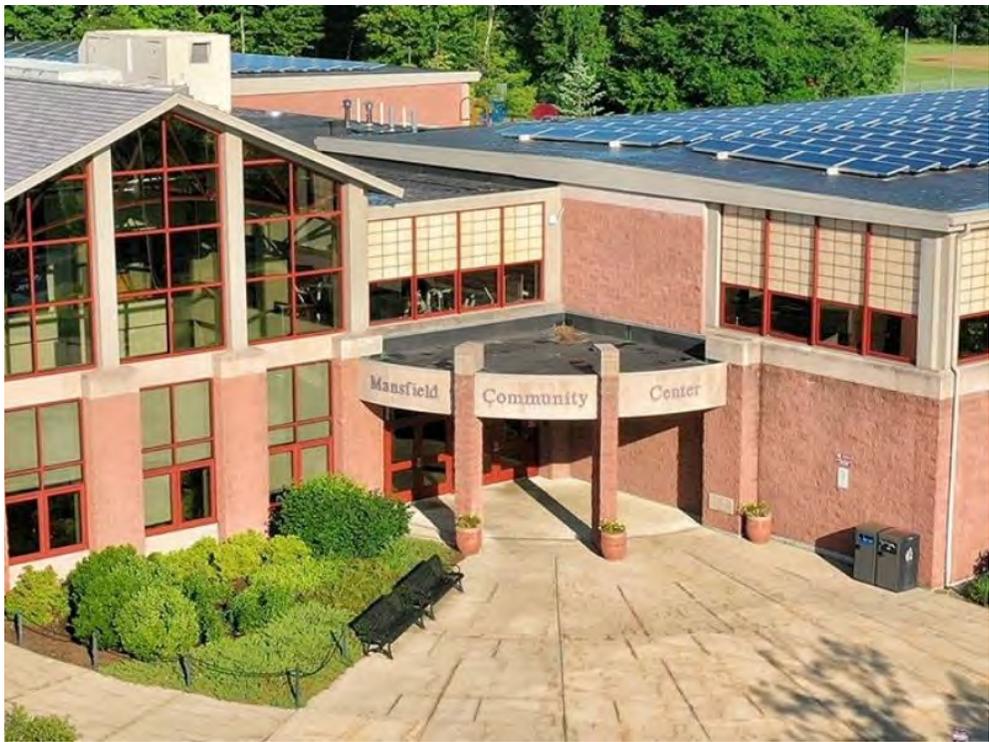
The Town of Mansfield provides high-quality services to its residents, including education, public safety, library services, senior services, recreation, and arts and culture. As a local institution, UConn also provides facilities, services, and opportunities that are available to the Town’s residents, particularly in the form of education, enrichment opportunities, arts and culture, and recreation and athletics.

Town services and amenities are delivered through a network of community facilities. Facilities located in or adjacent to Northwest Mansfield are identified on the map to the right and are described on the following pages.

**Public Facilities in Northwest Mansfield**



Town Facilities in or adjacent to Northwest Mansfield	Year Built	Area (sf)	Use
Audrey P. Beck Municipal Building	1935	27,000	Administration, public meeting space, State Police Resident Troopers Office, Eastern Highlands Health District, Board of Education administration
Community Center	2003	38,000	Recreation and community uses
Senior Center	1980	8,814	Senior Center
Fire Station 207	1969	2,972	Fire and Emergency Medical Services
Former Goodwin Elementary School	1957	37,864	Former school and playground



*Mansfield Community Center*  
 Image Source: Town of Mansfield

## Former Goodwin Elementary School

The Dorothy C. Goodwin Elementary School served as a neighborhood anchor from 1957 until its closure in 2023. Goodwin School was one of three neighborhood schools that were either closed or demolished in coordination with the construction and eventual opening of the new consolidated Mansfield Elementary School, which is a net-zero building located in southeastern Mansfield that serves the entire community. While the new facility optimizes resources and enhances educational infrastructure, the future use of the Goodwin School property still needs to be determined.

Community feedback from the Northwest Mansfield and Parks and Recreation planning processes emphasized the importance of retaining some portion of the site as community space, recognizing its value as a neighborhood anchor and its open areas for recreation and play. Mansfield’s recently completed Parks and Recreation Master Plan recommends that the Town consider the addition of a playground on the Goodwin School site, citing a strong desire from residents for a community-centric reuse of Goodwin Elementary School, which is routinely referred to as a neighborhood “anchor.” The Plan recommends that a community playground be considered as part of any future redevelopment plan that the Town pursues for the property.

Situated at the intersection of Hunting Lodge Road and Birch Road, the 8.8-acre property includes a 37,864-square-foot single-story brick building, a one-acre parking lot, a four-acre playfield, and two acres of woods. Zoned Rural Agricultural Residence 90 (RAR-90), the site permits low-density residential development, agriculture, and compatible uses. While the site is currently outside of the Four Corners Sewer Service Area, as public sewer infrastructure is located in close proximity, the town could consider amending the service area and working with CT Water Company to extend the availability of public water.

With its size and location, the site could potentially integrate multiple uses, combining housing, recreational spaces, and community services to meet diverse local needs and ensure the property remains a neighborhood anchor. Retaining open and community-oriented spaces remains a priority for Mansfield residents.



*Former Goodwin Elementary School*

## Future Use Concepts:

### 1. Senior Services

As part of the Northwest Mansfield community engagement process and the Town’s new facilities master planning effort, the former Goodwin School site continues to receive consideration as a potential location for a new senior center and or senior housing. The site’s accessibility from Route 44 and its proximity to Rolling Hills, a 55+ community, make it a potentially advantageous location for such a project.

Senior services at this location could provide older adults with a dedicated space for community meals, fitness and recreation facilities, and health services, supporting a range of activities and programs tailored to their needs.

### 2. Housing

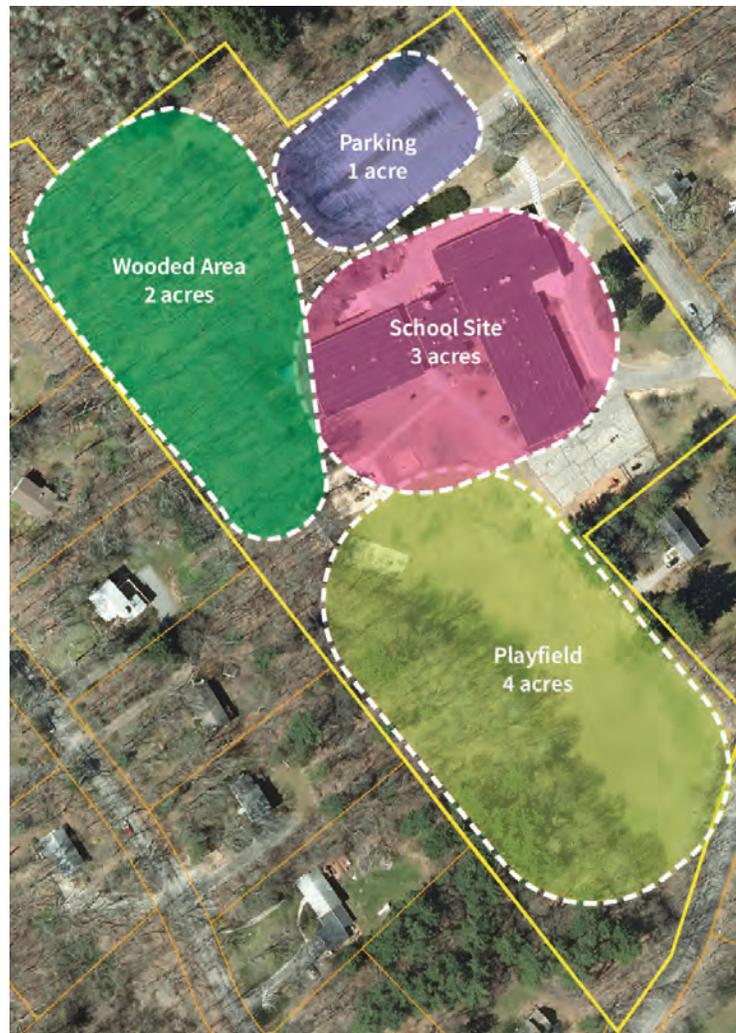
Redeveloping the site for housing could address the demand for “missing middle” options, providing diverse choices for seniors, young professionals, and families. A mix of unit sizes and affordability levels, including age-restricted housing, would cater to a wide range of community needs and enhance housing availability in Mansfield.

### 3. Community Park/Recreation Resources

Transforming the site into a park would provide green space for recreation and social activities, with features such as walking paths, a dog park, playgrounds, sports facilities, landscaped gardens, and picnic areas. It could also host community events like farmers’ markets and outdoor concerts, fostering connections and enhancing neighborhood vibrancy.

### 4. Arts Facility

An arts facility could serve as a cultural hub, with studios, galleries, and performance spaces for theater, music, and dance. It could also host workshops, classes, and community events, promoting creativity and cultural engagement.



Former Goodwin Elementary School Property Features  
Source: Google Earth, FHI Studio

## Case Study...

### Arthouse 360, Verona, Wisconsin

Arthouse 360 in Verona, Wisconsin, is a vibrant arts and cultural center located in a converted school building. Arthouse 360 offers a variety of programs and facilities, including art studios, exhibition spaces, and event venues. The arts center aims to support local artists and provide a venue for community events, workshops, and performances. The transformation preserved the architectural character of the original school and created a dynamic environment for artistic and cultural activities. Arthouse 360's mission is to support and nurture the local arts community by offering a multicultural co-workspace for individual artists, arts educators, and arts organizations. The center aims to provide access and inclusion to arts education and programs, ensuring that a diverse, multi-generational community can experience the transformative power of the arts.



*Arthouse 360 Artists and Workspace*

Source: Arthouse 360, <https://www.arthouse360.com/>

# ACTION PLAN

The following action plan responds to the concerns and priorities of the community and to the findings as presented in this plan. It focuses on the strategies and actions that the Town should employ in achieving the stated goal for community life in Northwest Mansfield. While this action plan is specific to Northwest Mansfield, these recommendations align with the goals, strategies, and actions identified in the 2015 Mansfield Tomorrow Plan and will be incorporated into the 2025 plan update.

**CHAPTER 3: Community Life**

## Community Life Goal:

**Northwest Mansfield’s public spaces foster community connection, multi-generational interaction, health, and wellbeing.**

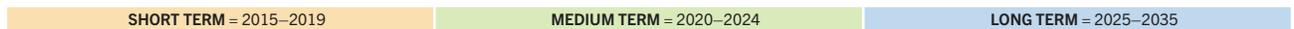
**Strategy A:** Enhance opportunities for social interactions across generations

ACTIONS	WHO	WHEN	RESOURCES
1. Invest in public art installations, murals, sculptures, and performance spaces throughout Northwest Mansfield, enhancing its cultural appeal.	Town Council Arts Advisory Committee	Medium Term	CIP Grants
2. Ensure that public spaces are well-maintained and visually appealing	DPW	Ongoing	Operating Budget
3. Install pedestrian area lighting in public gathering spaces. Ensure that lighting is Dark Sky Compliant.	DPW	Medium Term	Operating Budget

**Strategy B:** Ensure that public spaces are accessible and appealing across generations.

ACTIONS	WHO	WHEN	RESOURCES
1. Apply universal design standards to make public spaces accessible for all, including people with disabilities, seniors, and families.*	Building Department DPW	Ongoing	Staff Time CIP
2. Adhere to the ADA Transition Plan identified in the Parks and Recreation Master Plan.*	Parks & Rec DPW	Ongoing	Staff Time CIP

\*This item has townwide significance.



**Strategy C:** Repurpose the Goodwin Elementary School Property.

ACTIONS	WHO	WHEN	RESOURCES
<b>1. Conduct a re-use study; explore uses that serve the community such as:</b> <ul style="list-style-type: none"> <li>Affordable studio spaces and housing for artists.</li> <li>Collaborative maker spaces for artists and craftspeople.</li> <li>Mixed-income housing for seniors</li> <li>Community recreation facilities (playgrounds, dog park, fields).</li> </ul>	Town Council Planning	Short Term	Staff Time CIP
<b>2. Identify interim uses such as hosting community events, park and recreation uses, and art exhibits.</b>	Town Council Parks & Rec	Short Term	Staff Time Volunteer Time

**Strategy D:** Partner with UConn to create a welcoming gateway to the campus focusing on shared development goals, signage and wayfinding, public art, and beautification.

ACTIONS	WHO	WHEN	RESOURCES
<b>1. Develop gateway design plans.</b>	Planning UConn	Medium Term	Staff Time UConn
<b>2. Conduct short-term beautification measures such as landscaping and installation of public art.</b>	DPW UConn	Short Term	CIP UConn



# 4 DIVERSIFYING THE ECONOMY



## TOPICS IN THIS CHAPTER INCLUDE

Economic Development Trends

Employment

Commercial Market Trends

Commercial and Industrial Zoning

Northwest Mansfield's Opportunity Zone

Opportunities for Four Corners

*The Four Corners Area is a central commercial hub of Northwest Mansfield and is one of only a few such locations across the Town. Mansfield's Plan of Conservation and Development (POCD) emphasizes promoting growth in the Four Corners area, recognizing its strategic location at the intersection of Route 195 and Route 44. By prioritizing smart growth in Four Corners and the need for redevelopment, the aim is to create a vibrant, well-connected hub that supports local businesses, provides housing opportunities, and enhances the overall economic vitality of Mansfield.*

# what we heard

## DIVERSIFYING THE ECONOMY

Community members emphasized the need for commercial development in the Four Corners area that would serve the local population. They seek the development of service-based businesses, such as coffee shops, restaurants, and limited retail, to reduce the need to travel to neighboring communities for everyday necessities. Residents also want more local amenities such as ice cream shops and bookstores, to enhance their quality of life. They prefer redevelopment of existing commercial spaces, focusing on Route 195 and Route 44, and are aware of the seasonal challenges posed by the UConn student population on local businesses. The market analysis suggests that the Northwest Mansfield has some capacity for additional restaurant development and grocery store retail.



*Northwest Mansfield Community Workshop*

Northwest Mansfield’s business environment is “tough given the seasonal character of the large student population”.

“Having young professionals here would actually be a great thing. In my opinion, that starts with businesses”.

Commercial development providing “high paying jobs that align with University students” should be encouraged in Northwest Mansfield.

**FROM MANSFIELD RESIDENTS**

## FINDINGS

As a part of the development of this plan, a market analysis was conducted by RKG Associates for Northwest Mansfield. Key takeaways from this market analysis suggest; opportunities for smaller footprint, mixed-use residential development, to support the aging population; a potential (ten-year) demand for office development and medical office space; additional markets for dining and drinking establishments; and a potential over supply of housing, which is likely to be absorbed by the housing demand generated by UConn, and which may exhibit a housing cost stabilization effect.

### 1. Economic Development Trends

A significant share of Mansfield’s business zoning districts are located in or near Northwest Mansfield. The Northwest Mansfield area benefits from convenient access to state roadways, including connections to Interstate 84, and is supported by public water and sewer services, making it well-suited for commercial development. Consequently, Northwest Mansfield stands out from the predominantly residential areas and residential zoning districts found throughout the rest of the town.

The Four Corners area, at the intersection of Route 195 and Route 44, serves as a central commercial hub of Northwest Mansfield and is one of only a few such locations across the Town. This location benefits from recent infrastructure improvements and from a mixture of retail and service businesses.

Northwest Mansfield has jobs across a diversity of industries. Accommodation and food services is the leading employment sector, accounting for 155 jobs and 24.4% of the census tract’s total employment in 2021. Health care and social assistance and retail trade are Northwest Mansfield’s next leading employment sectors with 81 and 74 jobs each, respectively.

#### Top 10 Industries by NAICS Code - 2021 Census Tract 8813



*Data Source: U.S. Census Bureau, Center for Economic Studies, LEHD, 2021 latest available data year, Census Tract 8813*

Northwest Mansfield’s top growth industries between 2011 and 2021 (as measured by the increase in jobs by NAICS code) include transportation and warehousing; construction; and arts, entertainment, and recreation. The greatest job losses were seen in the health care and social assistance sector, which experienced a loss of 21 jobs (a 20.6% decrease). Another top ten employment sector, professional, scientific, and technical services, also decreased by nearly 18% over the 2011-2021 period.

**Employment by Industry Sector (2011-2021) Census Tract 8813**

Sector	Jobs Lost or Gained 2011-2021	Percent Change 2011-2021
Mining, Quarrying, and Oil and Gas Extraction	4	33.3%
Construction	33	330.0%
Manufacturing	14	77.8%
Wholesale Trade	-2	-6.7%
Retail Trade	-10	-11.9%
Transportation and Warehousing	42	420.0%
Information	1	100.0%
Finance and Insurance	1	4.0%
Real Estate and Rental and Leasing	-5	-22.7%
Professional, Scientific, and Technical Services	-12	-17.9%
Administration & Support, Waste Management and Remediation	-8	-72.7%
Health Care and Social Assistance	-21	-20.6%
Arts, Entertainment, and Recreation	23	230.0%
Accommodation and Food Services	-3	-1.9%
Other Services (excluding Public Administration)	-10	-20.4%
Public Administration	-11	-100.0%

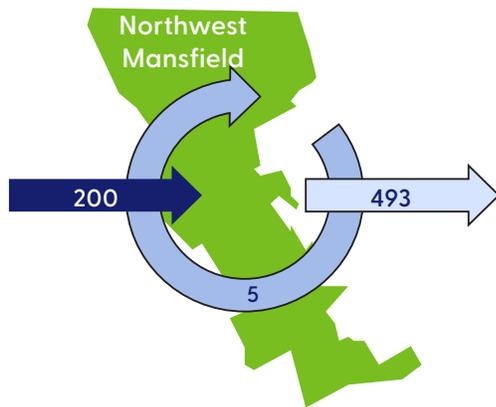
*Data Source: U.S. Census Bureau, Center for Economic Studies, LEHD, 2021 latest available data year, Census Tract 8813*

## 2. Employment

Approximately 200 workers commute into Northwest Mansfield for employment, while nearly 500 workers leave Northwest Mansfield for work. Those who leave Northwest Mansfield for work include workers that are employed at UConn. Only 5 workers both live and work in Northwest Mansfield (this data does not include self-employed workers that work from home). Northwest Mansfield is primarily residential and is not a significant employment hub. Most jobs in Mansfield are associated with UConn and are located on UConn’s campus which is largely outside of the Northwest Mansfield study area. Across Mansfield, approximately 10,000 workers commute into town for work and nearly 5,000 resident workers leave Mansfield for work.

Employment in Northwest Mansfield is geographically concentrated in key areas like Four Corners, along Route 195 and Route 44, and within the UConn Technology Park on Discovery Drive. Census tract 8813 in this region includes several business nodes. Four Corners is home to businesses such as Cumberland Farms, CVS Pharmacy, and Dunkin’ Donuts, while the Dollar General Plaza offers additional retail and dining options. Other commercial clusters are found along Route 195 near Tony’s Garage, the Adventure Park at Storrs, and M&J Bus. On Route 32, north of the Route 275 intersection, businesses like De Siato Sand and Gravel Corporation and Wilcox and Reynolds Insurance are located. *The full census tract was utilized for this analysis instead of the smaller Northwest Mansfield study area to reflect the concentration of jobs in proximity of the study area such as those found on Discovery Drive and the UConn campus.*

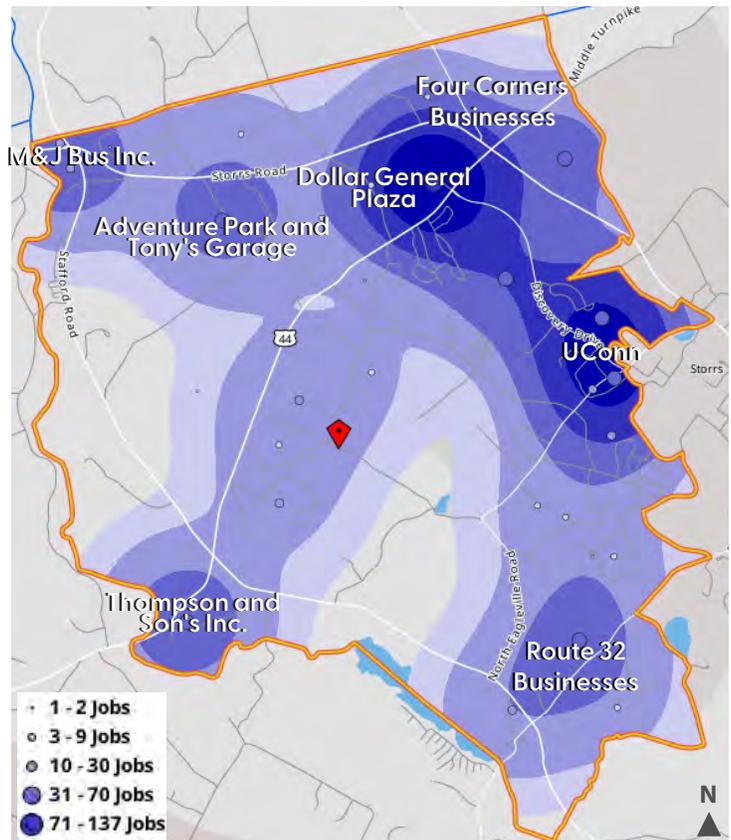
### Jobs and Workers



- Employed in Northwest Mansfield and live outside
- Employed and live in Northwest Mansfield
- Live in Northwest Mansfield and employed outside

Data Source: U.S. Census Bureau, Center for Economic Studies, LEHD, 2021 latest available data year

### Employment Clusters Census Tract 8813

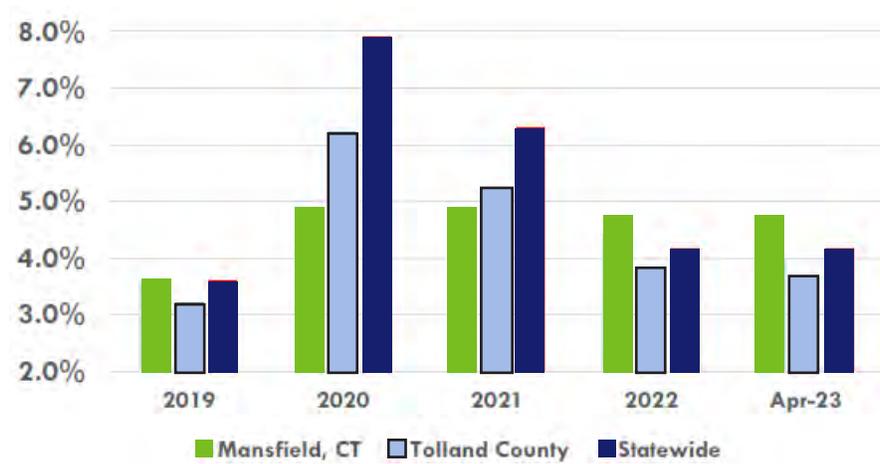


Data Source: U.S. Census Bureau, Center for Economic Studies, LEHD, 2021 latest available data year, Census Tract 8813

### Employment Trends

Unemployment in Mansfield is returning to pre-COVID lows, but still remains higher than that of Tolland County and the State. While wages are strong across most industry sectors, not all are keeping pace with inflation. Projected employment growth in Tolland County is expected to add nearly 5,570 positions across various sectors.

### Unemployment Rate Trends



Data Source: Connecticut Department of Labor

## 3. Commercial Market Trends

Commercial market trends suggest that the Northwest Mansfield area is well positioned for growth in the general office and medical office markets as well as retail and service sectors such as grocery and restaurants.

### Office

Countywide employment projections indicate a potential ten-year demand for office and medical office space. Northwest Mansfield’s ability to capture a portion of this projected demand will depend on its success in attracting a greater share of countywide employment growth in these sectors. Proximity to the UConn campus and the UConn Technology Park, provides a strategic advantage, potentially enhancing Northwest Mansfield’s appeal as a location for office and medical office developments. Leveraging these assets can help attract businesses seeking to benefit from the proximity to academic and technological resources, supporting the area’s growth in these sectors.

### Retail

Despite being a net exporter of \$8.83 million in retail sales, Mansfield is a net importer for grocery and restaurant services, indicating a potential market opportunity for more grocery stores and restaurants in the area. A conservative estimate indicates that recapturing sales leakage could support around 24,100 square feet of additional retail space in Northwest Mansfield. Each new 100 households adds demand for 7,030 square feet of retail. With its strong potential as a restaurant destination, there’s an opportunity to enhance Northwest Mansfield’s appeal by introducing more dining and drinking establishments.

## 4. Commercial and Industrial Zoning

Northwest Mansfield is home to three commercial zoning districts: the Planned Business 3 (PB-3), Professional Office 1 (PO-1), and the Research and Development/Limited Industrial (RD/LI) districts. These districts are mostly concentrated on the east side of the study area, bordering UConn’s campus.

### **PB-3 Zone (Business, Office, and Research Development/Limited Industrial)**

The PB-3 zone is located in the Four Corners area, near the intersection of Route 44 and Route 195. The PB-3 zone allows for a blend of multi-family housing and commercial uses, fostering a dynamic community where residents can live, work, and shop in close proximity. Developments in this area must adhere to specific design criteria that prioritize pedestrian-friendly streetscapes, effective access management, and rear parking arrangements, all of which contribute to creating a walkable, village-like environment.

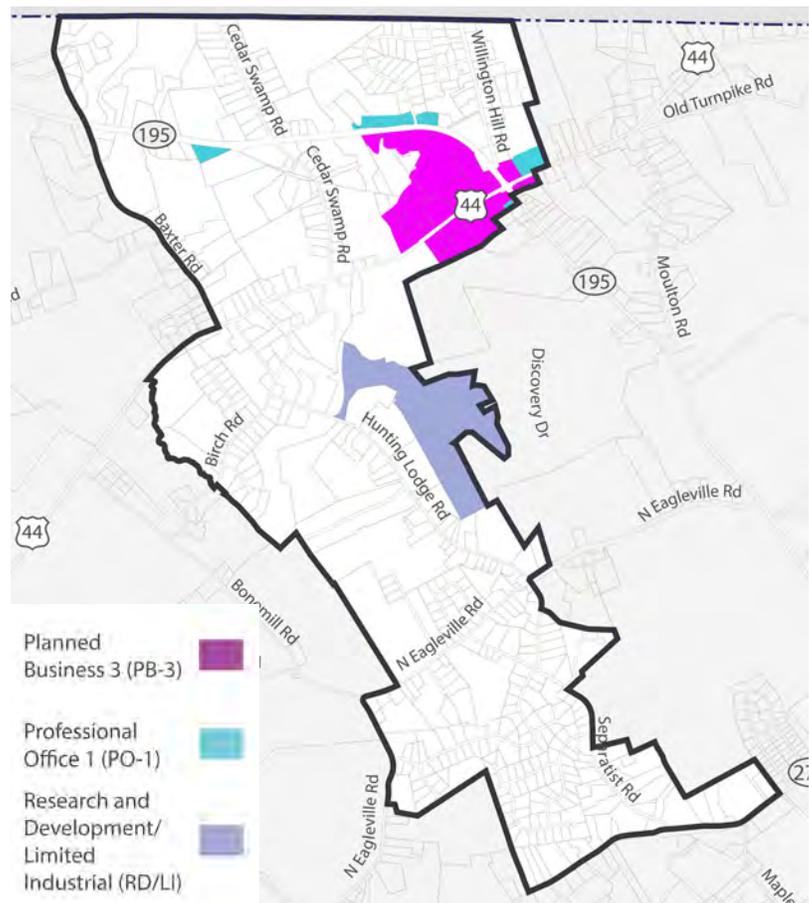
### **PO-1 Zone (Professional Office)**

The PO-1 zones are designated for professional office uses and are primarily located along Route 195. These zones are intended to accommodate offices for various professional services, including medical, legal, real estate, insurance, financial, engineering, and architectural practices, as well as offices for educational, charitable, and civic organizations.

### **RD/LI Zone (Research and Development/Limited Industrial)**

The RD/LI zone is predominantly located in the vicinity of Discovery Drive. This zoning district was established to capitalize on Mansfield’s proximity to the university and is designed to attract and support businesses engaged in research and development, high-technology operations, and other specialized industries that require substantial scientific expertise.

### **Commercial and Industrial Zoning Districts**

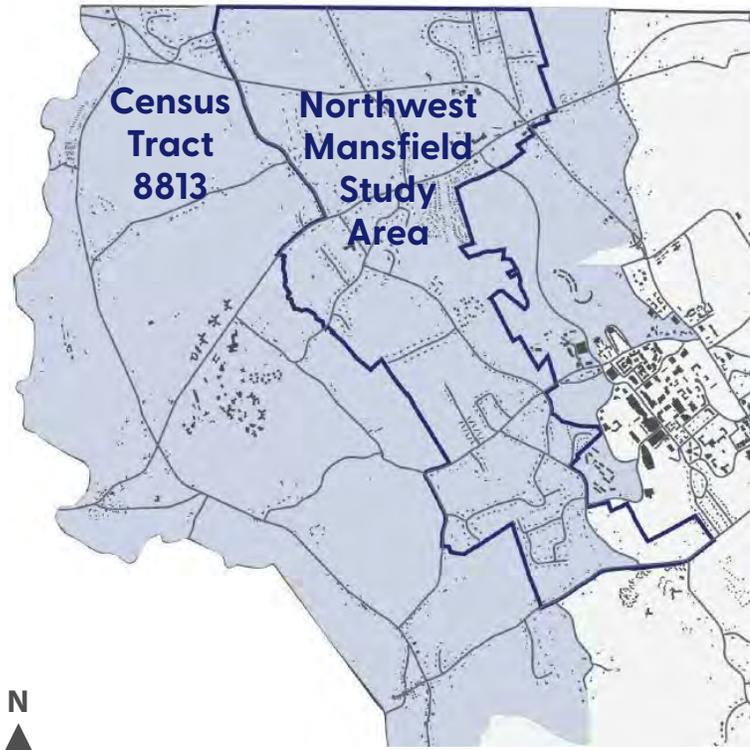


Data Source: Town of Mansfield

## 5. Northwest Mansfield's Opportunity Zone

Census tract 8813 in Northwest Mansfield is a federally designated Opportunity Zone for economic development. This designation offers a federal tax incentive for investors to reinvest unrealized capital gains into the area through opportunity funds, supporting a wide range of commercial and residential developments. To enhance redevelopment potential, the Town has upgraded local infrastructure, including the extension of public water to Four Corners in 2017 and the recent completion of a sanitary sewer system. Additionally, zoning regulations have been updated to permit a mix of multi-family housing and commercial uses, with further updates planned to accommodate R&D and light industrial activities.

### Opportunity Zone



Census Tract 8813 is a designated Opportunity Zone  
Data Source: CT Opportunity Zone Map

### Case Study...

#### Norwich, CT

Three of Norwich's census tracts were designated as Opportunity Zones in 2018. Designation of the Opportunity Zones has incentivized the development of over one hundred units of housing within the opportunity zones since 2019, including the 120-unit Westledge Apartment development.



Westledge Apartments, Norwich  
Image Source: Alex Gebbie

## 6. Opportunities for Four Corners

Mansfield's Plan of Conservation and Development (POCD) emphasizes promoting growth in the Four Corners area. Recognizing its strategic location at the intersection of Route 195 and Route 44, and as a gateway to UConn, the plan advocates for a mix of residential, commercial, and mixed-use projects that can capitalize on the recent infrastructure improvements, including the installation of sewer and water services.

By prioritizing smart growth in Four Corners and the need for redevelopment, the POCD aims to create a vibrant, well-connected hub that supports local businesses, provides housing opportunities, and enhances the overall economic vitality of Mansfield. The area's designation as an Opportunity Zone further aligns with the POCD's vision, offering additional incentives to attract investment and drive sustainable development in this important part of town.

**Smart growth** covers a range of development and conservation strategies that help protect the natural environment and make a community more attractive, economically stronger, and more socially diverse. Smart growth means strengthening communities as places that offer housing and transportation choices near jobs, shops and schools.

To achieve the Town's goal of creating a well-designed, mixed-use commercial node, the Four Corners should be revitalized to include a variety of amenities that support a walkable village center. Key elements for this transformation would include improved streetscapes, better access management for parking lots and driveways, and the development of enhanced public spaces. These improvements will help foster a vibrant, pedestrian-friendly environment that aligns with the vision for Four Corners as a thriving community hub (see Chapter 3: Community Life). Additionally, the Town should look for opportunities to advocate for business growth that complements Downtown Storrs, identifying gaps in the existing market, promoting synergy with current businesses, and supporting local collaboration.

**Did you know...** the Standard at Four Corners will have 15,600 SF of commercial and retail, that will include some restaurant, grocery and healthcare. In addition, the Villages at Four Corners, expected to start construction, will have an additional 12,200 SF of retail commercial. The existing uses there will remain.

### **Neighborhood Retail**

Creating a sense of place in Northwest Mansfield involves developing a vibrant, community-focused environment where neighborhood retail is central. By integrating well-designed retail spaces that cater to the needs of the community, Northwest Mansfield can foster a strong, interconnected neighborhood. Thoughtful urban design, including pedestrian-friendly streetscapes, inviting public spaces, and accessible transit options, enhances walkability and encourages residents to shop locally. This approach supports a thriving local economy while establishing a distinct, welcoming atmosphere that strengthens community identity and connection.

### **Connections to Recreational Assets**

Northwest Mansfield has the potential to leverage its recreational assets in support of economic development, supporting a lively and attractive community. The area’s parks, trails, and natural resources, including the Adventure Park at Storrs, offer unique opportunities to draw outdoor enthusiasts. By promoting activities like hiking, biking, and zip-lining, Northwest Mansfield can attract visitors and support businesses such as cafes, outdoor gear shops, and eco-friendly accommodations.

### **Proximity to UConn**

Northwest Mansfield’s proximity to UConn offers significant economic opportunities. The University attracts businesses that benefit from its research and talent pool, provides a skilled workforce, and fosters research and development collaborations. Additionally, the spending by students and faculty supports local businesses, while University events draw visitors and boost tourism. Leveraging these advantages can enhance Northwest Mansfield’s economic development and vitality.

UConn’s influence is felt by local businesses, which experience increased activity and demand during the academic year and a significant drop during breaks and the summer. This fluctuation necessitates strategic planning and diversification to manage revenue and maintain business viability year round.



*Downtown Storrs provides an example of a pedestrian oriented mixed-use environment that could be replicated on a smaller scale at the Four Corners. This area employs many of the principles of a successful neighborhood retail environment (see the Urban Land Institutes principles on next page).*



The Four Corners Area is currently home to a small amount of retail, restaurants, and services, most of which is oriented towards automobile-based trips.

**The Urban Land Institute's** principles for building neighborhood retail emphasize creating vibrant, sustainable retail environments that serve the local community. Key principles include:

1. **Focus on Local Needs:** Tailor retail offerings to meet the specific needs and preferences of the local population.
2. **Mixed-Use Development:** Integrate retail into mixed-use projects that combine residential, office, and recreational spaces.
3. **Walkability:** Design for pedestrian-friendly environments with safe, accessible streets and public spaces.
4. **Community Engagement:** Involve local residents in planning to ensure the retail development reflects community values.
5. **Sustainable Design:** Incorporate environmentally sustainable practices in construction and operations.
6. **Connectivity:** Ensure the retail area is well-connected to public transit, surrounding neighborhoods, and key destinations.
7. **Flexibility:** Design adaptable spaces that can evolve with changing retail trends and community needs.

## ACTION PLAN

The following action plan responds to the concerns and priorities of the community and to the findings as presented in this plan. It focuses on the strategies and actions that the Town should employ in achieving the stated goal for diversifying the economy in Northwest Mansfield. While this action plan is specific to Northwest Mansfield, these recommendations align with the goals, strategies, and actions identified in the 2015 Mansfield Tomorrow Plan and will be incorporated into the 2025 plan update.

**CHAPTER 4: Diversifying the Economy**

### Diversifying the Economy Goal:

### Northwest Mansfield’s vibrant mixed-use hub (Four Corners) balances commercial growth with its rural residential features.

**Strategy A:** Prioritize commercial development in the Four Corners area with public water and sewer access, creating a vibrant, pedestrian-friendly environment while preserving NW Mansfield’s rural and residential surroundings. Offer incentives to encourage redevelopment.

ACTIONS	WHO	WHEN	RESOURCES
1. Revise the zoning map and regulations to align with the future land use plan (see chapter 7).*	Planning PZC	Short Term	Staff Time
2. Encourage accessory agricultural businesses near farmland (farm stands, nurseries).*	Planning PZC	Short Term	Staff Time

\*This item has townwide significance.

**Strategy B:** Market Northwest Mansfield as a hub for outdoor recreation.

ACTIONS	WHO	WHEN	RESOURCES
1. Attract businesses that rent/sell outdoor gear (bikes, kayaks, camping supplies).	Economic Development	Ongoing	Staff Time
2. Amend zoning for cafes, food trucks, and restaurants aimed at trail users.	Planning PZC	Short Term	Staff Time
3. Partner with organizations such as Joshua’s Trust, the Last Green Valley, CT Forest and Park Association on events (hikes, yoga) to boost trail use and draw visitors.*	Economic Development	Ongoing	Staff Time Volunteer Time
4. Explore the possibility of developing designated mountain biking trails in parks.*	Parks & Rec	Medium Term	Staff Time Volunteer Time

\*This item has townwide significance.

SHORT TERM = 2015–2019	MEDIUM TERM = 2020–2024	LONG TERM = 2025–2035
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**Strategy C:** Create a unified economic development strategy for Northwest Mansfield, Downtown Storrs, and the King Hill/North Eagleville area.

ACTIONS	WHO	WHEN	RESOURCES
1. Improve connectivity by developing shuttle service, bike lanes, and pedestrian pathways.*	DPW Transportation Advisory Committee Traffic Authority	Long Term	Staff Time CIP
2. Provide clear signage, parking, and maintained streetscapes.	DPW Transportation Advisory Committee Traffic Authority	Medium Term	Staff Time CIP
3. Foster partnerships and joint promotions between the businesses in these areas.	Economic Development Downtown Mansfield Partnership	Ongoing	Staff Time

\*This item has townwide significance.

**Strategy D:** Leverage proximity to UConn to foster a creative economy.

ACTIONS	WHO	WHEN	RESOURCES
1. Collaborate with UConn to promote community arts education programs, including workshops, classes, and lectures.*	Parks & Rec Information Technology Library Economic Development	Ongoing	Staff Time

\*This item has townwide significance.

SHORT TERM = 2015–2019	MEDIUM TERM = 2020–2024	LONG TERM = 2025–2035
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**Strategy E:** Leverage Proximity to UConn Tech Park.

ACTIONS	WHO	WHEN	RESOURCES
1. Support incubators near UConn by identifying affordable office space and resources.*	Economic Development	Short Term	Staff Time
2. Create a Town-University Taskforce to foster partnerships between UConn researchers and local businesses for collaborative projects.*	Economic Development Town Council	Ongoing	Staff Time
3. Support early-stage companies by identifying grants for startups and R&D projects.*	Economic Development	Short Term	Staff Time
4. Promote and recruit live-work developments, and R&D in PB-3 and PB-4 zones.	Planning PZC	Short Term	Staff Time

\*This item has townwide significance.

**Strategy F:** Capture a larger share of the projected ten-year countywide employment growth to increase jobs and commercial space demand in Northwest Mansfield.

ACTIONS	WHO	WHEN	RESOURCES
1. Change zoning to allow medical office development in PB-3 zones to increase jobs and commercial space.	Planning PZC	Short Term	Staff Time
2. Expand the existing PB-3 district in that area to allow for new commercial and mixed-use development, focusing on neighborhood business and Research and Development	Planning PZC	Short Term	Staff Time

SHORT TERM = 2015–2019

MEDIUM TERM = 2020–2024

LONG TERM = 2025–2035

# 4 HOUSING



Residential Property in Northwest Mansfield

## TOPICS IN THIS CHAPTER INCLUDE

Housing Overview

Rental Housing

Housing Needs

Zoning Districts in NWM

Development Activity

*Northwest Mansfield is characterized by a high number of non-family households, largely influenced by the presence of UConn students. Renter-occupied housing is predominant, particularly in neighborhoods near the University, where many single-family homes have been converted into rentals. The market demand for housing, as well as sewer and water infrastructure improvements, have contributed to an increase in development activity. This dynamic has contributed to concerns about affordability, neighborhood stability, and the encroachment of student housing into traditionally residential areas.*

# what we heard

## HOUSING

Renter-occupied housing is predominant in Northwest Mansfield, particularly in neighborhoods near the University, where many single-family homes have been converted into rentals. This dynamic has contributed to concerns about affordability, neighborhood stability, and the encroachment of student housing into traditionally residential areas.

Residents have voiced the need for affordable housing options that support seniors and young families to foster a diverse and vibrant community. Improved enforcement of property standards, better management of noise and litter, and enhanced public spaces are essential to ensuring the area remains a cohesive and appealing place to live.

“Current housing should be rebalanced in favor of families and less in favor of college student rentals”.

“Preserve neighborhoods and build retirement communities with independent living opportunities”

Northwest Mansfield is in need of “town homes; condos; small family homes”.

Northwest Mansfield is in need of affordable housing that is “aimed at families and grad students”.

**FROM MANSFIELD RESIDENTS**

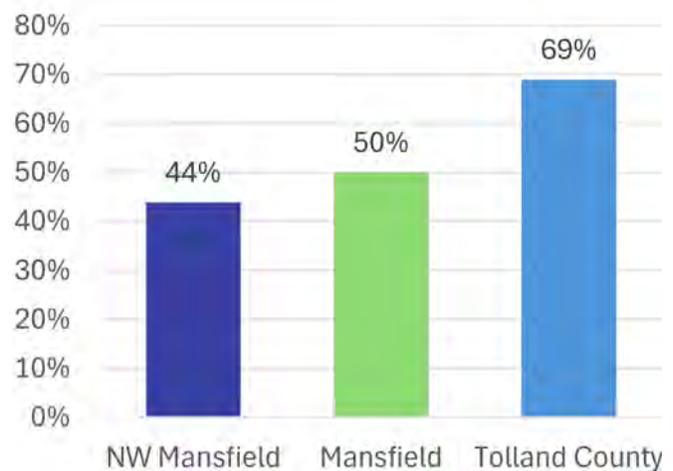
# FINDINGS

## 1. Housing Overview

### Housing Stock

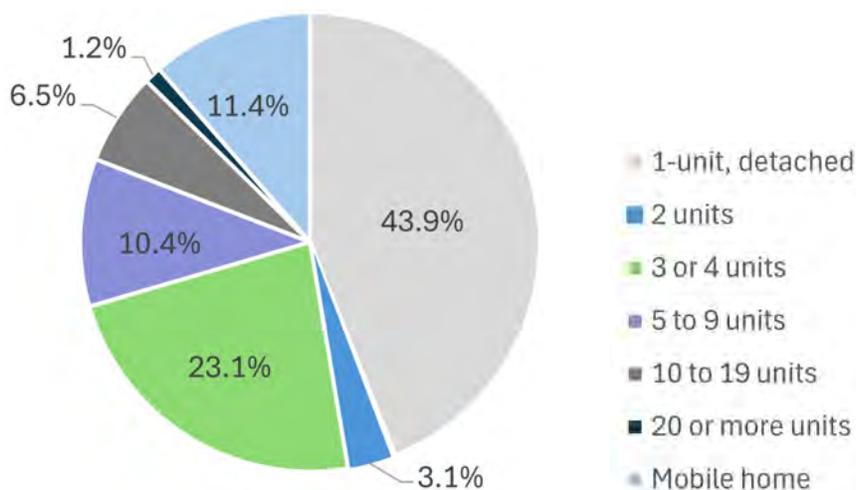
Northwest Mansfield has 1,577 occupied housing units, which makes up just over 25% of the total occupied housing units within the town. Its housing stock was largely constructed prior to 2000 with 88% of units built before that year. About 44% of Northwest Mansfield’s housing stock consists of one-unit detached houses. This is a lower share than the town as a whole and is significantly less than that of Tolland County. Buildings with three to four dwelling units comprise 23.1% of Northwest Mansfield’s housing stock, followed by mobile homes, at 11.4%. The composition of housing types will continue to change as new multifamily complexes are opened.

### Single-Family Detached Housing



Data Source: American Community Survey 2017-2021

### Housing Type in NW Mansfield



Data Source: American Community Survey 2017-2021

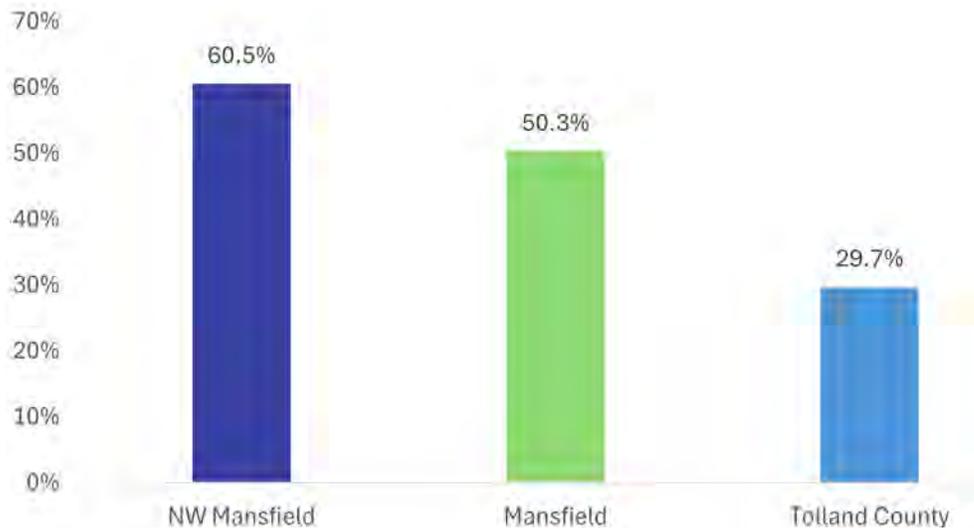
## 2. Rental Housing

Over 60% of homes in Northwest Mansfield are renter occupied. The majority of rental units in Northwest Mansfield are located in multi-family housing units. Within the study area, there are 670 multi-family rental units and 129 single-family rental units. There are 22 two-family rental properties.

Northwest Mansfield has a higher share of households that rent their home than across the town or county. Additionally, both Mansfield and Northwest Mansfield have a higher percentage of non-family households (households comprised of unrelated individuals) than the rest of Tolland County. Approximately 73% of households in Northwest Mansfield and 67% of households in the town are occupied by unrelated individuals compared to 48% of households in Tolland County.

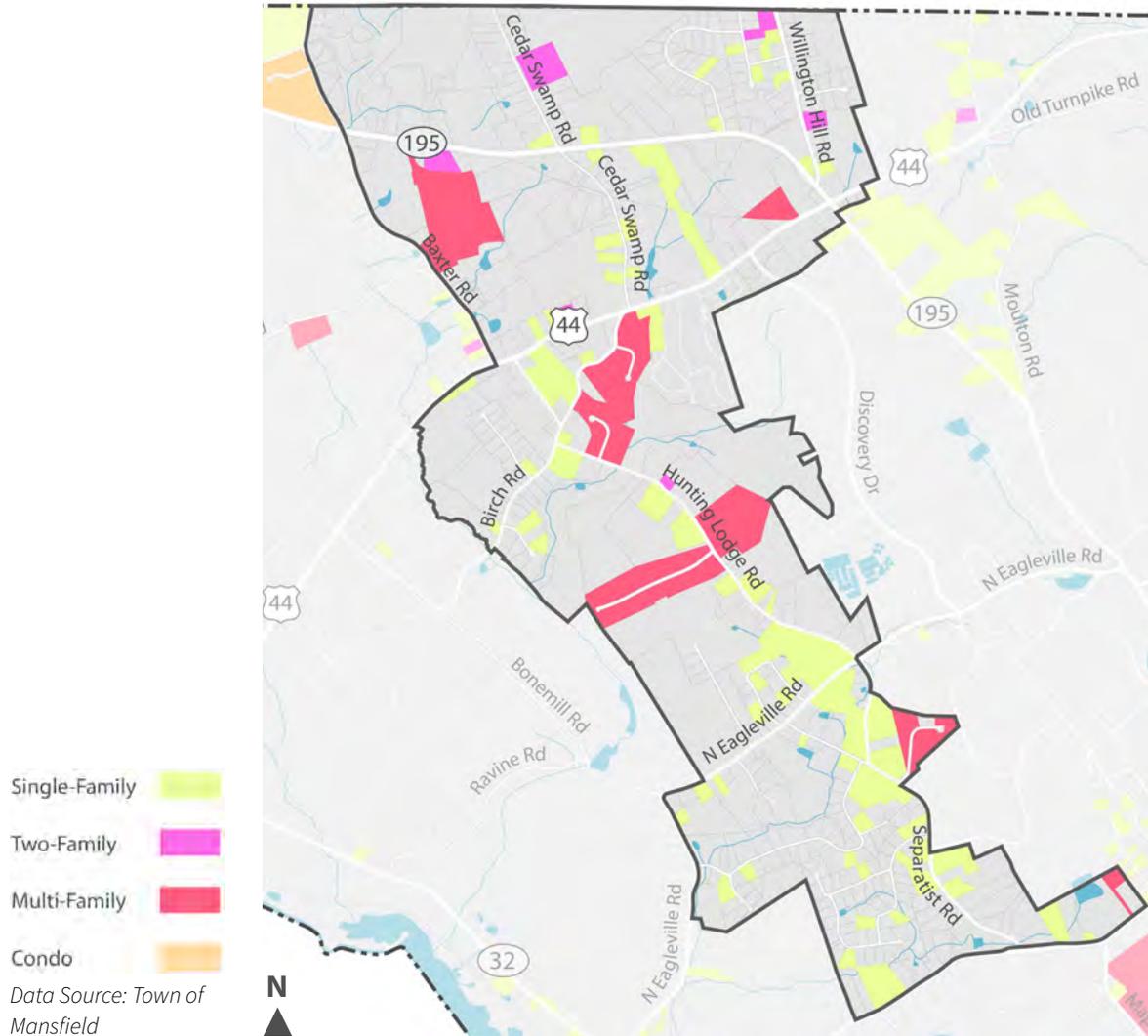
This trend towards non-family households is reflected in the conversion of single-family homes into rental units. This has been common in Northwest Mansfield, particularly in locations along Hunting Lodge Road and Separatist Road.

### Percentage of Homes that are Renter Occupied



Data Source: American Community Survey 2017-2021

### Rental Properties



**Did you know...** In accordance with the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), single family housing can be rented to anyone. While the Town does not track who lives in these units, it is understood that due to the proximity to UConn, both single and multi-family rentals are marketed and thus occupied by students.

### 3. Housing Needs

Meeting diverse housing needs is vital for fostering a vibrant and resilient community in Mansfield. Seniors require accessible options to downsize while remaining in their neighborhoods, such as well-designed condominiums, apartments, or independent living arrangements. These options enable older adults to transition from larger homes, freeing up housing for young families who need affordable and varied choices, such as townhomes, duplexes, and smaller single-family homes (often referred to as “Middle Housing”). By addressing these needs, the community can promote neighborhood stability, growth, and intergenerational connectivity.

Similarly, providing affordable and convenient housing for professionals, including UConn faculty, staff, and graduate students, supports workforce retention and enhances the community’s overall appeal. Northwest Mansfield is especially well-suited to meet the housing demands of this group due to its proximity to the university. Together, these efforts ensure a diverse, inclusive, and thriving community that meets the needs of all residents.



*Middle Housing Example, Source: City of Raleigh, NC*

## Middle Housing

Middle housing generally refers to housing types somewhere in the middle of the spectrum of housing, between single-detached houses and mid- to high-rise multifamily apartments and condos. It can take various forms, including duplexes (stacked or side-by-side), triplexes, fourplexes, townhouses (also known as row houses), bungalow or cottage courts, and mansion apartments.

Middle housing enhances community livability by providing affordable, accessible residential options that improve access to transportation, services, and public spaces. It meets the needs of various demographics, including single adults, individuals with lower or fixed incomes, and older adults looking to downsize. Middle housing promotes greater diversity and helps lower overall housing costs. Its smaller land footprint often makes it more affordable than single-family detached houses, and as property values rise, it allows a broader range of income levels to build generational wealth. Additionally, middle housing can address historical inequities, offering more diverse homeownership opportunities in previously inaccessible neighborhoods.



## **Housing and Neighborhood Related Ordinances**

Off-campus student housing is a significant concern for residents in Northwest Mansfield and other areas of town. To address issues like neighborhood blight and disturbances, the Town adopted several standards and ordinances.

These ordinances are primarily enforced by the Building & Housing Inspection Department which works in collaboration with the Resident State Trooper, the Eastern Highlands Health Department, and the Planning and Development Department. Citations and fines can be issued for noncompliance with any of the below ordinances. These include:

- > Litter Ordinance (2005)
- > Landlord Registration Ordinance (2006)
- > Rental Certification and Inspections Ordinance (2007)
- > Off-Street Parking Ordinance (2010)
- > Prevention of Neighborhood Nuisances Ordinance (2011)
- > Maximum Occupancy Regulation (2010)

### **Litter Ordinance**

The Department of Building and Housing also enforces the Town's Litter Ordinance for registered rentals and works with the Town's Recycling Coordinator to ensure proper household waste management.

### **Landlord Registration Ordinance**

The Landlord Registration Ordinance requires landlords to register their current address with the Department of Building and Housing. Properties with rented Accessory Dwelling Units (ADUs) are exempt from this requirement if either the ADU or the principal dwelling unit is owner-occupied for the majority of the year.

### **Rental Certifications and Inspections Ordinance**

Registered rental units must comply with the Rental Certification and Inspections Ordinance, which mandates biennial inspections to ensure adherence to minimum housing standards. To prevent overcrowding, occupancy limits are set by the Mansfield Zoning Regulations, which define a family as no more than three unrelated individuals. This regulation aims to discourage the conversion of single-family homes into rental properties.

### **Off-Street Parking Ordinance**

Rental properties must comply with the Off-Street Parking Ordinance, which stipulates that each dwelling unit must have designated parking spaces. Depending on the property size and occupancy, between two and six parking spaces are required. Parking citations and fines can be issued for noncompliance.

**Neighborhood Nuisance Ordinance**

The Nuisance Ordinance addresses quality of life issues, holding landlords accountable if their tenants receive multiple citations within a specified timeframe.

**Maximum Occupancy Regulation**

The maximum occupancy regulations of the Zoning Regulations was amended in 2010 to reduce the limit from four unrelated individuals to three unrelated individuals. This regulation is intended to control the conversion of single-family dwelling units to student housing.

**Town-University Collaboration**

UConn has reinstated its Office of Off-Campus Student Services within the Dean of Students Office, led by the Associate and Assistant Deans of Students. This office educates students and community members about off-campus living and serves as a key contact for students with housing questions. It also supports students seeking housing across all UConn campus locations through the UConn Off-Campus Housing website. The office collaborates closely with the Resident State Trooper's Office to engage with property managers, landlords, and student renters.

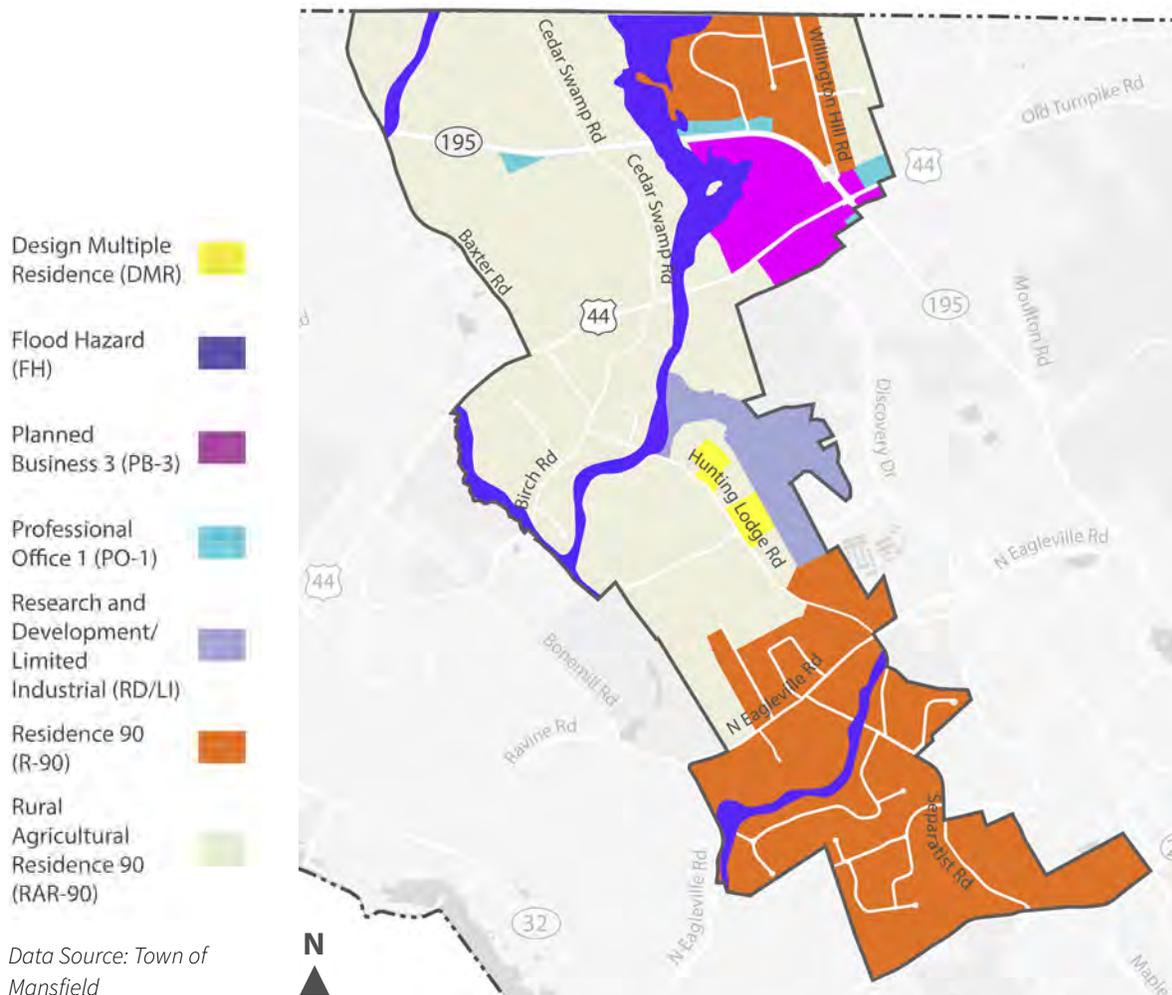
The collaboration between the Department of Building and Housing Inspection, UConn's Office of Off-Campus Student Services, and the Town's Resident Troopers has enhanced enforcement, education, and outreach efforts. Continued success and improvement of this program will require ongoing support from both the Town and UConn.

### 4. Zoning Districts in Northwest Mansfield

Mansfield’s zoning regulations control the type of residential development that occurs across the town. Most of Northwest Mansfield is zoned for residential development although there are limited areas of commercial and industrial zoning in the study area. Zoning districts in Northwest Mansfield include:

- > Design Multiple Residence (DMR)
- > Flood Hazard (FH)
- > Planned Business–3 (PB-3)
- > Professional Office-1 (PO-1)
- > Research Development/ Limited Industrial (RD/LI)
- > Residence-90 (R-90)
- > Rural Agricultural Residence-90 (RAR-90)

**Zoning Districts**



## Residential Zones

### *Rural Agricultural Residence-90,000 square feet (RAR-90) and Residence-90,000 square feet (R-90)*

The majority of NW Mansfield—and Mansfield as a whole—is zoned RAR-90 or R-90, which primarily consists of single-family dwellings on two-acre lots. Both zones permit similar uses, with RAR-90 allowing additional uses such as agriculture, hospitals, places of worship, schools, libraries, community/group homes, and two-family dwellings. Both zones also permit Accessory Dwelling Units (ADUs), subject to size limits and an owner-occupancy deed restriction. Fire stations, parks, playgrounds, municipal facilities, and home businesses are allowed in both zones.

### *Design Multiple Residence (DMR)*

Only two properties in NW Mansfield, Holinko Estates and Celeron Square, are zoned DMR. As of December 31, 2024, this zoning designation has been repealed and can no longer be used. Existing properties in this zone will become nonconforming under current regulations. While these properties may continue their current use under the DMR zoning regulations as they existed prior to the repeal, any significant changes or expansions must comply with the zoning regulations in effect at the time of the proposed changes.

### *Planned Housing Design District (PHDD)*

Beginning December 31, 2024, all new multi-family developments of six or more units must apply under the PHDD. Properties in most Mansfield zoning districts may apply for rezoning to a PHDD by submitting a detailed master plan addressing neighborhood context, architectural standards, community connections, and environmental considerations. Zone changes to the PHDD must align with the Plan of Conservation and Development and require a public hearing. The Planning and Zoning Commission (PZC) has significant discretion in applying this zone, with the intent of encouraging residential development that supports a diversity of housing types.

### Business, Office, and Research Development/Limited Industrial Zones

The PB-3 zone is located in the Four Corners area near the intersection of Route 44 and Route 195. The Connecticut Water Company extended public water to this area in 2017 and a sanitary sewer system was recently completed. (See Chapter 7 for more information on public water and sewer infrastructure in NW Mansfield). This zone allows for a mixture of multi-family housing and commercial uses. Development within this zone must comply with architectural standards and design guidelines to ensure rigorous performance standards to address environmental and neighborhood concerns.

There are limited areas zoned for professional office uses along Route 195 within the study area. The PO-1 zone allows for offices for medical, legal, real estate, insurance, financial, engineering, architectural, and counseling services, offices for educational, charitable, and civic organizations, and other office uses of a similar nature. Up to one residential dwelling unit is permitted on lots within the PO-1.

Most of the property northwest of the UConn campus, in the vicinity of Discovery Drive is zoned for research and development (RD/LI zone) and is owned by UConn. The zoning district was established to provide economic opportunities for research and development and limited industrial and commercial uses in areas specifically designated in the Town’s Plan of Conservation and Development. Permitted uses are oriented toward research and development and high technology operations requiring a high degree of scientific input and uses which would be compatible with a research park environment and neighboring land uses.



*Existing business in PB-3 Zone*

## 5. Development Activity

Northwest Mansfield continues to attract new businesses and development. Its convenient access to major highways and employers, scenic natural resources and open space, and top tier schools are some of the amenities that are attractive to new development. The market demand for housing, in addition to the updated sewer and water infrastructure improvements, has led to an increase in development activity.

Since 2020, there have been a total of 1,243 approved multi-family housing units in Northwest Mansfield. These projects include a variety of mixed-use development, multi-family development, and mixed-income development, such as Eagleville Green. To balance and prepare for the implications of future development, the Mansfield Planning and Zoning Commission enacted a temporary moratorium that limits new development activity. This moratorium was enacted in August of 2023 and was extended to December 31, 2024.

Approved Multi-Family and Mixed Use Development Since 2020					
Development	Units	Commercial/ Office (SF)	Affordable Housing		Status
			Affordable (80% AMI)	Workforce (120% AMI)	
Eagleville Green	42	-	34	0	Approved and under construction. Estimated completion Spring 2025.
Standard at Four Corners	392	15,609	35	17	Approved and under construction. Estimated completion Summer 2025.
497 Middle Turnpike (not including 1 SFD)	261	-	39	13	Approved 9/5/2023
The Villages at Four Corners*	116	12,256	17	6	Approved 9/18/2023. Zoning permit filed.
The HUB@Mansfield- Site A	216	6,976	0	0	Approved 10/16/2023.
The HUB@Mansfield- Site B	216	6,932	0	0	Approved 10/16/2023. Zoning permit for Site B is expected to be filed in 2025.
<b>Total Fee in Lieu of Building Affordable Units on Site*</b>	<b>1,243</b>	<b>41,773</b>	<b>125</b>	<b>36</b>	

### Eagleville Green

Eagleville Green is a 42-unit mixed-income residential community on South Eagleville Road, featuring 34 affordable units for households earning 60% or less of area median income (AMI) and 8 market-rate units. It is currently under construction and is anticipated to be complete in 2025.



*Rendering of Eagleville Green, Source: Town of Mansfield*

### The Standard at Four Corners - Mixed-Use Development

The Standard at Four Corners is a mixed-use redevelopment transforming the Holiday Mall, former Willards Hardware, and former Two-Steps sites into a development with 392 dwelling units. The project includes 35 deed-restricted affordable units, 17 workforce units, and 15,609 square feet of commercial space. The project is currently under construction and is anticipated to be completed in August 2025.



*Rendering of The Standard at Four Corners, Source: Town of Mansfield*

### The Villages at Four Corners - Mixed-Use Development

The Villages at Four Corners is a mixed-use development at 625 Middle Turnpike, which will feature 12,256 square feet of retail and restaurant space, along with 116 residential units (55 one-bedroom, 44 two-bedroom, and 17 three-bedroom). The site currently has two commercial buildings that will remain. The development will include 17 deed-restricted affordable units and 6 workforce housing units, with a sidewalk along Route 195 connecting to the nearby Standard at Four Corners development.



*Rendering of the Villages at Four Corners, Source: Town of Mansfield*

### 497 Middle Turnpike Multi-family Development

The 497 Middle Turnpike Multi-family Development is a 262-unit residential community that includes 164 apartments, 46 townhouses, 51 mansion-style dwellings, and an existing single-family home. The development will feature 39 deed-restricted affordable housing units and 13 workforce housing units. Additionally, 25.5 acres of the site will be preserved as open space, with a conservation easement allowing public access, surrounding 6.6 acres of town-owned open space.

### The Hub at Mansfield

The Hub at Mansfield is a development featuring two mixed-use buildings with a total of 1,165 bedrooms and 13,908 square feet of commercial/retail space. Located on King Hill Road and North Eagleville Road, the project covers approximately 123,500 square feet. The developer will contribute \$3,291,248 to the Affordable Housing Trust Fund in lieu of providing affordable units.



*Rendering of the Hub at Mansfield, Source: Town of Mansfield*

## ACTION PLAN

The following action plan responds to the concerns and priorities of the community and to the findings as presented in this plan. It focuses on the strategies and actions that the Town should employ in achieving the stated goal for housing in Northwest Mansfield. While this action plan is specific to Northwest Mansfield, these recommendations align with the goals, strategies, and actions identified in the 2015 Mansfield Tomorrow Plan and will be incorporated into the 2025 plan update.

**CHAPTER 5: Housing**

### Housing Goal #1:

**Housing in Northwest Mansfield is diverse, thoughtfully designed, and meets the needs of all residents - across life stages and income levels - while complementing existing neighborhoods and fostering neighborhood cohesion.**

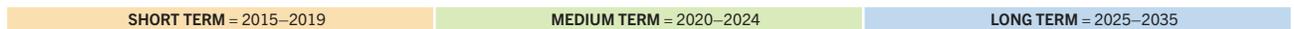
**Strategy A:** Monitor the application of the Planned Housing Design District (PHDD) regulations and modify as necessary.

ACTIONS	WHO	WHEN	RESOURCES
1. Ensure PHDD regulations foster diverse housing options (duplexes, tri-plexes, cottages) for all life stages.*	Planning PZC	Short Term	Staff Time
2. Amend minimum lot sizes to encourage small-lot single-family homes.	Planning PZC	Short Term	Staff Time
3. Encourage smaller townhouses (1,200 to 1,800 SF) and multi-family housing of various configurations/sizes in areas designated for compact residential in the Future Land Use Map.*	Planning PZC	Short Term	Staff Time

\*This item has townwide significance.

**Strategy B:** Expand the supply of multi-generational housing Northwest Mansfield.

ACTIONS	WHO	WHEN	RESOURCES
1. Incentivize Mixed Income Age Restricted Housing by allowing densities greater than are required for multi-family dwellings in the zone.	Planning PZC	Short Term	Staff Time



**Strategy C:** Increase the supply of affordable housing in Northwest Mansfield.

ACTIONS	WHO	WHEN	RESOURCES
1. Continue to grow the Affordable Housing Trust Fund and reevaluate the Fee in Lieu formula.*	Finance	Ongoing	Town Council
2. Provide incentives for the redevelopment of older apartment complexes in exchange for creating deed-restricted affordable units.*	Planning PZC	Medium Term	Staff Time
3. Provide gap financing to the Mansfield Housing Authority and other nonprofits for the construction of new affordable housing.*	Town Council Finance	Ongoing	Affordable Housing Trust Fund
4. Promote and support programs for repairing and maintaining affordable units (e.g., CDBG Small Cities grants).*	Planning	Ongoing	Grant
5. Establish a neighborhood stabilization program that pays for the rehabilitation of owner-occupied homes in exchange for placing an affordable housing deed restriction on the home (comparable to the Massachusetts Neighborhood Stabilization Program).*	Town Council	Medium Term	Affordable Housing Trust Fund
6. Support first-time home buyers by connecting them with CHFA financing options.*	Planning	Ongoing	Human Services Planning & Development Staff Time
7. Explore a home buy-back program for reinvestment in blighted properties (comparable to a non-profit such as Hartford Land Bank).*	Town Council Finance	Short Term	Staff Time Identify outside source of funding
8. Fund the Mansfield Housing Authority to oversee affordable housing compliance in private developments.*	Town Council Finance	Short Term	Affordable Housing Trust Fund General Fund Development Fees

\*This item has townwide significance.

SHORT TERM = 2015–2019

MEDIUM TERM = 2020–2024

LONG TERM = 2025–2035

**Strategy D:** Protect, preserve, and enhance Northwest Mansfield’s neighborhoods and residential areas.

ACTIONS	WHO	WHEN	RESOURCES
1. Educate landlords and require landlord reporting for better housing management.*	Building & Housing Inspection	Ongoing	Staff Time
2. Consider enacting a blight ordinance under C.G.S. § 7-148(c)(7)(H)(XV)*	Town Council	Short Term	Staff Time

\*This item has townwide significance.

CHAPTER 5: Housing

Housing Goal #2:

**Mansfield and UConn work collaboratively to improve neighborhood quality of life.**

**Strategy A:** Establish a Town-University Taskforce to address neighborhood quality of life issues.

ACTIONS	WHO	WHEN	RESOURCES
1. Review ordinances and enforcement related to overcrowding, parking, noise, litter, and blight; identify areas for improvement and coordination.*	Town Council	Short Term	Staff Time
2. Maintain accurate housing data to inform policies and outreach strategies.*	Planning	Ongoing	Staff Time
3. Advocate for UConn to house 70% of undergraduates on-campus.*	Town Council	Short Term	Staff Time
4. Work with UConn and legislators to fund affordable, high-quality on-campus housing.*	Town Council	Medium Term	Staff Time

\*This item has townwide significance.



# 6 INFRASTRUCTURE



Sidepath along Separatist Rd

## TOPICS IN THIS CHAPTER INCLUDE

Transportation Network

Sewer Infrastructure

Public Drinking Water

*Northwest Mansfield and its infrastructure serve a large population within the Town. Its transportation network is vital to providing access to UConn, jobs, housing, schools, open space, goods and services, and recreation. The area has a strong network of trails, sidewalks, and multi-use pathways that the Town has been actively working to improve and expand. Northwest Mansfield’s infrastructure also encompasses sewer and water service. These resources will be of particular importance as the Town navigates current and future development in the area. With an emphasis on transportation alternatives, this chapter takes a close look at bicycle and pedestrian facilities within Northwest Mansfield and potential improvement projects.*

# what we **heard**

## INFRASTRUCTURE

With much of Northwest Mansfield characterized as residential, in addition to its close proximity to UConn, focusing on transportation safety and providing alternative transportation options are a priority. The community has expressed the need for increased connectivity and safety, which will serve, families, seniors and the students that live in the neighborhood.

With new developments underway and in the pipeline, the community has also expressed concern surrounding sewer and water resources in the neighborhood. These resources will be of particular importance as the Town navigates current and future development in the area.

Northwest Mansfield is in need of “improved bus routes and frequency”.

“Sidewalks are needed on Rt 195 between Four Corners and UConn. Too Many students are walking in the road, especially at night”.

Northwest Mansfield needs “lighting improvements for those using alternative transportation (for example, walking or bicycling”.

**FROM MANSFIELD RESIDENTS**

# FINDINGS



*Bus Shelter at Four Corners*

## 1. Transportation Network

Northwest Mansfield's transportation network is comprised of local and state roadways and a network of sidewalks and pathways. US Route 44 runs through Northwest Mansfield and provides regional access to I-84 to the north and west and I-395 to the east. State Route 195 also traverses the study area, providing access to the UConn campus and points north and south. There are approximately 17.25 miles of state and local roadways in the area.

Serving a diverse population, with varying needs, this transportation network should maximize access for all users and accommodate a wide array of transportation modes.

### Roadway Network

Approximately 40% of Northwest Mansfield’s roadway network (7 miles) is local roadway that is maintained by the Town; the remaining 10 miles are state roadways maintained by the Connecticut Department of Transportation (CTDOT). Hunting Lodge Road is the most heavily used collector roadway, with Birch, Baxter, and Separatists Roads close behind.

State routes in Northwest Mansfield include the following:

- > Route 44 (Middle Turnpike)
- > Route 195 (Storrs Road)
- > Route 320 (Wilmington Hill Road)
- > Route 430 (North Eagleville Road)
- > Route 275 (South Eagleville Road)
- > Route 32\* (Stafford Road)

\* West of the Northwest Mansfield Study Area, but an important north-south route that provides regional access to Mansfield

### Roadway Functional Classification



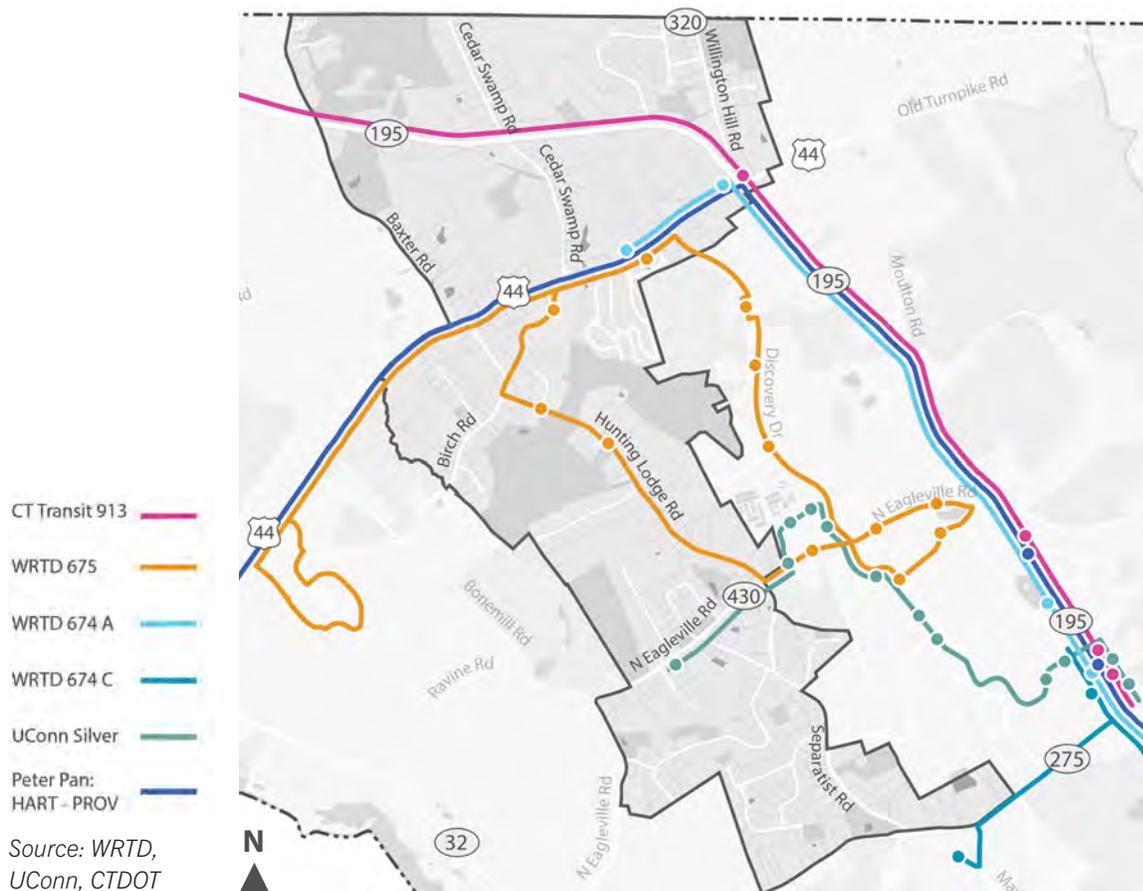
## Transit

Northwest Mansfield is served by CTtransit, which provides connections to Hartford and other nearby towns. The area is also served by several Willimantic Regional Transit District (WRTD) routes and UConn shuttles. WRTD also offers Dial-A-Ride services throughout the transit district. The Senior Center Transportation Program is also available for non-emergency medical rides. The commercially operated Peter Pan Bus Line traverses the study area along Route 44 and Route 195, providing service from Hartford to Providence.

Six bus routes serve Northwest Mansfield. The routes include:

- > CTtransit 913 to Buckland Hills Mall and Hartford
- > WRTD 675 Hunting Lodge
- > WRTD 674A Storrs-Willimantic (Four Corners)
- > WRTD 674C Storrs-Willimantic (South Eagleville)
- > UConn Shuttle Silver Line
- > Peter Pan Bus Line Hartford to Providence

### Transit Network



Although transit service is available in Northwest Mansfield, members of the community expressed concerns with long wait times, infrequent service, and limited transit amenities such as benches or shelters. Additionally, many seniors expressed the need for additional dial-a-ride service and shuttles for medical appointments to locations outside of Mansfield. A significant portion of the population in Northwest Mansfield does not have access to a vehicle. The townwide average share of households with no vehicle is 12%. This share is twice as high in Northwest Mansfield with 24% of households having no vehicle.

Transit ridership is expected to increase in Northwest Mansfield with the expected future development in Four Corners. WRTD has been in close coordination with developers about providing additional stops at their properties and has offered guidance as needed. For instance, the Standard at Four Corners will have a bus stop, accessible to both residents and the general public. WRTD prefers curbside stops which allow for more direct routing, rather than off-street stops. Coordination between the Town, WRTD, and developers is ongoing.



*WRTD Bus*  
*Image Source: WRTD*

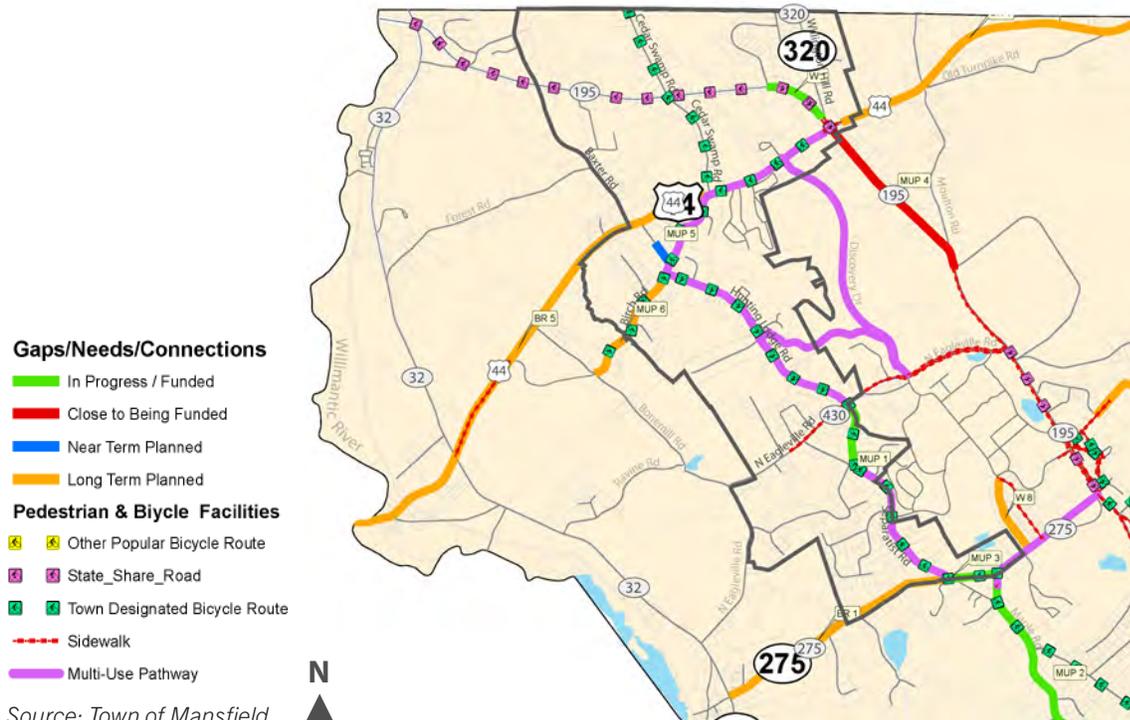
## Pedestrian and Bicycle Facilities

Northwest Mansfield has a network of trails, sidewalks, and multi-use pathways. While there are gaps in the network, these segments are in various stages of development and the Town has been actively working to improve multi-modal connectivity in the area. Projects currently in development include:

- > A multi-use path between Hunting Lodge Road and Separatist Road is currently under design.
- > Funding has been requested for a 10-foot wide multi-use trail along Route 195 between Four Corners and Tower Loop Road. The project would be financed in part by a request of \$1 million submitted by Congressman Courtney as part of the Consolidated Appropriations Act of 2024. The total estimated cost of this project is \$3.5 million. The Town will need to secure the balance of the construction cost (\$2.5 million) from other sources such as state and federal grants.
- > A priority walkway/bikeway has been identified for Route 195 between Four Corners and Timber Drive.
- > There will be a sidewalk along the frontage of the Standard at Four Corners and the Villages at Four Corners which will aid in providing connection for these areas.

A sizeable share of the population in Northwest Mansfield walks to work (42% in the center of the study area) making pedestrian connectivity especially important. Bicycle and pedestrian activity is relatively high along most roadways in the Northwest Mansfield area, regardless of the presence of sidewalks or bicycle facilities (based upon Strava data, which trips recorded by users)

### Existing and Planned Pedestrian and Bicycle Facilities



**Existing Facilities: Discovery Drive**

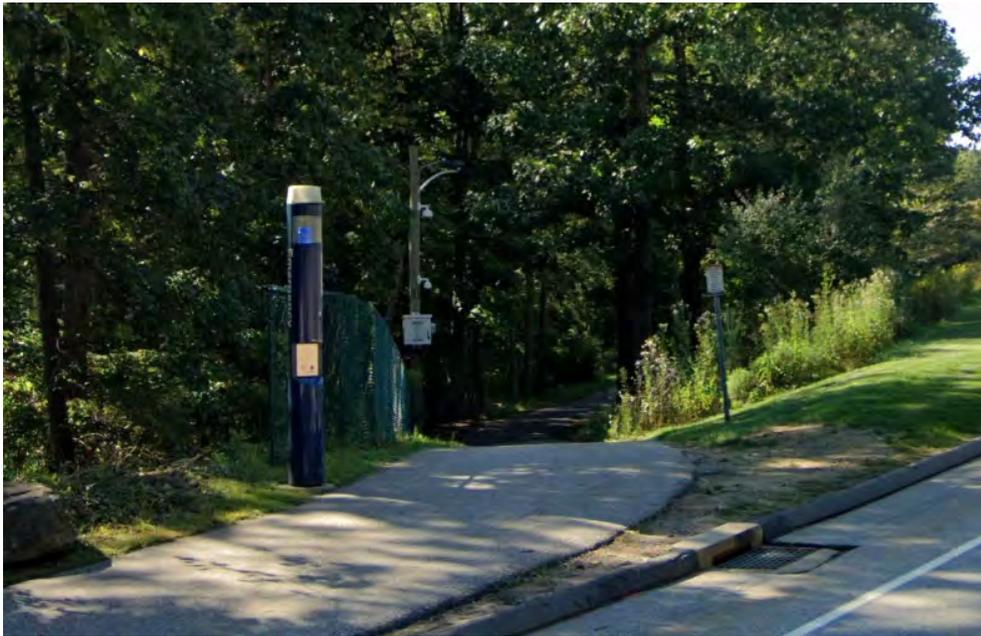
Discovery Drive, completed in 2016, connects North Hillside Road to Route 44. This roadway provides direct access from Route 44 to UConn’s campus. It was developed to ease traffic congestion along Route 195 and provide access to the UConn Technology Park. The roadway includes a continuous sidepath along the eastern side of the road that ranges in width from 8-12 feet. Bike lanes are provided on both sides of the roadway. Lighting, decorative signage, and emergency call boxes are also included in the streetscape. With the anticipated residential developments approved in the vicinity of Four Corners at the intersection of Route 195 and Route 44, it is expected that pedestrian and bicyclist traffic will increase in this area, underscoring the need to ensure connectivity in and around the Northwest Mansfield area.



*Pathway on Discovery Drive, Source: Google Earth Pro*

### Existing Facilities: Celeron Trail

The Celeron Trail is located on UConn property and connects Discovery Drive to apartment complexes on Hunting Lodge Road. The trail is poorly signed and the western terminus it is only accessible by entering into the Celeron Square driveway which discourages use by non-residents of Celeron Square even though the trail is open to the public. Additionally, the trail is poorly marked at its entrance at Discovery Drive. Signage, pedestrian area lighting, and landscaping would greatly improve the trail for all users. Such improvements would require coordination with UConn and Celeron Square.



*Celeron Trailhead, Source: Google Earth Pro*



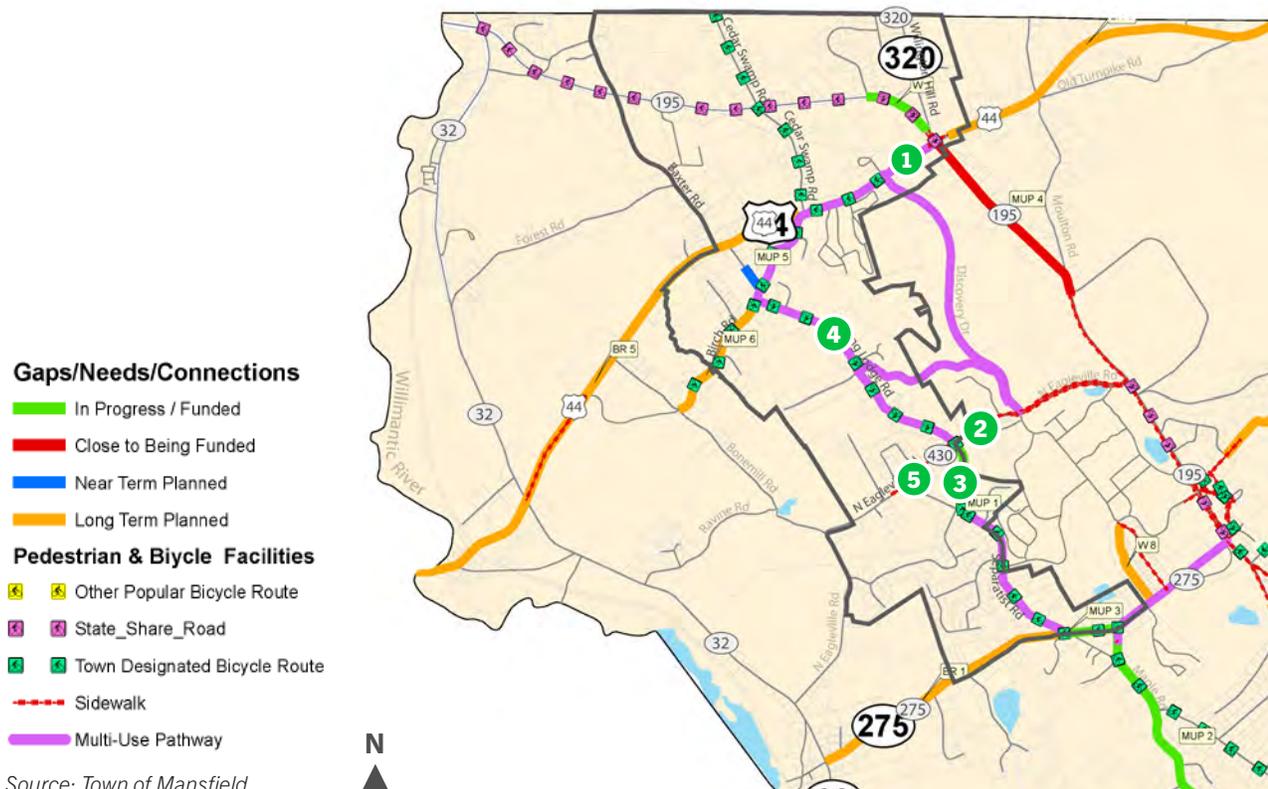
*Celeron Trail, Source: Google Earth Pro*

### Pedestrian and Bicycle Facility Recommendations

This plan identifies potential roadway improvements that could be implemented in Northwest Mansfield to improve mobility for all users and strengthen the sense of place. These potential improvements are shown on the map at left and on the following pages. They include bicycle facilities, pedestrian oriented lighting, and wayfinding enhancements. In addition to the examples that follow, there are multiple roadways and areas in Northwest Mansfield where streetscape improvements would enhance the appearance of the area and provide more comfortable and inviting conditions for pedestrians. The Town currently has funding to invest in these projects, however, more challenging segments, such as the connection from Four Corners to Tower Loop Road, will require more significant planning and funding. Specifically, this plan recommends improving the comfort, safety, and user experience along key connections in the following locations:

1. Route 44 between Four Corners and Discovery Drive
2. North Eagleville Road between Discovery Drive and Hunting Lodge Road
3. Hunting Lodge Road between North Eagleville Road and Separatist Road
4. Hunting Lodge Road between Birch Road and North Eagleville Road
5. North Eagleville Road near the Northwood Apartments

### Existing and Planned Pedestrian and Bicycle Facilities





1. Middle Turnpike west of Four Corners: Potential Improvements



2. North Eagleville Road: Potential Improvements



3. Hunting Lodge Road south of North Eagleville Road: Potential Improvements

**Did you know...** Mansfield's zoning regulations provide standards for pedestrian and public transit improvements. Section 190-56D(10) states that all developments in a Design Development District shall provide appropriate pedestrian and public transit improvements, as determined by the Commission. The degree of improvements shall be tied to the size and nature of the development. Trail and sidewalk, bikeway improvements, bicycle racks, bicycle lockers, bus stops with shelters, and other amenities that promote public transportation and pedestrian and bicycle traffic may be required.

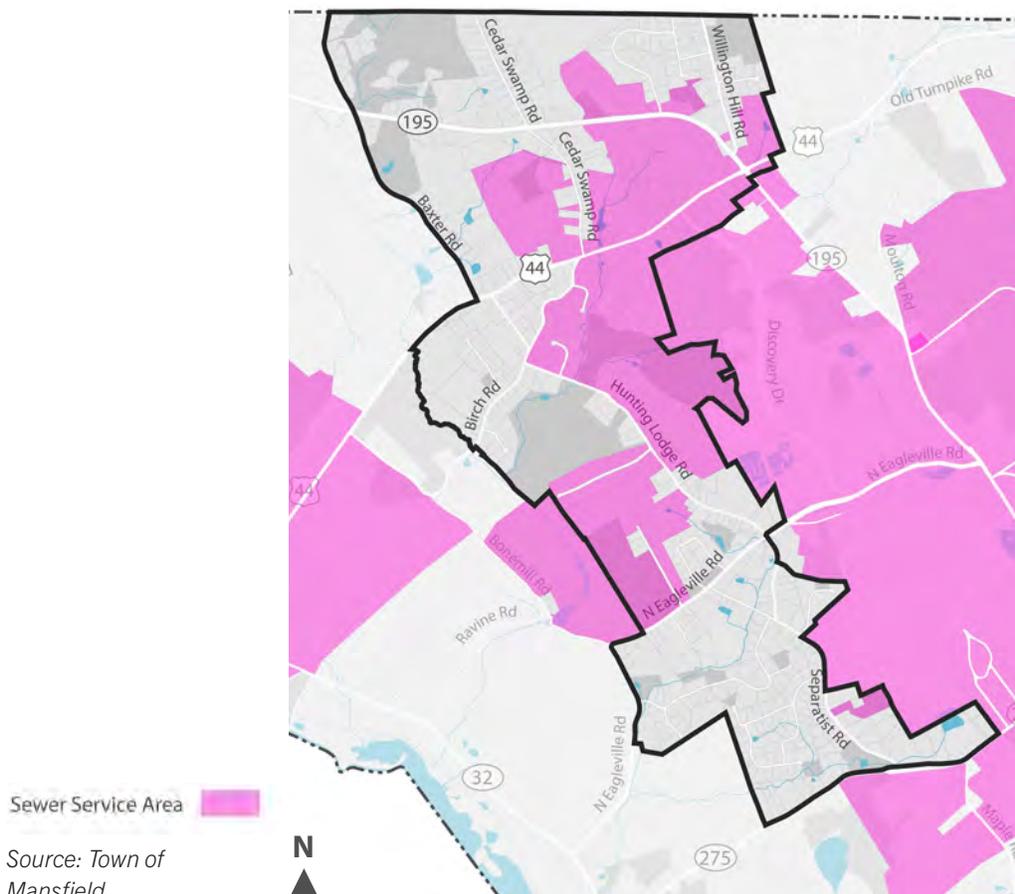
The Town works closely with developers to ensure that pedestrian, bicyclist, and transit amenities are provided for. Specific requirements for site plans regarding pedestrian safety and accessibility include design standards, connectivity and placement requirements to ensure continuous and safe routes that connect to residential areas, commercial, centers, schools, parks, and public transportation stops. In areas with high pedestrian traffic, developers may be required to install additional safety measures, such as raised crosswalks, pedestrian islands, or curb extensions. Street trees and landscaping are also required. Additionally, developers have been encouraged to allow public access where appropriate on future development sites. WRTD has also provided guidance for transit stops and bus shelters.

## 2. Sewer Infrastructure

Much of Northwest Mansfield is served by onsite sewage treatment facilities (septic systems). In 2017, the Town's Water Pollution Control Authority formally created the Four Corners Sewer Service Area to serve 60 parcels that encompass approximately 500 acres. Only properties within the designated sewer service area may connect to the public sewer system. Amendments to the Four Corners Sewer Service Area can only be made by the Town Council, acting as the Water Pollution Control Authority, after referral to the Planning and Zoning Commission for consistency with the Plan of Conservation and Development. Additionally, such amendments may require approval from the CT Department of Energy and Environmental Protection. The Town has an agreement with UConn to treat on average up to 400,000 GPD from the Four Corners Sewer Service Area at the University's sewage treatment facility located on LeDoyt Road.

If the maximum average daily allocation is reached for parcels in the Four Corners Sewer Service Area, Mansfield may request that the operational capacity be increased. The design and capital costs to increase the capacity would be borne by the Town. To date, approximately 82,500 GPD are being used. If all of the currently approved developments are built, an additional 240,000 GPD of the sewer allotment will be committed.

### Sewer Service Areas



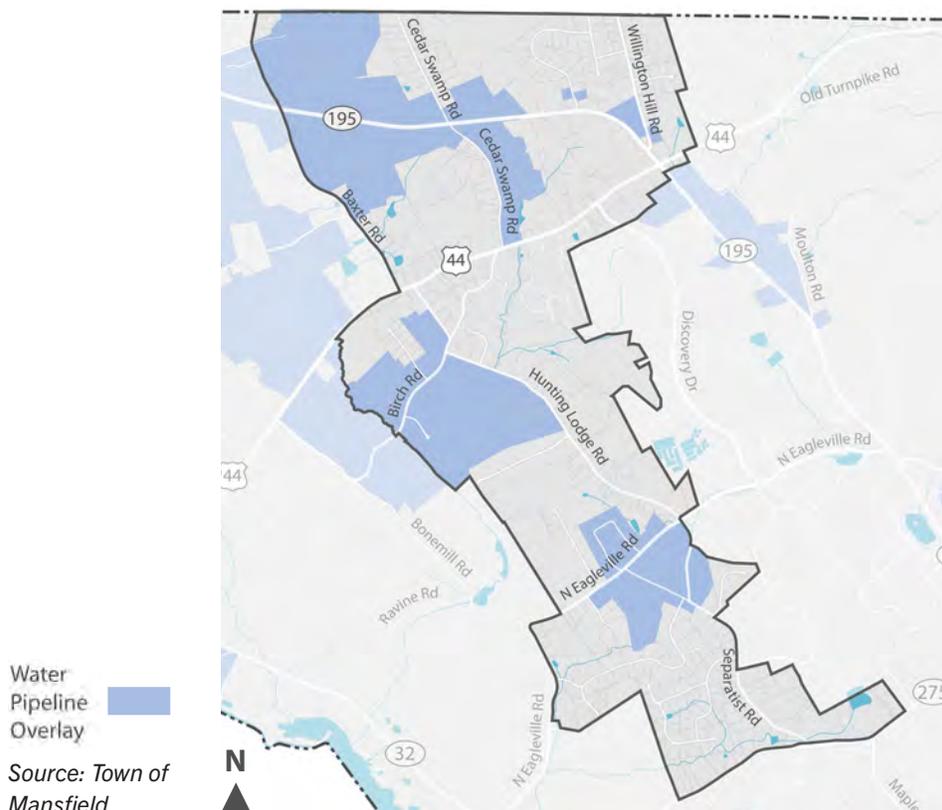
### 3. Public Drinking Water

Portions of Northwest Mansfield are served by the Connecticut Water Company (CTWC). Parcels with access to public water served by CTWC are located within the Water Pipeline Overlay Zone. New service connections along the distribution pipeline are limited to only those proposed land uses of an intensity allowed under the Town’s Plan of Conservation and Development (POCD) as of September 16, 2013 (the date of CT OPM’s notice of the Environmental Impact Evaluation sufficiency). This means that new service connections must be consistent with the Planned Development Area Map in the 2006 POCD. This is codified in Sec. 190-63 of the Mansfield Zoning Regulations.

According to a CT DEEP Diversion Permit issued in 2014 (DIV-2014401487), CTWC is authorized to transfer a maximum of 1.85 million gallons per day (GPD) of potable water to Mansfield and UConn via a 5.3-mile regional pipeline. Currently, 1.5 Million GPD is reserved for UConn, leaving 0.35 million GPD for other uses. UConn primarily relies on groundwater from the Fenton and Willimantic well fields, and to date, they have not had to purchase water from CTWC. The current diversion permit will expire in 2039 at which time CTWC will need to renew the permit. If demand exceeds the CT DEEP diversion permit prior to that time a new diversion permit will be needed.

As part of Mansfield’s Planning and Zoning Commission development review process, applicants must demonstrate that they have adequate water to serve the development by submitting documentation from CTWC.

**Water Pipeline Overlay Zone**



## ACTION PLAN

The following action plan responds to the concerns and priorities of the community and to the findings as presented in this plan. It focuses on the strategies and actions that the Town should employ in achieving the stated goal for infrastructure in Northwest Mansfield. While this action plan is specific to Northwest Mansfield, these recommendations align with the goals, strategies, and actions identified in the 2015 Mansfield Tomorrow Plan and will be incorporated into the 2025 plan update.

**CHAPTER 6: Infrastructure**

### Infrastructure Goal:

**Northwest Mansfield’s infrastructure supports community needs and promotes development efficiency, resiliency, and sustainability.**

**Strategy A:** Enhance safety and usability of bicycle and pedestrian routes.

ACTIONS	WHO	WHEN	RESOURCES
1. Add lighting, signage, and wayfinding along Rte 44 and Discovery Drive to encourage increased pedestrian use.	DPW Transportation Advisory Committee Traffic Authority	Short Term	CIP
2. Identify areas where pedestrian safety features are needed (refuge islands, Rapid Rectangular Flashing Beacons, tactile pavement, lighting); ensure ADA accessibility.	DPW	Short Term	CIP
3. Collaborate with CT DOT on a Road Safety Audit for high crash areas on Route 44.	Planning DPW	Short Term	Staff Time
4. Upgrade signage and lighting at Celeron Trail access points (Discovery Drive & Celeron Square Apartments).	DPW UConn	Short Term	Staff Time
5. Continue to seek funding for the sidewalk extension along Rte 195 (Rte 44 to UConn’s North Tower Loop).	Planning	Short Term	Staff Time
6. Safely and efficiently integrate e-bikes and e-scooters into Northwest Mansfield’s transportation system through better infrastructure, regulation, and partnerships to reduce pedestrian conflicts.	Planning Transportation Advisory Committee DPW	Medium Term	Staff Time CIP

SHORT TERM = 2015–2019

MEDIUM TERM = 2020–2024

LONG TERM = 2025–2035

**Strategy B:** Support Four Corners and other gateways with aesthetic and functional upgrades.

ACTIONS	WHO	WHEN	RESOURCES
1. Secure funding for landscaping, signage, benches, art, and gateway treatments.	Planning Finance	Medium Term	Grants CIP
2. Install parklets (a sidewalk extension that provides more space and amenities for people using the street) or pocket parks (small publicly accessible gathering spaces no more than a few thousand square feet) in strategic locations such as, Hunting Lodge Road or Route 44 to create pedestrian friendly environments.	DPW	Medium Term	Grants CIP
3. Continue to pursue funding for complete streets improvements (bicycle/pedestrian infrastructure, traffic calming, access management).	Planning Transportation Advisory Committee	Ongoing	Staff Time
4. Advocate for traffic calming and gateway treatments at the Four Corners such as roundabouts.	Planning Transportation Advisory Committee	Short Term	Staff Time
5. Prioritize the implementation of items identified in Mansfield’s signage and wayfinding master plan in Northwest Mansfield	DPW	Short Term	CIP
6. Integrate Low Impact Development (LID) strategies (vegetative buffers, reduced road widths).*	DPW	Long Term	CIP

\*This item has townwide significance.

**Strategy C:** Ensure that public water and sewer infrastructure is available in appropriate areas to achieve patterns of development identified in the Plan of Conservation and Development.

ACTIONS	WHO	WHEN	RESOURCES
1. Update the sewer service agreement with UConn.*	Town Council	Short Term	Staff Time
2. Coordinate with CT Water Company on water availability.*	Town Council	Short Term	Staff Time

\*This item has townwide significance.

SHORT TERM = 2015–2019	MEDIUM TERM = 2020–2024	LONG TERM = 2025–2035
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# 7 FUTURE LAND USE



Proposed Development at  
497 Middle Turnpike

## TOPICS IN THIS CHAPTER INCLUDE

Future Land Use

*The Northwest Mansfield Future Land Use Plan Builds on the 2015 Mansfield Tomorrow Plan, incorporating its vision and goals along with current and anticipated future considerations, such as:*

- *The availability of public water and sewer infrastructure*
- *Private and university development activity*
- *Community input*
- *Discussions involving staff and other key stakeholders*

*Recommendations will be incorporated into the 2025 Plan of Conservation and Development.*

# what we heard

## FUTURE LAND USE

The Future Land Use Plan was developed with a 20-year horizon and serves as a guiding framework for the Planning and Zoning Commission (PZC) and other decision-makers. It directs the pattern, distribution, density and intensity of land uses to achieve long-term goals.

Key components of the plan include:

### 1. Future Land Use Designations:

These describe the intended land uses for specific areas within Northwest Mansfield aligning with the plans vision and goals

### 2. Future Land Use Map:

This map provides broad, flexible guidance on the location of land use designations to inform land use and zoning decisions

Important Note: The land use categories shown on the map are not zoning districts. Some categories, such as Rural Residential/Agriculture/Forestry, may represent a combination of uses.

For details on land use designations in other areas of Mansfield, refer to the Mansfield Tomorrow Plan of Conservation and Development.

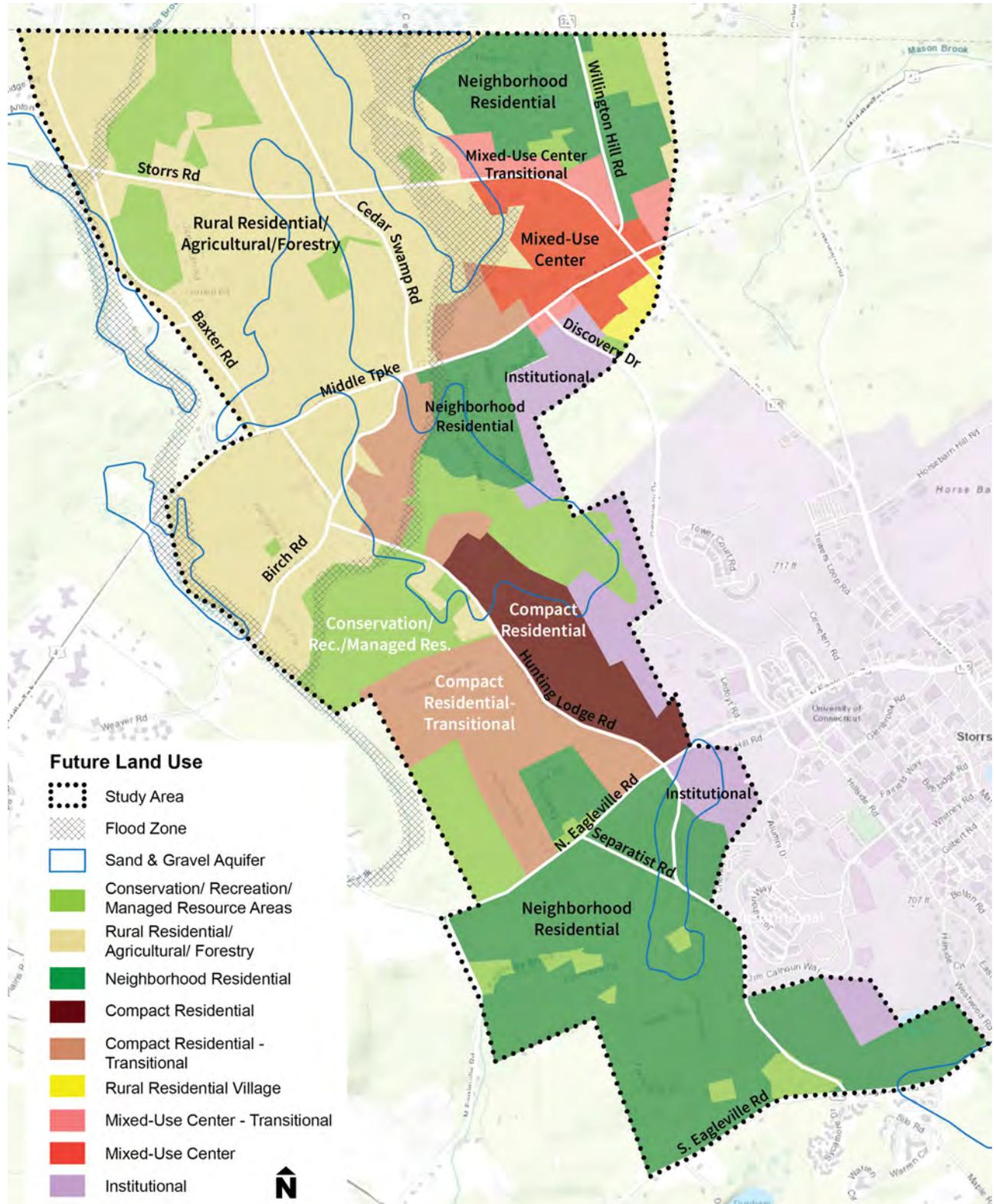
“Preserving neighborhoods and building retirement communities with independent living opportunities” should be a priority for Northwest Mansfield.

“Preservation of our important wetlands and water resources and the associated wildlife, both aquatic and terrestrial” should be among the highest priorities for Northwest Mansfield.

“The NW corner has only a few corridors for commercial/economic development. Identifying those areas and making sure they don’t fall back into providing student housing will be crucial.”

**FROM MANSFIELD RESIDENTS**

## Future Land Use



## Future Land Use Categories

Northwest Mansfield’s Future Land Use categories include the following:

### **Flood Zone**

This designation aims to identify flood-prone areas that should be protected from development. It includes water bodies, water courses and adjacent lands prone to flooding during high water events. The boundaries of these areas are based on FEMA flood mapping done in the 1980s and may not necessarily reflect current conditions in areas where development has altered stream courses.

### **Sand and Gravel Aquifers**

These areas are delineated based upon the Surficial Aquifer Potential Map prepared by the Connecticut Geological Survey. The Surficial Aquifer Potential Map delineates areas with the greatest potential for groundwater yield. Within Northwest Mansfield, these areas include coarse grain sand and gravel deposits that are less than 50 feet deep. These thicker and coarser-grained deposits have the greatest potential to both store and transmit water. Because of the potential hydraulic connection between these areas and nearby water bodies and wetlands, development and uses in these areas should be sensitive to these environmental characteristics.

### **Conservation/Recreation/ Managed Resource Areas**

These areas preserve conservation lands to support sustainability, habitat, rural character, and access to nature and recreation. This includes land that is currently held by a public entity or land trust as a preserve, park or conservation land, including private farm and forest lands protected by easements. Land in this category may or may not be permanently protected by easement or deed restriction. This category includes lands owned by the State and University of Connecticut that are actively managed as agricultural and forest lands.

### Rural Residential/Agricultural/Forestry

The purpose of this designation is to protect rural landscape in the majority of Mansfield while allowing for the growth of agricultural enterprises. These areas are characterized by houses on large lots, lack of public water and sewer services, extensive open space and rural enterprises such as farms and forestry operations. Applying to the majority of land in Mansfield, priority is on preservation of rural character, agriculture and forestry uses, and conservation of natural resources. Housing in this area is expected to mostly take the form of single-family housing, though duplexes and accessory dwelling units (ADUs) on owner-occupied properties are encouraged. Cluster-style development is encouraged to maximize preservation of natural areas and avoid excessive fragmentation of open space.



*Example single-family home that would be found in the Rural Residential/Agricultural/Forestry Zone, Source: Google Earth Pro*

**Rural Residential Village**

This designation applies to former farm and mill villages that are predominantly residential in nature. These areas have been distinguished from general Rural Residential/Agricultural/Forestry areas to reinforce the characteristic cluster of houses generally seen in a village environment. Use types include Low Density Residential, Agriculture/Forestry, Religious Facilities, Schools, Municipal Uses, Adaptive Reuse of Historic Structures.



*Example Rural Residential Village,  
Source: Google Earth Pro*

**Neighborhood Residential**

The Neighborhood Residential designation indicates areas intended to be dominated by single-family or two-family houses on small lots, mostly connected to public sewer and water supply, creating clustered and walkable neighborhoods that are not interspersed with substantial undeveloped forest or agricultural land like in Rural Residential/Agricultural/Forestry (RAR) areas. Developments should primarily take the form of single-family houses, with or without accessory dwelling units, or duplexes. Cluster subdivisions are encouraged, and structures should generally stand around 2.5 stories and 30 feet in height.



*Example of Neighborhood Residential,  
Source: Probuilder.com*

### Compact Residential–Transitional

This designation serves to denote land for the transition from higher-density compact residential into lower-density residential neighborhoods. Development in these areas should reflect that transition through lower densities and design. The scale and massing of buildings should be lower than that in MXUT and CR areas, coming in around 2.5 stories and less than 35 feet in height. Stacked duplexes and side by side duplexes are both appropriate in the area, as are smaller triplexes and quadplexes.



*Example Compact Residential - Transitional,  
Source: Concord Riverwalk*

### Compact Residential

The Compact Residential Designation indicates that higher-density residential development may be appropriate in these areas based on existing or potential access to public water and sewer infrastructure and proximity to areas of activity such as the UConn campus and commercial centers. Housing forms in these areas should take various forms, such as cottage clusters, courtyard buildings, mansion apartments, townhouses, and smaller triplexes and quadplexes. Buildings should generally be no more than three stories and stay below 40 feet in height.



*Example Compact Residential,  
Source: Bright MLS*

### **Mix-Use Center - Transitional**

These areas represents locations where both commercial and multi-family housing are desired, but where new development should be a lower scale and intensity to serve as a transition to low density rural residential neighborhoods. Uses in these areas may also be limited to ensure compatibility with adjacent residential neighborhoods. Mixed Use Center Transitional regions can feature townhouses, cottage court, and courtyard buildings, as well as smaller triplex and quadplexes. Buildings should generally be no more than three stories and stay below 40 feet in height.



*Example of Mixed-Use Center - Transitional*

### **Mixed-Use Center**

The purpose of this area is to direct higher-density residential uses, commercial and office uses, and small-scale research and light industry uses to areas where infrastructure is suitable to accommodate those uses including proximity of major arterial roads, access to public transportation, and availability/potential availability of water and sewer service.

These are intended to accommodate the greatest density and activity in Mansfield, serving as the economic and social hubs for the town. The mixed-use center will have its own distinctive mix of uses, density, scale of development and building character appropriate to the surrounding context.

The priority is on infill development and redevelopment of existing properties that support the creation of compact, walkable districts with a mixture of multi-family residential, office, commercial, research and development and light industry uses.



*Example of Mixed-Use Center, Source: Apartments.com*

As the highest density and most intensive mixed-use areas in Mansfield, Mixed-Use Centers are capable of absorbing a significant number of new housing units within a compact, walkable environment that provides access to jobs, amenities and alternative transportation. The mixture of land uses can be vertical (within one structure) or horizontal (side by side). Housing in these areas should be dense, favoring multiplexes, live-work complexes, and larger stacked triplexes that push up towards height limits. Housing complexes in this area should generally be around four stories and 45 feet in height.

## Institutional

The purpose of this area is to delineate existing University of Connecticut campus areas and properties that are intended for active University uses. These areas also include Town, non-profit, and other State properties and facilities. This classification does not include the undeveloped portions of UConn's property intended for agricultural use.



*Innovation Partner Building at the UConn Tech Park*  
Source: UCONN