

C. Connecticut Environmental Policy Act (CEPA) Documentation and Environmental Impact Evaluation (EIE)

Introduction

The Mansfield Downtown Partnership was designated by the Mansfield Town Council in 2002 to serve as the municipal development agency (pursuant to General Statutes Chapter 132) for the Storrs Center project area. In this capacity, the Partnership has devoted substantial time, effort and money over the past four years to retain several consultants and undertake planning studies of Storrs Center. These planning efforts have culminated in substantial community consensus that Storrs Center should become a vibrant, mixed-use, pedestrian-oriented village. Moreover, the Partnership's consultants recommended that an appropriate way to advance the project would be to complete a municipal development plan pursuant to Chapter 132 of the General Statutes ("MDP"). To accomplish this, the Partnership recognized that a master developer would be needed to complete the MDP and to implement the development of Storrs Center in a way that would be consistent with the community's vision for the project. After a competitive search process, Storrs Center Alliance, LLC was selected by the Partnership to serve as master developer for Storrs Center.

The University of Connecticut has played an important role in the planning for Storrs Center. The University has long recognized that its institutional mission would be furthered by new development in the Storrs Center area consistent with the vision for a pedestrian-oriented mixed-use village. In particular, the University saw the need for additional forms of housing beyond traditional on-campus undergraduate housing. In furtherance of this, the University retained Baystate Environmental Consultants, Inc. to prepare an "Environmental Impact Evaluation for the Proposed Graduate Student Apartments and Downtown Mansfield Master Plan Projects, Storrs, Connecticut" (the "EIE") pursuant to Connecticut General Statutes section 22a-1 *et seq.* The EIE studied a wide array of environmental issues relating to potential development in the Storrs Center area. On April 28, 2003, the Secretary of the Connecticut Office of Policy and Management approved the EIE, subject to two conditions. The first condition required that the stormwater management system be approved by state agencies. A sophisticated stormwater management plan has been developed for the project and is included in this MDP. The CTDEP review of the plan is also underway. The second condition required that an MDP be prepared for the project. This MDP is therefore anticipated to satisfy both conditions of the OPM approval.

The Town of Mansfield has also been an active participant in the planning for Storrs Center. In addition to participating in several leadership capacities within the Partnership, the Town has pursued two Small Town Economic Assistance Program (STEAP) grants for the purpose of funding certain design costs for Storrs Center as well as streetscape improvements along Storrs Road. The assistance agreement executed between the Town and the DECD provides the following:

The development plan shall be prepared by the Applicant utilizing the DECD guidelines for Municipal Development Projects in accordance with CGS Chapter 132, Sec. 8-186

through 8-200. The Applicant shall coordinate the plan development with the DECD Infrastructure and Real Estate Division.

Thus, for all of these reasons, this draft MDP has been prepared as a project plan under General Statutes Chapter 132.

Although not physically included in this MDP document, the EIE is incorporated by reference into the MDP. On April 18, 2003, URS submitted to the Mansfield Downtown Partnership a summary review of the EIE, which review was revised on December 17, 2003. A copy of that review is attached. This additional analysis of the EIE and its conclusions is provided by the Master Developer.

Alternatives Considered

The EIE considered and analyzed the impact of the following:

- Mixed-use Graduate Student Complex Alternative;
- No Build Alternative;
- Facilities Expansion;
- Graduate Complex Alternative Build Sites
 - Storrs Center Site
 - Northwood Site
 - Moss Sanctuary
 - Depot Campus
 - North Campus

The EIE concluded that the mixed-use project alternative located at the Storrs Center location was the preferred alternative. The No Build alternative did not provide needed housing nor did it provide housing support and desirable downtown services such as retail, commercial or office. The Moss Sanctuary site, the Depot Campus site and the North Campus site were determined to be poor project locations for a variety of reasons. There were significant environmental constraints to development at the Moss Sanctuary site; the Depot Campus site was disadvantaged from a utility and infrastructure standpoint and it is not far from the Bergin Correctional Facility; and development of the North Campus would have conflicted with long-range university land use plans. As between the Storrs Center site and the Northwood site, the Storrs Center site was deemed preferable because of existing infrastructure and proximity to campus.

Analysis of Impacts

Having concluded that the Storrs Center site was the preferred project site, the EIE described the potential environmental impacts attributable to a significant mixed-use project at the Storrs

Center site, and made mitigation recommendations. The EIE considered, concluded and recommended as follows:

- *Air Quality.* Construction activities will generate dust and emissions from equipment. Going forward the centralized location for the project should help to reduce harmful emissions generated by frequent and extended vehicle trips. Residential uses will be in walkable distance to shops, offices and campus. The campus shuttle also serves the project site. Trip distances will be reduced within and in and out of Mansfield if residents can drive only so far as the Storrs Center to meet their needs.
- *Noise.* Noise levels will increase temporarily during construction. To mitigate these noise levels, construction activities will be limited to weekday, workday hours (from 7 AM to 5 PM Monday through Friday), and the quiet construction methods and machinery should be employed. Long term it is anticipated that noise levels should be consistent with those on or near college campuses, which levels are well within standards set by the Connecticut Department of Environmental Protection (DEP). Noise buffering is recommended in environmentally sensitive corridors on the site.
- *Traffic, Parking and Circulation.* The EIE includes transportation analyses based upon trip studies. The modeling that was conducted for the EIE should be revisited as the proposed mix of uses has changed. Nevertheless, it is worthwhile to keep in mind some of the congestion mitigation suggestions contained in the EIE. Suggested mitigation measures contained in the EIE include:
 - Re-alignment of Dog Lane and Bolton Road.
 - Upgrading the signal timing and phasing and providing exclusive turning lanes at the intersection of Route 195 and Mansfield Road.
 - Monitoring traffic volumes and signaling the intersection of South Eagleville Road and Separatist Road when warrants are met.
 - Modifying the cycle length and signal timings at the intersection of North Eagleville Road and Hillside Road.
- *Utilities.* As with respect to traffic generation, the utility requirements for this project may change as the plan evolves. While the project may ultimately generate somewhat different utility demands, the recommendations contained in the EIE for mitigating demand are instructive. The EIE notes that a significant mixed-use project at the Storrs Center location will require extension of the existing water systems. The EIE recommends the implementation of water conservation measures, and the use of state-of-the-art plumbing and kitchen fixtures to preserve potable water. The EIE concluded that the UConn water pollution control facility would be able to accommodate increased sanitary sewer flow from the project. Again, the EIE recommended best technologies to reduce sanitary sewer demand—including efficient kitchen, bathroom, and laundry equipment. Wastewater collection extension of the system will be subject to review and approval by the DEP Bureau of Water Management.

- *Stormwater.* The Storrs Center project as outlined in the EIE would generate a net increase in impervious area of ±379,000 square feet. The EIE noted that stormwater management on the Storrs Center site must be carefully designed and implemented due to the topographic limitations at that location, and due to the potential to impact natural resources. Site proximity to wetlands was noted as a specific concern. The EIE required that an Erosion and Sediment control plan be prepared in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control. Stormwater runoff modeling was conducted and the following general recommendations were made regarding stormwater management system design:
 - Reconstruction of the existing stormwater collection system to include new catch basins with deep sumps and hooded outlets to provide removal of suspended solids and oil and grease prior to discharge.
 - Restoration of an existing wetland area and stream channel.
 - Maintenance of hydrologic conditions of the existing vernal pool.
 - Design of a collection system and siting of detention basins that takes advantage of site topography.
 - The use of BMPs aimed at treating and dissipating runoff such as vegetated swales and grass buffer strips.
 - The use of catch basins with deep sump pumps to trap sediments and hoods to trap oil and grease in all new collection systems installed in conjunction with roadway and parking lot paving.
 - The use of gross particulate separators in systems draining more than one acre of roadway or parking area to a common discharge point.
- *Wetlands.* The EIE found that the proposed project would not have a significant direct impact on wetlands on the site. The design of the project allowed for a 50 to 100 foot undisturbed buffer between all developed areas and wetland resources. A portion of the project was to be located within the surface watershed for a vernal pool on the northern section of the Storrs Center site, however, the 100 foot setback from that pool was deemed adequate for mitigation.
- *Energy.* The EIE stated that conservation design standards should be employed in planning and constructing project facilities to stem demand for electricity during construction and once the project is built.
- *Solid Waste.* Solid waste estimates in the EIE were driven in large part by the residential component in the project. The EIE predicted that the project would generate a 2.3% bump in total solid waste generation on the UConn campus. Recycling was encouraged.

Conclusion

The EIE concluded the following with respect to the development of Storrs.

Construction of the proposed graduate housing complex and DMMP facilities is expected to generate impacts on physical,

natural and socioeconomic resources. However, the majority of these impacts are expected to be minor. The project is expected to generate the most significant impacts on traffic and stormwater. Implementation of proposed mitigation measures will limit the irrevocable and adverse effects of these impacts. The overall goals of the proposed project include improving and enhancing the residential conditions at UConn as well as revitalizing a decaying downtown Mansfield area. Residual impacts from this project will be offset by the benefits gained. There will be several economic benefits gained by the rehabilitated downtown Mansfield area as well as the increase in revenue from new on-campus graduate housing for UConn. There will be other forms of benefits, which include an increase in jobs during both the construction and post construction periods, as well as aesthetic and functional improvements to the existing downtown district.



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

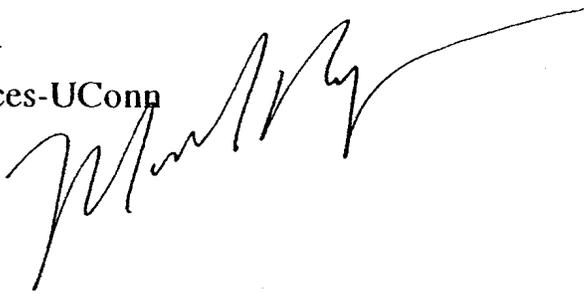
OFFICE OF THE SECRETARY

TO: Larry Schilling, Executive Director
Architectural & Engineering Services-UConn

FROM: Marc S. Ryan, Secretary
Office of Policy and Management

DATE: April 28, 2003

SUBJECT: Environmental Impact Evaluation for Graduate Student
Apartments & Downtown Mansfield Master Plan Projects



Based on a review of the subject environmental impact evaluation and related documentation conducted pursuant to C.G.S. 22a-1e, I am herewith advising you of my finding that this evaluation satisfies the requirements of the Connecticut Environmental Policy Act, with the following contingencies.

It is the policy of the *Conservation and Development Policies Plan for Connecticut* that, within water supply watersheds, agencies should “not create an intentional or unintentional point or non-point source of contamination without adequate man-made interception and control safeguards, as approved by the Departments of Public Health and Environment Protection.” We therefore make this finding contingent on the review and approval by those agencies of the project’s stormwater design plans.

The ROD indicates that it is UCONN’s intention that a Municipal Development Plan (MDP) be performed for this project. This agency applauds that effort, and sees an MDP as an essential element in developing land use controls that insure protection of the water supply watershed. We therefore make the creation of an MDP a requirement of our approval of this project.

cc: John Bacewicz, OPM
Dave Fox, DEP
Paul Ritsick, DPH

MEMORANDUM

To: Ed Wilson - LRK

From: Peter Sammis

Date: April 18, 2003
Revised December 17, 2003

Subject: *Mansfield MDP
Town of Mansfield, CT
Project No. 36913850
EIE Review - Constraints*

The following summarizes the constraints identified in the Environmental Impact Evaluation (EIE) of the proposed "Graduate Student Apartments and Downtown Mansfield Master Plan Projects" in Storrs, CT. It should be noted that the EIE evaluated a Concept Master Plan as prepared by the Milone and MacBroom Team in 2002. The actual MDP that will be prepared will be similar in nature to the aforementioned concept plan, but not the exact same plan. Therefore, the following noted constraints should be reviewed with the knowledge that the actual constraints of the MDP may be somewhat different than those noted.

Project Development

- 219,000 SF Residential (not including graduate apartments)
- 68,000 SF Retail (includes 10,000 SF Restaurant)
- 33,000 SF Service/Educational
- 31,000 SF Office
- 10,000 SF Restaurant/Food
- 361,000 SF Total

Noise

- >300' buffer between the proposed development and the surrounding sensitive receptors.

Traffic, Parking and Circulation

- All intersections are expected to operate at a LOS D or better.
- Re-alignment of Dog Lane and Bolton Road.
- Upgrading the signal timing and phasing and providing exclusive turning lanes at the intersection of Route 195 and Mansfield Road.
- Monitoring traffic volumes and signaling the intersection of South Eagleville Road and Separatist Road when warrants are met.
- Modifying the cycle length and signal timings at the intersection of North Eagleville Road and Hillside Road

- Within the immediate vicinity of the site, prohibit left turn movements in and out of the unsignalized entrances to the site as well as traffic calming measures to discourage project traffic from using neighborhood streets.
- Development of a traffic management plan for the construction phase.
- Minimum of 300 parking spaces for the 400-bed graduate apartment complex.

Route 195 Pedestrian Crossings

- Existing traffic-pedestrian signal at the intersection of Route 195 and South Eagleville Road.
- New traffic-pedestrian signal at the intersection of Route 195 and Dog Lane/Bolton Road.
- Existing traffic-pedestrian signal at the intersection of Route 195 and Mansfield Road.
- Possible mid-block pedestrian crosswalk between South Eagleville Road and Dog Lane, but safety is a concern with unprotected mid-block crosswalks. Design team, Town and CDOT work together to develop alternative devices to provide safe and efficient pedestrian crossings at Route 195, including potential measures such as pavement surface treatments, signage, bollards, lighted crosswalks, and refuge areas.

Light

- Limit spill light, utilizing minimum number of fixtures and the minimum light intensity required to meet public safety and security needs.
- Light fixtures for University facilities shall conform to University standards for luminescence and energy efficiency.
- Provide extensive buffers between the proposed project and the closest residences.

Utilities

Water

- Implementation of water conservation measure through the use of state-of-the-art plumbing fixtures.
- Comply with applicable State and Federal water use codes.
- Extend existing water distribution system for service. An 8" water line along Storrs Road provides water service to both UConn facilities and private businesses in the vicinity. DPH indicates that UConn needs to demonstrate that it has sufficient water supply to support this demand.

Sanitary Sewer

- Minimize impacts through the use of efficient kitchen, bathroom and laundry equipment.
- Extend the existing UConn wastewater collection system for service. The existing UConn WPCF is expected to be able to handle the increased flow.

Stormwater

- Reconstruct existing stormwater collection system to include new catch basins with deep sumps and hooded outlets to provide removal of SS, oil and grease prior to discharge.
- Restore existing wetland area and stream channel.
- Maintain existing hydrologic conditions of the existing vernal pool.
- Design collection system and site detention basins to take advantage of site topography. Generate no net increase in peak flow from the site during the 100 year storm event.

- Use BMP's to treat and dissipate runoff such as vegetated swales and grass buffer strips.
- Use new catch basins with deep sumps and hooded outlets to provide removal of SS, oil and grease prior to discharge.
- Use gross particle separators in systems draining more than one acre of roadway or parking area to a common discharge point.
- Utilize a phased Soil Erosion and Sediment Control Plan in coordination with the construction activities, and in accordance with CT Guidelines.

Heating and Cooling

- Provide individual heating and cooling units for the development. UConn central heating and cooling systems are not available in the project area.

Land Use and Zoning

- New zoning district should allow mixed use development, buildings having as many as three stories without traditional setbacks, common parking (on-street and off-street), lower parking ratios, and a higher density of development.

Wetlands

- Provide 50' to 100' undisturbed buffer between wetland areas and proposed development with the exception of one road crossing.
- Improve existing erosion and sedimentation problems by slope stabilization, debris removal, and velocity dissipaters for existing discharges.
- *Maintain a minimum 100' setback between the vernal pool (Wetland D) and the project development. Consideration should be given to increasing the distance between the project development and the vernal pool. No more than 25% of the critical terrestrial habitat (100' to 750' radius from the pool) shall be disturbed during construction. Maintain the existing surface and groundwater hydrology that supports this wetland.*
- Incorporate infiltration for treating and dissipating runoff, detention to control peak flows, and gross particle separators and deep sump catch basins with hooded outlets for pretreatment.

Energy

- Minimize impacts on energy resources by conservation.
- University owned facilities shall comply with energy performance standards for State-owned buildings and all State building and energy code requirements.

Solid Waste

- Comply with State and Town solid waste and recycling regulations.
- Service may be through private hauler, Town, or UConn.