

Project Description for Project No 301-0124, NHRY, MOW & Employee Parking – 6/27/13:

The Facilities Design Unit filed an Environmental Review Form for acquiring the 1 Brewery Street property, for use in the New Haven Rail Yard Facilities Improvements program. The Env. Rev. Request was sent August 20, 2012, the review received October 23, 2012.

The Department coordinated with the City of New Haven in March, 2013 regarding this acquisition and the proposed project. A Report of the March 13, 2013 meeting held with the City and the follow-up correspondence is attached.

The property is currently in the process of being acquired, with a completion anticipated by July 31, 2013. This follow-up Environmental Review Request is being filed currently in support of the proposed project to be constructed on the acquired property.

The proposed project consists of demolishing the existing freezer warehouse and constructing an approximately 20,000 square foot Maintenance of Way (MOW) facility to house the Metro-North Railroad (MNR) personnel who maintain the main line and rail yard infrastructure. This includes the Track, Structures, Power, and Communication & Signals (C&S) Departments. The remainder of the property will be graded and paved for employee parking. There are two options for constructing the building: One reuses the existing building's piles and floor slab ("Option C"), the second installs a completely new foundation ("Option D"). The resulting building will be the same size and basic configuration.

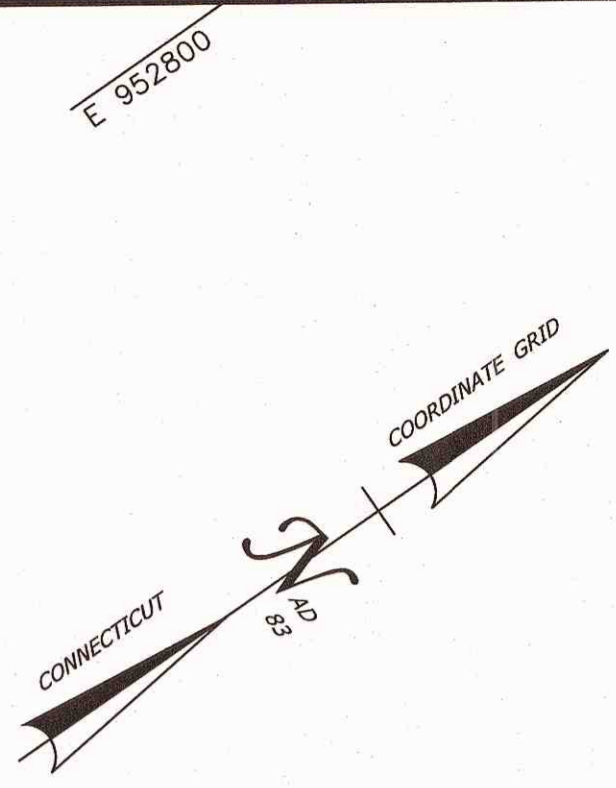
An additional future option which is being explored is to relocate existing Brewery Street, so that it runs through the center of the 1 Brewery Street property ("Option E"). Although Option E shows the MOW building being constructed on new foundations, the Brewery Street location would work with either foundation option.

The proposed Project 301-0124 would not relocate Brewery Street, however, it would be designed to accommodate a future relocation with minimal disruption of features constructed in Project 301-0124.

The proposed Brewery Street relocation would also require acquiring a partial take from the IKEA property just east of the 1 Brewery Street property. This would provide better geometry for the relocation and it appears that this segment of property has no practical use to the current owner since it is on the opposite side of a utility easement and pole line from their current establishment.

Purpose and Need:

The purpose of the project is to provide sufficient support facilities for the overall New Haven Rail Yard, as a part of the NHRY Facilities Improvement program. The original program developed in 2006 included an MOW building and an employee parking garage within the rail yard property. Based on subsequent developments in the State's rail system (including introduction of New Haven – Hartford – Springfield service and purchase of an all new M8 electric car fleet), and cost saving measures that eliminated the employee parking garage, it became necessary to seek other options for these activities. The 1 Brewery Street property became available for sale on the real estate market, so the Department decided to purchase it for these functions.



N/F
REDFIELD REALTY
COMPANY

STATE OF CONNECTICUT
(DOT)
(92-426-2)

**CONNECTICUT FREEZERS, INC.
TAKING AREA = 5.9± ACRES**

N/F
NEW HAVEN
FOOD TERMINAL, INC.

N/F
IKEA PROPERTY, INC.

APPROX. STREET LINE
LI 10395
**PRESENT
BREWERY
STREET**
APPROX. STREET LINE

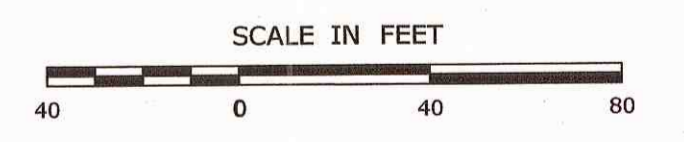
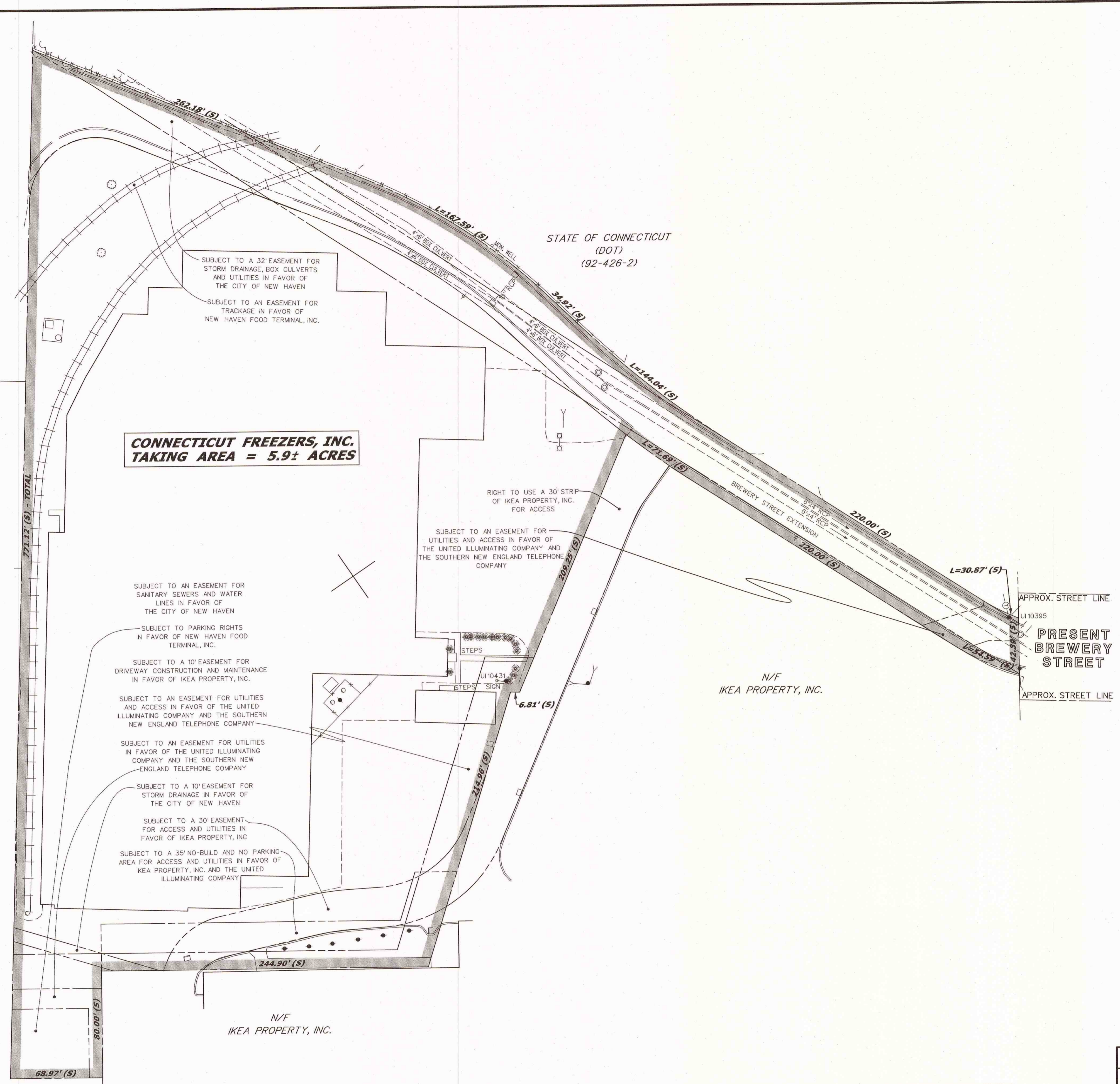
- REFERENCES:**
1. GENERAL LOCATION SURVEY PROVIDED BY CONDOT DIST. 3 PROJECT NO. 301-088
CADD FILES: NHRY5-V8.DGN & NHRY8-V8.DGN
 2. MAP ENTITLED "LOT LINE ADJUSTMENT PLAN IKEA PROPERTY, INC., CITY OF HAVEN, NEW HAVEN COUNTY, STATE OF CONNECTICUT"; SCALE: 1"=60' DATE: 8-19-2003 (N.H.L.R. MAP NO. 58-9)
 3. MAP ENTITLED "PROPOSED ACCESS EASEMENT #1 IKEA PROPERTY, INC."; SCALE: 1"=80'; DATE REV.: 8-19-2003 (N.H.L.R. VOL. 6549, P. 72)
 4. MAP ENTITLED "PROPOSED ACCESS EASEMENT AND NO-BUILD EASEMENT IKEA PROPERTY, INC."; SCALE: 1"=80'; DATE REV.: 9-2-03 (N.H.L.R. VOL. 6549, P. 67)
 5. VOL. 4805, P. 38 (WARR.)
 6. VOL. 2453, P. 834 (EASE.)
 7. VOL. 2276, P. 61 (QC)
 8. VOL. 6549, P. 50 (WARR.)
 9. VOL. 6549, P. 53 (AGR.)
 10. VOL. 2347, P. 341 (AGR.)
 11. SOC DOT BRC FILE NO. 92-426-2

NOTES:

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED, UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY DJF
DATE 01/23/13
CHECKED BY SAE
DATE 01/24/13

File: P:\PROPERTY\Acquisition\301_01B\SV_CS_301_118_004_PM.dwg



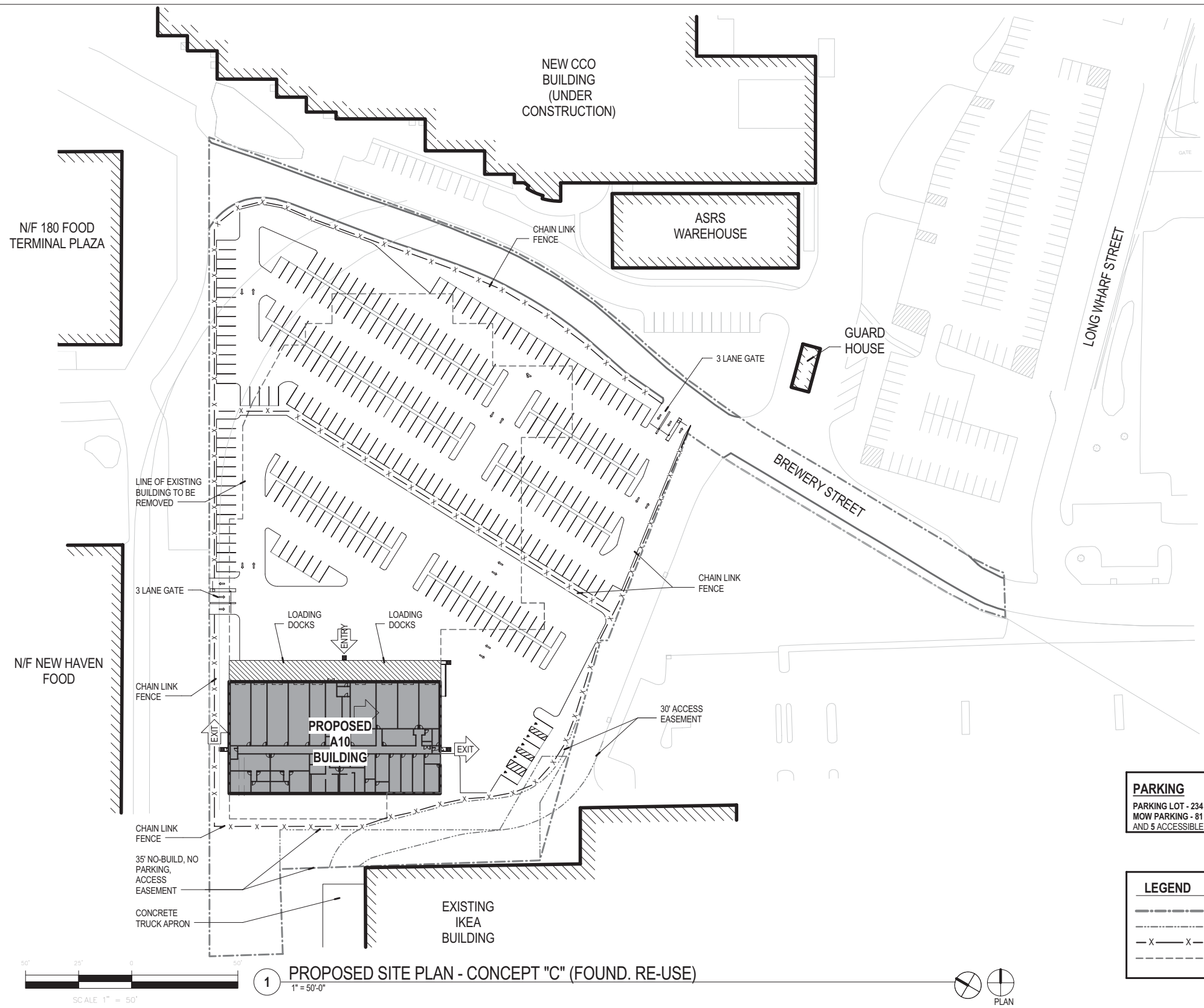
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Digitally signed by
RJB
DN: cn=RJB,
o=CTDOT,
ou=Central Surveys,
email=robert.baron
@ct.gov,c=US
Date: 2013.01.30
08:32:54 -05'00'

DATE	REVISION	REQ. BY

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
PLS #18824
TOWN NO. 92
PROJECT NO. 301-118
SERIAL NO. 4
SHEET 1 OF 1
DATE
ROBERT J. BARON, P.L.S.
TITLE: MANAGER - SURVEY OPERATIONS

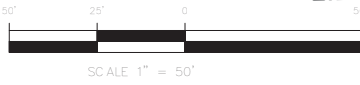
COMPILATION PLAN
TOWN OF NEW HAVEN
MAP SHOWING LAND ACQUIRED FROM
CONNECTICUT FREEZERS, INC.
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
NEW HAVEN RAIL YARD
SCALE 1"=40'
THOMAS A. HARLEY, P.E.
JANUARY 2013
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION



PARKING
 PARKING LOT - 234 PARKING SPACES STALLS
 MOW PARKING - 81 PARKING SPACES STALLS
 AND 5 ACCESSIBLE PARKING STALLS

LEGEND

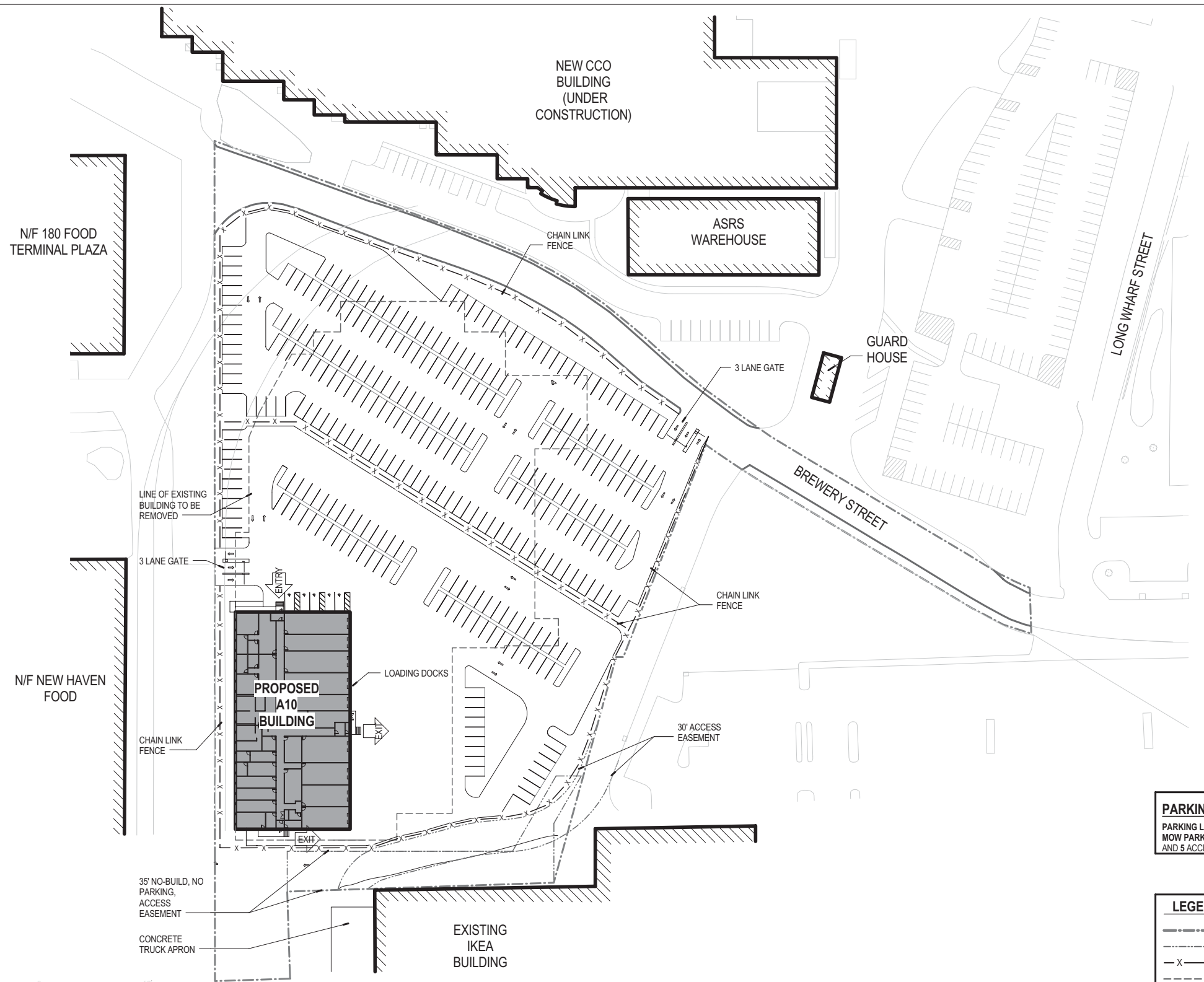
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- X - X - FENCE LINE
- - - - - EXISTING BUILDING LINE



1 PROPOSED SITE PLAN - CONCEPT "C" (FOUND. RE-USE)
 1" = 50'-0"



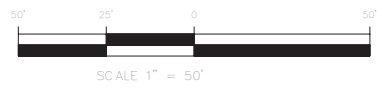
THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.			DESIGNER/DRAFTER: CHECKED BY: SCALE IN FEET	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	SIGNATURE/BLOCK: OFFICE OF ENGINEERING APPROVED BY:	PROJECT TITLE: BREWERY STREET FACILITY STUDY NEW HAVEN RAIL YARD FACILITIES IMPROVEMENTS PROGRAM	TOWN: NEW HAVEN	PROJECT NUMBER: A-100
REV. DATE	REVISION DESCRIPTION	SHEET NO.	Plotted Date:			DRAWING TITLE: PROPOSED SITE PLAN - CONCEPT "C" (FOUND. RE-USE)		SHEET NO.



PARKING
 PARKING LOT - 234 PARKING SPACES STALLS
 MOW PARKING - 86 PARKING SPACES STALLS
 AND 5 ACCESSIBLE PARKING STALLS


LEGEND

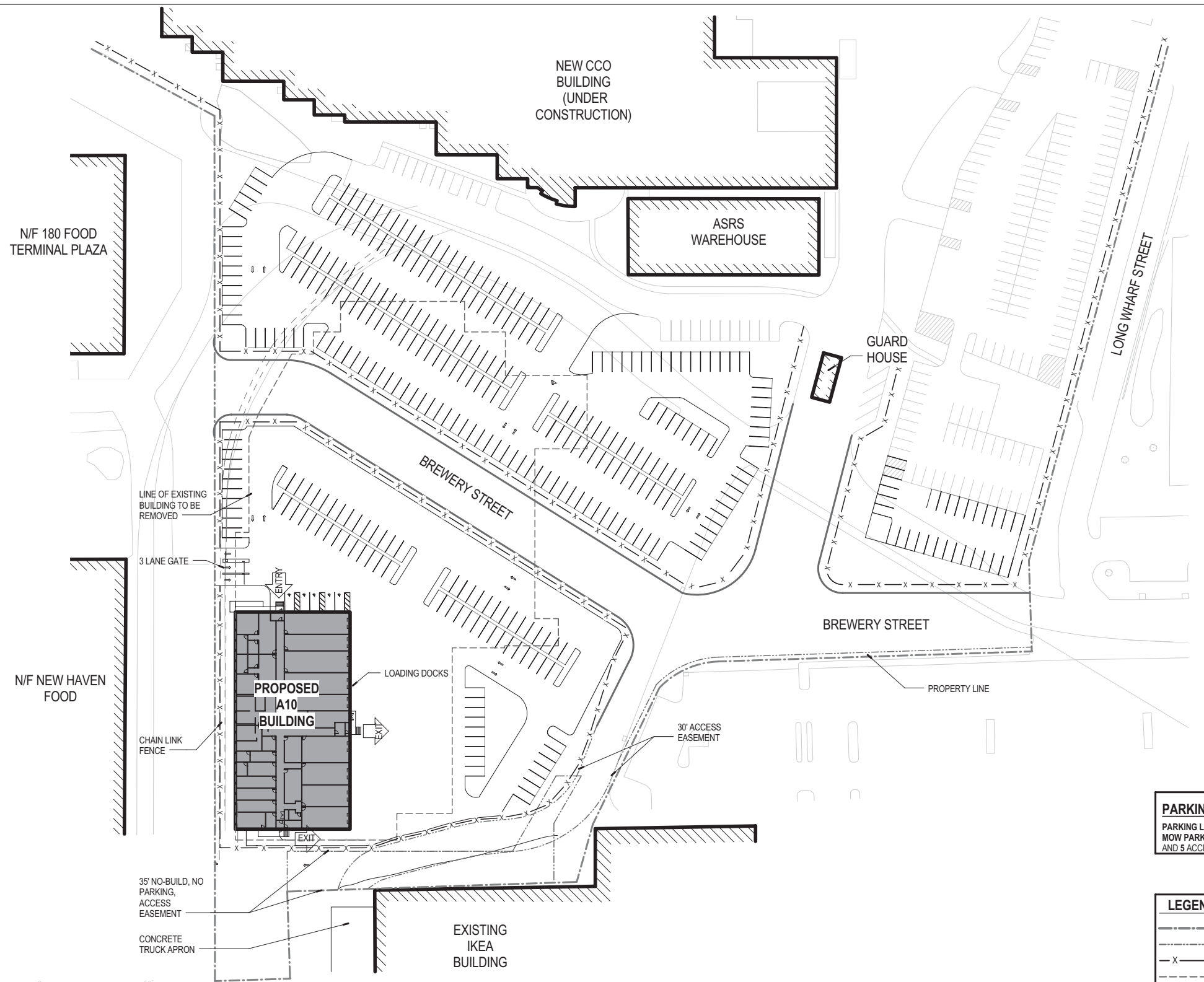
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- X - X - FENCE LINE
- - - - - EXISTING BUILDING LINE



1 PROPOSED SITE PLAN - CONCEPT "D"
 1" = 50'-0"



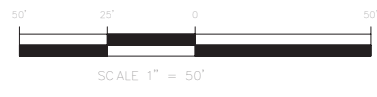
<small>THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.</small>			<small>DESIGNER/DRAFTER:</small> <small>CHECKED BY:</small> <small>SCALE IN FEET</small>	 STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	<small>SIGNATURE/BLOCK:</small> OFFICE OF ENGINEERING <small>APPROVED BY:</small>	<small>PROJECT TITLE:</small> BREWERY STREET FACILITY STUDY NEW HAVEN RAIL YARD FACILITIES IMPROVEMENTS PROGRAM	<small>TOWN:</small> NEW HAVEN	<small>PROJECT NUMBER:</small> A-100
<small>REV. DATE</small> REVISION DESCRIPTION SHEET NO.	<small>Plotted Date:</small>	<small>DESIGNER/DRAFTER:</small> <small>CHECKED BY:</small>	<small>SIGNATURE/BLOCK:</small> <small>APPROVED BY:</small>	<small>PROJECT TITLE:</small> BREWERY STREET FACILITY STUDY NEW HAVEN RAIL YARD FACILITIES IMPROVEMENTS PROGRAM	<small>TOWN:</small> NEW HAVEN	<small>PROJECT NUMBER:</small> A-100	<small>DRAWING TITLE:</small> PROPOSED SITE PLAN - CONCEPT "D"	<small>SHEET NO.:</small>



PARKING
 PARKING LOT - 267 PARKING SPACES STALLS
 MOW PARKING - 86 PARKING SPACES STALLS
 AND 5 ACCESSIBLE PARKING STALLS

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- X - X - FENCE LINE
- - - - - EXISTING BUILDING LINE



1 PROPOSED SITE PLAN - CONCEPT "E"
 1" = 50'-0"



			THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.	DESIGNER/DRAFTER: CHECKED BY: SCALE IN FEET	 STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	SIGNATURE/BLOCK: OFFICE OF ENGINEERING APPROVED BY:	PROJECT TITLE: BREWERY STREET FACILITY STUDY NEW HAVEN RAIL YARD FACILITIES IMPROVEMENTS PROGRAM	TOWN: NEW HAVEN DRAWING TITLE: PROPOSED SITE PLAN CONCEPT "E"	PROJECT NUMBER: A-100 SHEET NO.	
REV. DATE	REVISION DESCRIPTION	SHEET NO.	Printed Date:							