



September 6, 2017

Matthew Pafford
Environmental Analyst
Office of Policy and Management
Division of Transportation, Conservation, and Development Policy and Planning
450 Capitol Avenue- MS# 54ORG
Hartford, Connecticut 06016

Re: Derby Downtown Redevelopment Project – Notice of Scoping

Dear Mr. Pafford:

This is in response to your letter dated July 6, 2017 with questions and comments on the Notice of Scoping for the Derby Downtown Redevelopment Project.

The City applied to the Office of Policy and Management (OPM), via a letter dated May 3, 2017, for bond funds to support public infrastructure that will help support the implementation of the U Street Master Plan. The letter cited the urgency for state funds for public infrastructure due to interest being generated in the private development community during the Master Plan development process. On May 12, 2017, the State Bond Commission approved \$5 million as a grant-in-aid to assist with utility infrastructure, road and sidewalk construction and streetscaping associated with downtown redevelopment. It is important to note that no specifics of the scope of work were provided by OPM since this project was assigned to DECD to administer.

As per the requirements of CEPA, an agency is required to consider cumulative impacts of a proposed project. Looking at a portion of the proposed state funded infrastructure development in isolation without considering the full Master Plan build-out will not fulfill the state's statutory obligations under CEPA. Also, the cost of the immediate infrastructure development does not affect the magnitude of potential cumulative environmental impacts of the project. Therefore, the initial funding numbers were not included in the scoping notice.

Here are detailed responses to your questions:

1. *What portion(s) of the Master Plan development does DECD intend to fund in advance of the anticipated privately-funded construction?*

After conversations with the City regarding their priority for the infrastructure development in the Master Plan project area, the DECD currently intends to use the \$5 million Urban Act (OPM) funds to support the development of the new U Street (Extension of Elizabeth Street south of Main Street and connecting to Factory Street) as envisioned in the Master Plan.

2. *What is the scope of work proposed by the private developer and what level of commitment has been demonstrated to warrant such an investment by the State?*

The proposed private development will generally be consistent with the "U Street Master Plan" that was endorsed by the City's Planning and Zoning Commission. However, the details



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Connecticut
still revolutionary

regarding the scope of work are unknown at this time. The DECD will work with the City and introduce language in the Assistance Agreement between the State and the City to ensure that the state infrastructure project will not move forward until certain levels of commitment are made and milestones are met by the developer.

3. *Will the state's investment be limited to that necessary to serve the committed level of private development?*

The state's investment will support the implementation of much needed infrastructure that will serve the needs of potential private or publicly-funded development in the Master Plan area.

Thank you and please do not hesitate to contact me with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Binu Chandy".

Binu Chandy
Design Engineer 3/Project Manager
Office of Capital Projects

Cc: Tim Sullivan, Deputy Commissioner, CT DECD
Nelson Tereso, Director, OCP, CT DECD
Dan Morley, Assistant Division Director, OPM
Bruce Wittchen, Environmental Analyst, OPM