



# 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 the 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: see attached project description

## SECTION A: PROJECT/ACTION INFORMATION

Project Title:	State Buildings Space Needs in Hartford
DCS Project Number:	BI-2B-358-ARC
Project Address:	Hartford, Connecticut (see project description)
Sponsoring Agency:	Connecticut Department of Administrative Services (DAS)
Agency Contact:	Shane Mallory
Participating Agency(ies):	DCS
DCS Project Manager:	Ira Henowitz

**PROPOSED ACTION/ACTIVITY DESCRIPTION:** See attached Project Description and figures.

### 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: Existing office spaces

Surrounding land uses: See project description and attached figures

Other site information: See project description and attached figures

### STATE CONSERVATION AND DEVELOPMENT POLICIES PLAN LOCATIONAL GUIDE MAP AREAS:

<u>Development Areas</u>	<u>Within</u>	<u>Adjacent</u>	<u>Conservation Areas</u>	<u>Within</u>	<u>Adjacent</u>
Regional Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Preserved Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Conservation	<input type="checkbox"/>	<input type="checkbox"/>	Preservation Areas	<input type="checkbox"/>	<input type="checkbox"/>
Growth Areas	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Areas	<input type="checkbox"/>	<input type="checkbox"/>
Rural Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	Rural Lands	<input type="checkbox"/>	<input type="checkbox"/>
			Level A/B Aquifer Protection Areas	<input type="checkbox"/>	<input type="checkbox"/>
			Historic Areas	<input type="checkbox"/>	<input type="checkbox"/>
			Tribal Settlement Lands	<input type="checkbox"/>	<input type="checkbox"/>

## 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			Comments
	Yes	No	Unknown	
Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Groundwater resources ( <i>Aquifer Protection Areas &amp; wells</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floodplains (100-year)*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floodways*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stream channel encroachment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fish habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wildlife habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Endangered, threatened, and special concern species and habitats (NDDB)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Air quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Coastal resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Agricultural lands and/or soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Historic sites and districts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Archeologically sensitive areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aesthetic / scenic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Designated open space and recreational uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding land uses / neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Comments or remarks:**

All potential site locations are located within existing built-up areas with utilities and other infrastructure to support city environment needs. The potential sites are existing office buildings designed and approved within commercial and office land uses. See the City of Hartford's Adopted Zoning Map (City of Hartford Planning Department, February 11, 2008). Due to the existing nature of the sites within commercial/business/office space environment, there are no anticipated impacts to transportation infrastructure as the potential traffic generation rate would be the same as the existing conditions and there are no changes proposed in use of the sites/buildings over existing uses.

The Connecticut River is listed as impaired in the *State of Connecticut Integrated Water Quality Report*; the stretch from Gildersleeve Island in Portland to the Massachusetts border does not meet the designated use of recreation due to bacteria, with potential sources being combined sewer overflows and stormwater. Despite this designation, the proposed action would not impact (direct, indirect, or cumulative) the Connecticut River; therefore, "No" for both "Water bodies" and "Water quality."

In addition to DCS's review of the site resources, no comments or information on any of the above resources were provided to DAS or DCS during the early public scoping for this subject project (October 2, 2012 to November 1, 2012). See attached comments provided by the Departments of Public Health and Energy and Environmental Protection.

## 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact on ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact public water supply system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on erosion or sedimentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effects on natural land resources and formations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on tidal wetlands or other coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on inland wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on maintenance of in-stream flows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on natural communities and critical species of animal or plant and their habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interference with fish and wildlife movement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use of pesticides, toxic or hazardous materials or any substance in such quantities as to create extensive detrimental environmental impact	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial aesthetic or visual effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inconsistency with written and/or mapped policies of the State Conservation and Development Policies Plan or other state plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or division of an established community or inconsistency with adopted municipal and regional plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in congestion (traffic, recreational, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in the type or rate of energy use as a direct or indirect result of the action	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Create a hazard to human health or safety	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other substantial impact on natural, cultural, recreational or scenic resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Cumulative Impacts</b> (RSCA Section 22a-1a-3[b])		<b>Potential Impacts</b> <input type="checkbox"/>	<b>No Anticipated Impacts</b> <input checked="" type="checkbox"/>	<b>Undetermined at this time</b> <input type="checkbox"/>

### MITIGATION MEASURES:

No specific mitigation measures are necessary based on this review and the scoping comments received. Each site and/or building will go through the normal DCS due diligence process that includes review of building floor plans, Phase I Environmental Site Assessment (ESA), and any known and available environmental reports. For a summary of response to comments, see Section E below.

## 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
<b>DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION</b>			
<b>Air Management</b>			
Title V Operating Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Source Review Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit Potential to Emit From Major Stationary Sources of Air Pollution (Title V General Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Radiation Division</b>			
X-Ray and Ionizing Radiation Source Registration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Water Protection and Land Reuse</b>			
Discharge of Domestic Sewage Permit (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Preparation Establishment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater Directly to Surface Water (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater to Sanitary Sewer (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Hydrostatic Pressure Testing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Boiler Blowdown Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Non-Contact Cooling and Heat Pump Water (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Photographic Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Printing and Publishing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Tumbling or Cleaning of Parts Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Commercial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Industrial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Swimming Pool Wastewater From a Public Pool (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Vehicle Maintenance Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Water Treatment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Inland Water Resources</b>			
Inland Wetlands & Watercourses Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stream Channel Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Diversion Permit (Detention/Retention Ponds)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inland 401 Water Quality Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood Management Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
De/Retention Pond Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Water for Consumptive Use (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Safety Repair and Alteration (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Habitat Conservation (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake, Pond and Basin Dredging (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Grading (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Structures (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities and Drainage (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Remediation Groundwater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Comments or remarks:**

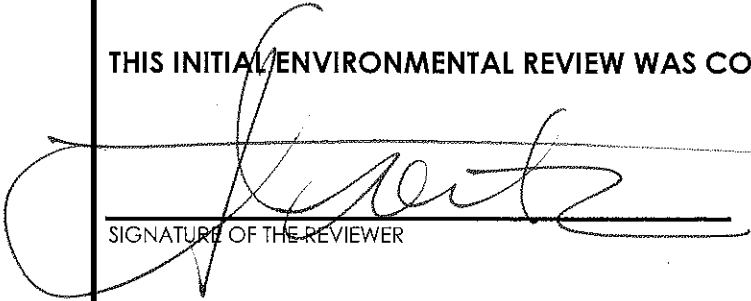
*Response to applicable agency comments are identified at the end of each sentence in parentheses.*

Since there are no proposed new construction or stormwater infrastructure upgrades/changes, the proposed action would not affect stormwater quantity or quality (DEEP). The sponsoring agency and DCS have activity conducted Environmental Site Assessment work to uncover potential building hazardous material (asbestos, lead, and PCBs) and potential soil issues (DEEP). Furthermore, any identified hazardous material that will be impacted due to renovation work will be abated prior to renovation work and occupancy per DCS contracts (DEEP). Any construction and demolition debris generated (after abatement) due to renovation work, will follow DCS's "Construction Waste Management & Disposal" contract specification for the requirements for waste management goals, waste management plan and waste management plan implementation. In addition, contract specifications will identify "salvageable materials" from regular construction waste and will be separated so not to be sent to a land fill (DEEP).

No federal funds are being used for this project; therefore, NEPA does not apply. Under CEPA, early public scoping was conducted and no substantive comments were identified nor were any substantive information uncovered during this IER; therefore, the proposed action does not rise to the level of significant impacts to warrant an EIE; therefore further review under CEPA is not warranted.

**SECTION E: SIGNATURE**

**THIS INITIAL ENVIRONMENTAL REVIEW WAS CONDUCTED BY:**



SIGNATURE OF THE REVIEWER

DATE 1/7/13

JEFFREY S. BOLTON, DCS SUPERVISING ENVIRONMENTAL ANALYST  
NAME AND TITLE OF REVIEWER

## **State Buildings Space Needs in Hartford BI-2B-358**

**Municipality where proposed project might be located:** City of Hartford

**Addresses of Possible Project Locations:** Due to the nature of the project involving property acquisitions and leases, the sponsoring agency has determined that disclosing specific property locations, and associated real estate material, would not be in the best interest of the State under Connecticut General Statute Section 1-210(b). However, the sponsoring agency wishes to strike a balance between providing as much information as possible to receive meaningful comments on this proposed action without compromising real estate negotiations and transactions. Therefore, the project description and project maps below provide information to assist in collecting comments on the potential environmental impacts.

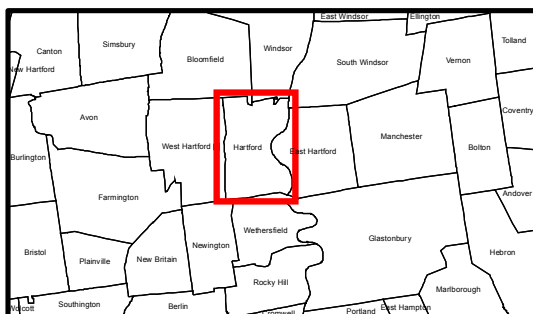
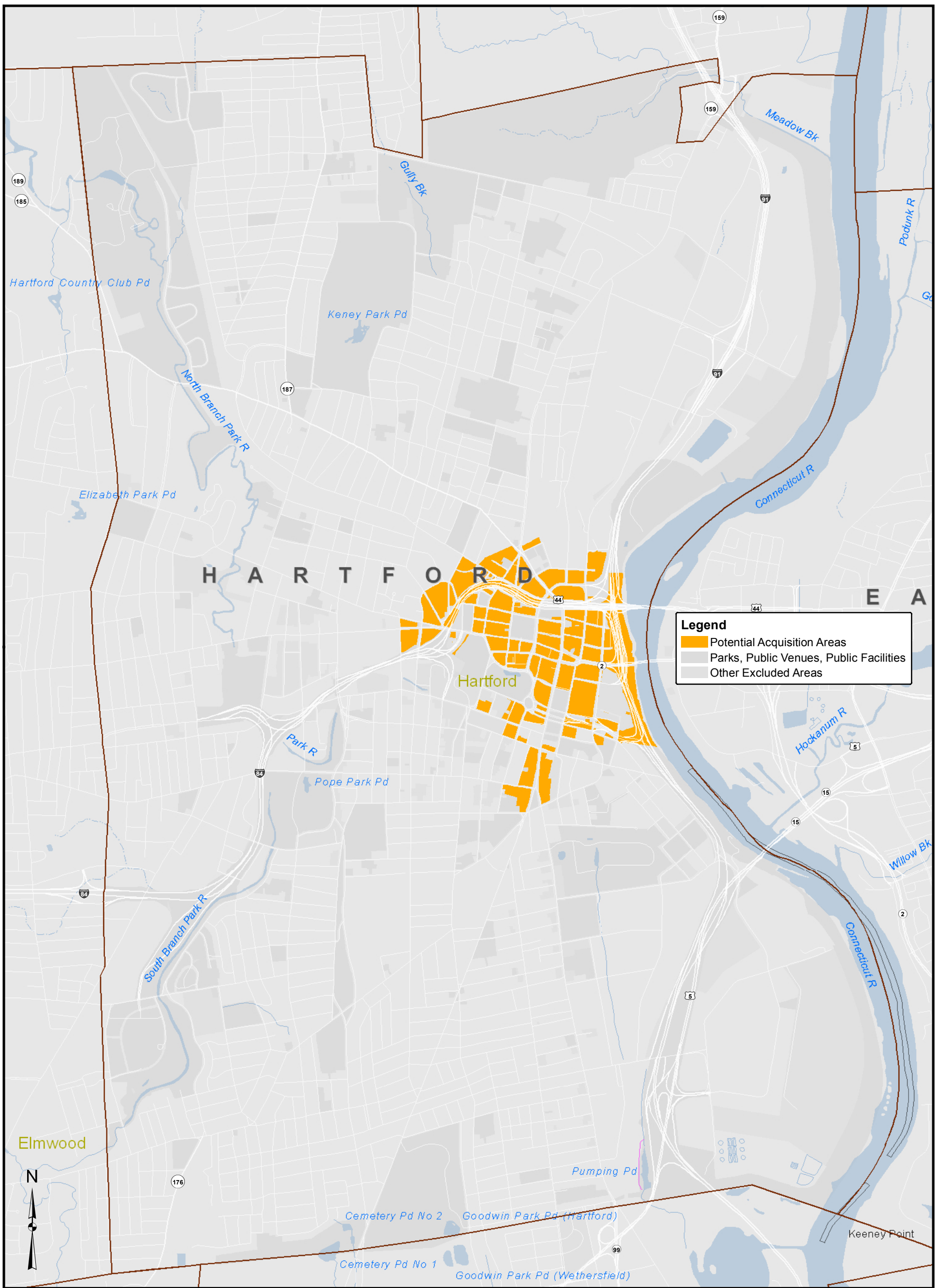
**Project Description:** The Department of Administrative Service (DAS) (sponsoring agency) intends to implement a long-term plan to consolidate various leased space into state-owned property and/or existing leased space within the City of Hartford. As part of this plan, DAS envisions acquiring additional real property to house state agencies and relocate agencies from existing state buildings to other state buildings. Currently, the effort is to consolidate leases within the Greater Hartford area and relocate State agencies that are located in those leased space into the City of Hartford. Due to the need of office space, DAS is only considering acquiring property that is currently developed and zoned as “B-1 Downtown Development District” and “B-2 Downtown Perimeter District” according to the City of Hartford’s Adopted Zoning Map (City of Hartford Planning Department, February 11, 2008). To further narrow the potential locations within the City of Hartford and provide as much information as possible without disclosing specific acquisition sites, the following criteria are guiding the decision-making process:

- property owner must be a willing seller (no use of eminent domain);
- must be existing office space and use;
- areas zoned or used as residential, commercial, industrial, parks, designated open space, public venues, cemeteries, places of worship, schools, and areas generally outside of the B-1 and B-2 zones are excluded; and
- no zone change.

The plan does not include or contemplate construction of new buildings; however, renovation of existing buildings may be necessary. Consolidation of leases may also occur by co-locating agencies, as may be appropriate, in currently leased space to maximize usage of the leased space; however, the overall intent is to vacate leased spaces as leases expire.

The overall magnitude of the project envisions space programming and planning to relocate approximately 3,000 state employees into 720,000 – 975,000 net useable square feet (NUSF) or 875,000 – 1,115,000 gross square feet. As part of the space planning, DAS is considering increasing the space efficiency standard from 250 NUSF per employee to 200 NUSF. It is anticipated an equal amount of parking spaces to the number of employees will be associated with each agency relocation site. To accommodate parking, DAS is considering maximizing existing state owned or leased parking areas, as well as augmenting parking through purchase or lease spaces, as appropriate within the relocated agency areas.

The project would involve multiple phases that could span over 3-5 years. It is anticipated that the work would be done with multiple schedules and phases since agency relocations will be phased in as leases terminate.



**This figure is for planning and graphical purposes only. Site specific property information may be different from what is depicted here, in which case the actual property information governs. The purpose of this figure is to depict locations where the State may consider potential acquisitions for the subject project. These areas (in orange) are business use zones B-1 and B-2 according to the City of Hartford Adopted Zoning Map (2008). See additional figure for detail.**

STATE OF CONNECTICUT  
DEPARTMENT OF CONSTRUCTION SERVICES



Prepared by:  
Department of Construction Services  
Environmental Planning & GIS Services  
Printed in color. Prepared by: JSB  
Date: 10/2/2012

PROPERTY/PROJECT

**State Building Space Needs in Hartford**

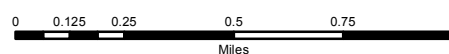
TITLE

**General Location**

*For planning purposes only.*

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

Data Sources: City of Hartford; DCS, DEEP; DESPP (TeleAtlas)





STATE OF CONNECTICUT  
DEPARTMENT OF CONSTRUCTION SERVICES

Prepared by:  
Department of Construction Services  
Environmental Planning & GIS Services  
Printed in color. Prepared by: JSB  
Date: 10/2/2012

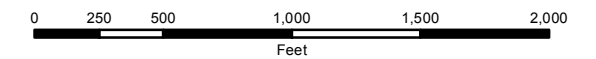


Legend

- Potential Acquisition Areas
- Parks, Public Venues, Public Facilities
- Other Excluded Areas
- Building Outlines

This figure is for planning and graphical purposes only. Site specific property information may be different from what is depicted here, in which case the actual property information governs. The purpose of this figure is to depict locations where the State may consider potential acquisitions for the subject project. These areas (in orange) are business use zones B-1 and B-2 according to the City of Hartford Adopted Zoning Map (2008).

In addition, efforts were made to identify excluded areas, such as residential, commercial, industrial, parks, designated open space, public venues, cemeteries, places of worship, schools, and areas generally outside of the B-1 and B-2 zones (light green and gray) from the figure.



*For planning purposes only.*  
State Plane Coordinate System of 1983, Zone 3526  
Lambert Conformal Conic Projection  
North American Datum of 1983

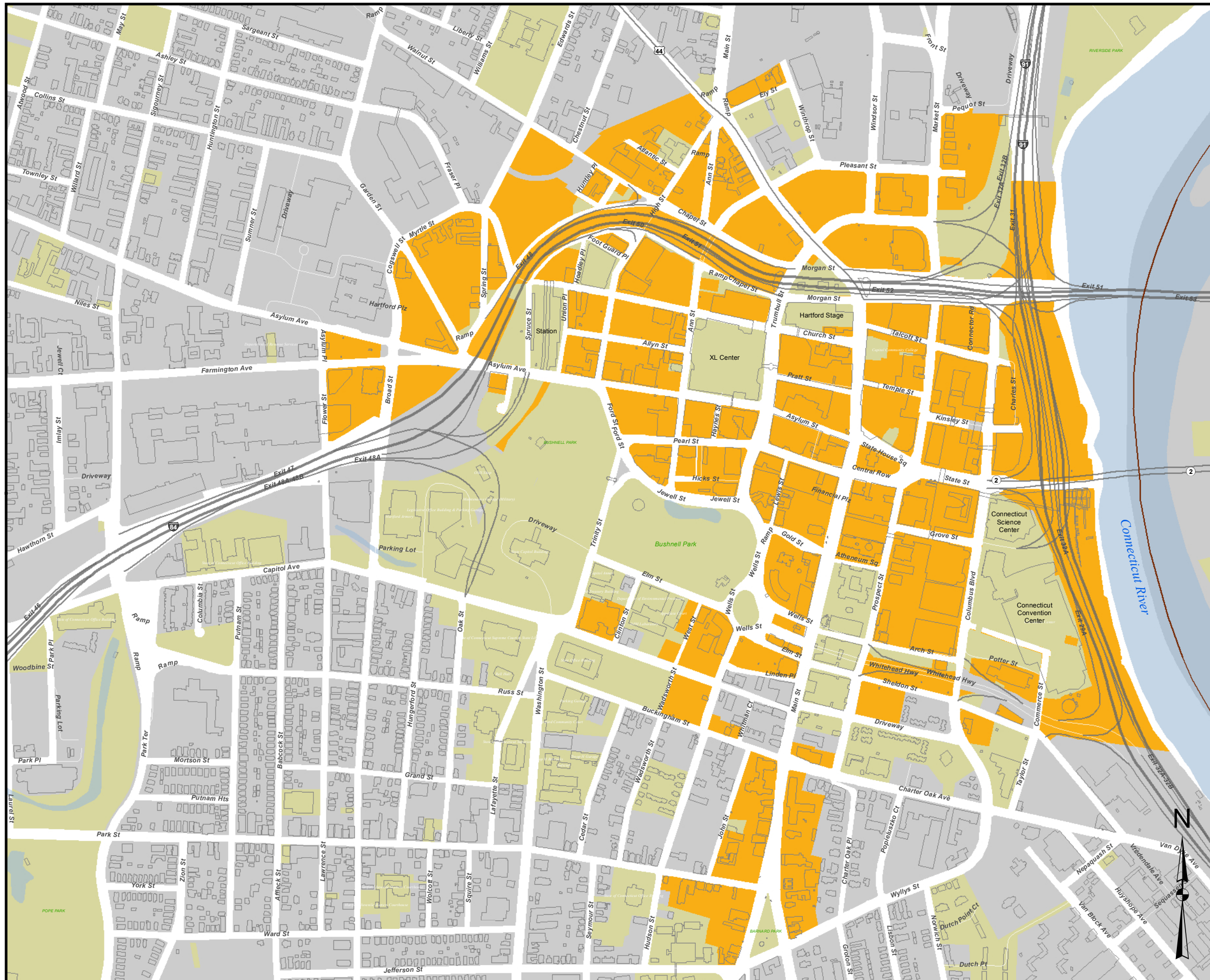
Data Sources: City of Hartford; DCS, DEEP; DESPP (TeleAtlas)

PROPERTY/PROJECT

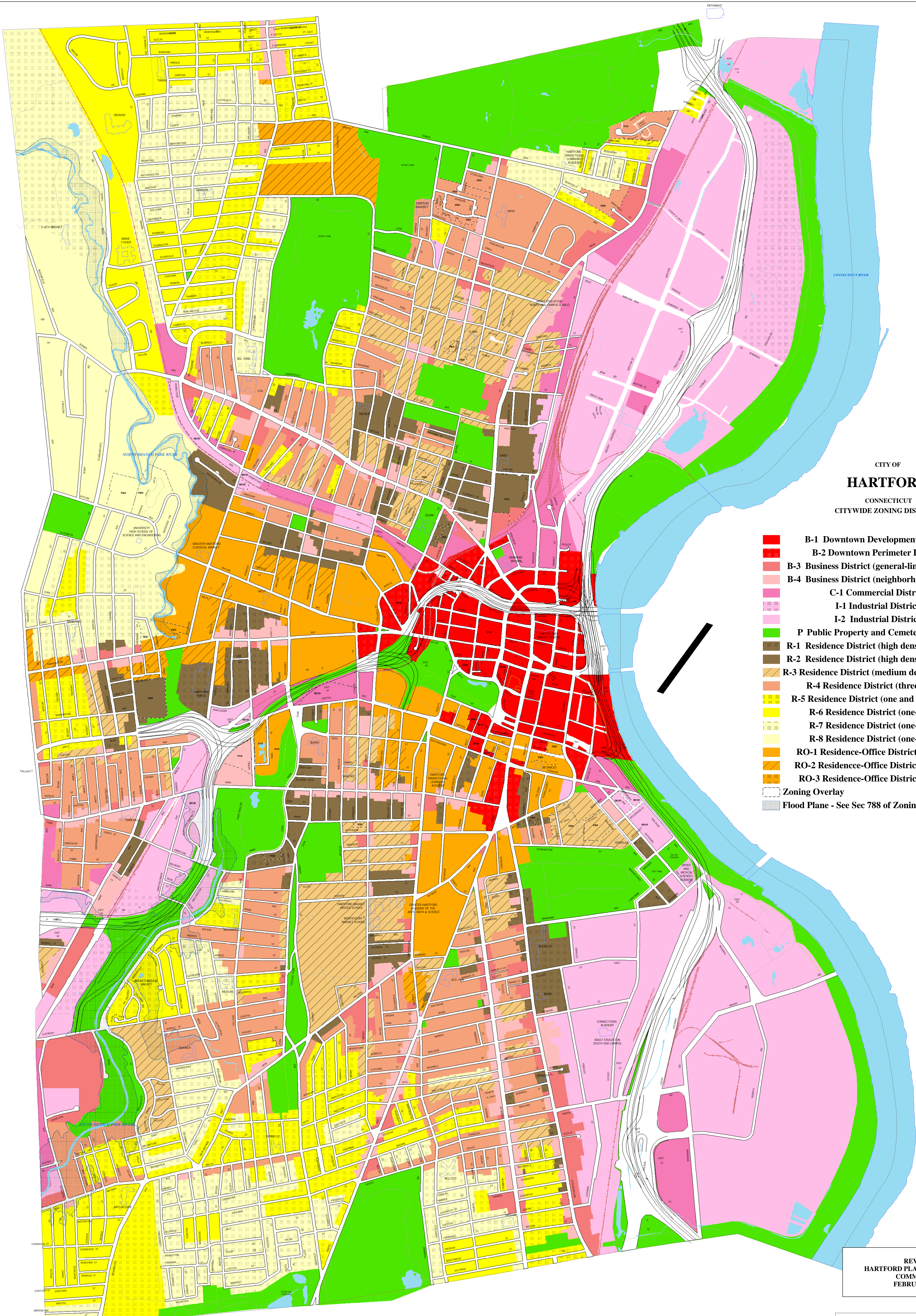
State Building Space Needs in Hartford

TITLE

Potential Acquisition Areas







CITY OF  
**HARTFORD**  
 CONNECTICUT  
 CITYWIDE ZONING DISTRICTS

- B-1 Downtown Development District
- B-2 Downtown Perimeter District
- B-3 Business District (general-linear business)
- B-4 Business District (neighborhood business)
- C-1 Commercial District
- I-1 Industrial District
- I-2 Industrial District
- P Public Property and Cemetery District
- R-1 Residence District (high density, 150 PPA)
- R-2 Residence District (high density, 100 PPA)
- R-3 Residence District (medium density, 75 PPA)
- R-4 Residence District (three family)
- R-5 Residence District (one and two-family)
- R-6 Residence District (one-family)
- R-7 Residence District (one-family)
- R-8 Residence District (one-family)
- RO-1 Residence-Office District (300 PPA)
- RO-2 Residence-Office District (225 PPA)
- RO-3 Residence-Office District (75 PPA)
- Zoning Overlay
- Flood Plane - See Sec 788 of Zoning Regs, FIRM Maps

REVISED TO  
 HARTFORD PLANNING AND ZONING  
 COMMISSION ON  
 FEBRUARY 11, 2008

**ADOPTED ZONING MAP**  
**MAP PREPARED BY**  
**CITY OF HARTFORD**  
**PLANNING DIVISION**

Feet  
 0 300 600 1,200