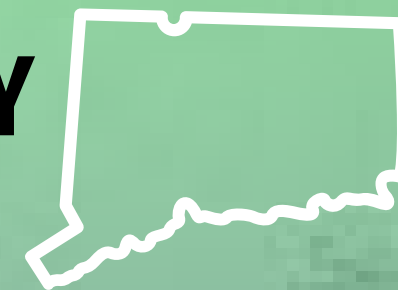


BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



MASON STREET MILLS

Proposed Mixed-Use (Commercial, Residential, Office Space)

PROPERTY INFORMATION

Address: 28-30 Mason St, Coventry, CT
Property Size: 1.74 Acres
Current Zoning: Village Center

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Site History

38 Mason St is known as the “A. Kingsbury & Son Site”, the former site of paper and wood products manufacturing from 1880 to 1948. 28 Mason is currently being used as an antique shop. 30 Mason St is known as the “National Silk” site, where milling and textile operations occurred from the early 1800s to 1961. 30 Mason is being used as space for storage/auctions.

Considerations

The site is in Coventry’s walkable village area that drives the local economy. Town officials indicated interested in the preservation of the existing mill buildings, and planning studies identified support for commercial development and the need for a more diverse selection of affordable housing in town.

Reuse Alternative

Scenarios A, B, and C are the reuse of the mill buildings for housing, commercial space, and office space, with each scenario illustrating various parking layouts and quantities. **Scenario D** conceptualizes the buildings being demolished and the site being preserved as open space.



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UConn TAB worked with the Town of Coventry to develop a conceptual reuse plan for this brownfield site.



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SUMMER 2024 MUNICIPAL ASSISTANCE PROGRAM