

MEMORANDUM

To: Ed Wilson - LRK

From: Peter Sammis

Date: April 18, 2003
Revised December 17, 2003

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

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

Project Development

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

Noise

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

Traffic, Parking and Circulation

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

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

Route 195 Pedestrian Crossings

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

Light

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

Utilities

Water

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

Sanitary Sewer

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

Stormwater

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

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

Heating and Cooling

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

Land Use and Zoning

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

Wetlands

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

Energy

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

Solid Waste

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