ENVIRONMENTAL IMPACT EVALUATION

Prepared in accordance with the Connecticut Environmental Policy Act

Eastern Connecticut State University 2008 Campus Plan Update

Willimantic and Mansfield, Connecticut
DCS Project No. BI-RW-295

MARCH 5, 2013

Sponsoring Agency:
State of Connecticut
Board of Regents for Connecticut State Colleges and Universities

Participating Agencies:
State of Connecticut
Eastern Connecticut State University &
Department of Construction Services

Prepared by:
Department of Construction Services
Environmental Planning

Project: Eastern Connecticut State University 2008 Campus Plan Update

Project Number: BI-RW-295

Location: Willimantic and Mansfield, Connecticut (See Appendix A)

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Summary:

The following two documents detail the proposed action at Eastern Connecticut State University ("Eastern"):

- *Program for the Master Plan Report prepared by Paulien & Associates Inc. May 2008. This document is referred throughout this Environmental Impact Evaluation (EIE) as the Program".*

- *The Eastern Connecticut State University Campus Master Plan prepared by Symmes Maini & McKee Associates dated October 2008. This document is referred to as "the Plan" throughout this EIE.*

The educational space needs of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan Report. The Plan is part of an update to the master plan first prepared in 1992 and revised in 1997. The Plan is a baseline for future campus development and funding requests to the Board of Regents. The Plan update for Eastern is a guide for incremental growth that responds to stated needs, planned expansions, and changes in facilities needs.

Eastern is comprised two campuses: the Main Campus, located south of Route 6; and the Mansfield Campus which consists of athletic facilities, located north of the Route 6 (see Figure 1).

The full Plan can be viewed online here: http://www.ct.gov/dcs/cwp/view.asp?a=4224&Q=520014&PM=1

I. Proposed Action Description

The Plan is a ten-year comprehensive physical development plan to enhance the academic, residential, and community life of the campus. It identifies new building and renovation projects that should be made by the target year 2017; with the understanding that all projects may not be accomplished over the ten-year period. For location and description of the capital improvement projects under the Plan, see Appendices A and B.

The Plan's advantage is that it provides Eastern the flexibility to shift the priority of projects or their related sequence of construction if unexpected fluctuations in state bond funding and/or Connecticut Health and Educational Facilities Authority (CHEFA) financing occur or if new public, grant, or private funding sources for specific projects are secured in the future.

New construction is proposed for both the Main and Mansfield campuses. Under the Plan, new building locations and massing seek to enhance the existing campus and to create new quadrangles and linked exterior spaces throughout the University. Circulation, parking and infrastructure improvements are emphasized with new development.

II. Purpose and Need

Eastern engaged in an extensive strategic planning process that focused on developing a vision- and values-driven proposal for the University's future. The educational space requirements were analyzed and recommendations were made in the Program.

The tabulated campus-wide and specific academic and administrative space requirements are based on target goals with respect to estimated enrollment, staff increases, and other relevant academic program data. The detailed analysis in the Program document used the year 2007 as the base year and 2017 as the target year.

Based on the projected increase of student enrollment, there is a demand for more student housing, classroom space, expanded sports facilities, improvements to pedestrian and vehicular circulation and increased parking.

The Plan addresses the facility requirements needed to accommodate projected program growth and other University needs through 2017. The Plan addresses a number of common challenges facing modern university campuses, including new academic emphases, the needs of a residential population, enrollment growth, parking, pedestrian and vehicular circulation, and building maintenance.

The projected target year for on-campus full-time equivalent (FTE) students is 4,589, a 5.1% increase over the base year, although growth percentages vary by school. The analysis illustrates deficits of varying degrees in most of the academic schools and administrative units during the base year. With the exception of the departments categorized as School of Arts & Sciences, Academic Affairs, and Institutional Advancement, all have deficits in space requirements for the target year.

Currently, Eastern has approximately 1,088,800 assignable square feet (ASF) of existing space. Several departments will be able to relocate due to the recent completion of the Science and Public Safety Buildings and when the new Fine Arts Instructional Center is completed; thereby vacating existing space. The space available will be primarily in Goddard Hall, Media Hall, Webb Hall, Winthrop Hall, and Shafer Hall. Several buildings have been or are proposed for demolition, including the former Public Safety Building, 372 High Street, 264 High Street, the Low-Rise Apartments and Eastern Hall; therefore, these are not included in the target

year space. The net target year existing space is approximately 1,110,900 ASF.

The guideline generated a need for 1,252,202 ASF of space in the base year, which includes Inactive/Conversion Space. This is a deficit of 163,331 ASF (-15% of existing base year space). The target year guideline illustrates a need of 1,337,797 ASF; a deficit of 307,929 ASF (-30%). Tables 1 and 2 defines Eastern's space needs

TABLE 1
FALL 2007 (BASE YEAR)
Total Student FTE = 4,366: Total Student Head Count = 5,137

College/Unit	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic[1]	219,188	261,269	(120,229)	(85%)
Administrative[2]	842,470	990,933	(153,869)	(18%)
Inactive/Conversion Space	12,282			
Other	14,931			
TOTAL[3]	**1,088,871**	**1,252,202**	**(163,331)**	**(15%)**

TABLE 2
FALL 2017 (TARGET YEAR)
Total Student FTE = 4,589: Total Student Head Count = 5,400

College/Unit	Master Plan ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic[1]	236,921	281,957	(45,036)	(19%)
Administrative	792,947	1,055,840	(262,893)	(33%)
Inactive/Conversion Space	66,163			
Other	14,931			
TOTAL	**1,110,962**	**1,337,797**	**(307,929)**	**(30%)**

1. Includes General Purpose Classrooms, Lounge Space, Collaborative Learning Space, and the new Science Building
2. Includes the new Public Safety building
3. Inactive/Conversion Space consists of space being vacated as the result of new facilities being constructed.

III. Description of the Environment of the Project Area

Eastern is located in Willimantic, Connecticut, on one main campus, with a small portion of the campus separated to the south by the Kramer building owned by the Town of Willimantic. A second campus is located ¼ mile north of the Main Campus in Mansfield. The Mansfield Campus annex contains most of the University's athletic fields and facilities. The Eastern main campus is accessible from Route 6, between Routes 32 and 66. It is located in an urban residential area with several area schools nearby, approximately one-quarter mile from the center of town.

The Eastern campus currently includes 182 total acres, with the Mansfield Campus making up 73 of those acres (see Figure 2). The main portion of the campus is defined by High, Windham and Prospect streets, with three public schools on the south, east and west sides. To the north is a residential neighborhood and undeveloped woodland with wetland features. There are five internal campus roads for vehicular circulation. The campus is characterized primarily by rolling topography and is north-south in orientation. Access to campus is by car, and around campus is by walking or shuttle bus. The Mansfield Campus is characterized by athletic fields with dedicated parking, and undeveloped land that is primarily vegetation and wetlands. Access to the Mansfield Campus is by car or shuttle. Pedestrian access is possible but lacks amenities, such as lighting and signage.

Expansion of the campus is somewhat constrained by the ability to acquire property and by surrounding natural features including steep slopes and wetlands.

See the attached Initial Environmental Review (IER) in Appendix C and Section Two of the Plan for additional information pertaining to the environmental setting of Eastern.

IV. Description and Analysis of Reasonable Alternatives and Available Sites

a. Proposed Action ("Preferred Alternative"): According to the Plan, the Preferred Alternative is comprised of the elements and configurations that best reflected needs and goals of the University. The Preferred Alternative was derived from a series of concept alternatives and optimized to meet the needs of Eastern through the planning period.

   The Preferred Alternative proposes major vehicular circulation reorganization, an element that was consistently proposed in all concept alternatives. This reorganization allows for creation of formal campus spaces and the development of a pedestrian circulation system. Portions of Eastern Road and Charter Oak Road are proposed for removal to allow for uninterrupted green space and pedestrian circulation. Vehicular circulation is organized around the perimeter of the campus.

   New quadrangles and recreation space are proposed within the campus core. This involves relocating surface parking, strategically placing new buildings and building expansions to define a series of connected green spaces for a pedestrian-friendly campus.

   For more detailed information see Appendices A and B and Section Six of the Plan.

b. Campus Master Plan Concept Alternatives: Three "Concept Alternatives" were evaluated to meet the programmatic and space needs of Eastern. For details on each alternative, see Section Five of the Plan. The major difference between these three concepts is the location of the new Fine Arts Instructional Center. The siting of this proposed building does not pose any significant

environmental impacts under any of the alternatives; therefore, these alternatives do not avoid, minimize, or mitigate any impacts associated with the Preferred Alternative. Furthermore, the Board of Regents and Eastern have judged these alternatives to be inferior to that of the Preferred Alternative based upon a variety of factors including facility synergies, vehicular and pedestrian safety, and environmental impacts.

c. No-Action (No-Build) Alternative: Under the No-Build Alternative, the University would not meet its needs in the Base or Target Years as defined in the Plan. Under baseline year (2007), Eastern already has a deficit of 163,331 ASF. The space deficit is 307,929 ASF in the target year (2017). The No-Action alternative therefore negatively impacts Eastern's core values and mission. Eastern would not be able to build on its existing strengths of the campus or work to enhance the identity and image of the University that supports its public liberal arts mission. Eastern's increased need to focus on academic enterprise in addition to providing on-campus residential life experiences would not be realized. This in turn would negatively affect the future of Eastern and the extensive community it supports in the region and State.

   Environmental impacts that may be avoided by not providing a campus build-out according to the Plan include: stormwater, wetlands, traffic, demolition and visual impacts associated with historic structures, increase in public water supply and sewer usage, commitment of state funds, and construction related impacts.

d. Controlled and Reasonably Available Sites: Other than the existing campuses within Windham and Mansfield, the Board of Regents and Eastern do not have available sites for the Plan that are under its control, care, and custody. However, alternative sites within the existing campus were evaluated through the master planning process as described previously.

   Due to the existing need for renovations, improvements, and replacement of campus buildings and facilities, and to the limited options for acquisition of additional property for campus expansion, no reasonably available off-site locations were identified in the Plan that could achieve its goals and objectives. At this time, there are no other reasonably available sites for the Board of Regents that would meet the purpose and need for Eastern.

V. Potential Environmental Impacts

Based on the IER, substantive comments received during the early public scoping process, and the preparation of the EIE, the following topic areas were determined not to have potentially significant impacts and therefore are not discussed in further detail in this EIE per the Regulations of Connecticut State Agencies Section 22a-1a-7(c), unless otherwise noted:

- Air Quality
- Noise
- Water Resources (include floodplains, floodways, stream channel encroachment lines)
- Groundwater Quality and Resources (i.e. Aquifer Protection Area, Public/Private wells)
- Coastal Resources (if applicable)
- Endangered, Threatened, or Special Concern Species or Habitats
- Fish and Wildlife, Habitats, and Ecosystems (natural areas i.e. ecologically significant/sensitive areas)
- Visual Resources (aesthetic and scenic resources)
- Agricultural Lands and Soils
- Pesticides, Toxic or Hazardous Materials
- Energy (Use and Conservation)
- Public Health and Safety
- Consistency with State Environmental Equity Policy

Based on the above reviews and assessments, the following topic areas are the focus of this EIE due to their level of potential impact(s):

- Stormwater Management
- Wetlands
- Traffic
- Water Supply and Sewer Capacity
- Surrounding Land Uses and Neighborhood
- Historic Sites, Districts, and Archeologically Sensitive Areas
- Consistency with State Plan of Conservation and Development
- Construction Related Impacts

Each of these topics, impacts, and potential mitigation measures are discussed below.

a. Stormwater Management

A Campus Stormwater Master Plan (SWMP) is being developed by Milone & MacBroom Inc. and the draft report (July 2012) and can be found at:
http://www.ct.gov/dcs/cwp/view.asp?a=4224&Q=520014&PM=1
The draft SWMP evaluated on-site drainage systems, overall drainage patterns and base and target year runoff rates. The draft SWMP recommends improvements to the drainage system to ensure the campus improvements do not impact downstream properties.

Stormwater from Eastern's main campus discharges to two watercourses via two primary outfalls: the northern portion of the campus drains to Arboretum Brook while the

southern portion drains to a tributary of the Willimantic River. The majority of the campus, approximately 77%, discharges north to Arboretum Brook, which is a tributary of the Natchaug River.

A small area in the southeast corner of the campus is located outside either of the above referenced watersheds. This approximately 5.04-acre area contains a portion of Windham Street Extension, the Knight House, Counseling Services, Institute of Sustainable Energy, the Honors House, and associated driveways. This portion of the campus drains overland to Prospect Street and eventually to an unnamed tributary of the Willimantic River. Street drainage in Prospect Street also discharges to this culvert. The entire subwatershed discharging runoff from east of the culvert to the culvert structure is 11.37 acres.

The northern 77% of Eastern's main campus within the Natchaug River drainage basin (CT Department of Energy and Environmental Protection [DEEP] #3208-02-1-L1) includes the parking garages and several of the large parking lots. All runoff discharges directly to the brook through a single outfall located at the northwest corner of the campus. The watercourse flows northward under Route 6 to its confluence with Conantville Brook approximately 2,900 feet downstream of the outfall. Conantville Brook discharges to Sawmill Brook approximately 5,700 feet downstream of this confluence at the southern edge of Eastern's athletic complex property.

Overall, the Plan improvements result in the net loss of approximately 5.26 acres of impervious cover within the watershed and, therefore, a reduction of impervious coverage value for the Arboretum Brook watershed. The Plan also calls for the rearrangement of many of the sidewalks and quadrangle formations in addition to new lawn/landscape areas. Most notable is the proposed removal of the Eastern Road vehicular access through the center of the campus.

The southern 23% of the campus located in Willimantic River drainage basin (CT DEEP #3100-00-4-R2) drains to a culvert at Prospect Street through a combination of piped systems and open channel. In addition to a portion of the campus, the watercourse flowing under Prospect Street receives runoff from Quarry Street, Mansfield Avenue, Handfield Avenue, Monticello Street, Summit Street Extension, and Ivanhill Street. Eventually, this watercourse empties to the Willimantic River, approximately 2,000 feet south of Eastern.

A major stormwater management goal for Eastern is to maintain or improve current flows for all future improvements by incorporating low-impact development (LID) techniques where applicable to mitigate increased flows from proposed campus improvements. Full buildout conditions result in a decrease in total impervious coverage due to inclusion of recreation areas, increased lawn areas, replacement of parking lots with parking garages, and improved internal pedestrian mobility via the removal of central campus roads. Table 3 below presents overall peak flows under 2007 and 2017 conditions for the various subwatersheds on campus and the amount of flow reduction needed to maintain current year peak flows once the Plan is implemented. Subwatershed maps are included in Appendix D.

TABLE 3
Summary of 1% Annual Chance Storm Event
Peak Flows by Watershed (cubic feet per second)

Watershed ID	2012	2017	Reduction to Maintain 1984 Flows
Arboretum Brook			
10	14	14	0
20	131	131	0
30	57	56	-1
33	246	237	-9
Prospect Street Culvert			
50	154	154	0
51	24	23	-1
52	28	27	-1
55	2	3	1
60	61	61	0
Windham and High Streets			
70	14	14	0
80	11	11	0
90	12	12	0
100	14	14	0
200	2	2	0

The flow reductions for the Prospect Street culvert and Arboretum Brook subwatersheds can easily be achieved through LID strategies.

The draft SWMP recommends specific improvements within the campus to ensure that downstream properties are not impacted as a result of the proposed improvements. Future site design plans and requirements will be required to be consistent with the final SWMP and any associated DEEP Flood Management Certification conditions of approval.

b. Wetlands

Wetlands on the main campus are located in the northwest corner (Arboretum Wetlands) and in the southern portion near the corner of Prospect and Birch Streets (South Wetland). The Arboretum Wetlands, which are wooded and consist of approximately 6.2 acres, are located approximately 30 feet to the northwest of the existing parking garage. As described in the Draft SWMP, detention basins located below two existing parking garages discharge to a tributary that flows through the Arboretum wetlands.

Previous Eastern Master Plan EIEs have adequately documented the Arboretum Wetlands in terms of their function and values and since there are no anticipated impacts proposed to this wetland system, no mitigation is being proposed.

The South Wetland is a small remnant of a larger area that was nearly eliminated by filling and development prior to 1969. Appendix E includes location and photographs of this wetland. The wetland covers approximately 0.3 acres, and contains a small stream that originates from two 24-inch diameter culverts approximately 200 feet north of Prospect Street (see Draft SWMP for drainage details). The wetland is composed of one wetland class, Deciduous Wooded Swamp. It is dominated by red maple, with grey birch, red oak, and elm forming a mostly closed canopy. The thick shrub layer consists of flowering dogwood and large specimens of wild rose, raspberry, and poison ivy. The stream is characterized by small pools and riffles. This open channel/wetland area does not possess the quality function and values of more intact and larger wetland systems.

Under the Plan, the Westside Parking Garage ("PGW") would have a direct impact to the South Wetland. Based on the conceptual layout in the Plan, the entire wetland area (0.3 acres) would be filled or significantly modified. While this is not a high quality wetland system, impacts to this wetland system will be avoided to the extent possible during the design phase.

Any work or construction activity within the inland wetland areas or watercourses that cannot be avoided will be regulated by the Inland Water Resources Division of DEEP pursuant to section 22a-39(h) of the Connecticut General Statutes.

There are potential impacts to the wetland systems due to stormwater runoff and discharge. However, as discussed under the Stormwater Management discussion, mitigation is proposed to reduce water quality/quantity and potential erosion impacts.

There would be no other potential impacts to wetlands as a result of the Plan; therefore no mitigation is proposed, except as noted above with regards to the South Wetland and SWMP.

c. Traffic

The sponsoring and participating agencies will be submitting an Administrative Decision Request to the Office of State Traffic Administration (OSTA) for projects to be initiated within the next five years (Phase I). The Administrative Decision will be a modification to the State Traffic Commission Certificate 1250-D (police station), granted to Eastern in July 17, 2007 for a total of 1,704,515 gross square feet and 3,115 parking spaces. The following represents the discussion on the Phase I projects and traffic impacts:

1. Facility Maintenance Storage Building (6,000 GSF): This project will consolidate storage of maintenance equipment and supplies that are currently stored in various locations across campus. The proposed project will centralize storage near the existing Facilities Management Building. No additional traffic generation will result from this building.

2. Locker Room and Field Support Facility (7,800 GSF): This project is to allow existing athletic teams and programs to store and use an enclosed facility at the Sports Complex in the Mansfield campus. This will reduce students and athletic support staff from transferring and storing equipment back and forth from the main campus to the sports complex. No additional traffic generation will result from this project. In fact, vehicular trips between campuses should be reduced since equipment will be stored near the fields as a result of this project rather than needing to be transported for each practice session and game.

3. Fine Arts Instructional Center Program (119,012 GSF): Currently, the departments of Visual Arts and Performing Arts are located in Shafer Hall on the south campus with a small amount of space in Beckert Hall. The departments currently have a deficit of 45,683 ASF according to guidelines established in the Program. The Akus Gallery, currently has 3,417 existing ASF located in Shafer Hall, with a deficit of 2,163 ASF. Shafer Hall does not provide an adequate amount or quality of space required for the programs in these departments. Renovation and expansion are not feasible for this type of space.

   A new Fine Arts Instructional Center is proposed to house all the space for both departments in the target year space guidelines. The new building will be centrally located along High Street and will enhance Eastern as a public liberal arts university. The location of the Fine Arts Instructional Center near the Student Center provides additional amenities and structured parking.

   The Fine Arts Instructional Center will include General Purpose space, Akus Gallery, Performing Arts space and Visual Arts space totaling 88,593 ASF. General Purpose space includes a lobby, a 600 seat auditorium (note: the original number of seats proposed in the Plan called for 900-1,000; however since the design as started, the current number is 600), instructional space, and administration and building services. Performing Arts space includes a 350-seat theater, black box for 150, theater instructional support, and music instructional

support. Visual Arts space includes studios and computer labs.

As these are existing programs that are currently housed on the main campus and art courses are already provided by the University; no new influx of students are anticipated beyond that of the overall growth rate. While the auditorium will hold events, the anticipated timing for events would be held outside of peak traffic hours on evenings and weekends.

There will be a reduction in parking spaces due to the location of the proposed Fine Arts building. For the overall Plan implementation, the total number of parking spaces on campus is expected to be 3,470, an increase of 968 spaces over existing conditions.

Future impacts associated with projects beyond the Phase I projects will be assessed on a project-by-project basis, since traffic conditions can change beyond a five year horizon. Therefore, a full assessment of traffic impacts associated with full build-out is not prudent or reasonable at this time. However, the proposed parking garages will require a traffic and parking study to account for parking space needs and potential traffic impacts and mitigation.

The projected target year on-campus FTE for Eastern is 4,589 students, a 5.1% increase over the base year, although growth percentages vary by school. As the Plan is implemented and new buildings are constructed OSTA review will be required to determine if off-site roadway or intersection improvements are needed to support the campus expansion. If OSTA requires such improvements, the sponsoring and participating agencies will evaluate alternatives and implement improvements accordingly.

d. Water Supply and Sewer Capacity

Water Supply

Windham Water Works (WWW) provides potable water to Eastern. WWW operates a large public water utility in Windham and southern Mansfield that has a single surface water supply source (the Willimantic Reservoir). Withdrawals from the reservoir are authorized by a diversion permit.

Eastern tracks monthly water and sewer usage and this information was used to estimate the projected quantity under the Plan. The estimated quantities were tied to the FTE by assessing the number of gallons per year per FTE ("g/yr/FTE") for the following years 2008, 2009, and 2010. This generated an average of 1,043 g/yr/FTE. For conservative purposes and in coordination with the WWW, the estimate was rounded up to 1,100 g/yr/FTE.

Based on the Plan's projected 2017 FTE population of 223, the estimated gallons per year increase is 245,300.

Based on this analysis and verification from WWW (see Appendix F), there will be adequate supply to provide potable drinking water to Eastern through the 2017 planning period and no mitigation is proposed at this time.

Sewer

Wastewater from Eastern is discharged into the Windham wastewater collection system at several locations and conveyed to the Windham Water Pollution Control Authority (WWPCA) treatment facility located on Main Street in Windham. The existing plant has a design capacity of 5.5 million gallons per day.

In order to assess the potential impacts or the WWPCA's ability to treat estimated flows under the Plan, it is assumed that 100 percent of the increased potable water estimated would be discharged to the sanitary sewer system. The WWPCA has verified it has adequate capacity available within the system to treat the estimated additional flow under the 2017 build out.

WWW and WWPCA also noted the potential assessment/connection fees for new additions/buildings would be charged $150 per square feet of new building. These would be paid out of project funds.

e. Surrounding Land Uses and Local Plans

The Main campus is zoned R-6 Residence/Professional Office, according to the Town of Windham, Zoning District Map, Effective Date 11/15/12. The Pigeon Road neighborhood and areas to the north and east of campus are zoned Residence (R-4) District. Areas adjacent to the south of campus are zoned Neighborhood Preservation Residence (NPR-1 and NPR-2) Districts. Windham Zoning Regulations (as revised November 15, 2012 and corrected February 12, 2013) allow residential and office uses under the R-6 District, as well as uses associated with educational institutions, including off street parking facilities.

The Mansfield campus is zoned "I" Institutional Zone and a portion of the campus piece around Eaton's Pond is identified as a Flood Hazard Zone ("FH") on the Town of Mansfield's Zoning Map. The uses on this portion of the campus are consistent with the Town's Zoning Regulations. According to the Town's 2006 Plan of Conservation and Development "Planned Development Areas" map, the Mansfield campus is identified for "Medium to High-Density Institutional/Mixed Use," and the Flood Hazard Zone is displayed for reference only. Thus, the uses of this portion of the campus are in keeping with the Town of Mansfield's Plan of Conservation and Development.

The Windham Region Land Use Plan of 2010 (the 2010 Land Use Plan) published by the Windham Region Council of Governments serves as a guide for regional planning purposes. The Eastern campus, within both Willimantic and Mansfield, is mapped within the "Willimantic Regional Center" on the 2010 Land Use Plan. According to the 2010 Land Use Plan, Regional Centers have the highest development densities and existing utilities, public infrastructure and services that make intensive land use most efficient and appropriate. For these reasons, these areas are the highest priority for all forms of redevelopment and development. Eastern is classified under the Willimantic Regional Center, one of two distinct Central Areas with Public Utilities.

The 2010 Land Use Plan focuses on nine regional goals pertaining to development, housing, employment, heritage, environment, and transportation. The goals support infill development in areas with existing infrastructure, and energy efficient development that does not degrade water quality or threaten wildlife habitats. All proposed projects under the Plan are consistent with these goals of the 2010 Land Use Plan and local zoning.

Mitigation measures are unnecessary due to no expected adverse impacts.

f. Historic Sites, Districts, and Archeologically Sensitive Areas

Below is a list of buildings identified as historic places at Eastern or believed to have historic significance.

- Knight House
- 182 High Street
- 176 High Street
- Grant House
- Burr Hall
- Beckert Hall
- Noble Hall
- 333 Prospect Street

The southern portion of the main campus is located within the Prospect Hill Historic District (see Appendix F). According to the National Register of Historic Places Nomination documentation, the district's historic focus is on the architectural character of several hundred buildings and structures. Some of these structures are directly adjacent to the Beckert Hall and Shafer Hall block across High Street in between Prospect and Valley Streets.

The Connecticut Environmental Policy Act requires the State Historical Preservation Office to determine whether or not an undertaking sponsored by another agency may have an effect on cultural resources, which include historic, engineering, architectural, archaeological and landscape assets.

The demolition of the Knight House would have a direct impact under the Plan. The construction of the South Parking Deck ("PDS", see Figure 3) along the High Street portion of the property could have an indirect visual impact on the historic structures across High Street.

At this point in time, there are no immediate plans to initiate the design for either of these parking structures (PDK and PDS); however early planning and coordination with the State Historic Preservation Office will occur. Some of the potential mitigation measures for the Knight House may include, avoidance of demolition, photo documentation, architectural assessment/documentation, and documentation of no feasible or prudent alternatives to demolition. Possible mitigation measures for the South Parking Deck (PDS) structure may include extensive landscaping along High Street, architectural façade treatments, or less massing of the structure towards High Street.

g. Consistency with State Plan of Conservation and Development

State Plan of Conservation and Development (C&D Plan) (Office of Policy and Management [OPM], 2005) is a statement of the State's growth, resource management, and public investment policies and is designed to guide the planning and decision-making processes of the state using a balanced response to human, environmental, and economic needs in a manner which best suits the future of Connecticut. The C&D Plan provides a Locational Guide Map that identifies eight land categories. Each category has associated development and conservation strategies and priorities based on the area's character of development, social structure, economic base, natural conditions, and public service facilities.

All of the main campus is located within the Regional Center category with portions within a historic district, and the Mansfield campus is located within a Growth Area according to the current Locational Guide Map (2005). Regional Centers encompass land areas containing traditional core area commercial, industrial, transportation, specialized institutional services, or facilities of intertown significance, and meet specific criteria regarding minimum population density and qualities of housing and income level. Regional Centers are considered a development priority 1, which is the "highest priority for affirmatively supporting rehabilitation and further development toward revitalization of the economic, social, and physical environment" of these areas. The wetland areas of campus are considered Preservation Areas. The State Action Strategy for Preservation Areas is to "foster the

identification of significant resource, heritage, recreation, and hazardous areas of statewide significance and advocate their protection by public and quasi-public agencies in their planning and investment decisions. Avoid support for structural development except as directly consistent with the preservation values." These areas are designated a Conservation Priority of 2.

The Mansfield campus is located within a Growth Area, which contains "lands near Regional Centers or Neighborhood Conservation Areas that provide the opportunity for staged urban expansion generally in conformance with municipal or regional development plans." These areas are supported under the C&D Plan as development priority 3 (high) for "concentration of new growth that occurs outside of Regional Centers and Neighborhood Conservation Areas into specified areas capable of supporting large-scale, mixed uses and densities in close relationship to the Regional Centers".

At the present time, the C&D Plan is in the process of being updated by OPM. The proposed Locational Guide Map identifies a variety of land categories. Each category is based upon a number of factors that describe the area's character of development, social structure, economic base, natural conditions, and public service facilities.

Almost all of the main campus is located within a Regional Center and a Priority Funding Area with 3-4 Criteria, and the Mansfield campus is located within a Balanced Priority Funding Area according to the most recently updated draft of the Locational Guide Map (2013). A few small isolated areas within the main campus are identified as Balanced Priority Funding Area. The proposed implementation of the Plan is consistent with Growth Management Principle #1 of the Draft State Plan of Conservation and Development, "Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure."

With the exception of the following direct and indirect impacts -- demolition of historic structure (Knight House); potential visual impacts associated with the South Parking Deck (PDS) located within the Prospect Hill Historic District; the proposed West Parking Deck (PGW) impacting the South Wetland; and water quality -- the Proposed Action is consistent with the current and proposed State Plan of Conservation and Development and Locational Guide Map. The Plan is primarily consistent because the proposed projects are located within Eastern's campus, they will be supported by existing infrastructure and will be constructed on sites that support "infill" development on the campus.

However, each of these potential impacts will go through regulatory review and approval prior to implementation. In addition, as noted before, mitigation measures are being proposed as part of this EIE.

h. Construction Related Impacts

Temporary construction related impacts are anticipated. Specific protections will be incorporated into the design plans for each project on a case by case basis, but general principles for handling construction impacts are as follows:

Air Quality: Temporary, insignificant impacts to air quality from vehicular emissions, construction equipment, and dust may likely result from construction related activities. The potential for these will be minimized through the use of proper soil erosion and sediment controls to control dust and adherence to DCS's contract specifications controlling diesel emissions.

Noise: During construction of the Plan facilities, there would be short-term increases in noise levels in and around the construction site. While temporary noise impacts are unavoidable, their impact will be minimized by limiting work hours to between 7:30 AM and 6 PM Monday through Friday and from 8 to 4 PM on Saturdays.

Transportation: During construction, there would be a temporary increase in truck traffic near the site and at streets and intersections surrounding the University. If necessary, temporary traffic controls will be provided in the form of appropriate traffic barriers or police. Traffic controls will follow the principles developed by the Connecticut Department of Transportation for Maintenance and Protection of Traffic.

Solid Wastes and Recycling: Construction activities would result in the temporary generation of additional solid waste due to site preparation (including the removal of soil and demolition debris), utility relocation, and construction material packaging and waste. The disposal location will be selected based on the type of waste material generated for each project. Efforts will be made to add specific contract language to maximize, the extent feasible, the diversion of construction and demolition (C&D) waste from landfills by incorporating recycling and reuse of C&D material.

Stormwater: Excavation of a site for construction and utility relocation would increase the potential for erosion and sediment transport during wet weather periods while bare earth is exposed on the site. Project plans for each site improvement will include soil erosion and sediment control plans. These will be developed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Energy: Construction-related energy usage would produce a one-time energy demand including the energy utilized in the production and installation of construction materials.

VI. Unavoidable Adverse Environmental Impacts

With the exception of the demolition of the historical Knight House and the South Wetland, there are no "unavoidable adverse environmental impacts" associated with implementation of the Plan. However, as noted before, during design and regulatory coordination, adverse impacts may be avoided. The Knight House will be documented in accordance with requirements of the State Historic Preservation Office prior to demolition and the information filed on the state archives.

VII. Irreversible and Irretrievable Commitment of Resources

The following is a summary of the non-recoverable resources associated with construction and operation of the Plan when implemented.

Operation of the new facilities proposed as part of the Plan would use water and generate waste above and beyond what is currently generated. However, because many of the facilities would be LEED® certifiable or meet State High Performance Building Standards, water use and waste generation would be reduced. For example, the use of greywater return systems may be employed and water-saving fixtures would be installed.

During the construction phase, additional water would be used for dust control and other construction-related needs.

Energy: Construction and operation of the facilities associated with the Plan would require non-recoverable energy expenditures. However, energy efficient systems would be explored during the design in order to meet LEED® criteria or High Performance Building Standards

Economic Resources. The estimated construction cost for the Plan is $497 million (2007 dollars). There are also operational costs associated with each of the facilities. The construction and operation costs are borne by Connecticut tax payers and University students.

VIII. Cost Benefit Analysis

It has been estimated that the total cost for implementing the Plan would be approximately $496,800,000 (SMMA, 2008). Projects would be paid for by either CHEFA or General Obligation Bond funds. Both sources are borne by the taxpayers of Connecticut and student tuitions.

Economic benefits would be realized for the Towns of Windham and Mansfield, the region and the State of Connecticut. The economic impacts of the projects encompass several components including jobs, earnings and output that are realized as either direct or indirect consequences of construction and operation.

The construction of projects will increase jobs throughout the implementation phases of the Plan in the form of design and other technical professionals, contractors and subcontractors. Indirect benefits will occur for vendors and suppliers of these technical professionals.

Earnings, i.e. salaries and wages paid to employees would result in direct and indirect positive benefits to the municipalities and to the communities in which these employees reside.

Besides construction-related employment, there would be an increase in the number of employees at the University with the addition of new facilities. Additional educators, administrative staff and maintenance personnel would be needed. Although there is projected to be only a modest increase in student enrollment, a higher percentage of students would be residing on campus. This will create additional economic benefit to local services in and around campus.

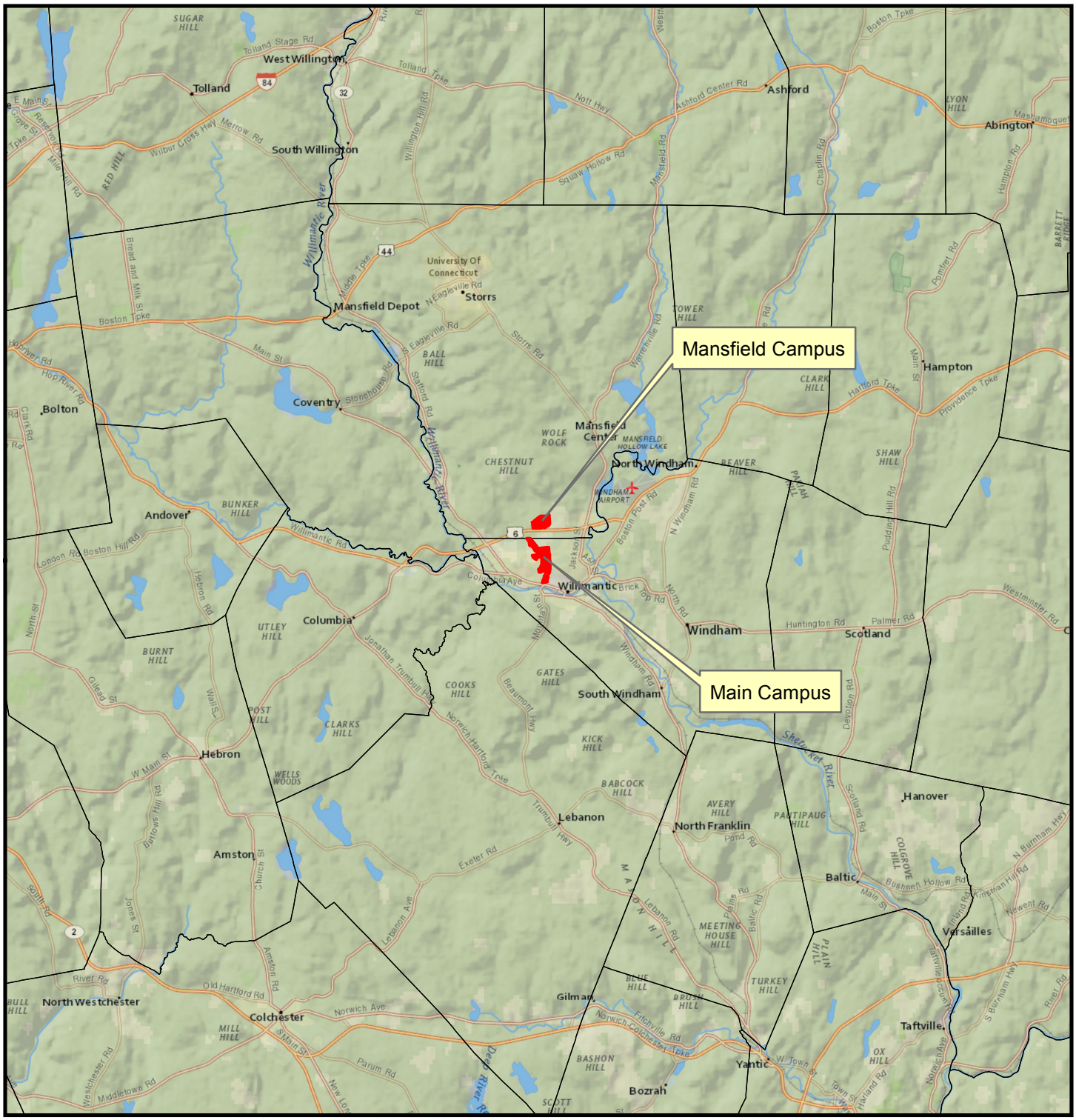
The Towns of Windham and Mansfield would also receive an increase in their Payment in Lieu of Taxes (PILOT) money it receives from the State of Connecticut because the Plan would increase the value of the University.

While the Plan would have a cost of approximately $497 million, including the non-economic cost of demolition of a historic structure that will be mitigated as noted previously, the benefits would be positive economic activity to the Towns of Windham and Mansfield, the region and the State of Connecticut through increased jobs, earnings and their associated secondary economic effects.

IX. Potential Certificates, Permits, and Approvals

The IER identified the potential permits, certificates, or approvals that may be required for the Plan either on an individual project basis or as part of an overall campus requirement.

~End~



Legend

ECSU Campus Boundary

N

PROPERTY/PROJECT

Eastern Connecticut State University
2008 Campus Plan Update

Environmental Impact Evaluation

Willimantic and Mansfield, Connecticut
DCS Project No. BI-RW-295

Prepared by:
Department of Construction Services
Environmental Planning & GIS Services
Printed in color. Prepared by: JSB
Date: 2/25/2013

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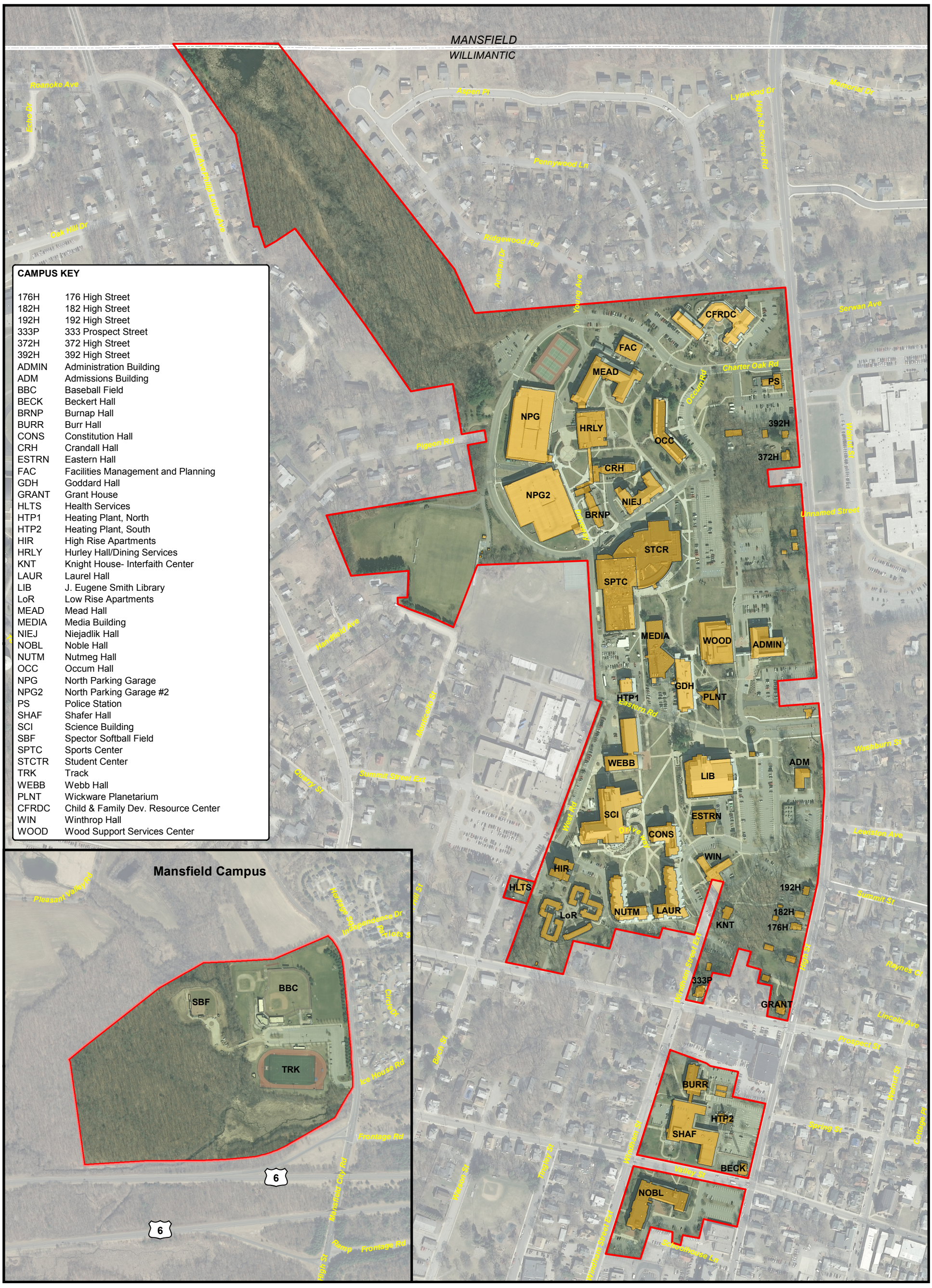
For planning purposes only.

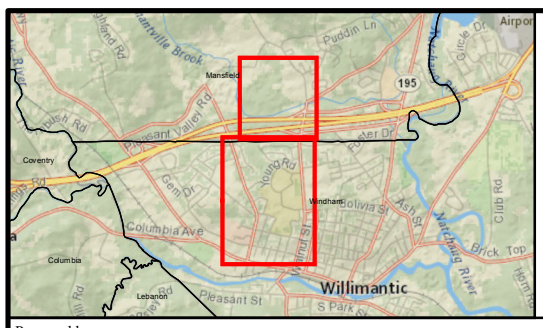
State Plane Coordinate System of 1983, Zone 3526
Lambert Conformal Conic Projection
North American Datum of 1983

Data Sources: National Geographic; DCS

TITLE

Figure 1
General Location





Legend

- ECSU Campus Boundary
- Existing Buildings

N

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Environmental Impact Evaluation

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State Plane Coordinate System of 1983, Zone 3526
Lambert Conformal Conic Projection
North American Datum of 1983
Data Sources: 2012 aerial (CLEAR); DESPP (TeleAtlas); DCS

TITLE

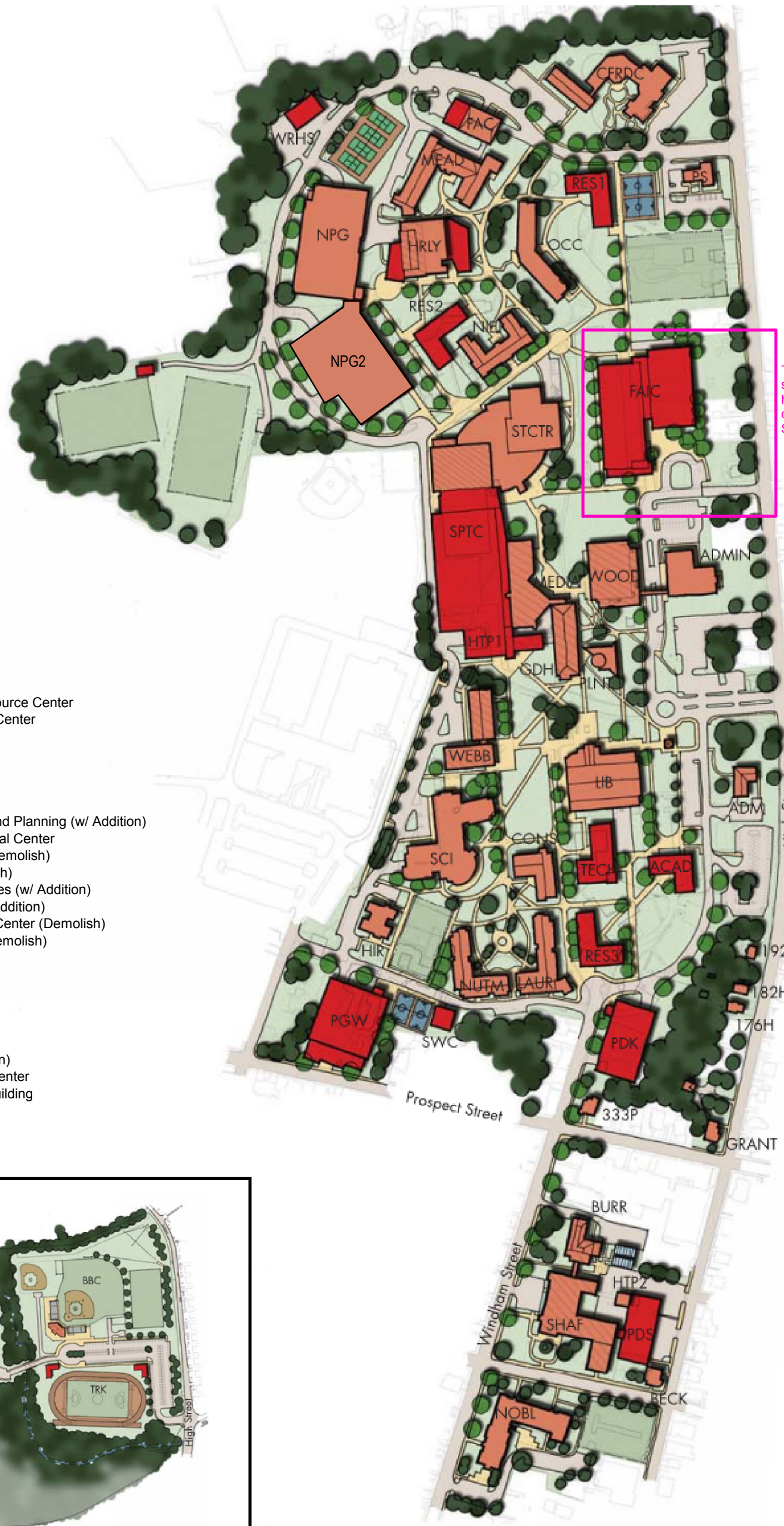
Figure 2
Existing Site Conditions

CAMPUS KEY

176H	176 High Street
182H	182 High Street
192H	192 High Street
333P	333 Prospect Street
372H	372 High Street
392H	392 High Street
ADMIN	Administration Building
ADM	Admissions Building
BBC	Baseball Field
BECK	Beckert Hall
BURR	Burr Hall
CONS	Constitution Hall
CRH	Crandall Hall
GDH	Goddard Hall
GRANT	Grant House
HTP2	Heating Plant, South
LAUR	Laurel Hall
LIB	J. Eugene Smith Library
MEAD	Mead Hall
MEDIA	Media Building
NIEJ	Niejadlik Hall
NOBL	Noble Hall
NUTM	Nutmeg Hall
OCC	Occum Hall
NPG	North Parking Garage
NPG2	North Parking Garage #2
PS	Police Station
SHAF	Shafer Hall
SCI	Science Building
SBF	Spector Softball Field
STCTR	Student Center
TRK	Track
WEBB	Webb Hall
PLNT	Wickware Planetarium
CFRDC	Child & Family Dev. Resource Center
WOOD	Wood Support Services Center

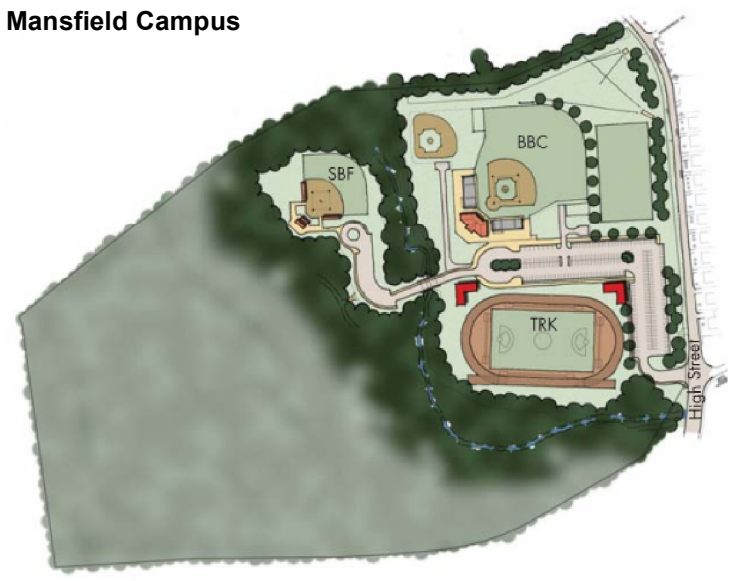
MASTER PLAN PROJECTS

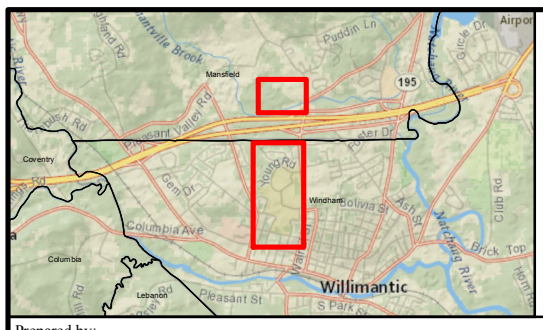
ACAD	New Academic Building
BRNP	Burnap Hall (Demolish)
ESTRN	Eastern Hall (Demolish)
FAC	Facilities Management and Planning (w/ Addition)
FAIC	New Fine Arts Instructional Center
HIR	High Rise Apartments (Demolish)
HLTS	Health Services (Demolish)
HRLY	Hurley Hall/Dining Services (w/ Addition)
HTP1	Heating Plant, North (w/Addition)
KNT	Knight House- Interfaith Center (Demolish)
LoR	Low Rise Apartments (Demolish)
PDK	Knight Parking Deck
PDS	South Parking Deck
PDS	South Parking Deck
RES1	New Residence Hall 1
RES2	New Residence Hall 2
RES3	New Residence Hall 3
SPTC	Sports Center (w/ Addition)
SWC	New Student Wellness Center
TECH	Academic Technology Building
WIN	Winthrop Hall (Demolish)



The FAIC site configuration has been modified during design. See Figure 4.

Mansfield Campus





Legend

- Campus Master Plan Buildings
- Existing Buildings

N

PROPERTY/PROJECT

Eastern Connecticut State University
2008 Campus Plan Update

Environmental Impact Evaluation

Willimantic and Mansfield, Connecticut
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Prepared by:
Department of Construction Services
Environmental Planning & GIS Services
Printed in color. Prepared by: JSB
Date: 2/25/2013

Not to scale

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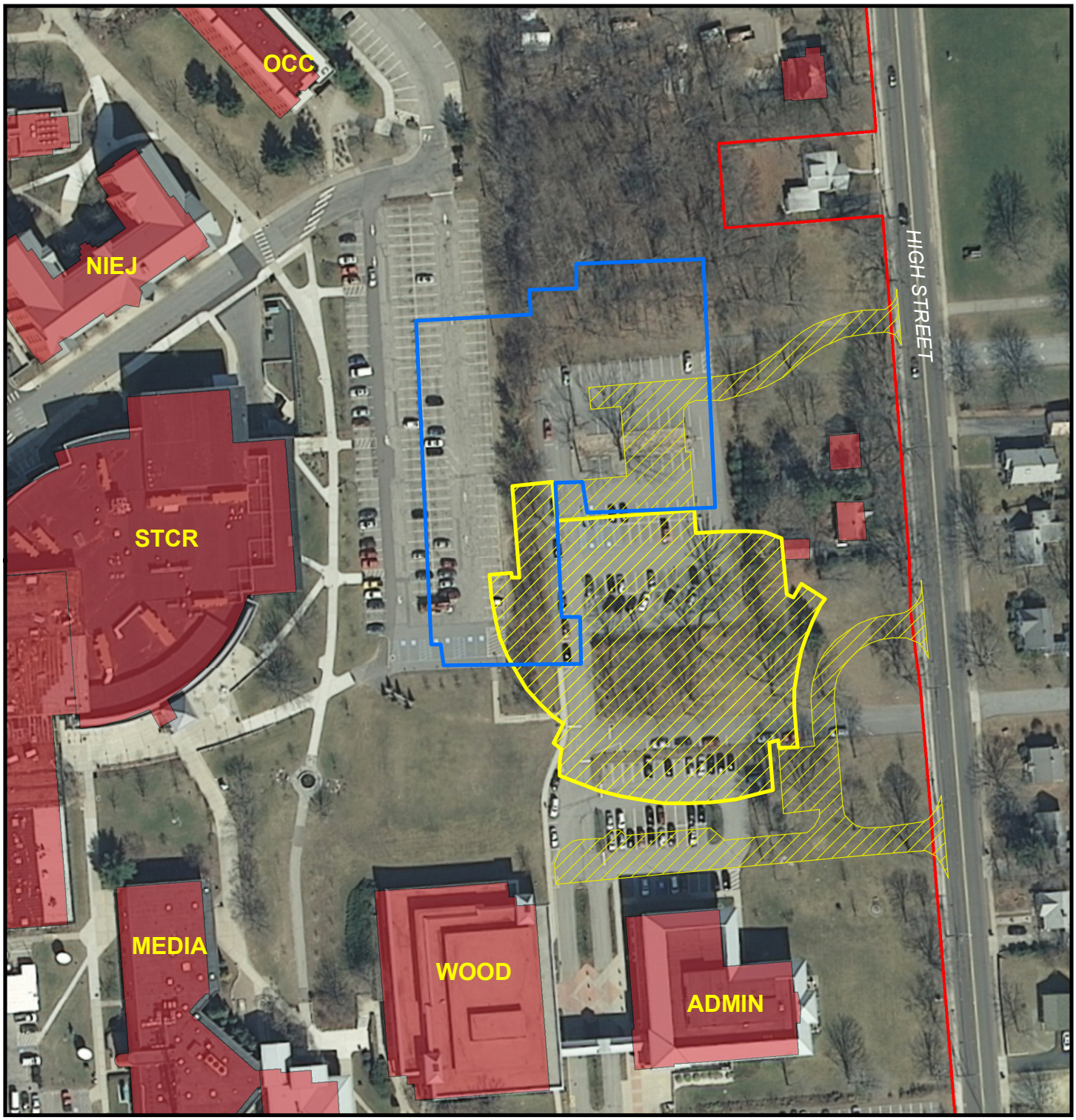
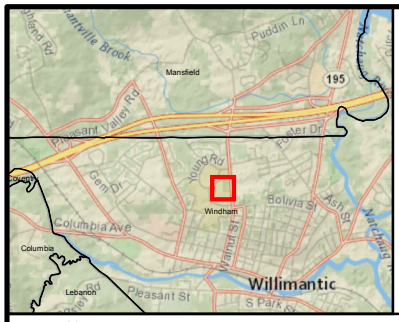
State Plane Coordinate System of 1983, Zone 3526
Lambert Conformal Conic Projection
North American Datum of 1983
Data Sources: SMMA (2008)

TITLE

Figure 3
Campus Master Plan





Legend

- ECSU Campus Boundary
- Existing Buildings
- FAIC Concept Outline (SMMA)
- FAIC Design Outline (SLAM)

N

PROPERTY/PROJECT

Eastern Connecticut State University
2008 Campus Plan Update

Environmental Impact Evaluation

Willimantic and Mansfield, Connecticut
DCS Project No. BI-RW-295

Prepared by:
Department of Construction Services
Environmental Planning & GIS Services
Printed in color. Prepared by: JSB
Date: 2/25/2013

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For planning purposes only.

State Plane Coordinate System of 1983, Zone 3526
Lambert Conformal Conic Projection
North American Datum of 1983

Data Sources: Aerial (2013); DCS

TITLE

Figure 4
Fine Arts Instructional Center

Appendix B
Eastern Connecticut State University
2008 Campus Plan Update
List of Projects

1. Softball Facility Relocation - The Softball Field Facility is relocated from Main campus to Mansfield campus to consolidate athletic facilities and to make room for the North Parking Garage expansion. (Project completed under pervious master plan)

2. 400 Meter Track (Phase II) - Interior natural field is upgraded to synthetic turf field surface with remaining bleacher and lighting installations.

3. Fine Arts Instructional Center - New Visual Arts and Performing Arts Facility to house academic programs and galleries. (In design)

4. Athletic Support Building - Locker rooms, training facilities, and storage at the Mansfield campus. (In design)

5. Facilities Warehouse - New facilities warehouse located near the Facilities Building across from the tennis courts. (In design)

6. Burr Hall Renovation - Renovation of residence hall.

7. Shafer Hall Renovation - Conversion of academic space to residence hall.

8. Goddard Hall and Media Hall Renovations Phase I - Renovations for programs to occupy space in interim phase of space relocation plan.

9. Hurley Hall and Conference/Events Expansion - Renovation of student dining area and expansion for Conference and Events program.

10. Wood Support Services Center and Webb Hall Renovations - Minor renovations for program changes.

11. North Heating Plant Expansion - Central facilities expansion as indicated in the Heat Plant Capacity Study.

12. Sports Center Renovation and Expansion - Preservation and renovation of gymnasium; with possible demolition/renovation and additions of the rest of the facility resulting in an expansion of the Sports Center.

13. Recreation Field/Recreation (at next to Occum Hall) - New recreation field and basketball courts near residence halls on north campus.

14. South Campus Parking Deck, Recreation Field, and Recreation (at Noble Hall) - 300-car parking deck at Shafer Hall, replace Noble surface lot with recreation field for south campus residents.

15. New Residence Hall 1 (next to Occum) - New residence hall for 135 beds near Occum Hall on north campus and site related modifications.

16. Remove Eastern Road - Remove Eastern Road from entry rotary to the Sports Center to reconnect open space, and reconstruct surface parking lots.

17. New Residence Hall 2 (replaces Burnap and Crandall) - New residence hall for 135 beds adjacent Niejadlik Hall.

18. Facilities Building Expansion - Expansion of Facilities Building to accommodate program space need.

19. Goddard Hall and Media Hall Renovations Phase II - Renovations for programs to occupy space in final phase of space relocation plan.

20. Student Wellness Center, Recreation Field and Basketball Courts (at Low Rise site) - New Student Wellness Center, recreation field, and basketball courts located near residence halls on central campus, and site related modifications.

21. Academic Technology Building - New facility to house the IT department and data center located near the library.

22. Soccer Field Upgrades - Upgrade of existing soccer field to synthetic turf field surface and addition of second recreation field.

23. Storage Facility at Soccer Fields - New building at site of soccer fields for storage.

24. Realign Windham Street Extension to Birch Road - Realign Windham Street Extension for development at Low Rise site and safer vehicular circulation.

25. *West Garage (at Low Rise site) - 300-car parking garage.

26. New Residence Hall 3 (at Clock Tower Road Quad) - New residence hall for 135 beds at the end of Windham Street. Realign Clock Tower Road to create new quadrangle for new residence hall, academic building and Academic Technology Building.

27. Academic Building - New academic building to accommodate additional space needed for academic programs and general classroom space, reconstruct surface parking lots.

28. *Knight House Parking Deck - 200-car parking deck at the end of Windham Street at the Knight House site. Prior to additional planning and resolution to the status of relocating, demolition or no effect of Knight Street would need to be coordinated with the State Historic Commission. Knight Street is listed on the State Historic Register.

*****Prior to scheduling a design and construction time frame for parking deck and garage (# 25 and 28), a traffic study should be conducted to verify projected parking needs and parking policies.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS

INITIAL ENVIRONMENTAL REVIEW

Technical Services – Environmental Planning
165 Capitol Avenue, Room 275
Hartford, Connecticut 06106

This Initial Environmental Review (IER) is intended to provide the sponsoring/client agency and the project team with baseline environmental information and to assist in determining what effects, if any, the proposed project/action may have on the environment. This review is conducted using readily available information and is based on qualitative assessments. The IER may be used to assess potential issues that may or may not require additional environmental review or study. ***This IER, however, does not replace the A/E Consultant's obligation to continually assess what permits, certifications, or approvals the project may require as the project progresses or from submitting DPW's Checklist for Permits, Certifications, and Approvals with each phase of the project.*** If multiple sites apply to the project, then an IER should be filled out for each site.

Is this a revised IER ☐ **Yes** ☒ **No** If yes, date of previous IER:
Are multiple sites involved? ☐ **Yes** ☒ **No** If yes, how many:

SECTION A: PROJECT/ACTION INFORMATION

Project Title:	Eastern Connecticut State University (ECSU) 2008 Campus Plan Update
DPW Project Number:	BI-RW-295
Project Address:	83 Windham Street, Willimantic
Sponsoring Agency:	Connecticut State University System (CSUS)
Agency Contact:	Keith Epstein
Participating Agency(ies):	ECSU and DPW
DPW Project Manager:	Ken Fitzgerald

PROPOSED ACTION/ACTIVITY DESCRIPTION: See the attached Campus Master Plan Project Descriptions and Locations. Note: The Softball Facility Relocation project and the Fine Arts Instructional Center are carry-over projects from the previous Campus Master Plan, which have already been evaluated under its Environmental Impact Evaluation and therefore, are not included as part of this IER, except where noted.

SITE INFORMATION:

☒ State owned property ☐ New Site
☐ Private property ☐ Located in Coastal Boundary

Was a site visit conducted? ☒ Yes ☐ No If yes, date conducted:

Existing land use: State University

Surrounding land uses: Institutional, residential, transportation

Other site information: Heavily built-up campus environment.

STATE CONSERVATION AND DEVELOPMENT POLICIES PLAN LOCATIONAL GUIDE MAP AREAS:

Development Areas	Within	Adjacent	Conservation Areas	Within	Adjacent
Regional Center	☒	☒	Existing Preserved Open Space	☐	☒
Neighborhood Conservation	☐	☐	Preservation Areas	☒	☒
Growth Areas	☒	☒	Conservation Areas	☐	☐
Rural Community Centers	☐	☐	Rural Lands	☐	☐
			Level A/B Aquifer Protection Areas	☐	☐
			Historic Areas	☐	☐
			Tribal Settlement Lands	☐	☐

SECTION B: POTENTIALLY IMPACTED RESOURCES

Check all resource categories to determine if the proposed project/action may or may not have the potential to directly or indirectly affect the following resources:

Resources	Potential Impacts Yes	No	Unknown	Comments
Wetlands	☒	☐	☐	Indirect impacts only due to stormwater
Water bodies	☒	☐	☐	Indirect impacts only due to stormwater
Water quality	☒	☐	☐	Indirect impacts only due to stormwater
Groundwater resources *(Aquifer Protection Areas & wells)*	☐	☒	☐	
Floodplains (100-year)*	☐	☒	☐	No projects are proposed within FEMA designated floodplains.
Floodways*	☐	☒	☐	
Stream channel encroachment	☐	☒	☐	
Fish habitats	☐	☒	☐	
Wildlife habitats	☐	☒	☐	
Endangered, threatened, and special concern species and habitats (NDDB)	☐	☒	☐	
Air quality	☐	☒	☐	
Coastal resources	☐	☒	☐	
Agricultural lands and/or soils	☐	☒	☐	
Historic sites and districts	☐	☒	☐	
Archeologically sensitive areas	☐	☒	☐	
Aesthetic / scenic resources	☐	☒	☐	
Designated open space and recreational uses	☐	☒	☐	
Surrounding land uses / neighborhood	☒	☐	☐	Indirect impacts due to traffic
Transportation	☒	☐	☐	Potential impacts due to traffic
Utilities and Services	☐	☒	☐	

Comments or remarks:

The potential impacts on the above resources from the proposed Campus Master Plan are anticipated to be related to stormwater and traffic only.

As mentioned in the project description, the proposed softball facility relocation project is not reflected in the above review as it has already been covered under a previous Environmental Impact Evaluation (EIE), has received approvals for flood management certification, inland wetlands permit, and State Traffic Commission (STC). While the Fine Art Instructional Center was previously evaluated under an existing EIE, it has not been designed and will require an evaluation of its stormwater and traffic impacts. In this case, the Fine Arts project will need to be evaluated under the proposed EIE, Stormwater Master Plan, and the traffic study.

SECTION C: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE

Using the information in Sections A and B as a guide in determining environmental significance, qualitatively assess the potential level of significance of the proposed project/action taking into account the direct and indirect effect on the environment.

Potential or Actual Consequences	Potentially Significant with Mitigation	Not Significant with Mitigation	No Anticipated Significant Effects	Effects Undetermined at this time
Impact on air quality	☐	☐	☒	☐
Impact on ambient noise levels	☐	☐	☒	☐
Impact public water supply system	☐	☐	☒	☐
Serious effects on groundwater	☐	☐	☒	☐
Serious effects on flooding	☐	☒	☐	☐
Serious effects on erosion or sedimentation	☐	☒	☐	☐
Effects on natural land resources and formations	☐	☐	☒	☐
Effects on tidal wetlands or other coastal resources	☐	☐	☒	☐
Effects on inland wetlands	☐	☐	☒	☐
Effects on maintenance of in-stream flows	☐	☐	☐	☒
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings	☐	☐	☐	☒
Effects on natural communities and critical species of animal or plant and their habitats	☐	☐	☒	☐
Interference with fish and wildlife movement	☐	☐	☒	☐
Use of pesticides, toxic or hazardous materials or any substance in such quantities as to create extensive detrimental environmental impact	☐	☐	☒	☐
Substantial aesthetic or visual effects	☐	☐	☒	☐
Inconsistency with written and/or mapped policies of the State Conservation and Development Policies Plan or other state plans	☐	☐	☒	☐
Disruption or division of an established community or inconsistency with adopted municipal and regional plans	☐	☐	☒	☐
Substantial increase in congestion (traffic, recreational, other)	☐	☐	☐	☒
Substantial increase in the type or rate of energy use as a direct or indirect result of the action	☐	☐	☒	☐
Create a hazard to human health or safety	☐	☐	☒	☐
Any other substantial impact on natural, cultural, recreational or scenic resources	☐	☐	☒	☐
		Potential Impacts	No Anticipated Impacts	Undetermined at this time
Cumulative Impacts (RSCA Section 22a-1a-3[b])		☒	☐	☐

MITIGATION MEASURES:

A detailed traffic impact study and stormwater master plan will be required to identify and further evaluate impacts and recommend mitigation strategies for the overall campus master plan and individual projects as applicable. Coordination with SHPO will occur during the CEPA scoping phase. The cumulative impacts would be the total implementation of the campus master plan and the primary impact analysis will focus on stormwater management and traffic, which will be further evaluated under an Environmental Impact Evaluation (EIE), State Traffic Commission process, and Flood Management Certification process.

SECTION D: POTENTIAL ENVIRONMENTAL PERMITS, CERTIFICATIONS, OR APPROVALS

In the absence of detailed project information, such as a developed site layout, detailed plans, field verification of resources, etc., the following is a preliminary assessment of potential environmental permits, certifications, or approvals for the proposed project. This assessment does not replace or eliminate the A/E consultant's obligation to identify and obtain any applicable permits, certifications, or approvals necessary as the project progresses.

Agency and Permit Name	Potentially Applicable	Not Applicable	Undetermined at this time
DEPARTMENT OF ENVIRONMENTAL PROTECTION			
Air Management			
Title V Operating Permit	☐	☐	☒
New Source Review Permit	☒	☐	☐
Limit Potential to Emit From Major Stationary Sources of Air Pollution (Title V General Permit)	☒	☐	☐
Radiation Division			
X-Ray and Ionizing Radiation Source Registration	☐	☒	☐
Water Protection and Land Reuse			
Discharge of Domestic Sewage Permit (GP)	☐	☒	☐
Discharge of Food Preparation Establishment Wastewater (GP)	☒	☐	☐
Discharge of Food Processing Wastewater (GP)	☒	☐	☐
Discharge of Groundwater Remediation Wastewater Directly to Surface Water (GP)	☐	☒	☐
Discharge of Groundwater Remediation Wastewater to Sanitary Sewer (GP)	☐	☒	☐
Discharge of Hydrostatic Pressure Testing Wastewater (GP)	☒	☐	☐
Discharge of Minor Boiler Blowdown Wastewater (GP)	☒	☐	☐
Discharge of Minor Non-Contact Cooling and Heat Pump Water (GP)	☒	☐	☐
Discharge of Minor Photographic Processing Wastewater (GP)	☒	☐	☐
Discharge of Minor Printing and Publishing Wastewater (GP)	☒	☐	☐
Discharge of Minor Tumbling or Cleaning of Parts Wastewater (GP)	☐	☒	☐
Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater (GP)	☒	☐	☐
Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities (GP)	☒	☐	☐
Discharge of Stormwater Associated with Commercial Activity (GP)	☐	☒	☐
Discharge of Stormwater Associated with Industrial Activity (GP)	☐	☒	☐
Discharge of Swimming Pool Wastewater From a Public Pool (GP)	☐	☒	☐
Discharge of Vehicle Maintenance Wastewater (GP)	☐	☒	☐
Discharge of Water Treatment Wastewater (GP)	☐	☒	☐
Inland Water Resources			
Inland Wetlands & Watercourses Permit	☐	☒	☐
Stream Channel Encroachment Permit	☐	☒	☐
Water Diversion Permit (Detention/Retention Ponds)	☐	☒	☐
Inland 401 Water Quality Certification	☐	☒	☐
Dam Construction Permit	☐	☒	☐
Flood Management Certification	☒	☐	☐
De/Retention Pond Review	☒	☐	☐
Authorization for Diversion of Water for Consumptive Use (GP)	☐	☒	☐
Dam Safety Repair and Alteration (GP)	☐	☒	☐
Habitat Conservation (GP)	☐	☒	☐
Lake, Pond and Basin Dredging (GP)	☐	☒	☐
Minor Grading (GP)	☐	☒	☐
Minor Structures (GP)	☐	☒	☐
Utilities and Drainage (GP)	☐	☒	☐
Authorization for Diversion of Remediation Groundwater (GP)	☐	☒	☐

Agency and Permit Name (continued)	Potentially Applicable	Not Applicable	Undetermined at this time
Office of Long Island Sound Programs			
Structures, Dredging & Filling Permit	☐	☒	☐
Tidal Wetlands Permit	☐	☒	☐
Coastal 401 Water Quality Certification	☐	☒	☐
Certificate of Permission (Short Permit Process)	☐	☒	☐
Consistency with the Coastal Management Act	☐	☒	☐
Materials Management and Compliance Assurance			
Wastewater Discharge: Ground Water Discharge Permit	☐	☒	☐
Wastewater Discharge: Surface Water Discharge Permit (NPDES)	☐	☒	☐
Wastewater Discharge: Pre-treatment Permit (Sewer Permit) for Discharges to Publicly Owned Treatment Works	☐	☒	☐
Hazardous Waste Treatment, Storage, & Disposal Facilities	☐	☒	☐
Solid Waste Facilities	☐	☒	☐
CGS Section 22a-454 Waste Facility	☐	☒	☐
Special Waste or Asbestos Disposal Authorization	☐	☒	☐
Underground Storage Tank Registration	☐	☐	☒
Aerial Pesticide Application	☐	☒	☐
Aquatic Pesticide Application	☐	☒	☐
Contaminated Soil and/or Sediment Management (GP)	☐	☒	☐
Natural Diversity Database (Endangered Species) Review			
NDDB Review Request *(endangered, threatened, and special concern species and habitats)*	☐	☒	☐
COMMISSION ON CULTURE AND TOURISM / STATE HISTORIC PRESERVATION OFFICE			
Art in Public Spaces Program	☒	☐	☐
Impact to Cultural Resources (three part review: new construction [site work/archeological], rehabilitation, and demolition)	☐	☒	☐
DEPARTMENT OF PUBLIC WORKS			
Acquisitions/Takings/Municipal Negotiations	☐	☒	☐
Easements	☐	☒	☐
Environmental Site Assessment Phase I	☐	☒	☐
Environmental Site Assessment Phase II, III, RAP	☐	☒	☐
Connecticut Environmental Policy Act	☒	☐	☐
National Environmental Policy Act	☐	☒	☐
Life Cycle Cost Analysis (LCCA)	☒	☐	☐
Transfer Act Site Assessment (TASA)	☐	☒	☐
Underground Storage Tanks	☐	☐	☒
Hazardous Material Inspection/Abatement Request (asbestos, lead, or indoor air quality)	☒	☐	☐
DEPARTMENT OF TRANSPORTATION			
State Traffic Commission Review Determination	☐	☒	☐
State Traffic Commission Major Traffic Generator Certificate	☒	☐	☐
U. S. ARMY CORPS OF ENGINEERS			
Individual Permit *For new fill/excavation discharges greater than 1 acre*	☐	☒	☐
Programmatic General Permit ** with review (5,000 SF – 1 acre)* ** without review (less than 5,000 SF)*	☐	☒	☐
U. S. ENVIRONMENTAL PROTECTION AGENCY			
Sole Source Aquifer Review	☐	☒	☐

Comments or remarks:

Based on this IER, past EIEs, known natural, cultural, social, and physical resources of the campus and its surroundings, and the proposed Campus Plan Update itself, the following topics are proposed to be eliminated from further review under the proposed EIE per CEPA Regulation Sec. 22a-1a-7(c), pending completion of the Early Public Scoping Period and review of substantive comments:

- Air Quality
- Noise
- Wetlands
- Groundwater Quality and Resources
- Coastal Resources
- Endangered, Threatened, or Special Concern Species or Habitats
- Fish and Wildlife, Habitats, and Ecosystems
- Archeologically Sensitive Areas
- Visual Resources
- Agricultural Lands and Soils
- Pesticides, Toxic or Hazardous Materials
- Energy (Use and Conservation)
- Public Health and Safety
- Consistency with State Environmental Equity Policy
- Consistency with Connecticut Coastal Management Act

The proposed topics to be analyzed in detail in the EIE would be related to stormwater management and traffic.
In addition, the Softball Facility Relocation project has already been evaluated under a previous EIE and other regulatory approvals; therefore, this project will be excluded from any further review under CEPA.

SECTION E: SIGNATURE

THIS INITIAL ENVIRONMENTAL REVIEW WAS CONDUCTED BY:

SIGNATURE OF THE REVIEWER

3-7-11
DATE

JEFF BOLTON, SUPERVISING ENVIRONMENTAL ANALYST
NAME AND TITLE OF REVIEWER

INTRODUCTION

The Eastern Connecticut State University Campus Master Plan is the second part of an update to the master plan first prepared in 1992 and revised in 1997. The Campus Master Plan is a baseline for future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan report, developed by Paulien & Associates, Inc. The Campus Master Plan update addresses the facilities required to accommodate the program and requirements of the University in 2017.

SMMA has had the opportunity to work with the faculty and administrative staff of Eastern, to understand the unique qualities of the campus and institution, and to help plan for the challenges of the future. The Campus Master Plan update for Eastern is a guide for incremental growth that responds to stated needs, planned expansions, and changes in facilities needs.

GOALS AND OBJECTIVES OF THE MASTER PLAN

The Goals and Objectives for Facilities and Campus Development were:

- To provide a plan for prioritized renovation, upgrades, replacement, and expansion of existing facilities;
- To identify functions that should be relocated to existing or new facilities in coordination with the space utilization study;
- To outline a guide for unification and consolidation of the campus;
- To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the University, community, and State;
- To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions. Together with focused areas of study, these broad objectives formed the basis of the Master Plan;
- To provide a renovation and sequencing plan that allows for prioritized upgrading of existing facilities;
- To outline relocation strategies identifying current use of space and functionality and incorporating these strategies in the renovation and sequencing plan, including the identification of new facilities as required;
- To provide a Development Plan to identify and prioritize new campus buildings;
- To illustrate the comprehensive open space and landscaping plan, and develop a physical plan that will unify and consolidate the east and west portions of the campus;
- To outline a capital outlay plan for new and renovated facilities that establishes need, priority, and schedule within cost-effective solutions.

MASTER PLAN FOCUS AND EMPHASIS

The planning process included evaluations and review of alternatives and the final plan. Although the plan has a “big” idea– reorganizing vehicular circulation to consolidate open space and provide pedestrian friendly circulation– it also allows for realistic future growth within the existing campus boundaries. The plan builds on existing strengths of the campus and works to enhance its image and identity and to provide a central focus supporting its mission in becoming Connecticut's leading public liberal arts university. A new Fine Arts Instructional Center located along High Street will promote Eastern's strength in liberal arts. The Eastern Campus Plan Update focused on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
   The development program outlined in the master plan program (page 4/10) are translated into buildings on the Capital Development Program budget (page 9/10).

2. Proposed renovations and additions;
   Projects are listed (page 9/8).

3. Capital outlay timeline for new facilities;
   The CSUS 2020 ECSU Projects and Master Plan Projects Timeline (page 9/12).

4. Mid- and long-range uses of buildings;
   A space relocation summary (page 4/12) lists potential space changes during the master plan implementation.

5. Landscaping, open space, campus entrances, borders, and planting;
   Planting guidelines are described (page 7/6).

6. Land use on campus;
   Land Use proposals for campus (page 6/6).

7. Campus housing;
   Future housing locations for the campus have been designated in the final master plan (page 9/4).

8. Coordination with the assessment of the general use of space on campus;
   The determinations were made in the master plan program report and used as the basis for the capital projects list (page 9/8).

9. The cost to maintain and renew facilities;
   Project costs (for bricks and sticks) are listed with the Capital Program Budget (page 9/10).

10. Parking and pedestrian / vehicular movement.
    Changes are outlined for the campus master plan (pages 6/7, 6/9).

EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS MASTER PLAN FOR THE YEAR 2017

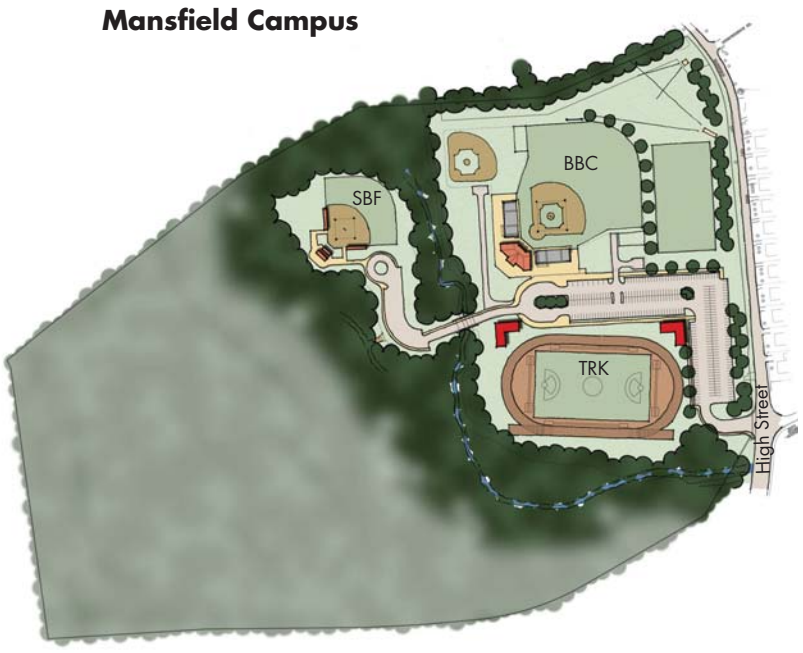
Main Campus

Mansfield Campus

CAMPUS MASTER PLAN FOR THE YEAR 2017

176H	176 High Street
182H	182 High Street
192H	192 High Street
333P	333 Prospect Street
ACAD	New Academic Building
ADMIN	Administration Building
ADM	Admissions Building
BBC	Baseball Field
BECK	Beckert Hall
BURR	Burr Hall
CONS	Constitution Hall
FAC	Facilities Management and Planning (w/ Addition)
FAIC	New Fine Arts Instructional Center
GDH	Goddard Hall
GRANT	Grant House
HTP1	Heating Plant, North (w/ Addition)
HTP2	Heating Plant, South
HIR	High Rise Apartments
HRLY	Hurley Hall/Dining Services (w/ Addition)
LAUR	Laurel Hall
LIB	J. Eugene Smith Library
MEAD	Mead Hall
MEDIA	Media Building
NIEJ	Niejadlik Hall
NOBL	Noble Hall
NUTM	Nutmeg Hall
OCC	Occum Hall
NPG	North Parking Garage
PS	Future Police Station
PDK	Knight Parking Deck
PDS	South Parking Deck
PG2	Parking Garage 2
PGW	West Parking Garage
RES1	New Residence Hall 1
RES2	New Residence Hall 2
RES3	New Residence Hall 3
SHAF	Shafer Hall
SCI	Science Building
SBF	Softball Field
SPTC	Sports Center (w/ Addition)
STCTR	Student Center
SWC	New Student Wellness Center
TECH	Academic Technology Building
TRK	Track
WRHS	New Facilities Warehouse
WEBB	Webb Hall
PLNT	Wickware Planetarium
CFRDC	Child & Family Development Resource Center
WOOD	Wood Support Services Center

Mansfield Campus



PROJECT LOCATION

New construction is proposed for both the Main and Mansfield campuses. New building locations and massing seek to enhance the existing campus and to create new quadrangles and linked exterior spaces throughout the university. Circulation, parking and infrastructure improvements are emphasized with new development.

Projects

1. **Softball Facility Relocation**- The Softball Field Facility is relocated from Main campus to Mansfield campus to consolidate athletic facilities and to make room for the North Parking Garage expansion.
2. **400 Meter Track (Phase II)-** Interior natural field is upgraded to synthetic turf field surface with remaining bleacher and lighting installations.
3. **Fine Arts Instructional Center-** New Visual Arts and Performing Arts Facility to house academic programs and galleries.
4. **Athletic Support Building-** Locker rooms, training facilities, and storage at the Mansfield campus.
5. **Facilities Warehouse-** New facilities warehouse located near the Facilities Building across from the tennis courts.
6. **Burr Hall Renovation-** Renovation of residence hall.
7. **Shafer Hall Renovation-** Conversion of academic space to residence hall.
8. **Goddard Hall and Media Hall Renovations Phase I-** Renovations for programs to occupy space in interim phase of space relocation plan.
9. **Hurley Hall and Conference/Events Expansion-** Renovation of student dining area and expansion for Conference and Events program.
10. **Wood Support Services Center and Webb Hall Renovations-** Minor renovations for program changes.
11. **North Heating Plant Expansion-** Central facilities expansion as indicated in the Heat Plant Capacity Study.
12. **Sports Center Renovation and Expansion-** Preservation and renovation of gymnasium; with possible demolition/renovation and additions of the rest of the facility resulting in an expansion of the Sports Center.
13. **Recreation Field/Recreation (at next to Occum Hall)-** New recreation field and basketball courts near residence halls on north campus.
14. **South Campus Parking Deck, Recreation Field, and Recreation (at Noble Hall)-** 300-car parking deck at Shafer Hall, replace Noble surface lot with recreation field for south campus residents.
15. **New Residence Hall 1 (next to Occum)-** New residence hall for 135 beds near Occum Hall on north campus and site related modifications.
16. **Remove Eastern Road-** Remove Eastern Road from entry rotary to the Sports Center to reconnect open space, and reconstruct surface parking lots.
17. **New Residence Hall 2 (replaces Burnap and Crandall)-** New residence hall for 135 beds adjacent Niejadlik Hall.
18. **Facilities Building Expansion-** Expansion of Facilities Building to accommodate program space need.
19. **Goddard Hall and Media Hall Renovations Phase II-** Renovations for programs to occupy space in final phase of space relocation plan.
20. **Student Wellness Center, Recreation Field and Basketball Courts (at Low Rise site)-** New Student Wellness Center, recreation field, and basketball courts located near residence halls on central campus, and site related modifications.
21. **Academic Technology Building-** New facility to house the IT department and data center located near the library.
22. **Soccer Field Upgrades-** Upgrade of existing soccer field to synthetic turf field surface and addition of second recreation field.
23. **Storage Facility at Soccer Fields-** New building at site of soccer fields for storage.
24. **Realign Windham Street Extension to Birch Road-** Realign Windham Street Extension for development at Low Rise site and safer vehicular circulation.
25. ***West Garage (at Low Rise site)-** 300-car parking garage.
26. **New Residence Hall 3 (at Clock Tower Road Quad)-** New residence hall for 135 beds at the end of Windham Street. Realign Clock Tower Road to create new quadrangle for new residence hall, academic building and Academic Technology Building.
27. **Academic Building-** New academic building to accommodate additional space needed for academic programs and general classroom space, reconstruct surface parking lots.
28. ***Knight House Parking Deck-** 200-car parking deck at the end of Windham Street at the Knight House site. Prior to additional planning and resolution to the status of relocating, demolition or no effect of Knight Street would need to be coordinated with the State Historic Commission. Knight Street is listed on the State Historic Register.

*Prior to scheduling a design and construction time frame for parking deck and garage (# 25 and 28), a traffic study should be conducted to verify projected parking needs and parking policies.

CSUS 2020 ECSU PROJECTS

Phase I - Fiscal Years 2009, 2010 and 2011

	TOTAL Phase I
Code Compliance/Infrastructure Projects	$ 8,255,113
Fine Arts Instructional Center (design)	12,000,000
Outdoor Track Phase II (design and construction)	1,816,000
Athletic Support Building (design and construction)	1,921,000
New Warehouse (design and construction)	2,269,000
TOTALS	$ 26,261,113

Phase II - Fiscal Years 2012, 2013 and 2014

	TOTAL Phase II
Code Compliance/Infrastructure Projects *	$ 5,825,000
Fine Arts Instructional Center (construction)	71,556,000
Goddard Hall Renovation ~ Goddard Hall Renovation (design) ~ Goddard Hall Renovation (construction)	19,239,000
TOTALS	$ 96,620,000

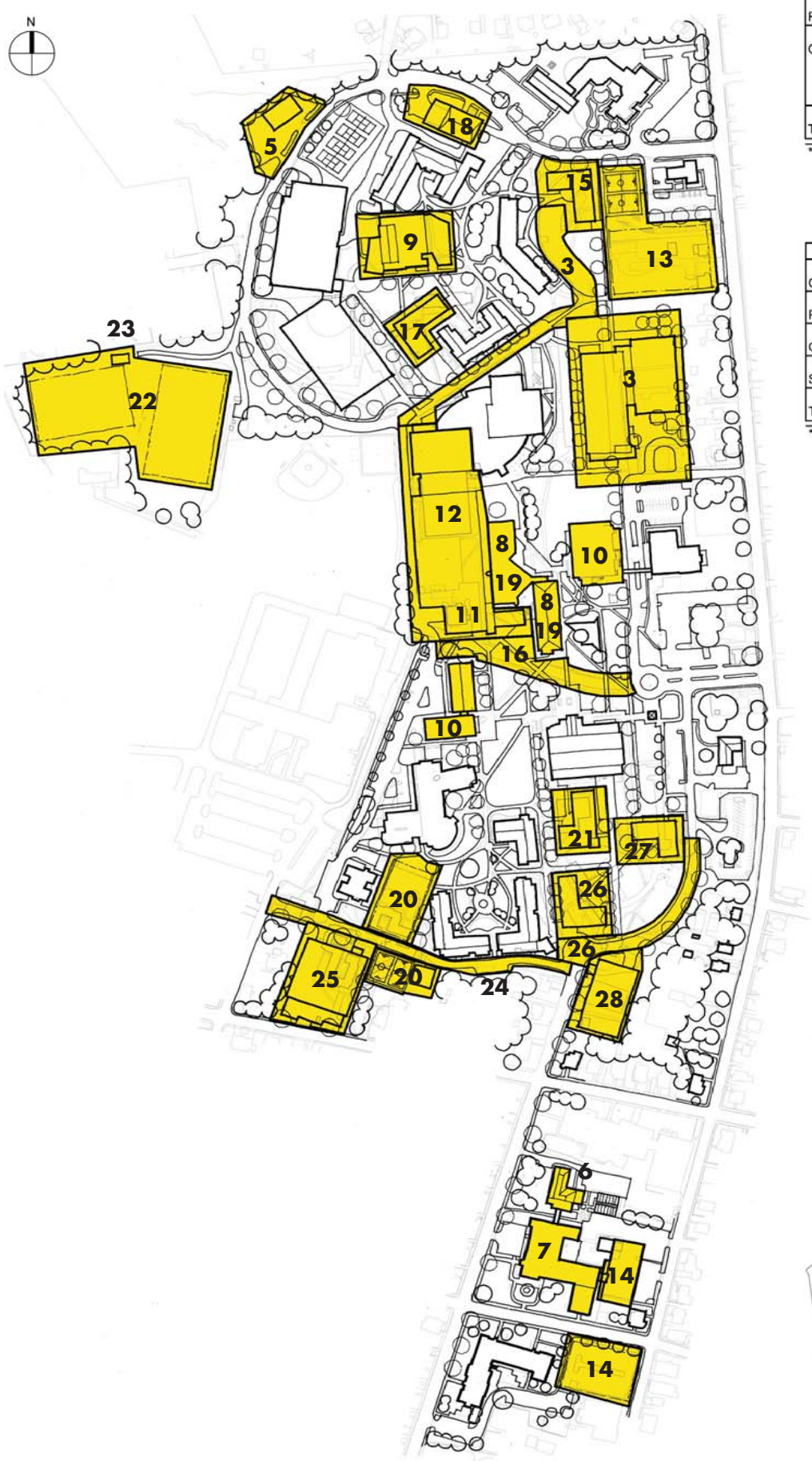
* Includes funds for minor capital projects.

Phase III - Fiscal Years 2015, 2016, 2017 and 2018

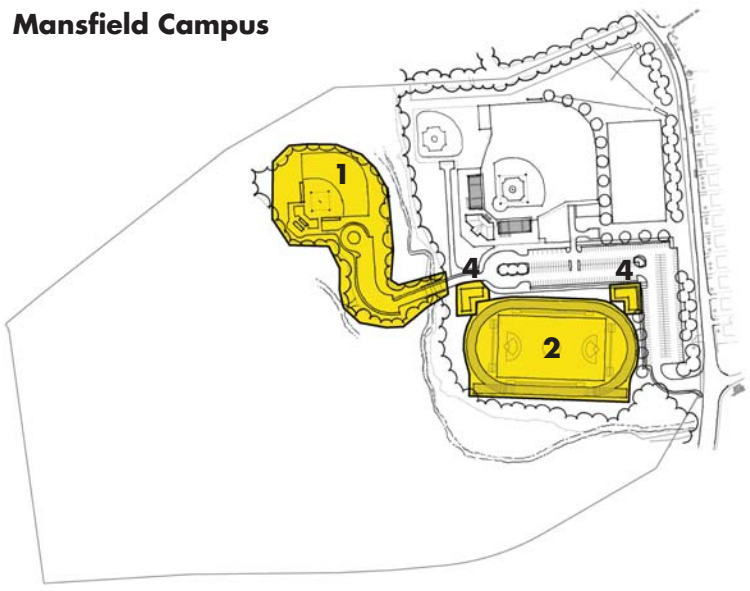
	TOTAL Phase III
Code Compliance/Infrastructure Projects *	$ 5,000,000
Fine Arts Instructional Center (equipment)	4,115,000
Goddard Hall Renovation (equipment)	1,095,000
Sports Center Addition and Renovation (design)	11,048,000
TOTALS	$ 21,258,000

* Includes funds for minor capital projects.

Project Location Diagram



Mansfield Campus



PHYSICAL DEVELOPMENT PROGRAM BUDGET

The Master Plan is a ten-year comprehensive physical development plan to enhance the academic, residential, and community life of the campus. It identifies new building and renovation projects that ideally should be made by the target year 2017, but understanding that not all projects can be accomplished over this ten-year period. However, the Master Plan should not be confused with the capital improvement plan or budget. Projects listed herein are in a sequence considered to be most advantageous to the University's future over the next decade and beyond. At the same time, the Master Plan's advantage is that it provides the University flexibility to make shifts in the priorities of the projects or their related sequence of construction if unexpected fluctuations in state bond funding and CHEFA financing occur or if new public, grant, or private funding sources for specific projects were to be secured in the future.

Physical Development Program for Easterm Connecticut State University

PROJECT PRIORITY						
Priority	Category	Project Type	Project	ASF	GSF	Campus
1	New	AT	Softball Facility Relocation		10 acres	Mansfield
	Demo	I	Demolition - Police Building\ 264 High Street		3,577	Main
	Demo	I	Demolition - 372 High Street		3,131	Main
2	New	AT	400 Meter Track			Mansfield
3	New[2]	AC	Fine Arts Instructional Center		134,000	Main
	Demo	I	Remove Charter Oak Road and Landscape Improvements			Main
4	New	AT	Athletic Support Building	10,000	17,000	Mansfield
5	New	AD	Facilities Warehouse	10,000	17,000	Main
6	Reno	S	Burr Hall Renovation	23,674	37,085	South
7	Reno	S	Shafer Hall Renovation	43,598	68,282	South
8	Reno[3]	AC	Goddard Hall and Media Hall Renovations- Phase I	46,398	80,310	Main
9	Add/Reno[4]	S/AD	Hurley Hall and Conference/ Events Expansion	38,281	65,078	Main
10	Reno	S	Wood Support Services Center Renovations	2,364	4,019	Main
	Reno	AC	Webb Hall Renovations	1,267	2,154	Main
11	Add/Reno	I	North Heating Plant Expansion	1,526	11,340	Main
12	Add/Reno[4]	AT	Sports Center Renovation and Expansion	104,500	177,650	Main
13	New	S	Recreation Field/ Recreation (next to Occum Hall)		6 acres	Main
14	New	I	South Campus Parking Deck		105,000	South
	New	S	Recreation Field/ Recreation (replaces Noble Parking Lot)		6 acres	South
15	New	S	New Residence Hall I (next to Occum Hall)	46,875	79,688	Main
	New	I	Site Related Modifications			Main
16	Demo	I	Remove Eastern Road and Reconstruct Surface Parking Lots			Main
17	New	S	New Residence Hall II (replaces Burnap & Crandall)	46,875	79,688	Main
	Demo	I	Demolition - Low Rise Apartments	50,029	63,498	Main
	Demo	I	Demolition - Existing Health Services building	2,934	5,600	Main
	Demo	I	Demolition - Burnap & Crandall	26,604	43,684	Main
18	New	AD	Facilities Building Expansion	5,300	9,010	Main
19	Reno[3]	AC	Goddard Hall and Media Hall Renovations- Phase II	46,398	80,310	Main
20	New	S	Student Wellness Center	8,434	14,338	Main
	New	I	Site Related Modifications			Main
	New	S	Recreation Field/ Basketball Courts (at Low Rise site)			Main
21	New	AD	Academic Technology Building	33,322	56,647	Main
	Demo	I	Demolition- Eastern Hall	5,424	8,487	Main
22	Reno	AT	Soccer Field Upgrades			Main
23	New	AD	Storage Building at Soccer Fields		1,500	Main
24	New	I	Realignment of Windham Street Extenstion to Birch Road			Main
25	New[7]	I	West Garage (at Low Rise site)		105,000	Main
26	New	S	New Residence Hall III (at Clock Tower Road Quad)	46,875	79,688	Main
	Demo	I	Demolition - Winthrop Hall	14,373	23,547	Main
	Demo	I	Demolition - Knight House	2,403	5,316	Main
	Reno	I	Realign and Extend Clock Tower Road and Reconstruct Surface Parking Lots			Main
27	New[7]	AC	Academic Building	25,310	43,027	Main
28	New	I	Knight House Parking Deck		70,000	Main
			Total Projects	642,764	1,494,654	

Note:
1. Estimated Construction GSF Cost 06-2008 adapted from Connecticut DPW Budget Projections, 5% added for LEED.
2. GSF Cost for New[2] is calculated by blending new construction costs proportionately to the scope of work by building type.
3. GSF Cost for Reno[3] is calculated by blending renovation construction costs proportionately to the scope of work by building type.
4. GSF Cost for Add/Reno[4] is calculated by blending new construction and renovation construction costs proportionately to the scope of work
5. TPC for CSUS 2020 ECSU Projects have been included.
6. Established Estimate costs compiled by SMMA.
7. Coordinate with future traffic study and the State Historic Preservation Office at the Knight House site.

Division Key:
AC = Academic, AD = Administration,
S=Student Life, AT = Athletics,
I = Infrastructure/Campus Amenities

Project description	Est. Constr. GSF Cost 06-2008[1]	Construction Cost	Est. Owner's GSF Cost	Total Project Cost (TPC)	Funding Source
Established Estimate		*$3,000,000*		*$4,350,000*	General Obligation
	$65	*$232,505*	*$72*	*$255,756*	General Obligation
	$65	*$203,515*	*$72*	*$223,867*	General Obligation
Established Estimate		*N/A*		*$1,816,000*	General Obligation[5]
New Building with consolidated School of Visual and Performing Arts	*N/A*	*$71,566,000*	*N/A*	*$87,671,000*	General Obligation[5]
Established Estimate		*$250,000*		*$362,500*	General Obligation
	N/A	*N/A*	*N/A*	*$1,921,000*	General Obligation[5]
New construction	*N/A*	*N/A*	*N/A*	*$2,269,000*	General Obligation[5]
	N/A	*N/A*	*N/A*	*$20,584,000*	CHEFA
Renovate to Housing	*$192*	*$13,110,144*	*$278*	*$19,009,709*	CHEFA
Renovations for Interim Use	*N/A*	*N/A*	*N/A*	*$20,334,000*	General Obligation
Renovation of reprogrammed space	*N/A*	*N/A*	*N/A*	*$19,693,000*	CHEFA
Minor program changes	*$174*	*$699,306*	*$252*	*$1,013,994*	General Obligation
Minor program changes	*$174*	*$374,796*	*$252*	*$543,454*	General Obligation
Established Estimate- Fuss and O'Neill, Inc., December 3, 2007	*$397*	*$4,500,500*	*$576*	*$5,661,575*	General Obligation
Renovation and Upgrades, established estimate for design $11,048,000 (included in TPC)	*N/A*	*N/A*	*N/A*	*$69,701,000*	General Obligation
Established Estimate		*$800,000*		*$1,160,000*	General Obligation
300 cars @ 350 GSF/space	*$70*	*$7,350,000*	*$102*	*$10,657,500*	CHEFA
Established Estimate		*$800,000*		*$1,160,000*	General Obligation
120 beds @ 375 ASF/bed	*$291*	*$23,189,208*	*$422*	*$33,624,352*	CHEFA
Established Estimate		*$1,200,000*		*$1,740,000*	CHEFA
Established Estimate		*$750,000*		*$1,087,500*	General Obligation
120 beds @ 375 ASF/bed	*$291*	*$23,189,208*	*$422*	*$33,624,352*	CHEFA
	$65	*$4,127,370*	*$88*	*$5,613,223*	General Obligation
	$65	*$364,000*	*$72*	*$400,400*	General Obligation
	$65	*$2,839,460*	*$88*	*$3,861,666*	General Obligation
New Addition to existing building	*$225*	*$2,027,250*	*$326*	*$2,939,513*	General Obligation
Renovations for Phase II Use	*N/A*	*N/A*	*N/A*	*$17,977,000*	General Obligation
	$337	*$4,831,839*	*$489*	*$7,006,166*	General Obligation
Established Estimate		*$250,000*		*$3,625,000*	General Obligation
Established Estimate		*$1,500,000*		*$2,175,000*	General Obligation
Includes 14,000 for Data Center + 19,322 for IT	*N/A*	*N/A*	*N/A*	*$32,880,000*	General Obligation
	$65	*$551,655*	*$72*	*$606,821*	General Obligation
Established Estimate $1,250,000		*$1,250,000*		*$1,812,500*	General Obligation
New building for storage at soccer fields	*$65*	*$97,500*	*$94*	*$141,375*	General Obligation
Established Estimate $500,000		*$500,000*		*$725,000*	General Obligation
300 cars @ 350 GSF/space	*$70*	*$7,350,000*	*$102*	*$10,657,500*	CHEFA
120 beds @ 375 ASF/bed	*$291*	*$23,189,208*	*$422*	*$33,624,352*	CHEFA
	$100	*$2,354,700*	*$136*	*$3,202,392*	General Obligation
	$65	*$345,540*	*$72*	*$380,094*	General Obligation
Established Estimate		*$1,750,000*		*$2,537,500*	CHEFA
Includes 12,914 General classroom space + 12,396 Academic space	*$338*	*$14,543,126*	*$490*	*$21,087,533*	General Obligation
200 cars @ 350 GSF/space	*$70*	$4,900,000	*$102*	*$7,105,000*	CHEFA
				$496,821,590	

Master Plan Funding	
Master Plan Total Projects	$496,821,590
2020 Plan- Phases 1, 2 and 3 (debit)	-$144,139,113
Previously funded G.O. (debit)	-$4,829,623
CHEFA Projects (debit)	-$192,867,265
Additional General Obligation Funds to complete unfunded and non-CHEFA Master Plan Requests	**$154,985,589**

Drawing: P:\1266-27\DESIGN\CAD\CURRENT\ESU-2012.DWG Layout Tab:FIG3-1

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Landscape Architecture
and Environmental Science

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REVISIONS

SITE PLAN - ARBORETUM BROOK SUBWATERSHEDS (2012)

EASTERN CONNECTICUT STATE UNIVERSITY
FLOOD MANAGEMENT CERTIFICATE

WILLIMANTIC, CONNECTICUT

DESIGNED	DRAWN	CHECKED
-	BAM	NEB

SCALE: 1"=300'

DATE: 6/30/2012

PROJECT NO.: 1266-27

SHEET NO.: Fig. 3-1

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REVISIONS

SITE PLAN - PROSPECT STREET CULVERT SUBWATERSHEDS (2012)

EASTERN CONNECTICUT STATE UNIVERSITY
FLOOD MANAGEMENT CERTIFICATE

WILLIMANTIC, CONNECTICUT

-	BAM	NEB
DESIGNED	DRAWN	CHECKED

SCALE: 1"=300'

DATE: 6/30/2012

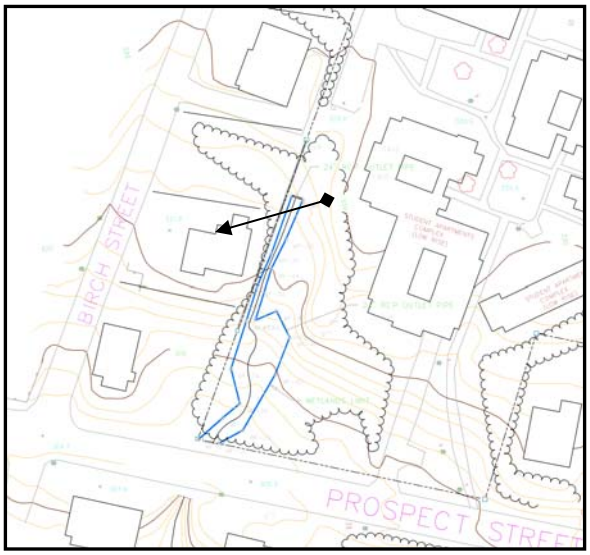
PROJECT NO.: 1266-27

SHEET NO.: Fig. 4-1

Drawing: P:\1266-27\DESIGN\CAD\CURRENT\ECSU-2012.DWG Layout: Tab:4-1

Plotted by: BECKYM On this date: Tue, 2012 June 26 - 11:42am

Appendix E
Eastern Connecticut State University
2008 Campus Plan Update
Southern Wetland Photos



ENVIRONMENTAL MONITOR
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The official site for project information under the Connecticut Environmental Policy Act

March 8, 2011

Scoping Notices

1. **NEW!** 2008 Campus Master Plan for Eastern Connecticut State University, Windham and Mansfield

Post-Scoping Notices: Environmental Impact Evaluation Not Required

1. **NEW!** Broadband Technologies Opportunities Program (BTOP) Statewide Fiber Optic Network Project

Environmental Impact Evaluations

There are no Environmental Impact Evaluations for review and comment in this edition.

State Land Transfers

STEP I - Notices of Intent to Transfer Property.

1. **NEW!** 121 Mile Hill Road (aka Wasserman Way), Newtown

STEP II - Public comments regarding proposed transfers that were posted previously in the Environmental Monitor, and the Office of Policy and Management's (OPM's) responses to those comments. None in this edition

STEP III - Draft recommendations of the Commissioner of Environmental Protection regarding preservation of properties proposed for transfer. None in this edition

STEP IV - Final recommendations of the Commissioner of Environmental Protection regarding disposition of properties proposed for transfer, along with comments and responses from Step III. None in this edition

STEP V - Final determinations by the Secretary of OPM regarding the ultimate disposition of properties proposed for transfer. None in this edition

The next edition of the Environmental Monitor will be published on March 22, 2011.

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Scoping Notices

"Scoping" is for projects in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated.

The following Scoping Notice has been submitted for review and comment in this edition.

1. Scoping Notice for 2008 Campus Master Plan for Eastern Connecticut State University

Municipalities where proposed project might be located: Windham and Mansfield

Address of Possible Project Location: 83 Windham Street, Willimantic; ECSU Athletic Complex, RT 6, Mansfield

Project Description: The Board of Trustees for the Connecticut State University System (CSUS), in conjunction with Eastern Connecticut State University (ECSU) and the Connecticut Department of Public Works, proposes to implement a program of improvements at ECSU. These improvements have been released as part of the approved 2008 Campus Master Plan for Eastern Connecticut State University (22MB), prepared by Symmes Maini & McKee Associates, Inc. in October 2008.
The Campus Master Plan is a baseline for future campus development and funding requests to the Board of Trustees. The educational space needs of ECSU were analyzed and recommendations were made in the May 2008 Program for the Master Plan report. The subject Campus Master Plan addresses the facilities required to accommodate the program and requirements of ECSU in 2017.
For a full description of the Campus Master Plan, please click here.
An Initial Environmental Review has been prepared for the Proposed Action and is available for review in conjunction with this scoping notice, by clicking here.

Project Figures:	**Low Resolution**
Campus Location (10 MB)	low res (1.6 MB)
Existing Conditions (189 kb)	
Campus Master Plan (232 kb)	

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below no later than March 18, 2011 at the close of business. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting.

Written comments from the public are welcomed and will be accepted until the close of business on: April 7, 2011.
Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: Keith Epstein, AIA
Title: Assistant Vice Chancellor for Planning and Technical Services
Agency: Connecticut State University System
Address: 39 Woodland Street
Hartford, Connecticut 06105
Fax: 860-493-0059
E-Mail: epsteink@ct.edu

If you have questions about requesting a public meeting, or other questions about the scoping for this project, contact:
Name: Jeff Bolton
Title: Supervising Environmental Analyst
Agency: Connecticut Department of Public Works
Address: 165 Capitol Avenue, Room 275
Hartford, Connecticut 06106
Phone: 860-713-5706
E-Mail: jeffrey.bolton@ct.gov

Post-Scoping Notices: Environmental Impact Evaluation Not Required

This is a new category required by the October 2010 revision of the Generic Environmental Classification Document for State Agencies. A notice is published here if the sponsoring agency, after publication of a scoping notice and consideration of comments received, has determined that an Environmental Impact Evaluation (EIE) does not need to be prepared for the proposed project.

1. Broadband Technologies Opportunities Program (BTOP) Statewide Fiber Optic Network Project

Project Title: Broadband Technologies Opportunities Program (BTOP) Statewide Fiber Optic Network Project

CEPA Determination: On January 18, 2011, the Department of Information Technology (DOIT) published a Notice of Scoping to solicit public comments for the Broadband Technologies Opportunities Program (BTOP) Statewide Fiber Optic Network Project in the *Environmental Monitor*. DOIT has concluded that the subject project does not warrant the preparation of Environmental Impact Evaluation under CEPA.

Memo of Findings and Determination (DOIT)
Record of Environmental Consideration (DPW)

STATE OF CONNECTICUT

DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF ENVIRONMENTAL REVIEW

79 ELM STREET, HARTFORD, CT 06106-5127

To: Keith Epstein, AIA - Assistant Vice Chancellor for Planning & Technical Services
Connecticut State University System, 39 Woodland Street, Hartford

From: David J. Fox - Senior Environmental Analyst **Telephone:** 860-424-4111

Date: April 7, 2011 **E-Mail:** david.fox@ct.gov

Subject: Eastern Connecticut State University, Mansfield & Windham

The Department of Environmental Protection has reviewed the Notice of Scoping for preparation of an Environmental Impact Evaluation (EIE) for various Master Plan projects at Eastern Connecticut State University. The following commentary is submitted for your consideration during preparation of the document.

The Natural Resources Conservation Service's Soil Survey of Windham County depicts bands of Ridgebury, Leicester & Whitman extremely stony soils in the northwest and southerly portions of the main campus in Willimantic. At the Mansfield campus, there are lobes of Walpole sandy loam and Timaka & Natchaug soils associated with Conantville Brook and its tributary. These are all regulated inland wetland soils. Existing wetlands and watercourses at the sites should be delineated by a certified soil scientist and their functional values should be evaluated. Any development should be sited to avoid regulated areas. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses. The Inland Water Resources Division (IWRD) has a goal of maintaining 100' buffers around wetlands and watercourses. The extent of wetland buffers to be provided should be included in the CEPA document.

Any work or construction activity within the inland wetland areas or watercourses will require a permit from IWRD pursuant to section 22a-39(h) of the Connecticut General Statutes (CGS). The NCCA softball field in Mansfield did receive an inland wetlands and watercourse permit (IW-200702020) from IWRD on September 17, 2008.

In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction. The *Connecticut Guidelines for Soil Erosion and Sediment Control* prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEP is a recommended source of technical assistance in the selection and design of appropriate control measures. The 2002 revised edition of the Guidelines, published as DEP Bulletin 34 may be obtained at the DEP bookstore, either by telephone 860-424-3555 or online at: DEP Bookstore.

The Willimantic campus is not within the 100-year or 500-year flood zones on the community's Flood Insurance Rate Map. The Department is aware that stormwater management plans are being prepared for flood management certification for the various campuses in the State

University System. The plans would evaluate the existing and proposed impervious surface for the entire campus and each subwatershed and propose detention, as appropriate. The plans would be reviewed and approved by the Inland Water Resources Division (IWRD), so that subsequent review of flood management certification for individual projects would be expedited, provided the project was consistent with the plan. IWRD submitted guidance to the Department of Public Works concerning these plans via a letter from Denise Ruzicka dated February 2, 2009. The stormwater management plan should include the Master Plan projects.

Portions of the Mansfield campus are within the 100-year flood zone associated with Conantville Brook. The NCAA softball field did receive Flood Management Certification (FM200702019) on August 5, 2008. If the other project proposed at the Mansfield campus, installation of a synthetic turf infield at the 400 meter track, will add or alter a stormwater collection system or introduce significant impervious surface, it would also require Flood Management Certification pursuant to section 25-68d of CGS, regardless of the location in relation to the floodplain.

The stormwater management plans for the campuses must consider both quantity and quality of runoff to mitigate potential impacts. A stormwater collection and treatment system designed for the entire campus, rather than being handled piecemeal during development of each project, will optimize the use of detention and treatment measures. The stormwater management plans should be described, at least on a conceptual level, in the EIE.

For additional guidance, consult the *Connecticut Stormwater Quality Manual*. The manual provides guidance on the measures necessary to protect the waters of the state from the adverse impacts of post-construction stormwater runoff. The manual is available on-line at: http://www.ct.gov/dep/cwp/view.asp?a=2721&q=325704&depNav_GID=1654.

In order to reduce the impact of development and address stormwater quality issues, the Department strongly encourages the use of Low Impact Development (LID) measures. LID site planning principles involve controlling stormwater/snowmelt runoff volume at the source and hydrologically functional landscaping. Key strategies for effective LID include: conserving and restoring vegetation and soils, designing the site to minimize impervious surfaces, managing stormwater close to where the rain/snow falls, and providing for maintenance and education. Consequently, we typically recommend the utilization of one, or a combination of, the following measures:

- the use of pervious pavement or grid pavers (which are very compatible for parking lot and fire lane applications), or impervious pavement without curbs or with notched curbs to direct runoff to properly designed and installed infiltration areas,
- the use of vegetated swales, tree box filters, and/or infiltration islands to infiltrate and treat stormwater runoff (from building roofs and parking lots),
- the minimization of access road widths and parking lot areas to the maximum extent possible to reduce the area of impervious surface,
- if soil conditions permit, the use of dry wells to manage runoff from the building roofs,
- proper treatment of special activity areas (e.g. loading docks, covered maintenance and service areas),

- the installation of rainwater harvesting systems to capture stormwater from building roofs for the purpose of reuse for irrigation, and
- providing for pollution prevention measures to reduce the introduction of pollutants to the environment.

The effectiveness of various LID techniques that rely on infiltration depends on the soil types present at the site. According to the Natural Resources Conservation Service's Soil Web Survey (available on-line at: Web Soil Survey), there are several soil types at the Mansfield campus that vary in their suitability for stormwater management practices. The soils at the main campus primarily consist of urban land; these soils are unrated in their suitability for various stormwater management practices. However, infiltration practices may be suitable at this site. Soil mapping consists of a minimum 3 acres map unit and soils may vary substantially within each mapping unit. Test pits should be dug in areas planned for infiltration practices to verify soil suitability and/or limitations. Planning should insure that areas to be used for infiltration are not compacted during the construction process by vehicles or machinery. The siting of areas for infiltration must also consider any existing soil or groundwater contamination.

The Department has compiled a listing of web resources with information about watershed management, green infrastructure and LID best management practices. It may be found on-line at: LID Resources

The document should quantify the proposed water usage and wastewater flows from full build out of the master plan projects. The ability of Windham Water Works to provide supply and the availability of capacity at the Windham water pollution control facility to treat flows should be confirmed.

The document should identify any proposed wastewater discharges that are other than typical domestic wastewater, such as those from chemistry laboratories or photographic processing. Floor drains in facilities such as laboratories and workshops are discouraged. If a floor drain is necessary, appropriate treatment controls should be installed prior to any discharge to the sewer system. The discharge of floor drain wastewater to surface water or to the ground (dry well) is not allowed. If hookup to a sewer system is not feasible, discharge to a holding tank would be required.

DEP manages discharges of laboratory wastewater under its General Permit Program. Such discharge are specifically covered by the General Permit for Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater (DEP-PERD-GP-012) as undesignated MISC wastewater. Discharges greater than 500 gallons per day require submittal of the MISC wastewater registration form and quarterly monitoring. Discharges greater than 5000 gallons per day require DEP approval of the MISC wastewater registration and monthly monitoring. A fact sheet, the general permit, a guidance document and registration forms may be downloaded at: Miscellaneous Discharge GP.

Minor photographic processing wastewater discharges are covered under a General Permit (DEP-PERD-GP-013). This general permit applies to all discharges of wastewater from photographic processing facilities discharging to a sanitary sewer through a silver recovery

system with flows no greater than 5,000 gallons per day. Registration is required to be submitted *and* approved in writing by the Department in order for the discharges to be authorized by this general permit. A fact sheet and the registration form may be found on-line at: Photo General Permit.

The Department has issued a General Permit for the Discharge of Wastewater Associated With Food Preparation Establishments. The general permit regulates the discharge of wastewaters from food preparation establishments that are classified as Class III or Class IV food service establishments, as defined in the CT Public Health Code, and that discharge to a sanitary sewer. This would include, but not be limited to, restaurants, hotel kitchens, hospital kitchens, school kitchens, bars and cafes, factory cafeterias, church kitchens, bakeries and special club kitchens. Food preparation establishments discharging to septic systems are not covered by this general permit. The kitchen facilities should be designed to comply with the terms of the permit by installing either a grease trap/interceptor or an automatic grease recovery unit. Permittees are required to install either a outside passive grease interceptor or an automatic grease recovery unit (AGRU) in accordance with technical requirements specified in the general permit. A grease trap/interceptor is an outdoor, 1,000 gallon (minimum) in-ground installation on a separate building sewer line servicing kitchen flows connected only to those fixtures or drains which would allow fats, oils, and grease to be discharged. An automatic grease recovery unit is an interior grease interceptor that separates grease from the wastewater by active mechanical or electrical means. For additional information concerning the specific requirements of the general permit, contact the Water Planning & Standards Division at 860-424-3755. The general permit is available on-line at: Fats, Oil, Grease GP

State agencies are collaborating to reduce greenhouse gas emissions in Connecticut. A *Connecticut Climate Change Action Plan 2005* has been developed that will help the State meet the goals and targets established in the *New England Governors/Eastern Canadian Premiers Climate Change Action Plan*. One of the Recommended Actions of the State's Plan, which has been codified in section 22a-200a of the Connecticut General Statutes (CGS), is the Green Campus Initiative that encourages climate change actions on college and university campuses since these institutions are often fertile grounds for progressive environmental values and leadership. Several of Connecticut's colleges and universities, including the Connecticut State University System, have already commenced actions to address climate change. The Department urges the University to continue its commitment and that techniques for reducing greenhouse gas emissions be employed in the design and implementation of the projects proposed in the Master Plan. Additional information can also be found at: Climate Change.

Pursuant to section 16a-38k of the CGS, any new construction of a state facility that is projected to cost five million dollars or more, or renovation of a state facility that is projected to cost two million dollars or more must comply with sections 16a-38k-1 to 16a-38k-9 of the Regulations of Connecticut State Agencies. The regulations require that the facility design process identify and implement practical and measurable green building design, construction, operations and maintenance solutions. These regulations closely follow the silver building rating of the Leadership in Energy and Environmental Design's (LEED®) rating system for new commercial construction and major renovation projects, as established by the United States Green Building Council, and the two-globe rating in the Green Globes USA design program.

Requirements include selecting strategies in various categories including energy efficiency and renewable energy; the indoor environment; water efficiency; recycling, reuse and sustainability; site selection and development and innovative operations. For additional information concerning these regulations, contact John Ruckes of the Office of Policy & Management at john.ruckes@ct.gov or 860-418-8364. A guidebook, *Connecticut Building Standard Guidelines, Compliance Manual for High Performance Buildings*, is available on-line at: Building Guidelines

The Natural Diversity Data Base, maintained by DEP, contains no records of extant populations of Federally listed endangered or threatened species or species listed by the State, pursuant to section 26-306 of the CGS, as endangered, threatened or special concern at the proposed project sites. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultation with the Natural Diversity Data Base should not be substituted for on-site surveys required for environmental assessments. The extent of investigation by competent biologist(s) of the flora and fauna found at the site would depend on the nature of the existing habitat(s). If field investigations reveal any Federal or State listed species, please contact the DEP Geologic & Natural History Survey at 860-424-3540.

In developing a landscaping plan for this project, only native species or non-invasive ornamental species should be used. Section 22a-381 of the Connecticut General Statutes established the Invasive Plants Council which publishes and updates a list of plants considered to be invasive or potentially invasive. Invasive plants are non-native or exotic plants that were introduced by human activity and quickly established. Many non-native plants are well known agricultural or horticultural species. Most of these do not escape cultivation or have minimal impacts on natural communities if they do spread. Invasive species rapidly disperse and establish, displacing native plants and altering ecological processes like fire occurrence and nutrient cycling. Due to their rapid growth, efficient means of seed dispersal, and tolerance of a wide range of environmental conditions, invasive plants outcompete with native species for sunlight, nutrients, and space. Species on this list should not be utilized in landscaping. Section 22a-381c prohibits state agencies from purchasing such species listed by the Council. Additional information regarding invasive species or copies of the list may be obtained online at Invasives List or by contacting the DEP Geologic & Natural History Survey at 860-424-3540.

For traffic and air impact analyses, the Department typically recommends that the EPA guidelines for intersection analysis be followed to determine if the carbon monoxide concentrations at the critical intersections will exceed the NAAQS. The following documents should be consulted to determine whether modeling is appropriate:

- EPA-454/R-92-005 - "Guideline for Modeling Carbon Monoxide From Roadway Intersections" See: http://www.epa.gov/scram001/guidance/guide/coguide.pdf.

- EPA-454/R-92-006 - "User's Guide to CAL3QHC Version 2.0: A Modeling Methodology for Predicting Pollution Concentrations Near Roadway Intersections" See the following link for the User's Guide, the executable version of the CAL3QHC model & a model change bulletin: http://www.epa.gov/scram001/dispersion_prefrec.htm.

In order to reduce the impact to air quality from mobile source emissions, the Department typically encourages developers to provide accommodations for alternative modes of transportation, such as mass transit and bicycles. To accommodate bicyclists, the proposed development should include bike storage facilities, bike paths (that may connect to a larger network) or wide shoulders on roadways for added bicycle safety.

For large construction projects, the Department typically recommends the use of construction equipment that has the best available controls on diesel emissions. If older construction equipment is employed, diesel oxidation catalysts or particulate filters, and the use of ultra-low sulfur fuel (15 ppm sulfur) can be effective in reducing exhaust emissions. Additional fuels, termed "clean" fuels, including compressed natural gas or emulsified fuels (e.g., Purinox, approved by the California Air Resources Board) can also be effective in reducing exhaust emissions. The use of newer equipment that meets EPA standards would obviate the need for retrofits. For large construction projects, it would be appropriate that contract specifications contain DPW's diesel vehicle emissions control language requiring certain non-road construction equipment to be retrofitted with emission control devices.

The Department also recommends the use of diesel oxidation catalysts or diesel particulate filters for pre 2007-model year on-road vehicles typically used in construction projects. These on-road vehicles include dump trucks, fuel delivery trucks and other vehicles typically found at construction sites. Again, the use of newer vehicles that meet EPA standards would eliminate the need for retrofits.

Additionally, Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies (RCSA) limits the idling of mobile sources to 3 minutes. This regulation applies to most vehicles such as trucks and other diesel engine-powered vehicles commonly used on construction sites. Adhering to the regulation will reduce unnecessary idling at truck staging zones, delivery or truck dumping areas and further reduce on-road and construction equipment emissions. Use of posted signs indicating the three-minute idling limit is recommended. It should be noted that only DEP can enforce Section 22a-174-18(b)(3)(C) of the RCSA. Therefore, it is recommended that the project sponsor include language similar to the anti-idling regulations in the contract specifications for construction in order to allow them to enforce idling restrictions at the project site without the involvement of the Department.

The proposed project must comply with Connecticut's Noise Regulations contained in section 22a-69-1 through 22a-69-7.4 of the Regulations of Connecticut State Agencies as well as with any local noise regulations. The Department recommends that potential sources of noise, such as HVAC equipment, be sited away from sensitive receptors and that appropriate shielding be provided.

The following standard comments regarding building renovation or demolition projects should be observed, as applicable, during future planning and implementation of the project. Fact sheets providing additional information concerning environmental, health and safety requirements applicable to building renovation and demolition projects have been developed by the Waste Engineering & Enforcement Division. To obtain copies, call the division at 860-424-3023. This information is also available on-line at: Health & Safety Requirements.

Development plans in urban areas that entail soil excavation should include a protocol for sampling and analysis of potentially contaminated soil. Soil with contaminant levels that exceed the applicable criteria of the Remediation Standard Regulations, that is not hazardous waste, is considered to be special waste. The disposal of special wastes, as defined in section 22a-209-1 of the RCSA, requires written authorization from the Waste Engineering and Enforcement Division prior to delivery to any solid waste disposal facility in Connecticut. If clean fill is to be segregated from waste material, there must be strict adherence to the definition of clean fill, as provided in Section 22a-209-1 of the RCSA. In addition, the regulations prohibit the disposal of more than 10 cubic yards of stumps, brush or woodchips on the site, either buried or on the surface. A fact sheet regarding disposal of special wastes and the authorization application form may be obtained at: Special Waste Fact Sheet.

Prior to the demolition of any commercial, industrial or public buildings or buildings containing five or more residential units, they must be inspected for asbestos-containing materials and any such materials must be removed. Written notice must be submitted to the Department of Public Health 10 working days prior to demolition in accordance with Section 19a-332a-3 of the Regulations of Connecticut State Agencies, for buildings involving more than 10 linear feet or more than 25 square feet of asbestos-containing material. For further information, contact DPH at (860) 509-7367. Additional information concerning regulation of asbestos may be found at: Asbestos Program

During any building renovation, areas to be disturbed must be inspected for the presence of asbestos-containing materials. Any abatement project or the removal and disposal of such material must conform to Federal and State regulations. These include 40 CFR 61, Subparts A and M and section 19a-332a-1 through 19a-332a-16 of the Regulations of Connecticut State Agencies. For further information, contact the Department of Public Health at (860) 509-7367. Additional information concerning regulation of asbestos, including lists of licensed consultants and contractors, may be found at: Asbestos Contractors

The disposal of material containing asbestos requires the approval of the Waste Engineering and Enforcement Division pursuant to section 22a-209-8(i) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill. For further information, contact the division at 860-424-3366. A fact sheet regarding disposal of special wastes and the authorization application form may be obtained at: Special Waste Fact Sheet.

The disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations. Demolition debris may be contaminated with asbestos, lead-based paint or chemical residues and require special disposal. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies

(RCSA) and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing other than brick or rubble, contaminated demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the RCSA. Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and section 22a-209-2 of the RCSA. Additional information concerning disposal of demolition debris is available on-line at: Demolition Debris.

Construction and demolition debris should be segregated on-site and reused or recycled to the greatest extent possible. Waste management plans for construction, renovation or demolition projects are encouraged to help meet the State's reuse and recycling goals. The *State Solid Waste Management Plan* outlines a goal of 58% recovery rate for municipal solid waste by the year 2024. Part of this effort includes increasing the amount of construction and demolition materials recovered for reuse and recycling in Connecticut. It is recommended that contracts be awarded only to those companies who present a sufficiently detailed construction/demolition waste management plan for reuse/recycling. Additional information concerning construction and demolition material management and waste management plans can be found on-line at: C&D Material Management and C&D Waste Management Plans.

In order to expedite the Department's review of the Environmental Impact Evaluation, please forward one paper copy of the document to this office when it becomes available for public review as well as three electronic copies if it is not available on-line. We will distribute it to appropriate offices and prepare coordinated Departmental comments. Thank you for the opportunity to review this project. If there are any questions regarding these comments, please contact me.

cc: Jeff Bolton, DPW
Sherill Baldwin, DEP/WEED
Jeff Caiola, DEP/IWRD
Robert Hannon, DEP/OPPD
Ellen Pierce, DEP/APSD
Kim Trella, DEP/OPPD

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

April 4, 2011

Mr. Keith Epstein, AIA
Assistant Vice Chancellor for Planning and Technical Services
Connecticut State University System
39 Woodland Street
Hartford, CT 06105

RE: Scoping Notice for 2008 Campus Master Plan for Eastern Connecticut State University

Dear Mr. Epstein:

The Drinking Water Section of the Department of Public Health has reviewed the above-mentioned project for potential impacts to any sources of public drinking water supply. This project does not appear to be in a public water supply source water area; therefore, the Drinking Water Section has no comments at this time.

Sincerely,

Eric McPhee
Supervising Environmental Analyst
Drinking Water Section

Phone: (860) 509-7333
Telephone Device for the Deaf (860) 509-7191
410 Capitol Avenue - MS # 51WAT
P.O. Box 340308 Hartford, CT 06134
Affirmative Action / An Equal Opportunity Employer

December 10, 2012

Jeffrey Bolton
CT Dept of Construction Services
Environmental Planning & GIS Services
165 Capitol Ave. Room 482
Hartford, CT 06106

RE: ECSU FUTURE WATER NEEDS AND CAMPUS MASTER PLAN

Dear Jeffrey:

The Windham Water Works has the following comments to ECSU's Master Plan:

- The WWW can provide the 2017 estimated quantity of gallons (245,300)
- All new additions and new buildings will be subject to assessment/connection fees which is $150 per thousand square feet per WWW policy requirements
- All water service issues require a Water Dept. permit which can be picked up at our office or found on Town of Windham's website (windhamct.com)
- Before any building demolitions, the water service, domestic and fire, will be required to be cut and capped at the water main in the street
- All WWW policy and specifications need to be followed in all water service projects

We look forward to working with you in these future projects. Please contact our office for any questions and concerns at 860-465-3086.

Sincerely,

James Hooper
Superintendent

cc: Nancy Tinker

Bolton, Jeffrey

From: Jim Hooper [jhooper@windhamct.com]
Sent: Monday, December 10, 2012 10:01 AM
To: Bolton, Jeffrey
Cc: Paul Deveny; Nancy Tinker
Subject: RE: ECSU Campus Master Plan
Attachments: Master Plan Reply-Jeff Bolton.doc

Jeffrey:

Attached letter responding to your master plan.

Jim Hooper

-----Original Message-----
From: Bolton, Jeffrey [mailto:Jeffrey.Bolton@ct.gov]
Sent: Thursday, December 06, 2012 11:08 AM
To: 'dgarand@wpcf.biz'; 'jhooper@windhamct.com'
Cc: Tinker, N; epsteink
Subject: ECSU Campus Master Plan

Dear Mr. Garand and Mr. Hooper:

I am writing to you to gather some information from both of your departments regarding Eastern Connecticut State University's (ECSU) future water supply and sewer needs.

ECSU and the Board of Regents prepared a Campus Mater Plan in 2008 that represents the University's program and space expansion needs for the target year 2017. Attached is Section 9 of the Campus Master Plan that provides the details of the proposed expansion plan.

Currently, we are evaluating the impacts of the Master Plan and have received specific comments from the Connecticut Department of Energy and Environmental Protection (DEEP) with regard to water and sewer. **Specifically, DEEP has asked us to *confirm* with the Windham Water Works, *its ability to provide water supply and the availability of capacity at the water pollution control facility to treat estimated flows when the campus is built out under the Campus Master Plan*.**

As a conservative estimate, we are using 1,100 gallons per Full-Time Equivalent (FTE) student per year to estimate future quantities. Based on the FTE student count, the following are some estimates on the potential flow increase by the 2017 Campus Master Plan build out:

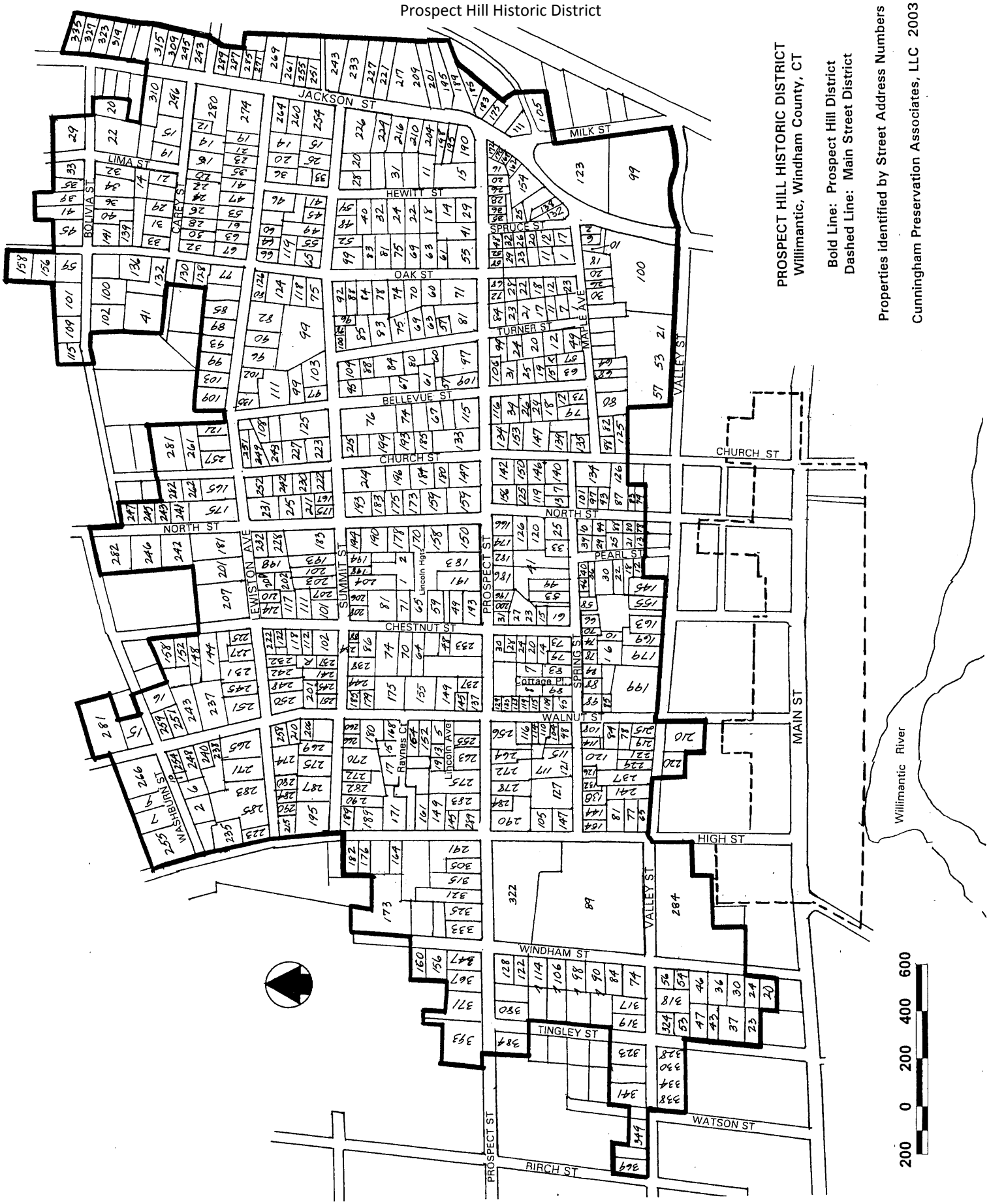
2007 Base Year FTE = 4,366
2017 Target Year FTE = 4,589
FTE Increase = 223
Estimated Gallons per Year Increase by 2017 = 245,300

Please do not hesitate to contact me with any questions. I would appreciate any feedback you can provide within the next week or so.

Thank you for your time and assistance.

Sincerely,
Jeff Bolton

JEFF BOLTON Supervising Environmental Analyst
CONNECTICUT DEPARTMENT OF CONSTRUCTION SERVICES
Environmental Planning & GIS Services
165 Capitol Avenue, Room 482, Hartford, Connecticut 06106
jeffrey.bolton@ct.gov http://www.ct.gov/dcs
(860) 713-5706 (phone) (860) 202-1873 (cell)

For project related questions, please feel free to call first (office or cell).

Appendix F
Eastern Connecticut State University
2008 Campus Plan Update
Prospect Hill Historic District