

RECORD OF DECISION

University of Connecticut Mansfield Apartments Redevelopment

Prepared for:

University Planning, Design and Construction

UCONN Project Number: 300234

SLR #141.11958.00132

December 2022



RECORD OF DECISION

Environmental Impact Evaluation University of Connecticut Mansfield Apartments Redevelopment

Prepared for:
University Planning, Design and Construction
3 Discovery Drive, Unit 6038
Storrs, Connecticut 06268
(860) 486-2776
www.updc.uconn.edu

This Environmental Impact Evaluation for the University of Connecticut Mansfield Apartments Redevelopment has been prepared by SLR International Corporation (SLR) for the Sponsoring Agency, the University of Connecticut University Planning, Design and Construction. The material and data in this report were prepared under the supervision and direction of the undersigned.



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*Plans abridged from *University of Connecticut Mansfield Apartments Redevelopment Bridging Documents Set – Volume I*, dated December 9, 2022 and prepared by Sasaki architects

1. DECISION

The University of Connecticut (UConn) intends to continue with the implementation of the Mansfield Apartments Redevelopment project, which consists of the following elements:

- **Site Removals** - Demolition of the existing buildings, walks, and utilities in the Mansfield Apartment complex, with the preservation of and improvements to the existing loop road in its current location.
- **New Construction** - Construction of a new student residential complex consisting of approximately 450,000 gross square feet (SF) and approximately 900 beds among 3 residential buildings.
- **Site Amenities** - Additional site improvements and surface parking of approximately 373 spaces are proposed, with a new parking deck in the western portion of the site.
- **Long-term Improvements** - Utility and infrastructure improvements specific to energy generation and stormwater management. The proposed buildings will be Leadership in Energy and Environmental Design (LEED) certified Gold and the site will be landscaped to be SITES (Sustainable Sites Initiative) compliant.

The purpose of the Proposed Action is to expand and diversify the housing typologies available to UConn students by redeveloping the existing Mansfield Apartments within the existing development footprint, and constructing an environmentally sensitive, apartment-style residential complex. The project proposes to increase the number of beds compared to the current complex while maintaining and enhancing access to transportation routes and respecting boundaries of adjacent open spaces areas.

This decision is based upon a careful consideration of alternatives and potential environmental impacts as documented in the Environmental Impact Evaluation (EIE) of Mansfield Apartments Redevelopment prepared for the Proposed Action by SLR in September 2022, as well as comments received during the public review period for the EIE (October 4, 2022 through November 18, 2022). A copy of the Executive Summary that was included in the EIE is attached (Attachment A).

2. STATEMENT OF ENVIRONMENTAL IMPACT

The redevelopment project will occur largely within limit of disturbance of the existing structures onsite. The Proposed Action will result in a 12 percent increase in impervious surface compared to existing conditions. The increase in impervious surface is addressed through stormwater management measures. A comprehensive stormwater management system has been designed for the site in accordance with the *2004 Connecticut Stormwater Quality Manual* to capture, slow, and treat stormwater on site. This system, along with Low Impact Design (LID) and other green infrastructure components such as permeable pavement, bioswales, and raingardens, will lead to reduced peak flows and improved water quality within downstream wetlands and receiving waters compared to existing conditions. No direct wetland impact will result and the existing buffer areas between buildings, parking, and wetland resources will be maintained through the project design.

The University recognizes the existing ecological and social benefits of Moss Sanctuary and preservation of these benefits was considered during all stages of the site design including the limit of construction, temporary construction access, stormwater management, and lighting, among others. No work is proposed in Moss Sanctuary and the project design maintains a buffer between proposed buildings and parking and the Sanctuary. In addition to this physical buffer, the site redevelopment has been designed to reduce off-site impacts from the development through on-site measures such as enhanced stormwater management, additional screened garbage and recycling receptacles, Dark Sky compliant lighting, and native landscaping. While access to Moss Sanctuary from the north - through the Mansfield Apartments complex - will be temporarily closed during construction, public access to the Sanctuary from Mansfield Apartments will resume on the existing trail following completion of the project. Parking designated for Moss Sanctuary users will be identified with signage on the Mansfield Apartments site. While the proposed project will provide housing for a greater number of students than the existing complex, the purpose of the project is to shift students into more updated housing provided by the redeveloped Mansfield Apartments and as such the proposed action will not lead to a net increase in the student residential population. Consequently, the project is not anticipated to result in significantly greater use of Moss Sanctuary or strain on its resources.

The Proposed Action will also affect traffic operations, including the potential for increased traffic entering and exiting the complex due to a greater on-site resident population, though existing campus bus service will continue to accommodate daily student traffic to and from the rest of campus. Mitigation of anticipated traffic impacts will include the redistribution of access egress along South Eagleville Road, with an increase to three exits proposed versus the single existing, and the relocation of the northeast egress to align with the existing Community Center egress to the north, and pedestrian safety improvements proposed along South Eagleville Road including Rectangular Rapid Flashing Beacons (RRFBs), enhanced signage, and refuge crossing islands. Additionally, the Proposed Action will trigger the requirements for the Office of the State Administration (OSTA) certification process that is required for major traffic generators that impact the state roadway system. The OSTA process will require a detailed assessment of

traffic and parking impacts and how they will be addressed. Therefore, specific physical roadway and safety improvements required by the University will be addressed and identified during the OSTA permit phase.

Short-term construction period impacts from the Proposed Action will occur specific to air quality, noise, traffic and parking, and stormwater. These temporary impacts will be mitigated through adherence to standard best management practices (BMPs) during construction. While a Phase I Environmental Site Assessment discovered sources of potential environmental contamination and toxic/hazardous materials in the existing buildings on site, the University will adhere to the EPA-recommended protocol for worker and public safety, including testing and proper containment if such substances are encountered during any stage of the project.

In summary, all practicable means to avoid, minimize, or offset any associated environmental impacts that are identified in the EIE will be adopted. The mitigation measures identified in the EIE, and in the responses to comments on the EIE, have been adopted and will be implemented as part of the Proposed Action.

3. SUMMARY OF CONSULTATION WITH AGENCIES AND OTHER PERSONS

A Notice of Scoping for the Proposed Action was published in the Connecticut Council on Environmental Quality (CEQ) *Environmental Monitor* on February 22, 2022, beginning the 30-day scoping period. The scoping period ended on March 24, 2022 (Attachment B). During the scoping period, a public scoping meeting was held virtually on March 10, 2022. A copy of the slide presentation can be found in Attachment B.

At the March 10, 2022, public scoping meeting, four written and/or oral comments from individuals were received, with additional written comments received during the 30-day public comment period ending March 24, 2022, from the Connecticut Department of Energy and Environmental Protection (CT DEEP), the Mansfield Planning and Zoning Commission, and the Mansfield Town Council. These comment letters are included in Attachment C. The comments contained in those letters were considered and addressed during preparation of the EIE.

UConn published a Post-Scoping Notice in the *Environmental Monitor* on June 7, 2022, providing responses to the submitted comments and detailing which comments would be further evaluated in the EIE. This Post-Scoping Notice is included in Attachment B.

In addition to project scoping, additional agency coordination occurred between the UConn and the State Historic Preservation Office (SHPO), dated May 11, 2022 (Attachment D).

Notice of EIE availability for public/agency review and comment was posted in the *Environmental Monitor* on October 4, 2022, and made available on the UPDC website (<https://updc.uconn.edu>). UConn met with the Town of Mansfield including the Town Manager and other Town staff to review the proposed development plans, renderings and details in advance of publishing the EIE. The 45-day public review and comment period for the EIE began on October 4, 2022 and ended November 18, 2022. An electronic copy of the EIE is available on the UConn University Planning, Design and Construction (UPDC) website <https://updc.uconn.edu>.

4. SUMMARY OF THE PUBLIC MEETING RECORD

A public meeting on the EIE was held in a hybrid in-person/virtual event at the Dodd Center on the University of Connecticut campus on November 7, 2022. A copy of the presentation is provided in Attachment E, and the presentation can be accessed via the following link: <https://updc.uconn.edu/wp-content/uploads/sites/1525/2022/12/MA-EIE-Public-Hearing-Presentation.pdf>.

5. RESPONSE TO COMMENTS ON THE EIE

At the November 7, 2022, public hearing on the EIE oral comments from one attendee were received. Written comments from the Mansfield Planning and Zoning Commission, the Mansfield Town Council, the Mansfield Traffic Authority, and the Connecticut Forest and Parks Association (CFPA) were received during the public comment period ending November 18, 2022. Records of these comments and the University's responses are included in Attachment F.

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ATTACHMENT A

EIE EXECUTIVE SUMMARY

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

EXECUTIVE SUMMARY

The University of Connecticut (the University or UConn) is planning a design-build project to redevelop the existing 270-bed apartment complex known as Mansfield Apartments located at 1 South Eagleville Road in Mansfield, Connecticut (Figure ES-2). Built between the 1940s to 1950s, the Mansfield Apartment complex has reached the end of its useful life as campus housing and requires renewal. To address this project purpose, three new apartment buildings are proposed, along with energy efficient utility service, modern stormwater management, and redesigned site access and parking over the 16-acre property site. The redeveloped site, largely located within existing developed footprint of the property, will continue to provide housing for UConn students and be owned and operated by the University. The University anticipates demolition to commence by January 2023, with new construction commencing by spring 2023, and an anticipated opening for the fall 2025 semester.

The Proposed Action primarily consists of the following elements:

- Demolition of the existing buildings, walks, and utilities, and preservation of existing loop road.
- Construction of a new student residential complex consisting of approximately 450,000 gross square feet (SF) and approximately 900 beds.
- Additional site improvements and surface parking of approximately 373 spaces are proposed, including an elevated parking deck on the western portion of the site.
- Utility and infrastructure improvements, including modernization of utility services, energy generation, and low impact development features for stormwater management.

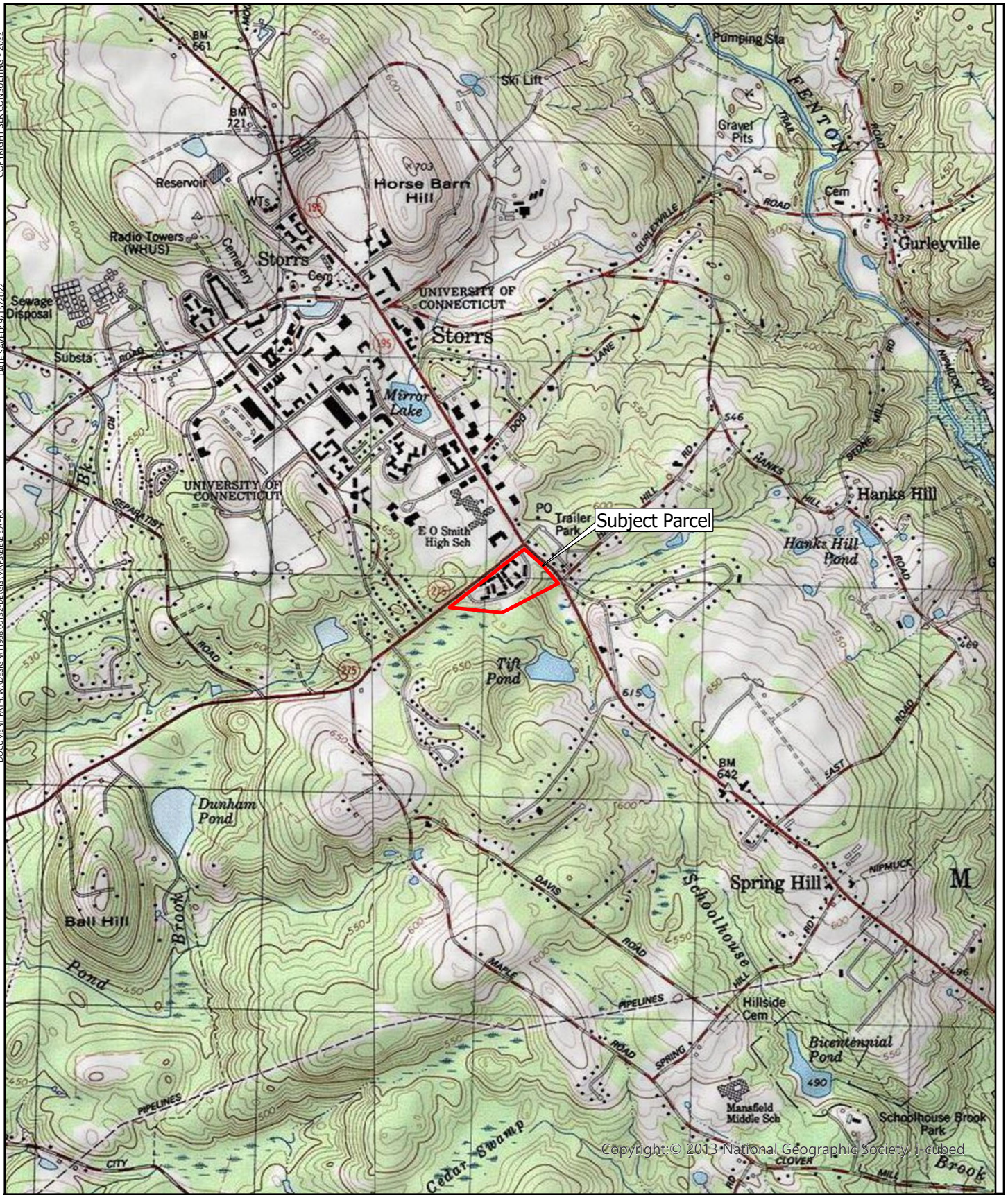
Project Purpose: To expand and diversify the housing typologies available to UConn students by redeveloping the existing Mansfield Apartments within the existing development footprint, and constructing an environmentally sensitive, apartment-style residential complex. The project proposes to increase the number of beds compared to the existing complex while maintaining and enhancing access to transportation routes and respecting boundaries of adjacent open spaces areas.

Project Need: UConn's 2015-2035 Campus Master Plan identifies many existing residential buildings in need of renovation or redevelopment. The Master Plan identified Mansfield Apartments as a Mid-Term (2020-2025) "Potential Redevelopment Site" as the existing apartment complex, built between the 1940's to 1950's, is aged and past its useful life. Overall, there is an essential need for modernization and diversity of on the UConn campus, which affects near- and long-term University goals. In the near term, residential space is needed to house students who currently reside in other aging residential complexes, while in the long term, there is a need to improve and enhance residential experiences by introducing new housing typologies on the campus.

As the sponsoring agency for this state funded project, the University has prepared this Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the proposed Mansfield Apartments redevelopment, hereafter referred to as the Proposed Action. Reasonable alternatives for the Proposed Action were considered, including a No Action Alternative, which is required to be carried forth in the Connecticut Environmental Policy Act (CEPA) process even if it does not meet the project purpose and need. The No Action Alternative serves as the baseline for comparison of impacts to the Proposed Action. The selection of a preferred site and the decision process that led to the development of a schematic design concept for the Proposed Action are summarized below.



Figure ES-1: Mansfield Apartments building rendering completed by Sasaki Architects.

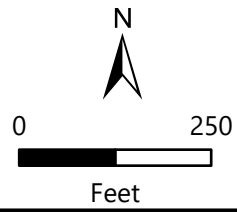


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99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

SITE LOCATION
MANSFIELD APARTMENTS REDEVELOPMENT
UNIVERSITY OF CONNECTICUT
1 S EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT



SCALE	1" = 2,000'
DATE	9/15/2022
PROJ. NO.	11958.00132

FIG. ES-2

Site Selection and Alternatives

The University of Connecticut 2015-2035 Campus Master Plan identifies many residential complexes in need of renovations and redevelopment. Mansfield Apartments was presented as one of these complexes, identified as a “Mid-Term (2020-2025) ‘Potential Redevelopment Site.’” Before deciding upon the Preferred Alternative of redeveloping the site and maintaining the use as a residential complex, several alternative uses were considered for the subject property, including a mixed-use redevelopment, a parking garage, and a collegiate hockey arena.

Modifying the use of the Mansfield Apartments site was evaluated. Public engagement revealed no local support for a hockey arena on the site, and this potential use was discarded. In considering other potential uses, the University determined the most appropriate land use and essential need on the site would be housing in order to expand and diversify its residential typology offerings. As a result, the decision to maintain the existing use of the site for student housing was selected and advanced.

Preferred Alternative

The plan to redevelop and preserve the Mansfield Apartments site as a residential complex was derived through several considerations, high among them the University’s commitment to providing affordable, high-quality on-campus housing that addresses the demand for a diversity of lifestyles and student preferences. The proposed action would supplant housing units in aging, less energy-efficient buildings that are beyond their useful life and allow them to be renovated or redeveloped without significant change to on-campus residency. In addition, maintaining the existing land use of the site is consistent with the Campus Master Plan. By constructing a new apartment complex within the general area of the existing development footprint, the University can also avoid the cumulative effects of developing upon a new site to satisfy its housing renewal goals, which could potentially cause greater environmental impacts. As shown through the following impact analysis, the current site appears to be well-situated with the means to provide adequate utilities, direct access to campus and downtown Storrs, onsite stormwater management and waste collection, and direct support from University operations and resources. By largely conforming the site redesign to the existing development footprint, providing adequate parking and access/egress, and mitigating increases in impervious area with redundant stormwater management measures, the Preferred Alternative is not anticipated to result in significant adverse impacts to surrounding social and environmental resources.

Impact Assessment Summary

Through the course of preparing the EIE, potential impacts of the Preferred Alternative to humans and the environment were considered, as well as the need to provide mitigation for any significant negative impacts of the proposed activity. Table ES-1 below summarizes the impact assessment, which is detailed in Section 3 of this report.

Table ES-1 Summary of Impacts from Preferred Alternative and Proposed Mitigation

Resource Category	Potential Impacts	Proposed Mitigation
Consistency with Planning	<ul style="list-style-type: none"> The Proposed Action is consistent with the University Master Plan. 	<ul style="list-style-type: none"> No mitigation is required.
Geology, Topography, and Soils	<ul style="list-style-type: none"> There are no unique geologic or topographic features on the Proposed Action Site. There are no prime or statewide important farmland soils on site. 	<ul style="list-style-type: none"> No mitigation is required.
Water Resources and Floodplains	<ul style="list-style-type: none"> No impact to 100-year floodplains or floodways. An increase in impervious cover on site of approximately 2.15-acres has the potential to increase stormwater runoff. 	<ul style="list-style-type: none"> Increases in peak flow will be mitigated through the use of underground detention systems and infiltration of stormwater where possible. The stormwater management system(s) for this project will be in accordance with the requirements of the CT DEEP General Permit for the Discharge of Stormwater and Dewatering from Construction Activities and be required to obtain a CT DEEP Flood Management Certification. The project will adhere to the 2002 CT DEEP Erosion and Sedimentation Control guidelines. Incorporation of Low Impact Development (LID) and green infrastructure measures into the site design coupled with new stormwater treatment trains will enhance water quality leaving the site.
Wetlands	<ul style="list-style-type: none"> No temporary or permanent impacts are anticipated to onsite or offsite wetland resources; all proposed activities will take place entirely outside of wetland boundaries and greater than 200 feet from a delineated vernal pool. 	<ul style="list-style-type: none"> Vegetated buffer will be maintained and enhanced through native plantings to promote pollinators, habitat cover, and soil stabilization. Lighting near project boundary with the Preserve will be Dark Sky compliant. Comprehensive stormwater management and new treatment trains will enhance water quality leaving the project site, which impacts the Preserve.

Resource Category	Potential Impacts	Proposed Mitigation
<p>Natural Communities, Flora and Fauna</p>	<ul style="list-style-type: none"> • No rare or unique habitat is found within the natural areas of the Proposed Action Site, therefore no critical habitat areas would be lost or impacted. • Minor impacts possible within adjacent habitat consisting of forested edge with invasive species. • Adjoining Moss Sanctuary exists near the proposed action site – the project will preserve existing access, character, and function of the Preserve. • Proposed action located largely within the existing developed footprint of the site. Minor work is proposed in forest edge habitat including approximately 20,000 SF of vegetation clearing in the western project area to accommodate the new ingress and parking. • The design utilizes the existing developed footprint to the maximum extent practicable to avoid significant loss of tree canopy - over 90 percent of the existing forested edge surrounding the complex will be preserved under the proposed conditions. 	<ul style="list-style-type: none"> • A vegetated buffer will be maintained and enhanced through native plantings to promote pollinators, habitat cover, and soil stabilization (guided by the SITES Certification for Sustainable Landscape Design process). • Lighting near project boundary with the Sanctuary will be Dark Sky compliant. • Comprehensive stormwater management and new treatment trains will enhance water quality leaving the project site and impacting the Preserve.
<p>Noise</p>	<ul style="list-style-type: none"> • Proposed use will be the same as existing (residential complex) use. No new types of noise impacts are anticipated, though greater numbers of residents and cars will likely result in greater noise volumes during certain times of day. 	<ul style="list-style-type: none"> • No mitigation is required.

Resource Category	Potential Impacts	Proposed Mitigation
<p>Air Quality/ Greenhouse Gases</p>	<ul style="list-style-type: none"> • New emissions from stationary sources include a 500 kW diesel generator for emergency power. • Increased mobile source pollutant emissions may occur from additional vehicles traveling to/from the housing complex. However, a reduction in motor vehicle emission rates over the long term may occur due to improved automotive industry technology regionally. 	<ul style="list-style-type: none"> • Energy-efficient fixtures will be used to reduce overall energy usage on site. • The installation of three ~500 kW fuel cell units is being considered as the primary electricity source to the development. The fuel cells produce electricity without combustion and do not emit significant levels of criteria pollutants including NOx, CO, and VOC. • Electric Vehicle charging stations will be provided on site.
<p>Solid Waste</p>	<ul style="list-style-type: none"> • Solid waste will be of similar type and amounts to that generated at the existing apartment complex per unit student. 	<ul style="list-style-type: none"> • Trash and recycling collection on site will increase in frequency to match or exceed current removal rates.
<p>Toxic and Hazardous Materials</p>	<ul style="list-style-type: none"> • Asbestos-containing materials (ACM) were detected within existing buildings to be demolished under the Proposed Action. • The Phase I and Phase II Environmental Site Assessments (ESA) performed on site in 2022 identified two potential sources of soil and groundwater contamination on site with low to medium disturbance risk levels if excavation or groundwater extraction activities are to be conducted within these locations. Soils from these areas will not be reused onsite unless additional characterization is completed and determines that soils meet all applicable RSR criteria. 	<ul style="list-style-type: none"> • The University will be responsible for ensuring a proper asbestos abatement contractor is selected, and demolition crews and other site contractors will need to comply with all relevant asbestos regulations when conducting site activities. • If contaminated groundwater is extracted, it will be properly disposed or discharged to the publicly owned treatment works (POTW) under a CT General Permit. • If signs of contamination in soils (staining, discoloring, odors or solid waste) are encountered during the construction activities, an environmental professional will be consulted. These materials would then be further characterized to determine appropriate reuse and/or disposal options.

Resource Category	Potential Impacts	Proposed Mitigation
Public Health and Safety	<ul style="list-style-type: none"> Existing UConn Public Health and Safety Services are equipped to handle the construction, operation, and management of the proposed redeveloped Mansfield Apartments in a similar manner to the existing complex, therefore no impacts to public health and safety are anticipated. Water service updates including replacing an existing 8" water main with a 12" water main, and installing new hydrants and a proposed fire pump will increase the available volume and pressure for the new development. 	<ul style="list-style-type: none"> No mitigation is required.
Visual and Aesthetic Character	<ul style="list-style-type: none"> The Proposed Action is consistent with the existing visual and aesthetic character of Mansfield Apartments as a residential complex. 	<ul style="list-style-type: none"> No mitigation is required.
Socioeconomics	<ul style="list-style-type: none"> There would be no impact to Environmental Justice Communities. Increased patronage of local establishments would be a benefit of the Proposed Action. 	<ul style="list-style-type: none"> No mitigation is required.
Traffic, Parking, and Circulation	<ul style="list-style-type: none"> Based on the results of the operational analysis, there are no significant expected impacts to the roadway network due to the proposed Mansfield Apartments redevelopment. Vehicle queuing conditions are improved under proposed conditions due to the relocation of the northeast egress to align with the Community Center ingress. 	<ul style="list-style-type: none"> The project will require state-level approval as a Major Traffic Generator pursuant to Sections 14-311 and 14-311c of the CGS. The Office of State Transportation Authority (OSTA) will review proposed traffic mitigation and/or traffic safety measures on the state highway system to confirm that project impacts have been mitigated.
Utilities	<ul style="list-style-type: none"> All required utility service connections are present on site due to the existing Mansfield Apartments complex. Some updates to electricity capacity, sanitary service, water service, and stormwater drainage are proposed to accommodate the larger capacity required of these systems by the proposed, higher bed-count development. 	<ul style="list-style-type: none"> Proposed updates to services including electrical, sanitary, water, and stormwater drainage, designed to accommodate the increased demand of a larger residential complex, are described herein.

Resource Category	Potential Impacts	Proposed Mitigation
Energy Use and Conservation	<ul style="list-style-type: none"> Potential for an increased energy demand to operate a larger residential complex than that existing on site. 	<ul style="list-style-type: none"> Sustainability/energy conservation measures (guided by the Leadership in Energy and Environmental Design (LEED) certification design standards) would potentially mitigate for some if not all increases in energy usage on site.
Cultural Resources	<ul style="list-style-type: none"> Based upon coordination with SHPO, there are no aboveground historic resources or known archaeological resources on or eligible for the National Register of Historic Places within the Proposed Action's Area of Potential Effect (APE). 	<ul style="list-style-type: none"> No mitigation is required.
Construction Period Impacts		
Traffic, Parking, and Circulation	<ul style="list-style-type: none"> As onsite parking is utilized by residents of the Mansfield Apartments only, and there will be no residential capacity on the Proposed Action site during construction, there will be no parking impacts during construction. Local use of the Moss Sanctuary will continue during construction with all other access other than that directly from the Proposed Action site maintained throughout construction. 	<ul style="list-style-type: none"> Existing access will be maintained to the Sanctuary from Birchwood Heights Road during construction with a relocated trailhead sign. The University will continue to coordinate with the Town to ensure no disruptions to traffic or Moss Sanctuary access are sustained throughout construction. A construction logistics plans will be reviewed and approved by the University. Construction traffic will be regularly monitored and mitigated as needed. Use of nearby municipal roads by construction vehicles will not be permitted. Frequent updates will be provided to the Town.

Resource Category	Potential Impacts	Proposed Mitigation
Air Quality	<ul style="list-style-type: none"> Potential construction air quality impacts from diesel exhaust, idling, and fugitive dust. 	<p>Mitigation of these impacts will be addressed through best management practices including:</p> <ul style="list-style-type: none"> Reducing exposed erodible earth area to the extent possible through appropriate construction phasing. Stabilization of exposed earth with grass, pavement, or other cover as early as possible. Application of a stabilizing agent such as calcium chloride or water to the work areas and haul roads. Covering, shielding, or stabilizing stockpiled material. Use of covered haul trucks. Limiting dust-producing construction activities during high wind conditions. Rinsing construction equipment with water at a designated wash area near the entrance/exit to the construction site to minimize drag-out of sediment by construction equipment onto the adjacent roads. Street sweeping of roads within the construction area.
Noise	<ul style="list-style-type: none"> Potential for continuous and/or intermittent (impulse) noise during construction. 	<ul style="list-style-type: none"> Noise abatement measures during construction to include use of appropriate mufflers and restrictions on hours of operation. Adherence to <i>University Contractor Environmental Health and Safety Manual</i> and Occupational Health and Safety Administration (OSHA) standards.
Stormwater and Water Quality	<ul style="list-style-type: none"> Potential for soil erosion during construction. 	<ul style="list-style-type: none"> Preparation of a Stormwater Pollution Control Plan and deployment of Best Management Practices to avoid soil erosion during construction.

Resource Category	Potential Impacts	Proposed Mitigation
<p>Natural Communities, Flora and Fauna</p>	<ul style="list-style-type: none"> • Potential to impact natural habitat during breeding, fledging and other sensitive periods for wildlife. Site is not mapped as critical habitat or the locus of observed state listed flora and fauna • The existing ring road will maintain a buffer during construction and beyond between project site and Moss Sanctuary to the south. 	<ul style="list-style-type: none"> • Sedimentation and erosion controls will be maintained during construction. • Limits of construction will be field marked to avoid encroachment into no-disturb areas (existing ring road demarcates majority of development footprint). • A contract arborist will be required to oversee the tree preservation and protection plan during construction.
<p>Hazardous Materials and Solid Waste</p>	<ul style="list-style-type: none"> • Potential risks are related to the generation of solid waste and hazardous materials during construction. 	<ul style="list-style-type: none"> • If contaminated soils encountered during construction, a Hazardous Materials Management Plan and Health and Safety Plan, developed in accordance with OSHA guidelines, will be followed. • Construction waste containing solvents will be disposed by a licensed waste hauler. • Solid waste will be properly disposed.

ATTACHMENT B

SCOPING AND POST-SCOPING NOTICES

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

Notice of Scoping for Mansfield Apartments Redevelopment at the University of Connecticut

Project Title: Mansfield Apartments Redevelopment

Addresses of Possible Locations: 1 South Eagleville Road

Municipality Where Proposed Action Might be Located: Mansfield

Project Description:

The University of Connecticut (UConn) is planning a design-build project to redevelop the Mansfield Apartments complex at 1 South Eagleville Road. The property is roughly bounded by South Eagleville Road (SR-275) to the north, Storrs Road (SR-195) to the east, and Town open space known as the Albert E. Moss Sanctuary to the south and west. The existing 240-bed apartment complex includes townhouse style apartments originally constructed during the 1940's and 1950's. The facilities have reached the end of their useful life and the 16-acre property is proposed for redevelopment with two to four apartment buildings, site improvements and parking.

Known as the "Mansfield Apartments Redevelopment Project," the Proposed Action to be assessed under the Connecticut Environmental Policy Act (CEPA) process consists of the following elements:

- Redevelopment of existing apartment-style student housing comprised of approximately 300,000 gross square feet with up to 900 beds
- Site improvements and surface parking of up to 450 spaces
- Potential utility and infrastructure improvements

The Proposed Action is located in the Bundy Brook local watershed within the Fenton River sub-regional watershed. The Proposed Action was identified in the University's [Campus Master Plan 2015-2035](#). UConn will incorporate comments from a public scoping meeting and evaluate the Proposed Action with taking no action or other feasible alternatives. Direct, indirect, and cumulative impacts associated with the Proposed Action will also be assessed.

Project Maps and Photos:

Click the following link for a general location of the project area:

<<OPM to insert link for Figure>>

Written Comments:

Written comments from the public are welcomed and will be accepted until the **close of business on March 24, 2022**.

Public Scoping Meeting:

There will be a Public Scoping Meeting for this proposed action.

Date: Thursday, March 17, 2022

Time: 6:30 PM (EST)

Place: Virtual

Notes: Participants MUST REGISTER IN ADVANCE through the following link:

https://us02web.zoom.us/webinar/register/WN_hK5sGUXKRhCdJvzQ8No9uQ

After registering, you will receive a confirmation email containing information about joining the meeting (including an option to join by phone).

Additional information regarding the meeting, as well as a link to a recording of the meeting, will be posted at: <https://updc.uconn.edu/>.

Written Comments and/or Requests for Public Scoping Meeting Materials Should Be Sent by Fax or E-mail to:

Name: John Robitaille, AIA, CSI

Agency: University of Connecticut, University Planning, Design and Construction

Address: 31 LeDoyt Rd, Unit 3038, Storrs, Connecticut 06269-3038

Fax: (860) 486-3117

E-mail: john.robitalle@uconn.edu

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring State Agency:

Name: Public Records Administration

Agency: c/o University Communications

Address: 34 North Eagleville Road, U-3144

E-Mail: <https://publicrecords.uconn.edu/make-a-request/>

Phone: (860) 486-5337

What Happens Next: UConn will determine whether or not to proceed with preparation of an Environmental Impact Evaluation (EIE) under the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

Post-Scoping Notice for Mansfield Apartments Redevelopment Project at the University of Connecticut

Project Title: Mansfield Apartments Redevelopment

Address of Possible Project Location: 1 South Eagleville Road

Municipality where it would be located: Mansfield

CEPA Determination: The University of Connecticut is planning a design-build project to redevelop the Mansfield Apartment complex. Beginning on February 22, 2022, the University of Connecticut published the [first of three Scoping Notices](#) to solicit public comments for this proposed action in the *Environmental Monitor*. A [public scoping meeting](#) was held virtually on March 10, 2022, and the 30-day comment period closed on March 24, 2022.

Comments were received from the Connecticut Department of Energy and Environmental Protection, the Mansfield Planning and Zoning Commission, and the Mansfield Town Council in writing during the public comment period. Comments were received verbally or through the chat feature from four individuals during the scoping meeting. A summary of comments and responses may be found at <https://updc.uconn.edu/mansfield-aps/>.

Upon consideration of the comments received, the University of Connecticut has determined **to proceed with the preparation of an Environmental Impact Evaluation (EIE)**.

If you have questions about the proposed action, contact:

Name: John Robitaille, AIA, CSI

Agency: University of Connecticut, University Planning, Design and Construction

Address: 31 LeDoyt Rd, Unit 3038, Storrs, Connecticut 06269-3038

Fax: (860) 486-3117

E-mail: john.robitaille@uconn.edu

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted at <https://publicrecords.uconn.edu/make-a-request/>.

What Happens Next: The Mansfield Apartments Redevelopment project has just completed the Pre-Design phase and is scheduled to conclude the subsequent design phase by Fall 2022. The University anticipates demolition to begin by Spring 2023 and complete construction in Spring 2025.

The University of Connecticut is preparing an EIE and is continuing engineering & design of the proposed Mansfield Apartments Redevelopment project. When the EIE is completed, it will be published in a future edition of the *Environmental Monitor* and presented for public comment.

ATTACHMENT C

SUMMARY OF SCOPING COMMENTS AND RESPONSES

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

Summary of Scoping Comments and Responses

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
PZC MAC #1	The proposed development would increase the number of beds on the site from 270 to 900 and the number of parking spaces from 130 to 450; tripling both the occupants (Sec. 22a-1a-3-b-10) and trip generation. This increase in traffic will have corresponding impacts to air quality (Sec. 22a-1a-3-b-14) and greenhouse gas emissions (Sec. 22a-1a-3-b-19). The statement that existing “transportation infrastructure appears adequate” has not been backed up with any data or analysis. Based on the size of the proposed development (300,000 square feet, 450 parking spaces), it will be considered a major traffic generator, triggering a requirement for approval from the Office of the State Traffic Administration. While it is anticipated that primary impacts will be to state roads, the traffic analysis should include study of potential impacts to local roads such as Eastwood and Westwood that may be used to access campus to avoid the Storrs Road/South Eagleville intersection given the substantial increase in traffic.	The project has completed the pre-design phase and as such the bed and parking count are approximate and subject to change. The University has engaged traffic engineers to analyze existing and proposed conditions and this analysis will be included within the EIE. The University understands that portions of the project on the South Eagleville Road frontage will require state authorization and will submit to OSTA as part of the construction document phase.
PZC MAC #2	The distance of the subject property from the main campus may detract from UConn’s efforts to become a sustainable, walkable campus and decrease the use of vehicles. Due to this distance, the EIE should incorporate evaluation of the impact of the necessary increase in bus service to connect this development to the new STEM campus area.	The project area has long served as student housing - located approximately 5-minute walking distance to campus - that accommodates the range of transportation options, e.g., biking, shuttling or passenger vehicle. To this end, the proposed action will have no effect. The site will maintain campus walkability and will continue to have transit accessibility.
PZC MAC #3	Should UConn be considering installation of the long-proposed campus access road between Bolton Road and South Eagleville Road, parallel to Eastwood Road, as part of mitigation to improve connectivity, the EIE should include a full evaluation of the impacts of such a connection.	Any potential connection from Bolton Road to South Eagleville Road would have its own CEPA scoping and traffic analysis. This work is not part of the Mansfield Apartment Redevelopment Project.
PZC MAC #4	The Town would strongly encourage the new access driveway for the site to align with the exit to the municipal parking lot (western curb cut adjacent to the Mansfield Community	Noted for EIE and design development.

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
	Center). This would increase the separation distance between the access to the property and the intersection, and also provide for much needed traffic calming and pedestrian infrastructure as further described below. This recommendation is made with the understanding that redesign of the Town’s own parking lot may be necessary.	
PZC MAC #5	The proposed project only increases the need for significant improvements to pedestrian circulation, contrary to the assessment in the scoping presentation that “pedestrian access . . . appears to be adequate.” While a sidewalk connects the site to the sidewalk on Route 195, that route has not been used by many pedestrians, including former residents of Mansfield Apartments. Many pedestrians choose to cross Route 275 mid-block to cut through the municipal complex and high school to access Route 195 and Bolton Road. With the significant increase in population proposed by the project, improvements to pedestrian facilities including physical barriers will be needed to direct pedestrians to safe routes. Other pedestrian improvements that should be considered include widening of the existing sidewalk on the south side of Route 275 to accommodate the increase in residential population created by the project as well as installation of a sidewalk on the north side of Route 275 connecting Route 195 to the existing WRTD bus stop.	The proposed project will incorporate meaningful design amenities specific to pedestrian circulation and will work with the Town to ensure consistency with planned mobility improvements on South Eagleville Road. The University is aware of the nexus of the project site to Town facilities and views the redevelopment project as an opportunity to improve the pedestrian environment for students and residents alike. The University supports the Town’s recently awarded Community Challenge grant and will continue to work toward common goals in this area.
PZC MAC #6	One concept to address both traffic and pedestrian circulation concerns is the installation of landscape medians similar to those in Storrs Road leading to the intersection. Such medians would discourage mid-block crossings and also help to slow traffic. Changes to access driveways for both Mansfield Apartments and the municipal complex would be needed to increase the effectiveness of these medians.	The proposed project is limited to University property and will not extend into South Eagleville Road. The University will work with the Town to ensure that contemplated improvements to South Eagleville Road will not be impeded by the redevelopment. The University is in active discussions with the Town and DOT and their on-going Road Safety Audit.
PZC MAC #7	The 2020 Water Supply Plan developed for the University indicates fire flow tests at the Mansfield Apartment Complex achieved only 590 gallons per minute. This flow may be inadequate for multi-story buildings.	Noted for EIE and design development.
PZC MAC #8	Given the increase in overall development intensity on the site, it is anticipated that impervious cover will also increase significantly. UConn has indicated through the scoping process that opportunities exist to improve water quality. Given the sensitivity of abutting	The University understands and appreciates the sensitivity of Moss Sanctuary. The purpose and

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
	natural resources, it is imperative that stormwater generated by the project be retained and treated on-site, preferably using Low Impact Development Practices to the greatest extent possible with a focus on disconnecting impervious surfaces from stormwater systems.	need of LID practices are understood and will be described in the EIE process.
PZC MAC #9	The Mansfield Tomorrow Plan of Conservation and Development identified specific design principles for redevelopment of the site based on its location and the need to protect the adjacent preserve. The POCD identifies this area as a transitional area between Downtown Storrs and adjacent rural neighborhoods. As such, the POCD calls for scale and massing that is lower than the four to five stories that comprise much of Downtown. The proposal for two to four buildings at five to seven stories in height is in direct contradiction to the need for scale and massing that provides a transition to the one to two-story buildings that characterize residential buildings in the surrounding area and would have a significant impact on the physical character of the area.	Whereas the University shares some of the goals articulated in the Town of Mansfield’s (POCD) for this site, the POCD is not a controlling or binding document pertaining to development of university property. The primary drivers for the size, scale and scope of the proposed project are to meet the University’s needs for housing diversity and renewal. Furthermore, and although the POCD proposed University property as a future site for Compact Residential development, a subsequent update to the Town of Mansfield’s zoning map (effective June 30, 2021) correctly identified the parcel as Institutional.
PZC MAC #10	More information is needed to determine if the scale, massing, and density of the development will impact the Moss Sanctuary. The Sanctuary is a significant recreational resource valued by the community for its trails, historic pond and associated stone dam (dating back to 1846), scenic vistas, and diversity of plants and animals.	The University is advancing the redesign effort mindful of abutting Moss Sanctuary and its history, including natural resource studies that have been completed to date. Noted for EIE and design development.
PZC MAC #11	The Conservation Commission has noted that the proposed redevelopment has the potential to impact water quality of seeps and headwater streams on site and adjacent to the project site in Moss Sanctuary. Such impacts could have negative impacts on water quality in Tift Pond as well as the Fenton River, which has a Class AA water quality designation, meaning it is suitable for existing or proposed drinking water supply, fish and	See response PZC MAC #8 Noted for EIE and design development.

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
	wildlife habitat, recreational uses (with possible restrictions), agricultural and industrial supply.	
PZC MAC #12	Moss Sanctuary is home to an extensive wetland system, portions of which appear to extend on to the subject property. Protection of these natural resources should be a primary driver of project design. The lack of information provided with regard to field delineation of wetlands and other surface and ground water features, combined with a lack of a concept plan makes it impossible to fully understand the potential impacts of the project on these important natural resources.	The University has retained a professional wetland scientist to delineate wetlands and watercourses on the subject property. Information from the delineation will be included in the EIE.
PZC MAC #13	While the proposed project falls under the jurisdiction of UConn Public Safety services, its proximity to the Resident Trooper’s office and Mansfield Fire Station 307 makes it likely that the Town will be involved in emergency responses to the complex, which may impact ability to serve other non-UConn properties.	Although the proposed project is in close proximity to the Resident State Police Office, and Mansfield Fire Station 307, the primary response authority belongs to the University of Connecticut, Division of University Safety. Any request for additional resources from the State or Town, would follow normal mutual aid agreements currently in-place.
PZC MAC #14	The substantial increase in populations has the potential to negatively affect recreational resources such as Moss Sanctuary, both through the impacts to the natural environment of increased usage and associated littering as well as on potential for development of a future nature center as described in the Conservation Easement for the property.	The proposed project will be limited to University property. The redevelopment is not intended to impose a negative impact on Moss Sanctuary in the short-term relative to access. The Town has agreed to a temporary access to Moss Sanctuary during construction. The University will continue to collaborate with the Town on any potential impacts related to student housing or conduct.
PZC MAC #15	In addition to the normal environmental considerations of an EIE, it is imperative that UConn conduct a full EIE to ensure that the established conservation restriction held by the Connecticut Park and Forest Association (CFPA) is not compromised by the proposed action at the abutting UConn property.	Noted for EIE and design development.
PZC MAC #16	The full EIE should include an inventory of current conditions in the Moss Sanctuary, both natural resources, wetland quality, and recreational use to establish a base line and better	Please see MAC response #10.

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
	understand and predict potential impacts of the proposed development. Both potential physical environmental quality effects and the increase recreational use pressure due to increased population residing next door should be fully evaluated. The proposed increase in parking area will likely exacerbate impacts of runoff, and the increased population will likely adversely impact condition of existing trails. A significant upgrade in trail construction may be necessary to avoid adverse impact to trails by an increase in the number of adjacent residents who will use them. The EIE should identify actions needed to maintain a quality natural area experience, and these actions should be considered part of the project cost.	
PZC MAC #17	An important design principle noted in the Town Plan of Conservation and Development (POCD) is that the Moss Sanctuary is essentially in the back yard of the Mansfield Apartments, but its boundary should be considered a primary design frontage of any redevelopment and as important as road frontage. Utility and service areas should not be located to impact the Moss Sanctuary experience, but rather be interior to the development. In addition, the proposed 5-7 story buildings may be visible from within Moss Sanctuary, and this would negatively impact the view shed and the experience of the natural area.	Noted for EIE and design development.
PZC MAC #18	The post-development sanctuary access should be carefully designed, rather than an afterthought. Provision of parking as allowed under the easement granted by UConn in UConn’s deed to CFPA is unlikely to be of use without a workable mechanism to ensure it is available for recreational users not familiar with the area. Although the access must allow vehicular access into Moss Sanctuary, a careful design should discourage the use of private vehicles, including trail bikes, on the Moss Sanctuary trails. Although trail bike use is prohibited by the conservation restriction, the increased number of bike owners adjacent to the Moss Sanctuary will require increased signage and enforcement to ensure this prohibition is honored.	The University will make any necessary provisions per the easement. Otherwise access to Moss Sanctuary will remain as it is today.
PZC MAC #19	The potential for increased Town expenditures for maintenance and enforcement, due to increased usage, including expectable prohibited uses, should be evaluated in the EIE, and a solution for this cost impact proposed.	The University will continue to work with the town regarding Moss Sanctuary and assist with stewardship of Moss Sanctuary, as appropriate.

The Mansfield Planning and Zoning Commission Provided written comments from Paul Aho, Chair, dated March 22, 2022		
Comment Number	Comment	Response
		The redevelopment of this parcel was identified in the Campus Master Plan in 2015.
PZC MAC #20	The Town may need to consider developing a second access point to Moss Sanctuary on the corner of Birchwood Heights Road and Route 195 that is not “buried” in the UConn parcel. This would encourage Town residents to take full advantage of the Moss Sanctuary without having to traverse a high-density student housing area. This would be an additional expense for the Town.	The University and the Town have coordinated a new access from Birchwood Road with signage that will allow Sanctuary access during construction. An access from the Mansfield Apartment Complex – with signage - will reopen at the Sanctuary northern boundary following construction.
PZC MAC #21	As previously indicated, a full traffic study is needed as part of the EIE; furthermore, critical elements of the traffic study include increased pedestrian traffic and increased potential for car/pedestrian conflict, especially for those crossing South Eagleville Road, already a concern without increased development. In addition, the development is likely to increase the number of pedestrians at the Route 275/195 intersection and affect traffic congestion on both roads. One element of pedestrian safety to evaluate is that currently most users of the Moss Sanctuary park their vehicles at the Community Center and then cross South Eagleville Road by foot, and the increased traffic will likely make this access pathway less safe.	See response PZC MAC #1

The Mansfield Town Council provided written comments from Antonia Moran, Mayor, dated March 29, 2022		
Comment Number	Comment	Response
MTC MAC #1	The Town Council echoes the comments provided by the PZC. The size and scale of the proposed redevelopment has the potential to significantly impact both the built and natural environment in addition to potential socioeconomic impacts. The Council supports the PZC’s conclusion in that an EIE is needed, and that alternatives should be evaluated, such as reducing number of beds and increasing the parking ratio.	Noted for EIE and design development.

MTC MAC #2	The EIE should include an evaluation of the impacts of any mitigation measures that are proposed to minimize impacts of the development, particularly if construction of the connection from Route 275 to Bolton Road is being considered as a mitigation measure for anticipated traffic impacts.	Noted for EIE and design development.
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**The Department of Energy and Environmental Protection provided written comments
from Linda Brunza, Environmental Analyst, dated March 22, 2022**

Comment Number	Comment	Response
DEEP MAC #1	Redevelopment plans could have the potential to increase impervious coverage and associated impacts of stormwater pollution on the aquatic life to downstream Bundy Brook. Stormwater best management practices (BMPs) targeted for the planned urban residential redevelopment should include disconnecting impervious surfaces from drainage to headwaters of Bundy Brook, education, and outreach programs regarding animal (pet) waste, proper use and management of solid waste dumpsters, and where practical, the treatment and infiltration of urban runoff from this redevelopment project. Metrics for pollution prevention and good housekeeping practices developed for the new residential complex should consider street and paved area sweeping, catch basin cleaning, and snow management. Where the redevelopment project has control of headwater riparian areas, natural woody vegetation planting enhancements with an activity exclusion buffer of 100 feet or more should be considered. The nearby state highways (Route 275 and Route 195) have management control by CTDOT and possible stormwater discharges through this redevelopment stormwater system should be coordinated for effective treatment of stormwater volume and quantity.	Stormwater BMPs will be taken into consideration both during design, and as it relates to property maintenance.
DEEP MAC #2	University personnel with the Natural Resources Conservation Academy renovated a paved driveway runoff stormwater retrofit project (a rain garden) on this site in 2016; it appears that functional water quality improvement practice would be removed with this redevelopment.	The University is aware of previous stormwater management efforts on site and will work to ensure that any water quality measures previously designed and constructed are replaced in kind or improved upon with the redevelopment project
DEEP MAC #3	The Sanctuary access (adjacent to the rear parking area) should be maintained or enhanced for continued public enjoyment and understanding (through interpretive stations) of the protected watershed resources of Tift Pond and associated diverse habitats. Where practical, the University redevelopment project for the Mansfield	Noted for design development.

The Department of Energy and Environmental Protection provided written comments from Linda Brunza, Environmental Analyst, dated March 22, 2022		
Comment Number	Comment	Response
	Apartments should fully support the management goals, public access and uses of the Moss Sanctuary.	
DEEP MAC #4	The disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations. Clean fill can be used on site or at appropriate off-site locations. Land clearing 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 CGS and section 22a-209-2 of the RCSA.	Noted for the selected site contractor.
DEEP MAC #5	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. DEEP recommends that contracts be awarded only to those companies who present a sufficiently detailed construction/demolition waste management plan for reuse/recycling.	Noted for the selected contractor and site development team.
DEEP MAC #6	If abatement is required for asbestos containing materials (ACM), these materials are regulated as a “special waste” in Connecticut and may not be disposed of with regular construction and demolition waste. Instead, these materials may only be disposed of at facilities that are specifically authorized to accept ACM. Although the disposal of asbestos-containing material is typically arranged for by the licensed asbestos abatement contractor, project proponents should ensure that the contractor disposes of all such materials at properly licensed facilities.	Noted for the selected site contractor.
DEEP MAC #7	Demolition debris may also include materials that contain polychlorinated biphenyls (PCBs) or contaminated with lead-based paint, residues or materials that require special disposal. EPA recommends testing caulk that is going to be removed as the first step in order to determine what protections are needed during removal. Where testing confirms the presence of PCBs, it is critically important to ensure that they are not released to air during replacement or repair of caulk in affected buildings. Many such PCB removal projects will need to include sampling of the substrate and soil, as well as require plans to be approved by EPA in coordination with DEEP.	Noted for the selected site contractor.

The Department of Energy and Environmental Protection provided written comments from Linda Brunza, Environmental Analyst, dated March 22, 2022		
Comment Number	Comment	Response
DEEP MAC #8	DEEP's Wildlife Division has no concerns or comments on the redevelopment in regard to Natural Diversity Database (NDDB) mapped species.	Comment noted.
DEEP MAC #9	<p>The General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable depending on the size of the disturbance regardless of phasing. This general permit applies to discharges of stormwater and dewatering wastewater from construction activities where the activity disturbs more than an acre. Stormwater treatment systems must be designed to comply with the post-construction stormwater management performance requirements of the permit. These include post-construction performance standards requiring retention and/or infiltration of the runoff from the first inch of rain (the water quality volume or WQV) and incorporating control measures for runoff reduction and low impact development practices.</p> <p>Locally Approvable construction projects with a total disturbed area of one to five acres are not required to register with the Department provided the development plan has been approved by a municipal land use agency and adheres to local erosion and sediment control land use regulations and the CT Guidelines for Soil Erosion and Sediment Control.</p>	Noted for EIE and design development.
DEEP MAC #10	DEEP Bureau of Air Management typically recommends the use of newer off-road construction equipment and newer on-road vehicles that meet the latest EPA or California Air Resources Board (CARB). Alternatively, if newer equipment cannot be used, equipment with the best emission controls or retrofits should be used where feasible.	Noted for the site development team.
DEEP MAC #11	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. Use of posted signs indicating the three-minute idling limit is recommended.	Noted for the site development team.
DEEP MAC #12	Please contact the Land and Water Division for information regarding Flood Management Certification, which may be required for this location.	Noted for the site development team.

Members of the public provided written or verbal comments during a virtual scoping meeting held dated March 10, 2022		
Comment Number	Comment	Response
PC MAC #1	Comment from Mike Benevento, Mansfield CT - The purple wetlands areas [as seen in the public scoping meeting] are those wetlands soils per se or does that show the soil + the jurisdiction of the inland wetlands agency (i.e., +150 ft upland review). If the former, can you also show the upland review area on any subsequent materials?	See response PZC MAC #12
PC MAC #2	Comment from Mike Benevento, Mansfield CT – A comment was made on the general importance and criticality of the biodiversity and NDDB, as well as water quality concerns in the area, particularly because surrounding neighbors rely on private wells.	Please see DEEP MAC #8
PC MAC #3	Comment from an anonymous attendee - Of the 15 acres, what percent is currently impervious cover? Based on the goals stated, do you expect the percent impervious cover increase or decrease when project is finished?	The existing impervious cover on the site is approximately 30%. Pre-design plans identify approximately 42% impervious with the redevelopment.
PC MAC #4	Comment from an anonymous attendee - Can you provide more information on the EIE and what triggers this process?	Commentor was addressed verbally during the scoping presentation.
PC MAC #5	Comment from Kenneth Feathers, Storrs CT - You indicate that there is no change use, yet the proposed bed count is almost 4 times the current bed count. It seems this is a significant change in density that could be construed a change in use.	The present use is campus residential housing, this use is not proposed to change.
PC MAC #6	Comment from Kenneth Feathers, Storrs CT - In evaluation of the impact on sensitive species it would seem to be important to look at and inventory the species present in Moss Sanctuary, an adjacent parcel that might be subject to both runoff and increased recreational pressure due to the higher population living immediately adjacent.	Please see PZC MAC #10.
PC MAC #7	Comment from Kenneth Feathers, Storrs CT - In personal experience a typical off-campus 4-bedroom rental house may have 6 or more cars parked at it. How realistic is your parking allocation with 900 beds and only 450 parking spaces?	See response PZC MAC #1 Parking for residents can be distributed throughout campus and is not necessarily restricted to this site. Therefore, residents with a vehicle on campus may be permitted to park elsewhere.

ATTACHMENT D

AGENCY COORDINATION (SHPO)

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

May 11, 2022

Mr. Daniel Cefaratti
BVH Integrated Services
206 West Newberry Road
Bloomfield, CT 06002
(sent via email only to DanielC@BVHis.com)

Subject: Mansfield Apartments Demolition
1 South Eagleville Road
Mansfield (Storrs), Connecticut

Dear Mr. Cefaratti,

The State Historic Preservation Office (SHPO) has reviewed the potential effects of the referenced project on historic properties. The project parcel consists of approximately 9.5 acres containing 15 multi-unit apartment buildings with related improvements operated by the University of Connecticut. The project parcel is situated on the south side of South Eagleville Road where it meets Storrs Road. SHPO understands that the proposed project entails demolition of the existing apartments, sidewalks and utilities; as well as stabilization of the project area. Because the proposed project will require a Stormwater Discharge permit issued by DEEP through the authority of the Environmental Protection Agency, it is subject to review by this office pursuant to Section 106 of the National Historic Preservation Act.

Mansfield Apartments, constructed during the 1950s, are a common building style with no known associations of importance. It is the opinion of this office that this complex is not eligible for listing on the National Register of Historic Places (NRHP). There are no properties listed on the NRHP or previously reported archaeological sites within the project parcel. Based on information submitted to our office, it appears that the proposed project will be confined to soils that previously have been substantially disturbed and it is unlikely that significant archeological deposits would be impacted by the proposed activities. Based on the information provided to our office, it is SHPO's opinion that no historic properties will be affected by the proposed undertaking.

This office appreciates the opportunity to review and comment upon this project. Do not hesitate to contact Catherine Labadia, Staff Archaeologist and Deputy State Historic Preservation Officer, for additional information at (860) 500-2329 or catherine.labadia@ct.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Kinney". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jonathan Kinney
State Historic Preservation Officer

ATTACHMENT E

EIE PUBLIC PRESENTATION MATERIALS

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

Connecticut Environmental Policy Act (CEPA) Public Hearing

University of Connecticut Mansfield Apartment Redevelopment

Presented by:

SLR International Corporation

November 7, 2022



Presentation/CEPA Team



Megan B. Raymond, MS, PWS, CFM
SLR, Principal Scientist/Project Manager



Marlee L. Antill, MS
SLR, Environmental Scientist

UConn University Planning, Design and Construction (UPDC) Personnel

- Laura Cruickshank, FAIA, Associate VP, Master Planner and Chief Architect
- Robert Corbett, Project Director, ED & Director of Real Estate and Regional Projects
- Sean Vasington, PLA, ASLA, Director of Site Planning
- John Robitaille, AIA, CSI, Senior Project Manager

Presentation Outline

- I. Meeting Purpose
- II. CEPA Process and Timeline
- III. Project Overview
 - Purpose and Need
 - Alternatives
- IV. Assessment of Impacts
- V. Public Comments



Meeting is being recorded and will be available online following presentation

MEETING PURPOSE

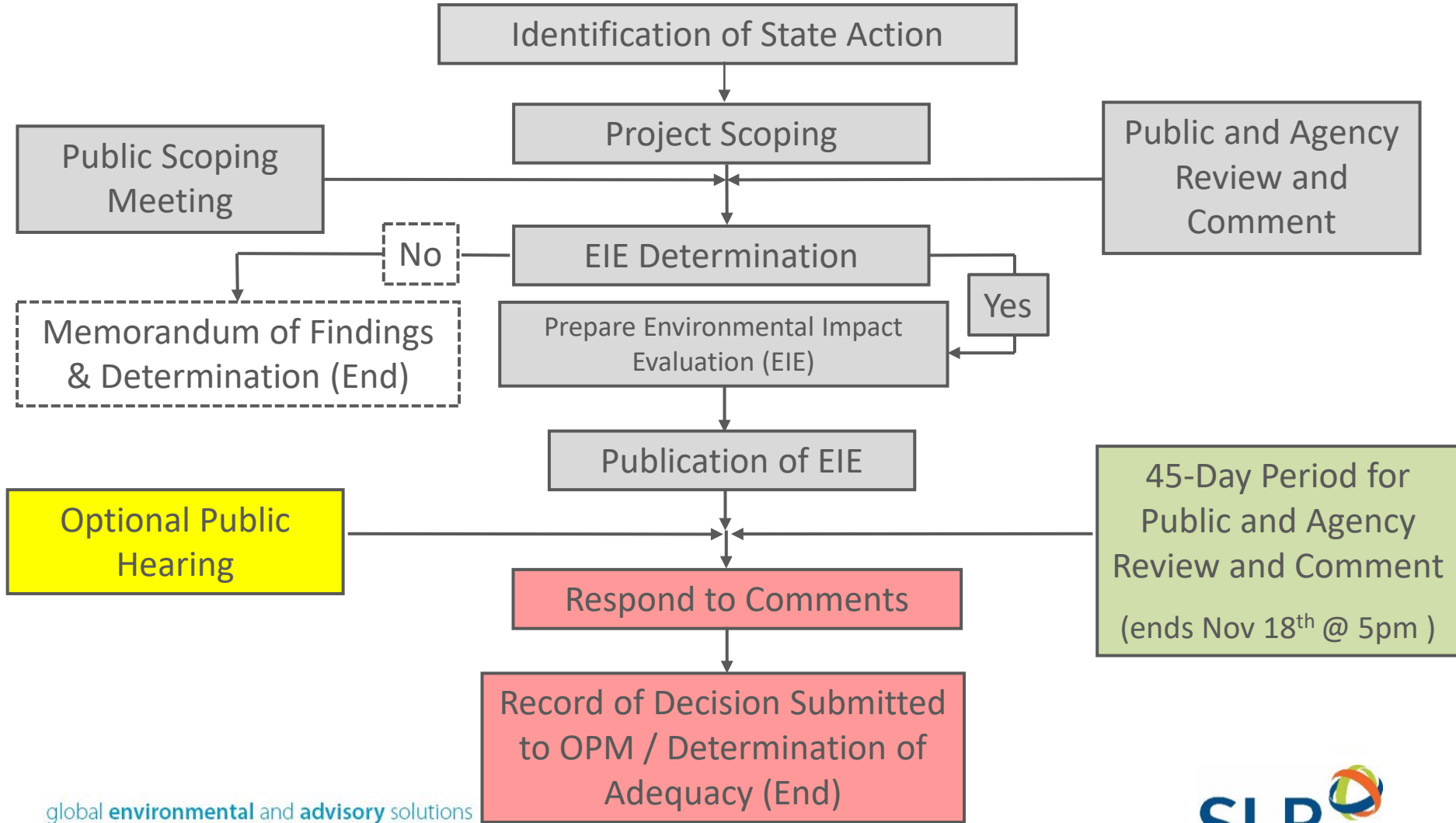
- Provide information on **Mansfield Apartments Redevelopment**
- Describe **potential impacts and mitigation**
- Outline the **final stages** of CEPA process
- Solicit **verbal and written comments** from members of the public



WHAT IS CEPA?

- The Connecticut Environmental Policy Act (CEPA) established statutes and regulations that apply to certain State-funded projects in Connecticut.
- A mechanism for planning and coordination among interested parties, including the public at large.
- A process of identifying and evaluating environmental impacts in the early stages of a project such that they can be avoided, minimized, and/or mitigated.

CEPA PROCESS



PROJECT OVERVIEW

SITE LOCATION – EXISTING CONDITIONS

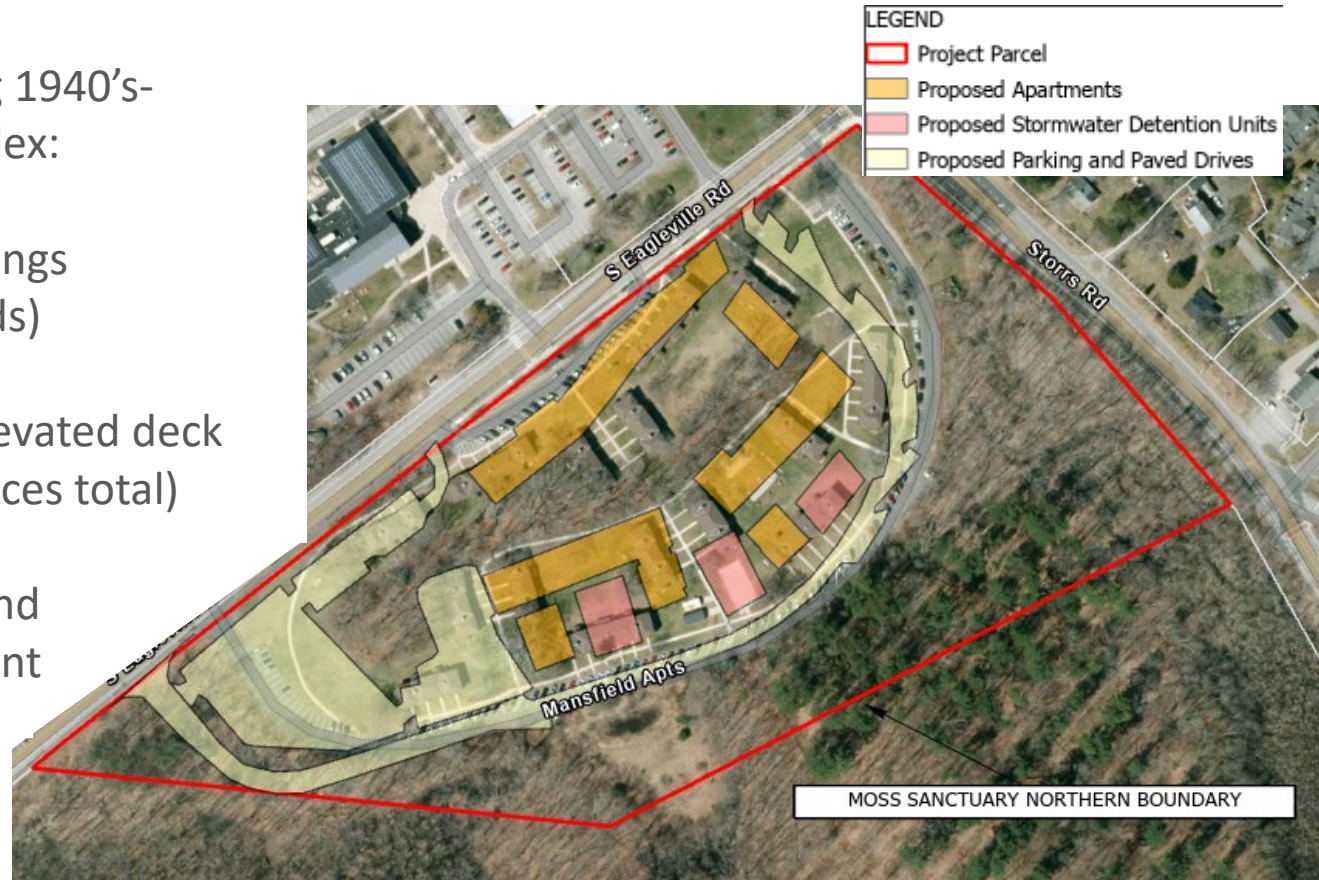
- 16-acre parcel with 1-acre outparcel (E); no work proposed in outparcel
- Located at SW intersection of Route 275 and Route 195
- Abuts 135-acre Moss Sanctuary to the south
- Project confined to UConn property within loop road (avoiding vegetated buffer to the preserve)



Project Overview

Redevelopment of existing 1940's-1950's-era, 270-bed complex:

- 3 new apartment buildings (approximately 900 beds)
- Parking: Surface and elevated deck (approximately 370 spaces total)
- Utility improvements and stormwater management infrastructure
- Pedestrian safety improvements along Route 275/S Eagleville Rd
- Housing complex will be apartment-style intended for UConn upperclassmen, and will be owned and operated by UConn



PROJECT PURPOSE AND NEED

- Existing apartment complex is aged, past the useful life of the facility, and in need of redevelopment
 - Need for modernization of housing options on the UConn campus
 - This is the second project identified in a campus housing renewal plan that is currently under review by the Board of Trustees
- In the long term, there is a need to modernize residential experiences and introduce new housing typologies on the campus
 - In the short term, residential space is needed to house students who currently reside in other aging residential complexes



2015-2035 MASTER PLAN

- Identified many residential complexes in need of renovations and redevelopment
- Identified Mansfield Apartments as a Mid-Term (2020-2025) “Potential Redevelopment Site” that could include projects such as:
 - ✗ Mixed Use Redevelopment
 - ✗ Parking Garage
 - ✗ Hockey Arena
 - ✓ Redeveloped Residential Complex

UCONN | UNIVERSITY OF CONNECTICUT

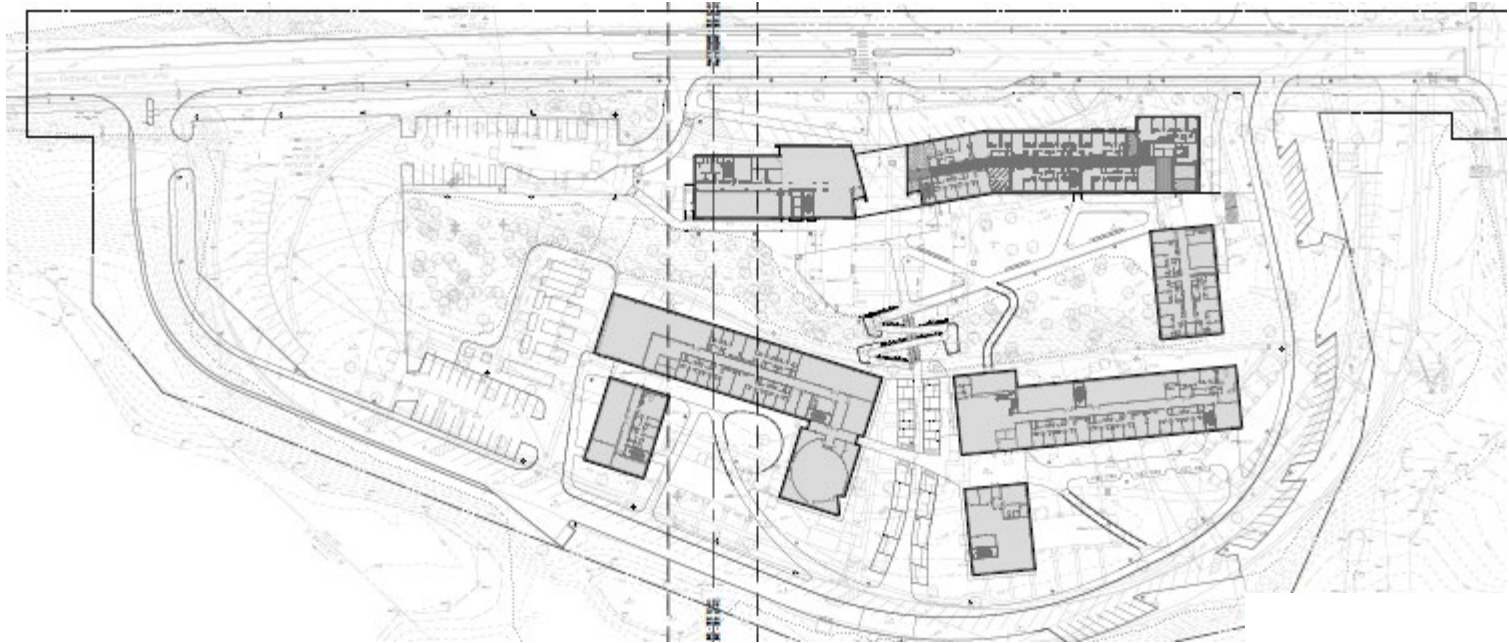
Campus Master Plan

1 Campus Master Plan

SKIDMORE, OWINGS & MERRILL LLP
MAY, 2015

PROPOSED PROJECT ELEMENTS

- Demolish existing buildings, walks, and utilities (preserve existing loop road)
- Construct 3 new residential buildings (approximately 450,000 gross square feet)
- Construct approximately 370 parking spaces (surface and elevated deck)
- Utility and infrastructure improvements:
 - Energy- and water-efficient utilities
 - Lower GHG-emitting energy generation (Fuel Cell)
 - Low Impact Development (LID) features will reduce peak rate of stormwater and improve water quality downstream
 - Green infrastructure and native plantings



ANTICIPATED PROJECT OUTCOMES

- Site redevelopment that maintains campus residential use, largely within existing development footprint
- Construction of new residential complex (LEED v.4 Gold Standard and SITES Certifications)
- Realignments of site egress and access to South Eagleville Road
- Upgrade/relocation of sewage pumping station and force main
- Project will provide high-quality on-campus housing that meets the demand of a diversity of lifestyles and student preferences



ALTERNATIVES CONSIDERED TO DATE

1. No Action

- A. Keep using complex as-is until buildings can no longer be used
- B. Rehabilitate the complex in-situ

Lost opportunities:

- Increased/Improved housing options
- LEED-certified buildings
- Energy-efficiency standards
- EV charging stations
- Fuel Cell power generation
- Improved stormwater management

2. Alternatives Considered & Not Pursued

- A. Hockey Rink
- B. Mixed Use
- C. Parking Garage

X Alternatives presented do not meet the University's need to diversify housing typologies and modernize existing housing



REDEVELOP EXISTING SITE

- No change in land use
- Consistent with Campus Master Plan
- Pedestrian accessible to campus via connectivity on Route 195
- Proximity to Downtown Storrs
- Meets project purpose and need:
 - Eliminates buildings beyond useful life
 - Increases housing availability to support other renovation projects in the short-term
 - Increases housing diversity through modernization and typology



ASSESSMENT OF IMPACT

TYPICAL CEPA ENVIRONMENTAL ANALYSIS CATEGORIES

Physical

- Air Quality
- Noise & Light
- Traffic, Parking & Circulation
- Public Utilities
- Potable Water Supply
- Stormwater Drainage
- Solid & Hazardous Waste
- Aesthetic Resources
- Cultural Resources

Natural

- Geology, Topography & Soils
- Surface Water Resources
- Groundwater Resources
- Floodplains
- Wetlands
- Fisheries
- Plants & Wildlife / State Listed Species
- Specimen Trees

Socioeconomic

- Land Use & Zoning
- State, Local & Campus Master Planning
- Open Space & Farmland
- Public Health & Safety
- Economy, Employment & Income
- Environmental Justice
- Community Facilities & Services

RESOURCES NOT PRESENT AT PREFERRED ACTION SITE

Natural Resources

- No Farmland Soils
- No Sole Source Aquifers/Aquifer Protection Areas
- No Coastal Resources
- No State-Listed Species or Known Habitat
- No Navigable Waterways
- No Federal Emergency Management Agency (FEMA) Floodplains
- No Unique Geologic/Topographic Features

Social/Cultural Resources

- No Historic/Archaeological Resources (per SHPO/THPO review)
- No Environmental Justice Communities

NO SIGNIFICANT IMPACT

Campus, State, and Local Planning

- Proposal is compatible with State Conservation & Development Plans (Priority Funding Area)
- Site/project is identified in UConn Campus Master Plan

Noise

- No new types of noise impacts, though an increase in residents/cars is anticipated

Air Quality

- New stationary emissions limited to 500 kW emergency generator
- Electricity to be sourced via three proposed 500 kW fuel cells on site (Fuel Cells will use natural gas with no combustion or significant emissions of nitrous oxide, carbon monoxide, or volatile organic compounds)

Public Health and Safety

- UConn equipped to handle resident student population on site
- Required water service updates including new water main, hydrants, and fire pump will increase available water volume and pressure to meet safety standards

NO SIGNIFICANT IMPACT

Water Quality/Resources

- Proposed green infrastructure and stormwater management will mitigate for 12% increase in impervious cover on site
- Stormwater utilities designed in accordance with the 2004 CT Stormwater Quality Manual
 - Reduced peak flows and improved water quality compared to existing conditions



Wetlands

- All work will occur outside of wetlands, no direct wetland impact
- Proper sedimentation and erosion controls will limit indirect wetland impacts during construction period

NO SIGNIFICANT IMPACT

Visual/Aesthetic Character

- New complex to encompass a green, sustainable aesthetic (LID elements)
- More open site plan with fewer buildings
- Dark Sky compliance measures will limit light pollution and exterior light trespass
- Native landscaping (SITES Certification for Sustainable Landscape Design)



NO SIGNIFICANT IMPACT

Natural Communities, Flora and Fauna

- Minor activities within western forested edge habitat on S Eagleville Road
- Revegetation with native plants
- Vegetated buffer between development and preserve will be maintained

Moss Sanctuary:

- Redevelopment avoids impact to access, habitat, and character of the preserve
- Water quality improvements proposed (reduced peak flows from Mansfield Apartments and enhanced treatment train of runoff from the development area)



NO SIGNIFICANT IMPACT

Traffic, Parking, and Transportation

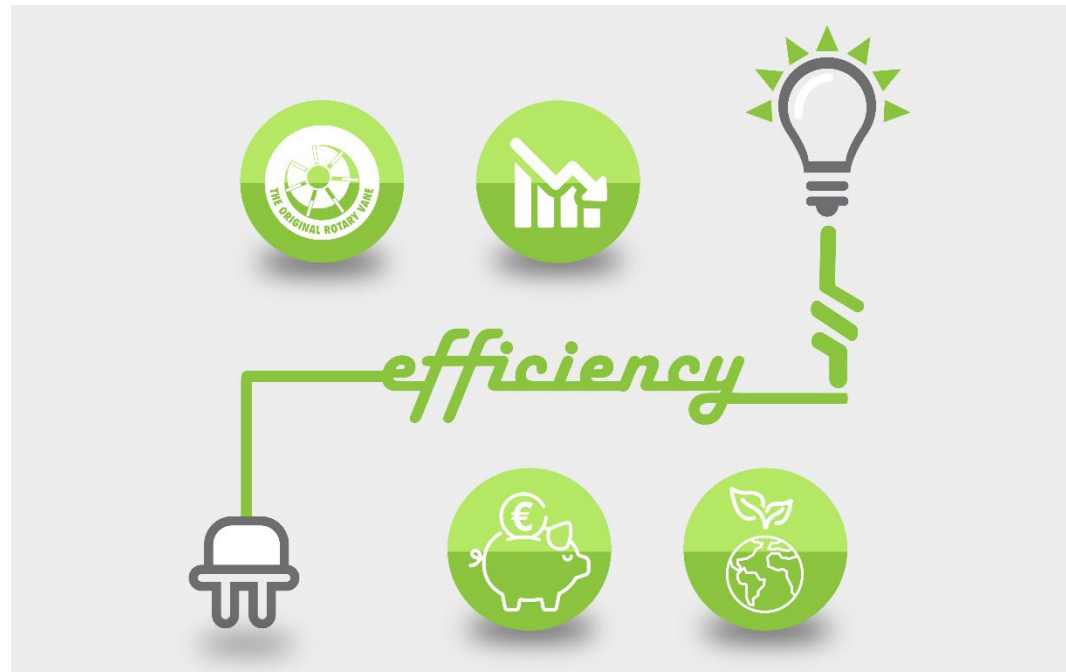
- Impacts from increased volume of traffic will be mitigated by redistribution of access egress along S Eagleville Road (3 exits proposed versus 1 existing)
- Vehicle queuing conditions improved due to relocation of northeast egress (to align with Community Center egress)
- Project will require a Major Traffic Generator Certificate - Office of the State Traffic Administration (OSTA) to review proposed traffic mitigation/safety measures on the state highway system
- Pedestrian safety improvements proposed along S Eagleville Road



NO SIGNIFICANT IMPACT

Energy Use and Conservation

- Sustainability/energy conservation measures (guided by LEED certification design standards) will mitigate for increases in energy usage on site from higher occupancy



NO SIGNIFICANT IMPACT

- **Solid Waste**

- Similar type and amount of waste generated per student compared to existing use; trash and recycling collection will increase to accommodate higher occupancy
- Trash receptacle enclosures to protect Moss Sanctuary



- **Toxic and Hazardous Materials**

- Special procedures will be followed for the handling and disposal of asbestos-containing materials (found in existing buildings)
- Environmental Site Assessment (Phase 1/Phase 2) identified two potential soil/groundwater impact areas:
 - Historical petroleum release – Medium Risk
 - Existing 600-gallon diesel underground storage tank to be removed - Low Risk
- Soils from the above areas are not to be freely reused on site
- If groundwater is extracted, must be properly disposed of or discharged to the publicly owned treatment works (with CT General Permit)
- Construction Contractor to be properly trained in hazardous waste protocol; Environmental Professional to be called on site if signs of contamination in soils are encountered

CONSTRUCTION PERIOD IMPACTS

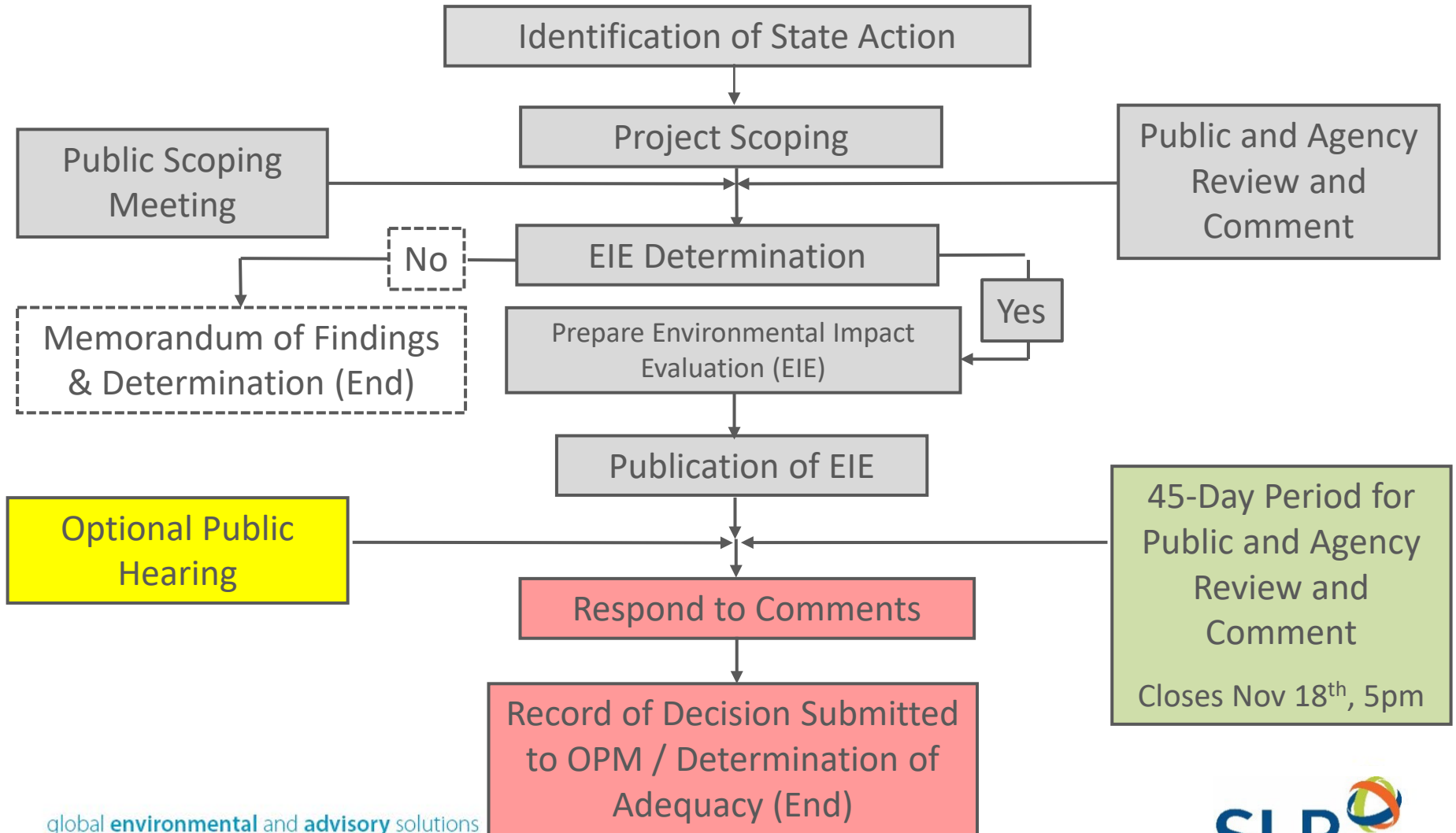
- No parking impacts during construction; contractors to be accommodated by University property
- Access to Moss Sanctuary will be maintained during construction from the existing southern entrance
- A construction logistics plans will be reviewed and approved by the University. Construction traffic will be regularly monitored and mitigated as needed. Frequent updates will be provided to the Town.



INDIRECT AND CUMULATIVE IMPACTS

- **No indirect impacts** associated with induced growth or encroachment/alteration are anticipated (project not expected to affect overall student population)
- **No cumulative, negative impacts** are anticipated
- The Proposed Action is in line with UConn Housing Master Plan

NEXT STEPS



SCHEDULE MILESTONES

Milestone	Tentative Date
Analysis of Environmental Impacts	Summer – Fall 2022
Public Hearing & Public Comment Period	October 4 – November 18, 2022
CEPA Record of Decision (ROD)	Anticipated December 2022
OPM Determination of Adequacy	Anticipated January 2023
Proposed Start of Construction	Spring 2023

COMMENTS

- Comments accepted tonight
(via online Kaltura chat function or by raising hand to speak)
 - State name, address, and your comments
- Submit comments (email preferred) to:
 - John Robitaille, AIA, CSI
 - 31 LeDoyt Road, Unit 3038, Storrs, CT 06269-3038
 - Fax: 860-486-3117/Phone 860-486-5930
 - John.Robitaille@uconn.edu
- End of comment period: **November 18, 2022**
- Additional information regarding the meeting, as well as a link to a recording of the meeting, will be posted at: <https://updc.uconn.edu>
- Recording will be posted after November 9, 2022

THANK YOU

ATTACHMENT F

SUMMARY OF EIE COMMENTS AND RESPONSES

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

Summary of EIE Comments and Responses

Comments from the Mansfield Planning and Zoning Commission, Conservation Commission (with members of the Parks and Natural Resource Committee) and Traffic Authority Summarized in a Letter from Mayor Antonia Moran and Paul Aho, PZC Chair, dated November 2, 2022		
Comment Number	Comment	Response
PZC MAC #1	The EIE acknowledges that the proposed development will be considered a major traffic generator and will require state-level approval through the Office of the State Traffic Administration (OSTA). Town comments related to traffic should be provided directly to OSTA to be considered as part of their review.	Comment noted. Local Traffic Authority (LTA) to be copied on all transmittals to OSTA per state requirement.
PZC MAC #2	The proposed development would increase the number of beds on the site from 270 to 900 and the number of parking spaces from 130 to 373, tripling both the occupants) and trip generation. This increase in traffic will likely have corresponding impacts to air quality and greenhouse gas emissions.	Comment noted.
PZC MAC #3	The Traffic Study prepared for the EIE in Appendix F conducts a review of accidents for the previous 3 years within the study corridor. During this time period, the existing residential complex was utilized for COVID-19 quarantine, limiting the traffic flows from the ingress and egress driveways. Using a 5-year look-back, approximately 6 reported accidents occurred with a turning movement leaving the proposed project site indicating mitigation measures should be considered for the egress driveway.	Of the six reported crashes, three were due to left turning vehicles and all six resulted in property damage only with no injuries or fatalities. The proposed Mansfield Apartments site layout moves the far northeast egress further away from the signal to the existing Mansfield Community Center and Town Hall entrance, reducing potential crashes due to queueing. Additionally, the egress is changed to a right-out only driveway, thus essentially eliminating all left turn crashes, which were half of the crashes in the last five years.
PZC MAC #4	The EIE indicates an increase in pedestrians from the proposed project site and thus an increase use of the mid-block crossing. Typically, mid-block crossings are less safe for pedestrians than those at intersections and encouraging use of the dedicated pedestrian phase at the intersection of Route 275 and Route 195 should be considered.	The University agrees that there will be an increase in pedestrian travel to/from the proposed project site. However, midblock crossings can be made safe with the proper design and safety mitigation approach such as Rectangular Rapid Flashing Beacons (RRFBs), proper signage, refuge islands, etc. It is important to note that there is already an existing midblock crossing near the driveway exit of the Mansfield Community Center. Pedestrians will continue to seek the quickest and shortest path within reason. It would be difficult to encourage pedestrians to only use the signalized intersection at Route 275 and Route 195, even with mitigation measures (landscaping, geometric changes, etc.). CTDOT, through a recently completed Road Safety Audit (RSA), plans to improve

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		the Route 275 corridor separate from this study and thus will help improve pedestrian safety conditions within the corridor which may include some of the abovementioned midblock crosswalk safety improvements (RRFBs, etc.).
PZC MAC #5	The Traffic Authority does not agree with the statement “Separatist Road, is parallel to Route 195 and serves as a back entrance to campus, but is unlikely to be utilized by Mansfield apartment residents due to its location”. In August 2022 (School out of session), the Town conducted a traffic study on Separatist Road with a count of 1,409 vehicles. In October 2022 (School in-session), the Town conducted traffic counts on Separatist Road with a count of 3,954 vehicles indicating students utilize this back entrance to campus as a means to bypass Route 195. In addition, Eastwood and Westwood Roads provide an additional means for entry to the University Campus from the project site, which may lead to additional demand for left turning movements on Route 275.	The University recognizes that some drivers may use Separatist Road, Eastwood Road, or Westwood Road to access campus. Importantly, however, the volume of new traffic generated by this development that may use these roads is expected to be negligible/minor. Even if some new site-generated traffic does use these roads, it is not expected to be to the extent that their vehicle Levels of Services (LOS) would be significantly impacted. Moreover, the intersection of Separatist Road at Route 275 is scheduled to be signalized by CTDOT to improve its overall traffic flow operations, further minimizing concerns for that location.
PZC MAC #6	The EIE indicates queuing on Route 275 during the 50th percentile does not surpass the proposed egress driveway. However, observations indicate the proposed egress driveway and Town Hall/Community Center entry are often surpassed during typical afternoon operations. In the 5-year lookback at the accident reports from the egress driveway nearly all accidents occur in the afternoon from 12:00pm to 6:00pm. Additional study should be undertaken for queuing lengths and potentially relocating the egress driveway with the Town Hall/Community Center Egress.	While queuing on Route 275 occurs, the proposed site plan lessens the influence of signal queueing on the easterly site driveway by moving this driveway further away from the Route 275/195 signal and making it right-out only, as mentioned above. All motorist egress from the site driveway is expected to operate at acceptable vehicle LOS.
PZC MAC #7	The EIE does not indicate how parking spaces dedicated to the Moss Sanctuary will be monitored.	The University will designate parking spaces on the Mansfield Apartment site with appropriate signage for Moss Sanctuary users.
PZC MAC #8	Additional mitigations should be considered including relocating the egress from the proposed complex to the exit of the Town Hall/Community Center, adding parking for residents (parking in	Mitigation measures have already been incorporated into the site design and discussed in the traffic report. In terms of parking: based on review of the ITE Park Generation Manual 5th edition – using the number of housing

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	proximity to the complex is not convenient and will place additional pressure on the municipal lot), implementing landscaping features to encourage pedestrians and non-vehicular users to the signalized crossing of Route 195 and Route 275 for the exclusive pedestrian phase.	units, the site plan meets the requirement for number of parking spaces. Additionally, there are overflow capacity options for UConn as well as signage and enforcement efforts to take pressure away from the adjacent municipal lot. Discouraging pedestrians from using the midblock crossing has already been addressed in Comment PZC MAC #4.
PZC MAC #9	Potential impacts to local roads such as Eastwood, Westwood, and Separatist Roads that may be used to access campus to avoid the Storrs Road/South Eagleville intersection given the substantial increase in traffic should also be addressed.	See response to Comment PZC MAC #5 above.
PZC MAC #10	The EIE acknowledges that the site will maintain campus walkability and transit accessibility. Due to this distance of the development and the increased density, more information is needed to assess the impact of the necessary increase in bus service to connect this development to the main campus area.	The University will ensure there is adequate capacity with the bus service to connect to campus. Transit activities and bus services capacity will be monitored and adjusted, if necessary, by the University.
PZC MAC #11	While the proposal for up to 373 spaces is a significant increase over current conditions, given the intended use as housing for upperclassmen, there continues to be a concern that the parking will not be sufficient for the number of occupants, leading to overflow parking in surrounding areas. The EIE indicates that no formal parking analysis was completed “overflow parking from Mansfield Apartments can be accommodated elsewhere on campus at the discretion of UConn.” (p.49). There remains a concern that overflow will include unauthorized parking at the municipal complex located directly across the street. This will place a burden on the community to monitor and police parking to ensure that parking spaces are available for visitors to Town Hall and the Mansfield Community Center.	Please see response to PZC MAC #8. Parking will be assigned to avoid conflicts with student use of non-campus parking locations.
PZC MAC #12	Both the Town and UConn have previously identified a need for traffic calming and pedestrian safety improvements in the South Eagleville Road corridor. The EIE acknowledges that the proposed project will incorporate meaningful design amenities to facilitate	Further safety improvements, not associated with this project, on Route 275 are planned due to the recent Road Safety Audit (RSA) completed by CTDOT. This could include some of the mitigation strategies mentioned in

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	safe vehicular and pedestrian circulation across South Eagleville Road. These needed safety improvements should include but not be limited to physical barriers to direct pedestrians to safe routes, landscape medians to discourage mid-block crossings and help to slow traffic.	the comment. Mid-block crossing safety was addressed in Comment PZC MAC #4.
PZC MAC #13	The project will increase the amount of impervious coverage by approximately 2.15 acres. Given the sensitivity of abutting natural resources, it is imperative that stormwater generated by the project be retained and treated on-site, preferably using Low Impact Development Practices with a focus on disconnecting impervious surfaces from stormwater systems. The Town recognizes rainfall intensities during rainfall events have increased and are reflected in the new published rainfall estimates in NOAA Atlas 14 versus NOAA Technical Paper 40. These larger rainfall events should be considered during design on the onsite system since the Project is in the upper portions of the watershed. Further, it is imperative that the stormwater systems be properly maintained.	The redevelopment has been designed to treat new and existing sources of stormwater runoff on site with standard stormwater features as well as the use of green infrastructure and LID practices. The stormwater management was designed using NOAA Atlas 14 rainfall data. The University is committed to following the proper maintenance techniques and intervals to ensure optimal functioning of all proposed stormwater infrastructure.
PZC MAC #14	As stated in the comments provided during the scoping process, the subject property is located at the southern gateway to Downtown Storrs and also serves as a transition to lower-intensity areas to the south and west which are characterized by one and two-story residential buildings consisting of one to four units per building. Additionally, Moss Sanctuary wraps around the southern and western boundaries of the property.	Comment noted.
PZC MAC #15	The EIE states that there are no aboveground historic or known archeological resources on the site. More information is needed to determine if the scale, massing, and density of the development will impact these resources on the adjacent Moss Sanctuary. The Sanctuary is a significant recreational resource valued by the community for its trails, historic pond and	A review of historic and archaeological resources on site was conducted by the Connecticut State Historic Preservation Office (SHPO) and a determination of no effect was issued for the proposed project on September 23, 2022, as provided in the EIE.

Comments from the Mansfield Planning and Zoning Commission, Conservation Commission (with members of the Parks and Natural Resource Committee) and Traffic Authority Summarized in a Letter from Mayor Antonia Moran and Paul Aho, PZC Chair, dated November 2, 2022		
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	associated stone dam (dating back to 1846), scenic vistas, and diversity of plants and animals. Because of its proximity to UConn and E.O. Smith High School, it is reported to be one of the most studied natural areas in the state and any development proximate to it must be designed to minimize impact and preserve its many assets.	No work is proposed in Moss Sanctuary and the project design maintains a buffer between proposed buildings and parking and the Sanctuary. The University recognizes the existing ecological and societal benefits of the Sanctuary and preservation of these benefits was considered during all stages of the site design including the limit of construction, temporary construction access, stormwater management, and lighting, among others.
PZC MAC #16	In Section 3.16 the EIE indicates electrical power could be sourced from the grid (Eversource) or (3) 500kW fuel cells. It is not clear if the fuel cells will cause noise and at what level. If the noise generated exceeds those allowed in Section 22a-69 for Class B to a Class A receptor it would result in a direct impact.	The fuel cells will be located on campus within a Class B zone. The nearest residences, located east of Storrs Road and approximately 0.2-mile from the proposed fuel cell yard, are within the "A" noise receptor class, where the most stringent limit is 45 dBA during nighttime hours. Expected fuel cell noise emission is estimated to be 40 dBA at the residences, indicating compliance with the state standard. The Mansfield Community Center, located approximately 0.10-mile to the north, is also a class "A" receptor location, but the 55-dBA Daytime limit (Class B emitter to Class A receptor) would apply. Expected fuel cell noise emission is estimated to be 46 dBA at the community center, indicating compliance.
PZC MAC #17	The Conservation Commission has noted that the proposed redevelopment has the potential to impact water quality seeps and headwater streams on the site and adjacent to the project site in Moss Sanctuary. Such impacts could have negative impacts on water quality in Tift Pond as well as the Fenton River, which has a Class AA water quality designation, meaning it is suitable for existing or proposed drinking water supply, fish and wildlife habitat, recreational uses. More detail is needed to determine if there will be impact.	Please see response to comment PZA MAC #13.
PZC MAC #18	The Moss Sanctuary is home to an extensive wetland system, portions of which extend onto the subject property. Protection of	Please see response to comment PZA MAC #15.

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	these natural resources should be a primary driver of the project design. The EIE includes a map depicting field-delineated wetlands as well as a vernal pool and states that there will not be direct or indirect impacts to wetlands (p. 26). However, without more detail about where the road, building and associated amenities will be located, it is unclear as to whether this is the case.	The proposed redevelopment will maintain the existing buffer between the Mansfield Apartment complex and wetland resources. No direct impacts to wetlands are proposed. Indirect impacts to wetlands will be managed with comprehensive sedimentation and erosion controls during construction in the short-term and stormwater management in the long-term.
PZC MAC #19	The proposed scale of the development is inconsistent with the Town’s Plan of Conservation and Development. While the Town does not have regulatory authority over UConn, one of the elements of the CEPA process is to demonstrate consistency with local plans. The Mansfield Tomorrow Plan of Conservation and Development identified specific design principles for the redevelopment of the site based on its location and the need to protect the adjacent preserve. The EIE indicates that the site is zoned institutional. This is separate from the community vision for the site depicted in the Future Land Use Map noted in the POCD. As shown in the excerpt below from Chapter 8, the POCD identifies this area as a transitional area between Downtown Storrs and adjacent rural neighborhoods. As such, the POCD calls for scale and massing that is lower than the four to five stories that comprise much of Downtown.	<p>Comment noted.</p> <p>As noted by the town, the University is not subject to the Town’s POCD. The project is consistent with the University’s Master Plan.</p>
PZC MAC #20	No information regarding the height of the proposed buildings was provided in the EIE, however, renderings shown in public documents indicate that the building may be up to seven stories in height. If this is the case, it is in direct contradiction to the need for scale and massing that provides a transition to the one to two-story buildings that characterize residential buildings in the surrounding area and would have a significant impact on the physical character of the area.	Please see PZA comment #19.

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PZC MAC #21	The substantial increase in population also have the potential to negatively affect recreational resources such as Moss Sanctuary, both through the impacts to the natural environment of increased usage and associated littering as well as on potential for development of a future nature center as described in the attached Conservation Easement for the property.	Working with the town, University will ensure that the common boundary with Moss Sanctuary is managed proactively, including signage, designated parking areas and trash receptables near Sanctuary entrances. The proposed University redevelopment project poses no infringement on the future development of a nature center on Town property.
PZC MAC #22	The Moss Sanctuary is subject to a significant protective conservation restriction established and held by the Connecticut Park and Forest Association (CFPA) when they were a key intermediary in the transfer of the property from UConn through CFPA to the Town. It is imperative that this established conservation restriction is not compromised by the proposed action at the abutting UConn property.	Although the University was not a party to the CPFA conservation restriction when the Sanctuary was ceded to the Town, the conservation of the Sanctuary and its existing ecological and social benefits has been acknowledged in the design of the proposed action. Please refer to responses to comments PZA MAC #15 and #18.
PZC MAC #23	The Conservation Commission and PNRRC recommend that an inventory of current conditions in the Moss Sanctuary, both natural resources, wetland quality, and recreational use be developed to establish a baseline. The proposed intensification of this site has the potential to affect the physical, recreational natural environment quality of the site. Without a baseline report, it will not be possible to determine what, if any, impacts there are to trails, wetlands/watercourses, and other natural and cultural features of the Moss Sanctuary. Should actions need to be taken to maintain a quality natural area experience, these should be incorporated into the project cost.	Neither the current nor future proposed use of the Mansfield Apartments site poses a limitation on the ability of the Town, CFPA, or any other interested party from collecting and documenting existing conditions of the Sanctuary beyond what is currently known. For their part, the University and its project team have performed due diligence in conducting state and federal resource agency consultations and performing site feasibility assessments considering existing and proposed site conditions and nearby sensitive resources. In addition to conforming to statewide design standards to limit off-site impacts from the redevelopment, the University has opted to construct a LEED and SITES certified project to in some cases improve the relationship between the site and the surrounding landscape.
PZC MAC #24	While preliminary conversations with UConn indicate a commitment to creating a carefully designed entrance to the Moss Sanctuary to encourage appropriate use, the EIE does not contain site plans making it difficult to assess if this is the case. It is not clear in the EIE if the height of buildings will be visible from	As stated in the EIE, the southern portion of the existing ring road will remain as the southern limit of the proposed redevelopment. Lighting near the southern perimeter of the redevelopment where boundaries are shared with Moss Sanctuary will be Dark Sky compliant to limit impacts to wildlife. All building appurtenances and stormwater infrastructure

Comments from the Mansfield Planning and Zoning Commission, Conservation Commission (with members of the Parks and Natural Resource Committee) and Traffic Authority Summarized in a Letter from Mayor Antonia Moran and Paul Aho, PZC Chair, dated November 2, 2022		
Comment Number	Comment	Response
	within Moss Sanctuary. If the buildings are visible, this may negatively impact the view shed and the experience of this natural area. Thus, careful attention should be paid to establishing a visual buffer between the development and the Sanctuary. There is insufficient information to determine the impact of the location of the ring road, lighting, dumpsters, generator, retention pond, and other infrastructure. Screening or visual obstruction of the built environment is recommended to maintain the sanctuary experience.	features will be located within the existing southern limits of the existing Mansfield Apartments, and dumpsters will be located within screened-off areas. Additionally, there will be opportunities to introduce native plants along the buffer south of the ring road, adjacent to the Sanctuary.
PZC MAC #25	There must be vehicular access for public safety and park management activities into Moss Sanctuary. However, a careful design should discourage the use of unauthorized vehicles, including trail bikes, on the Moss Sanctuary trails. Although trail bike use is not permitted, the increased number of bike owners adjacent to the Moss Sanctuary will require increased signage and enforcement.	Comment noted.
PZC MAC #26	The Town already has problems in Moss Sanctuary with bike use, campfires, and partying, and with an increased nearby residential population there will be an expectable increase in the occurrence of these problems. The potential for increased Town expenditures for maintenance and enforcement, due to increased usage, including expectable prohibited uses, should be evaluated and a solution for this cost impact should be developed.	Please see response to Comment PZA MAC #21.
PZC MAC #27	While the Town maintains a second access point to Moss Sanctuary on the southerly portion of the property off Birchwood Heights Road and Route 195, most people access the property from the northerly side. For this reason, trail access to Moss Sanctuary from the north during construction is imperative.	While the importance of the northern access point is recognized and will be made publicly available as soon as practicable, due to safety requirements the University cannot provide public Moss Sanctuary access via the Mansfield Apartments property during active construction periods.
PZC MAC #28	The EIE indicates that a “1-acre outparcel (Parcel E) east of the proposed development will be ceded to the Town.” The Town understands that this parcel will be sold to a private entity and	The pump station on Parcel E will be removed as part of the proposed work.

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	may be developed. Clarity is needed as to if the pump station will remain.	

The Connecticut Forest & Park Association provided written comments from Eric Hammerling, Executive Director, dated November 18, 2022		
Comment Number	Comment	Response
CFPA MAC #1	The redevelopment project applicant must use a qualified environmental consultant to document baseline conditions of the Moss Sanctuary, including field delineation of all wetland and watercourses by a certified wetland scientist, a survey of the vernal pool for State-listed species, mapping of all existing recreational trails and access points, assessment of dominant vegetation communities and wildlife resources to ensure the project does not impact these resources during or following construction.	Please refer to response to comments PZA MAC #23 and #24.
CFPA MAC #2	In particular, the scale of the proposed redevelopment raises significant concerns about the impacts of stormwater on the wetlands and watercourses of the Moss Sanctuary. There appears to be inadequate information in the EIE to determine how stormwater will be appropriately treated and infiltrated on-site to ensure it does not impair the Sanctuary's water resources, which include a Class AA stream and pond that drain into the Fenton River (UConn's source of drinking water). It is essential that stormwater and sedimentation controls are installed and monitored both during and after construction.	Please refer to response to comment PZA MAC #13.
CFPA MAC #3	If the redevelopment project proceeds, trail access to Moss Sanctuary will need to both be maintained and likely reoriented. The costs associated with any changes required to maintain quality recreational access, including appropriate parking near a	Public access from Mansfield Apartments to the Sanctuary will be provided on the existing trail following completion of construction. Parking designated for Moss Sanctuary users will be identified with signage on the Mansfield Apartments site.

	new trailhead, must be borne by the project applicant (see attached map showing current trails at the Sanctuary).	
CFPA MAC #4	Screening between the built and natural environment must be provided to allow for the experience of being in a wildlife experience to continue. Lighting, noise, trash facilities, soil disturbance, and other activities can have a significant impact both on wildlife and the experience of wildlife enthusiasts.	Please refer to response to comment PZA MAC #24.
CFPA MAC #5	Temporary or permanent staging of construction equipment or materials is not allowed by the applicant on the Moss Sanctuary (although there are some exceptions in the Conservation Restriction that extend to the town of Mansfield on the northern portion of the property). We haven't scrutinized development plans proposed by the applicant to see whether construction staging is suggested, but we want to make sure this point is clear.	All construction equipment, materials, and accessways will always remain on University property.

Members of the public provided written or verbal comments during a hybrid EIE presentation meeting held on the UConn campus on November 7, 2022		
Comment Number	Comment	Response
PC MAC #5	Comment from Kenneth Feathers, Storrs CT – The Phase I shows one reported environmental condition in the form of a petroleum release to soils, though soil remediation is not a part of the proposed project. The EIE should also include explicit statements about the dangers of asbestos, lead, and PCB-based caulk which can leach into soils.	The EIE addresses Toxic and Hazardous Materials under section 3.10 (Page 40-41) and states that soils from any of the Phase I/Phase II areas affected by potential contamination “ <i>shall not be reused onsite unless additional characterization is completed and determines that soils meet all applicable RSR criteria</i> ”. This section includes statements of the dangers of asbestos, lead, and PCB-based caulk and the University’s adherence to the EPA-recommended protocol for testing and containment if such substances are encountered during any stage of the project.

Members of the public provided written or verbal comments during a hybrid EIE presentation meeting held on the UConn campus on November 7, 2022		
Comment Number	Comment	Response
PC MAC #6	Comment from Kenneth Feathers, Storrs CT – The University considers the redevelopment project as maintaining the same use on site, however an increase from 270 beds to 900 beds is not a “like use.”	Comment noted.
PC MAC #7	Comment from Kenneth Feathers, Storrs CT – A baseline assessment of conditions within Moss Sanctuary is required to assess whether or not the project impacts the Sanctuary.	Please refer to response to comment PZA MAC #23.

ATTACHMENT G

PROPOSED ACTION PLANS - ABRIDGED*

*Plans abridged from *University of Connecticut Mansfield Apartments Redevelopment Bridging Documents Set – Volume I*, dated December 9, 2022 and prepared by Sasaki architects

University of Connecticut Mansfield Apartments Redevelopment

University Planning, Design and Construction

3 Discovery Drive, Unit 6038

Storrs, Connecticut 06268

(860) 486-2776

www.updc.uconn.edu

December 2022

UNIVERSITY OF CONNECTICUT MANSFIELD APARTMENTS REDEVELOPMENT

UCONN PROJECT #300234

BRIDGING DOCUMENTS SET - VOLUME I

12/09/2022



M, E, P, FP, STRUCTURAL, CIVIL, LIGHTING DESIGN, ENERGY MODELING

BVH Integrated Services, a
Salas O'Brien Company
206 West Newberry Road
Bloomfield, CT 06002
TEL. 860.286.9171
FAX. 860.242.0236
www.bvhis.com

ACOUSTICS

Acentech
33 Moulton Street
Cambridge, MA 02138
TEL. 617.499.8000
acentech.com

SURVEY

Langan Engineering
Long Wharf Maritime Center
555 Long Wharf Drive
New Haven, CT 06511-6107
TEL. 203.562.5771
FAX. 203.789.6142
www.langan.com

SUSTAINABILITY

Soden Sustainability Consulting
19 Richardson St.
Winchester, MA 01890
TEL. 617.372.7857
www.sodensustainability.com

GEOTECHNICAL

WSP

100 Corporate Place, Suite 105
Rocky Hill, CT 06067
TEL. (860).282.9400
FAX. (860).721.0612
www.haleyaldrich.com

SPECIFICATIONS

Kalin Associates

21 Eliot St.
Natick, MA 01760
TEL. 617.964.5477
FAX. 617.964.5788
www.kalinassociates.com

ARBORIST

Allan Fenner Consulting
Arborist LLC
53 Prospect Street
New Hartford, CT 06057
TEL. (860).806.6633
allan.fennery@yahoo.com

COST ESTIMATION

Ellana Inc.

98 North Washington Street Suite 109
Boston, MA 02114
TEL. 857.233.4561
www.ellana.net

CODE AND ADA

Jensen Hughes

One Research Drive, Suite 305C
Westborough, MA
TEL. 508.620.8900
FAX. 508.624.7718
www.jensenhughes.com

SITES

Studio Verde

102 Tuttle Road
Cumberland CTR, ME
TEL. 207.829.3600
www.studioverdeus.com

TRAFFIC

VHB

100 Great Meadow Road, Suite 200
Wethersfield, CT 06109
TEL. 860.807.4405
www.vhb.com

HARDWARE

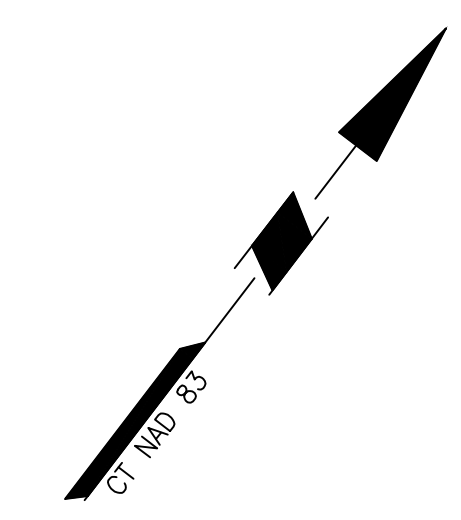
Campbell McCabe

63 Great Road, Suite 201
MAYNARD, MA 01754
TEL. 781.899.8822
www.campbell-mccabe.com

SASAKI

110 CHAUNCY ST SUITE 200 BOSTON MA 02111
P 617 926 3300 F 617 924 2748 W SASAKI.COM

Project No: 18312.00



NOTES

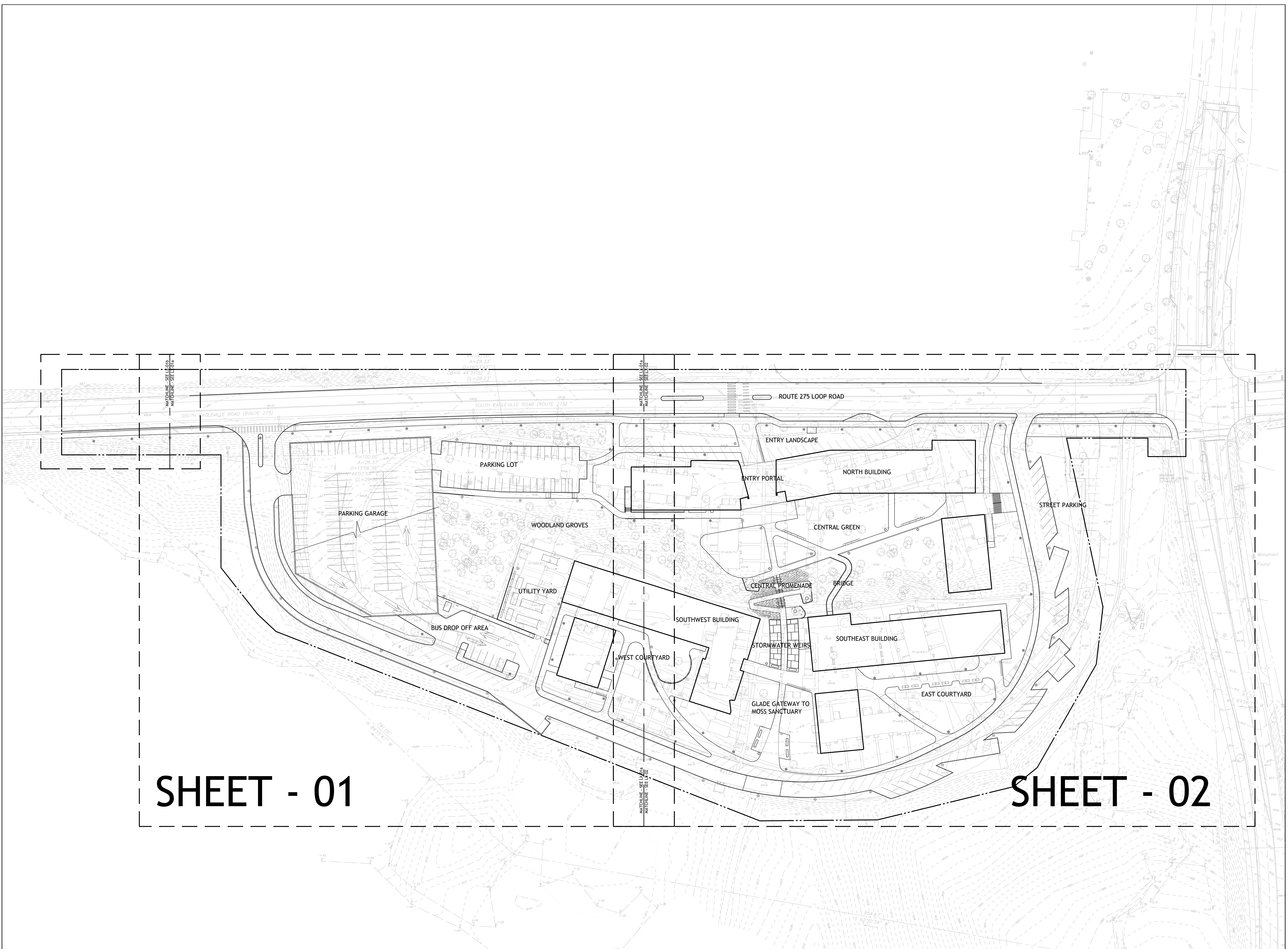
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - MAP TITLED "PREPARED FOR THE UNIVERSITY OF CONNECTICUT, SOUTH EAGLEVILLE ROAD & STORRS ROAD, MANSFIELD, MOSS SANCTUARY, CONNECTICUT," BY DESIGN PROFESSIONALS SCALE: 1"=100', DATED: OCTOBER 2005.
 - MAP TITLED "TOWN OF MANSFIELD SHOWING LAND TRANSFERRED FROM UNIVERSITY OF CONNECTICUT TO DEPT OF TRANSPORTATION ROUTE 195," SCALE: 1"=40', MAP# 77-124, DATED: APRIL 1971.
 - MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT PLAN FOR CONSTRUCTION OF SOUTH EAGLEVILLE ROAD IN THE TOWN OF MANSFIELD FROM STA. 3+50 TO 31+20.72," SHEETS 3 AND 4 OF 4, DATED: AUGUST 1956.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF MARCH 2022.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "TOLLAND COUNTY, CONNECTICUT PANEL 5 OF 20, MAP NUMBER 090126000C, EFFECTIVE DATE JANUARY 2, 1981" THE PROJECT AREA IS IN ZONE C.

LEGEND (NOT SHOWN TO SCALE)

- | | | | |
|---|---------------------------|---|--|
| ● | BOLLARD | — | BOTTOM OF WALL |
| ○ | MONITORING WELL | — | EDGE OF PAVEMENT |
| — | SIGN | — | EDGE OF GRAVEL |
| — | TREE | — | DETECTABLE WARNING |
| — | WETLAND FLAG | — | BITUMINOUS CURB |
| — | CATCH BASIN | — | CONCRETE CURB |
| — | CLEANOUT | — | GRANITE CURB |
| — | ELECTRIC BOX | — | SINGLE WHITE STRIPE |
| — | ELECTRIC METER | — | BROKEN WHITE STRIPE |
| — | FIRE HYDRANT | — | SINGLE YELLOW STRIPE |
| — | FLARED END SECTION | — | DOUBLE YELLOW STRIPE |
| — | COMMUNICATION BOX | — | METAL GUARD RAIL |
| — | GAS METER | — | CHAINLINK FENCE |
| — | GAS VALVE | — | TREE LINE |
| — | GUY POLE | — | OVERHEAD WIRE |
| — | GUY WIRE | — | WETLAND LINE |
| — | LIGHT POLE | — | EASEMENT LINE |
| — | MANHOLE (TYPE AS LABELED) | — | PROPERTY LINE |
| — | POST INDICATOR VALVE | — | RIGHT-OF-WAY LINE |
| — | POWER POLE | — | CONTOUR LINE |
| — | ROOF DRAIN | — | SANITARY FORCE MAIN |
| — | STANDPIPE | — | DRAINAGE MARK OUT LINE |
| — | TRAFFIC SIGNAL BOX | — | ELECTRIC MARK OUT LINE |
| — | PEDESTRIAN PUSH BUTTON | — | COMMUNICATION MARK OUT LINE |
| — | TRAFFIC SIGNAL POLE | — | GAS MARK OUT LINE |
| — | WATER VALVE | — | SANITARY SEWER MARK OUT LINE |
| — | SPOT ELEVATION | — | WATER MARK OUT LINE |
| — | BITUMINOUS | — | UNKNOWN MARK OUT LINE |
| — | CONCRETE | — | REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |
| — | CONCRETE PAD | | |
| — | LANDSCAPED AREA | | |



No.	Description	Date
	DWG ISSUE & REVISION HISTORY	
	DEMOLITION PACKAGE	
	Stamp	
	Key Plan	
	Project Title:	
	MANSFIELD APARTMENTS REDEVELOPMENT	
	UNIVERSITY OF CONNECTICUT Storrs, Connecticut 06269-3088	
	Drawing Title:	
	BOUNDARY AND TOPOGRAPHIC SURVEY	
	Project No: 140245601 Scale: 1" = 40'	
	Drawn By: JJC	
	Checked By: JJC	
	Approved By: AGI	
	Date: 03/20/22	
	Drawing No.	
	VB-101	



SHEET - 01

SHEET - 02

No.	Description	Date
DWG ISSUE & REVISION HISTORY		

BRIDGING DOCUMENT

Stamp

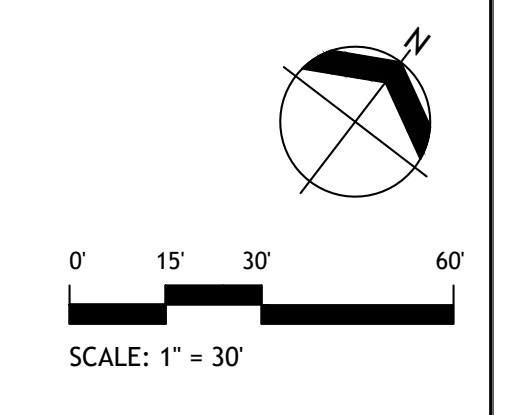
Key Plan

Project Title:
**MANSFIELD APARTMENTS
 REDEVELOPMENT**
 UCONN PROJECT #30023-4
 UNIVERSITY OF CONNECTICUT
 Storrs, Connecticut 06269-3086

Drawing Title:
SITE KEY PLAN

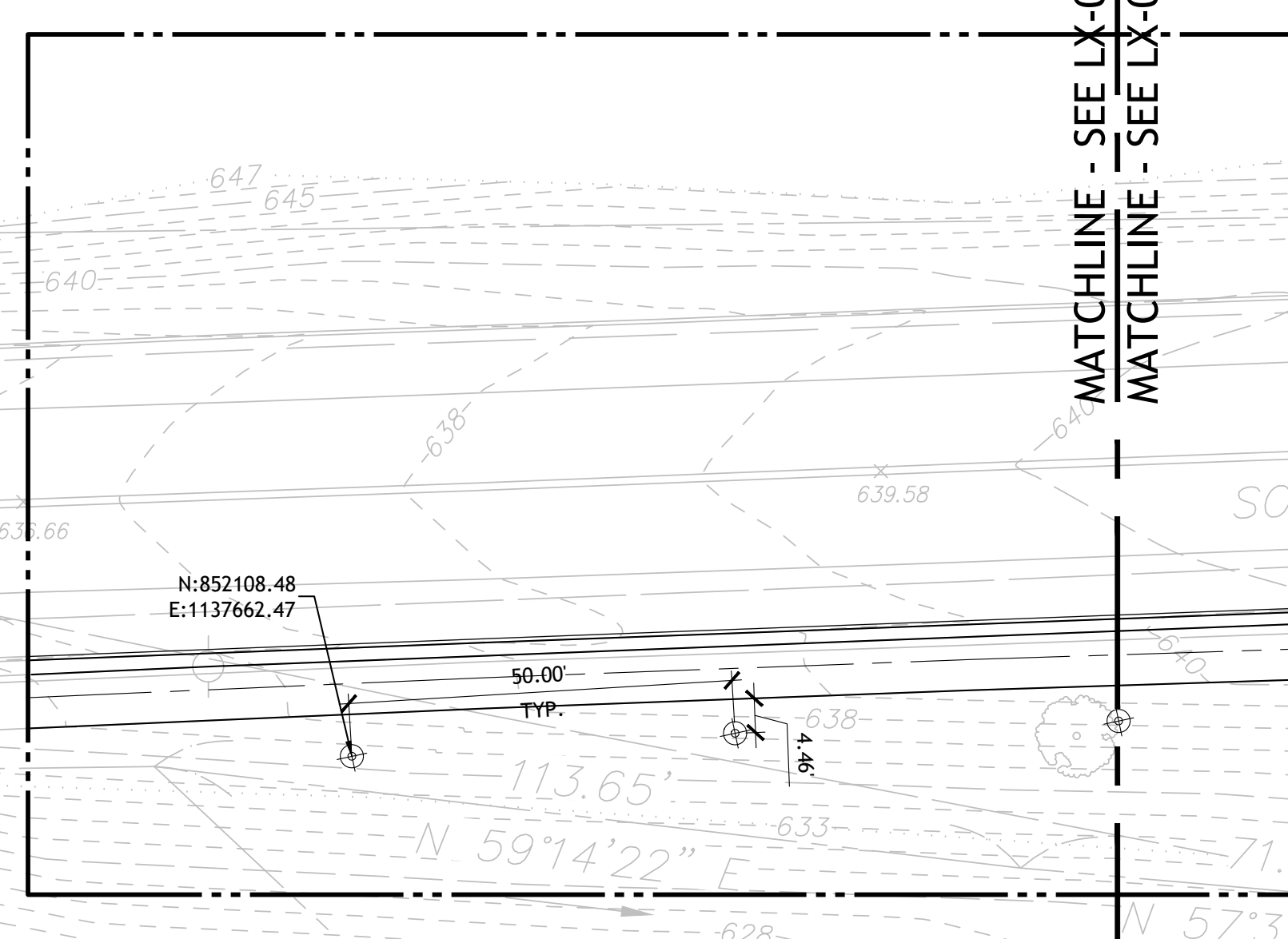
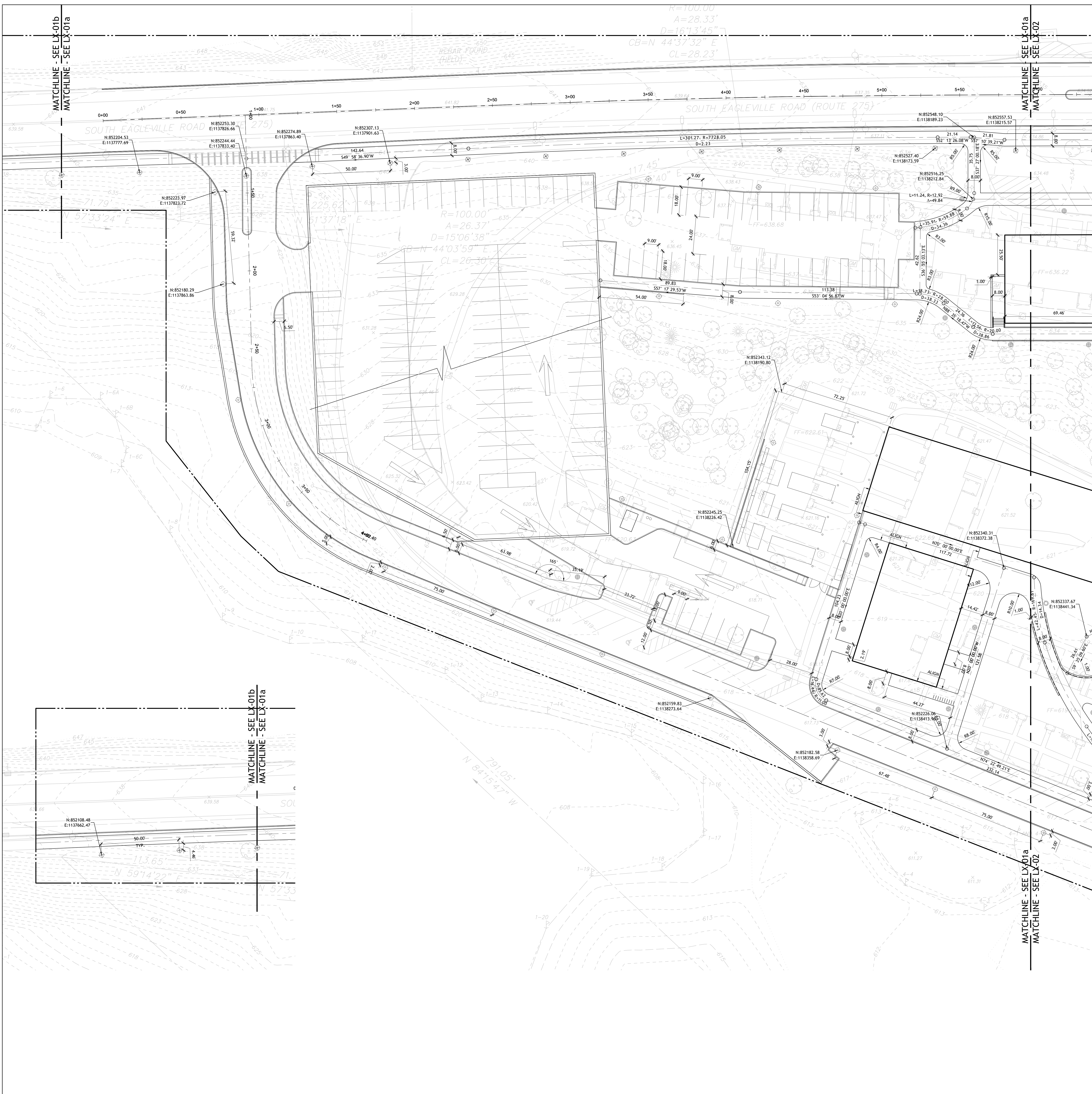
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 Drawn By: Sasaki Design Team
 Checked By: L. T. B. Y. C.
 Approved By: A. G.
 Date: 12/09/2022

Drawing No. **GO.00**



LAYOUT PLAN LEGEND

LIMIT OF WORK	
PT	POINT OF TANGENCY
POE	POINT OF END
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
EOP	EDGE OF PAVING
FOC	FACE OF CURB
PRC	POINT OF REVERSE CURVATURE
N01°16'44"E 694.56'	BEARING DISTANCE
	PT/PC



No.	Description	Date
DWG ISSUE & REVISION HISTORY		
BRIDGING DOCUMENT		
Stamp		

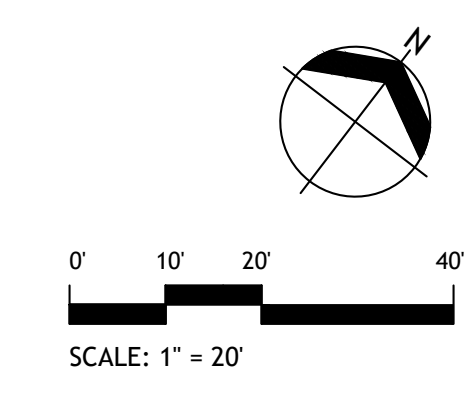
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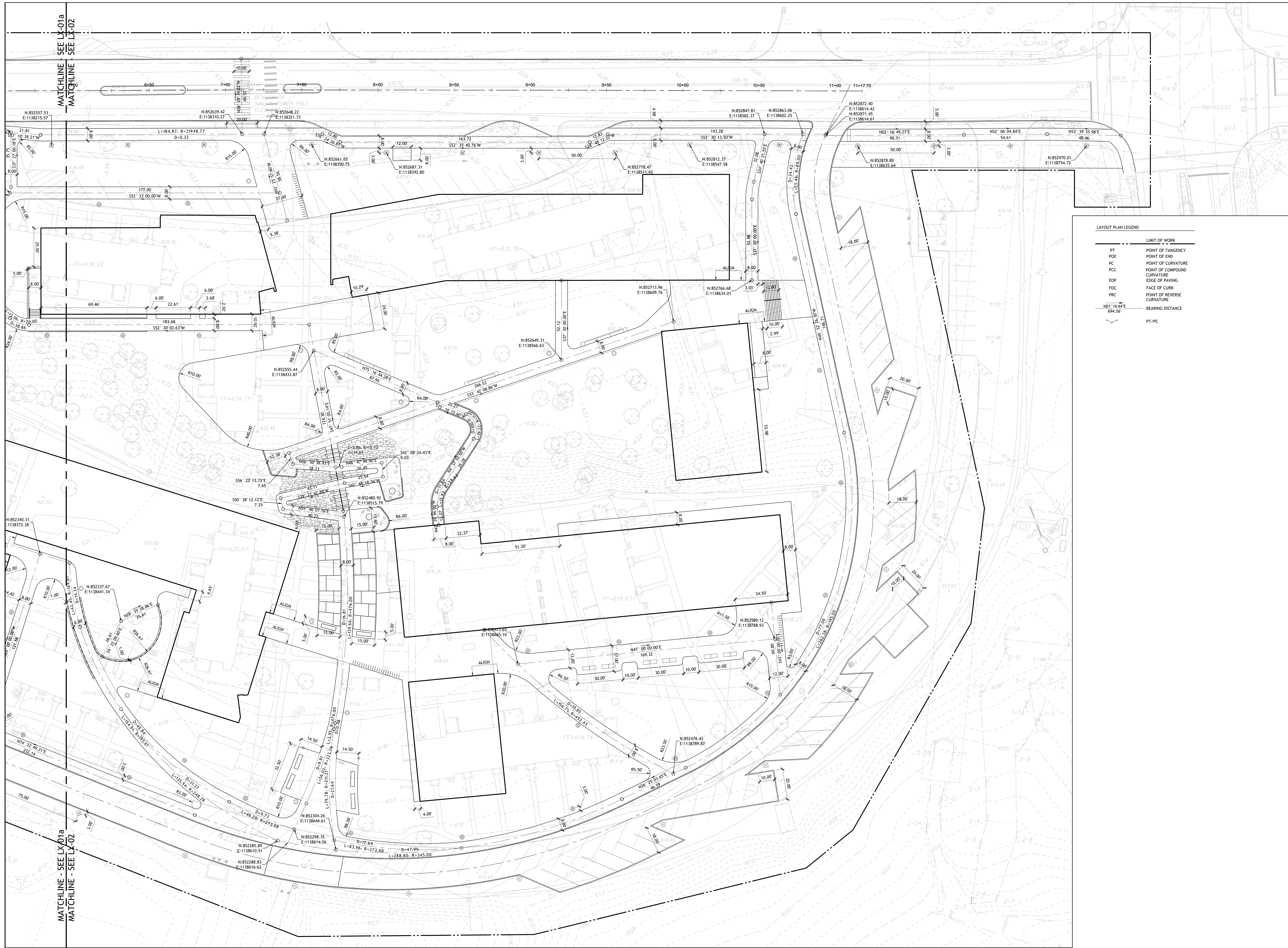
Project Title:
**MANSFIELD APARTMENTS
 REDEVELOPMENT**
 UCONN PROJECT #30023-4
 UNIVERSITY OF CONNECTICUT
 Storrs, Connecticut 06269-3086

Drawing Title:
LAYOUT PLAN

Project No: 18312.00 Scale: 1" = 20'
 Drawn By: Sasaki Design Team
 Checked By: L. T. E. Y. C.
 Approved By: A. G.
 Date: 12/09/2022

Drawing No. **L2.01**





LAYOUT PLAN LEGEND

Symbol	LIMIT OF WORK
PT	POINT OF TANGENCY
PGE	POINT OF END
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
EOP	EDGE OF PAVING
FOC	FACE OF CURB
PRC	POINT OF REVERSE CURVATURE
N01°34'46"	BEARING DISTANCE
~	PT/PC

MATCHLINE - SEE LX-01a
 MATCHLINE - SEE LX-02

MATCHLINE - SEE LX-01a
 MATCHLINE - SEE LX-02

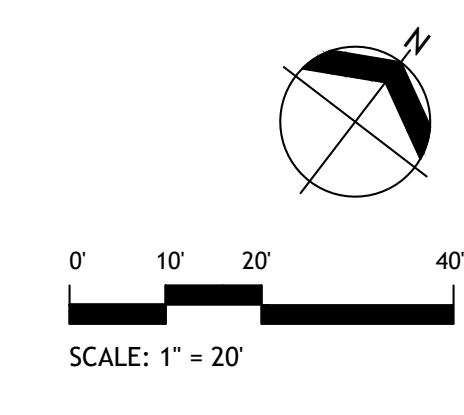
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Project Title:
**MANSFIELD APARTMENTS
 REDEVELOPMENT**
 UCONN PROJECT #300234
 UNIVERSITY OF CONNECTICUT
 Storrs, Connecticut 06269-3086

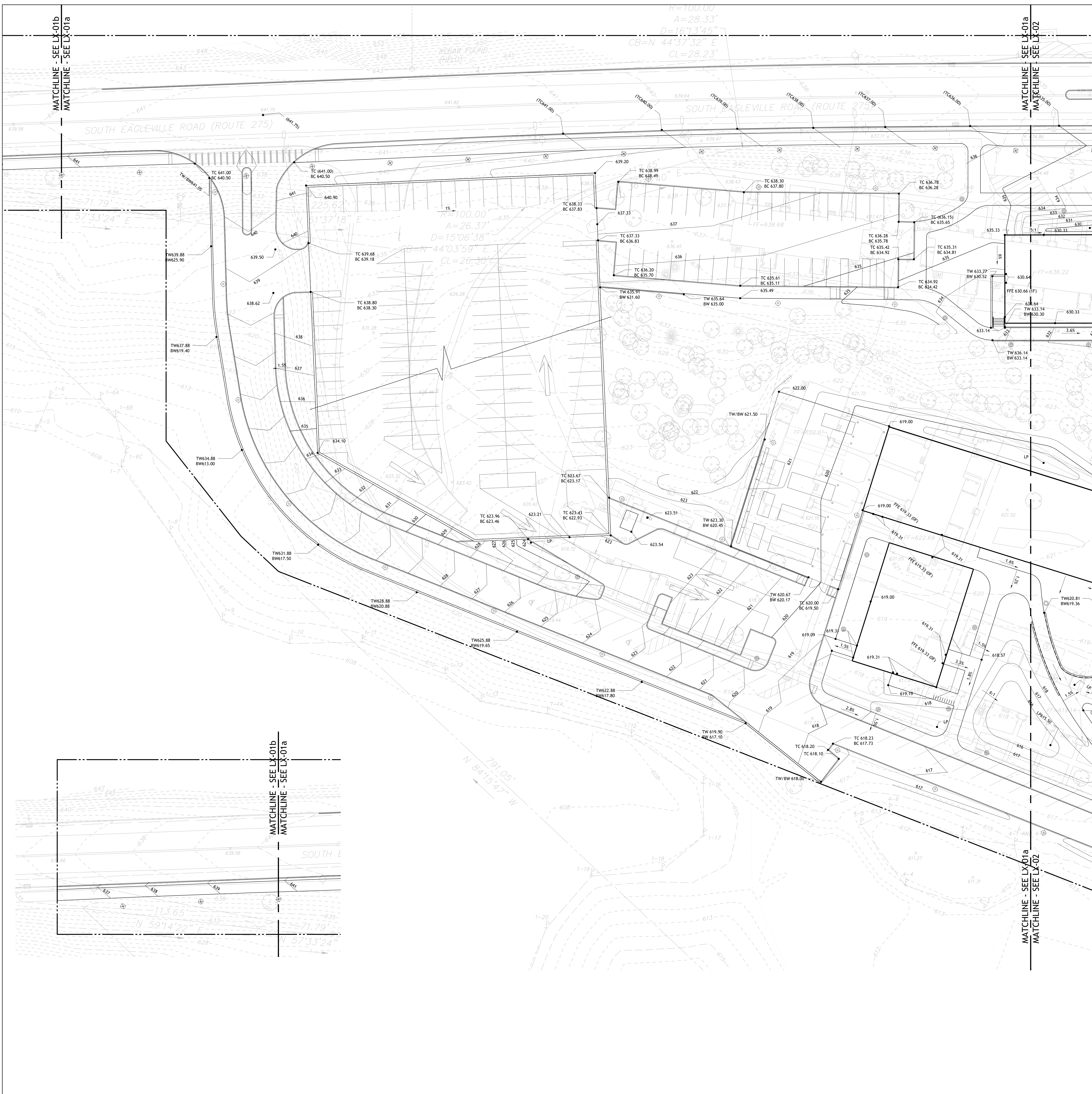
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LAYOUT PLAN

Project No: 18312.00 Scale: 1" = 20'
 Drawn By: Sasaki Design Team
 Checked By: L. T. E. Y. C.
 Approved By: A. G.
 Date: 12/09/2022

Drawing No. **L2.02**



GRADING PLAN LEGEND		GRADING NOTES	
TC / BC	TOP / BOTTOM OF CURB	1.	EXISTING INFORMATION TAKEN FROM PRELIMINARY TOPOGRAPHIC SURVEY.
TW / BW	TOP / BOTTOM OF WALL	2.	REFER TO CIVIL DRAWINGS FOR UTILITY AND STORMWATER INFORMATION. UTILITIES AND MEP DRAWINGS SHALL BE COORDINATED WITH FINISHED GRADES, AND ARCHITECT SHALL BE INFORMED BY WRITING PRIOR TO CONSTRUCTION IN CASE OF ANY DISCREPANCIES.
TS / BS	TOP / BOTTOM OF STAIR	3.	ALL GRADING SHALL BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
TR / BR	TOP / BOTTOM OF RAMP	4.	ALL WALKWAYS SHALL MAINTAIN A CROSS SLOPE OF NOT MORE THAN 2%, UNLESS OTHERWISE NOTED. IF THE CONTRACTOR CANNOT ACHIEVE A SLOPE THAT MEETS THIS REQUIREMENTS, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
FS	FINISHED SURFACE	5.	ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES. THE PAVING SHALL BE A MAXIMUM OF 1/4" LOWER THAN THE FINISHED FLOOR ELEVATION AT ALL DOORWAYS.
HPS / LPW	HIGH / LOW POINT OF SWALE	6.	ALL WALKWAYS SHALL MAINTAIN A LONGITUDINAL SLOPE OF NOT MORE THAN 5% UNLESS EXPLICITLY NOTED OTHERWISE. IF THE CONTRACTOR CANNOT ACHIEVE A SLOPE THAT MEETS THIS REQUIREMENTS, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
10.00	SPOT ELEVATION - PROPOSED	7.	ALL PAVED AND PLANTED AREAS SHALL SLOPE TO DRAIN AS INDICATED ON THE PLANS.
(8.50)	SPOT ELEVATION - EXISTING	8.	ALL PAVEMENTS SHALL HAVE A MINIMUM PITCH OF 1% UNLESS NOTED OTHERWISE.
1%	SLOPE	9.	ROAD GRADING SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ROAD PROFILE.
—	SWALE		
—	CONTOUR MAJOR		
—	CONTOUR MINOR		



No.	Description	Date
	DWG ISSUE & REVISION HISTORY	

BRIDGING DOCUMENT

Stamp

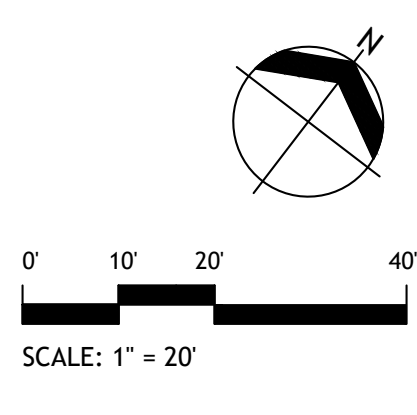
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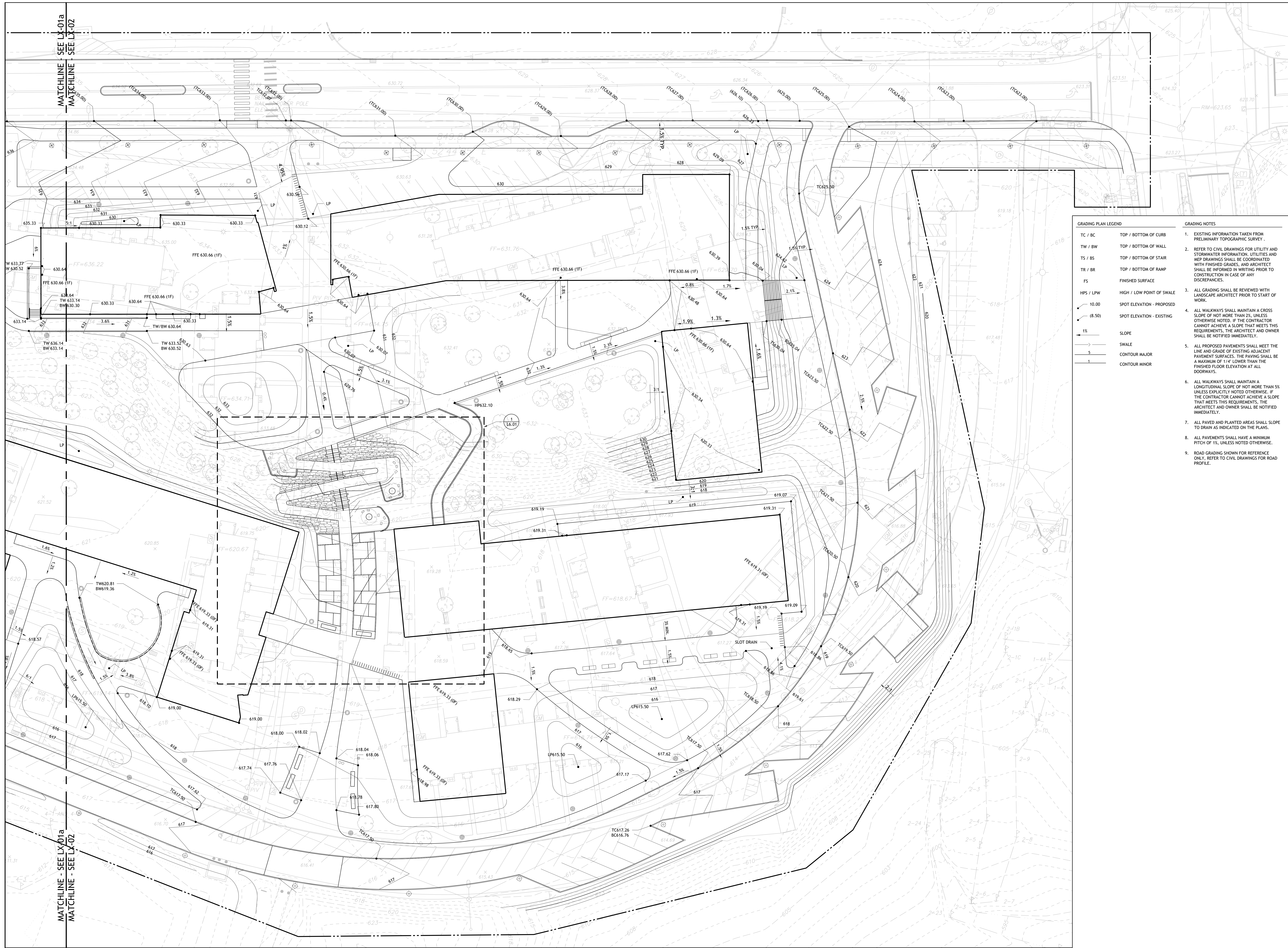
Project Title:
MANSFIELD APARTMENTS REDEVELOPMENT
UCONN PROJECT #30023-4
UNIVERSITY OF CONNECTICUT
Storrs, Connecticut 06269-3088

Drawing Title:
GRADING PLAN

Project No: 18312.00 Scale: 1" = 20'
Drawn By: Sasaki Design Team
Checked By: L. T. E. Y. C.
Approved By: A. G.
Date: 12/09/2022

Drawing No. **L3.01**





GRADING PLAN LEGEND	
TC / BC	TOP / BOTTOM OF CURB
TW / BW	TOP / BOTTOM OF WALL
TS / BS	TOP / BOTTOM OF STAIR
TR / BR	TOP / BOTTOM OF RAMP
FS	FINISHED SURFACE
HPS / LPW	HIGH / LOW POINT OF SWALE
10.00	SPOT ELEVATION - PROPOSED
(8.50)	SPOT ELEVATION - EXISTING
1%	SLOPE
5	CONTOUR MAJOR
1	CONTOUR MINOR

- GRADING NOTES**
- EXISTING INFORMATION TAKEN FROM PRELIMINARY TOPOGRAPHIC SURVEY.
 - REFER TO CIVIL DRAWINGS FOR UTILITY AND STORMWATER INFORMATION. UTILITIES AND MEP DRAWINGS SHALL BE COORDINATED WITH FINISHED GRADES, AND ARCHITECT SHALL BE INFORMED IN WRITING PRIOR TO CONSTRUCTION IN CASE OF ANY DISCREPANCIES.
 - ALL GRADING SHALL BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
 - ALL WALKWAYS SHALL MAINTAIN A CROSS SLOPE OF NOT MORE THAN 2%, UNLESS OTHERWISE NOTED. IF THE CONTRACTOR CANNOT ACHIEVE A SLOPE THAT MEETS THIS REQUIREMENT, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES. THE PAVING SHALL BE A MAXIMUM OF 1/4" LOWER THAN THE FINISHED FLOOR ELEVATION AT ALL DOORWAYS.
 - ALL WALKWAYS SHALL MAINTAIN A LONGITUDINAL SLOPE OF NOT MORE THAN 5% UNLESS EXPLICITLY NOTED OTHERWISE. IF THE CONTRACTOR CANNOT ACHIEVE A SLOPE THAT MEETS THIS REQUIREMENT, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - ALL PAVED AND PLANTED AREAS SHALL SLOPE TO DRAIN AS INDICATED ON THE PLANS.
 - ALL PAVEMENTS SHALL HAVE A MINIMUM PITCH OF 1%, UNLESS NOTED OTHERWISE.
 - ROAD GRADING SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ROAD PROFILE.

No.	Description	Date
	DWG ISSUE & REVISION HISTORY	

BRIDGING DOCUMENT

Stamp

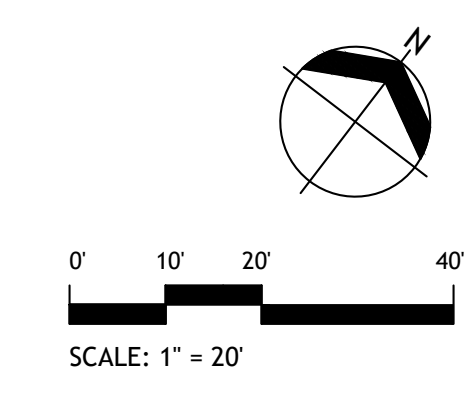
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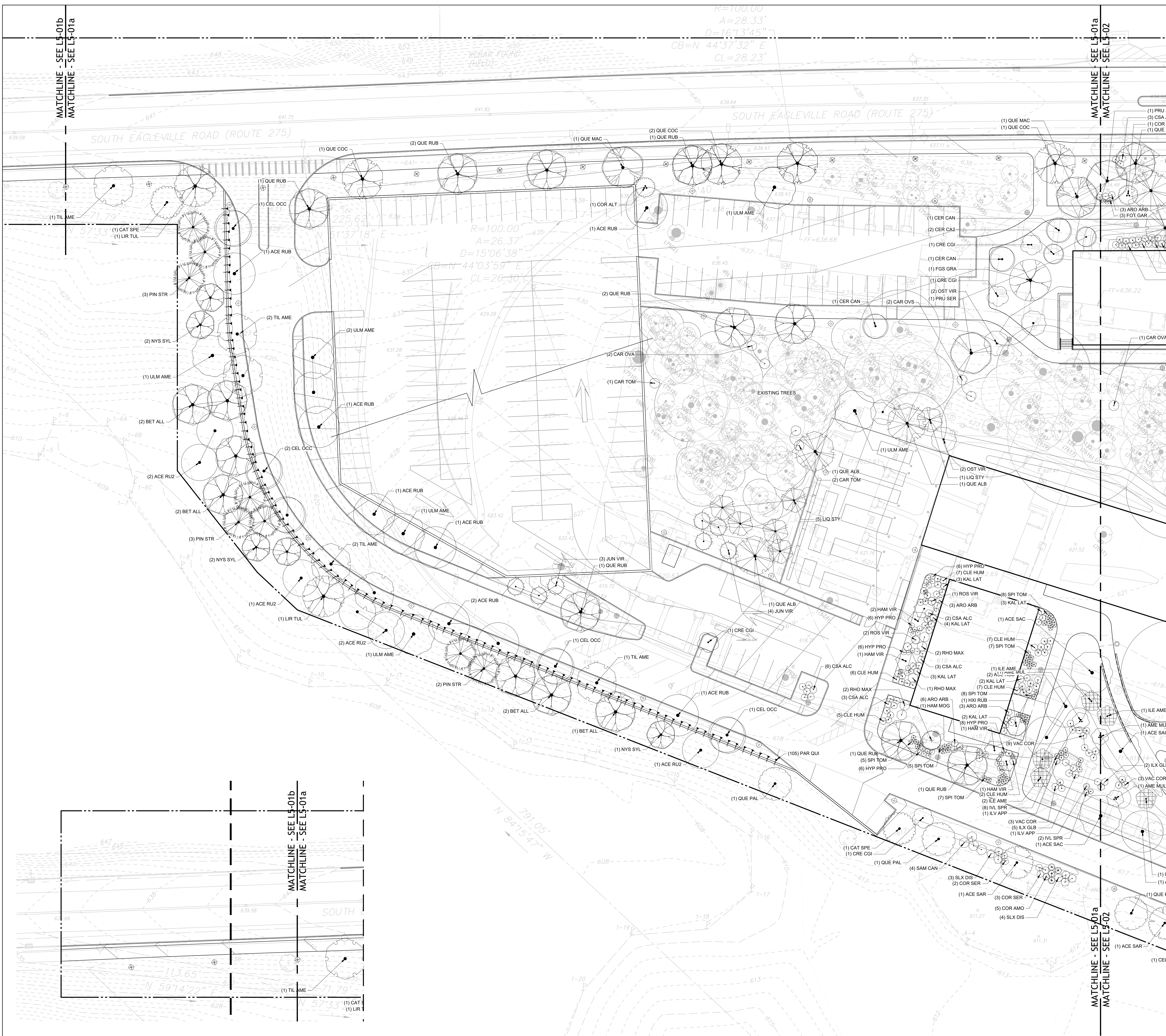
Project Title:
**MANSFIELD APARTMENTS
 REDEVELOPMENT**
 UCONN PROJECT #30023-4
 UNIVERSITY OF CONNECTICUT
 Storrs, Connecticut 06269-3086

Drawing Title:
GRADING PLAN

Project No: 18312.00 Scale: 1" = 20'
 Drawn By: Sasaki Design Team
 Checked By: L. T. B. Y. C.
 Approved By: A. G.
 Date: 12/09/2022

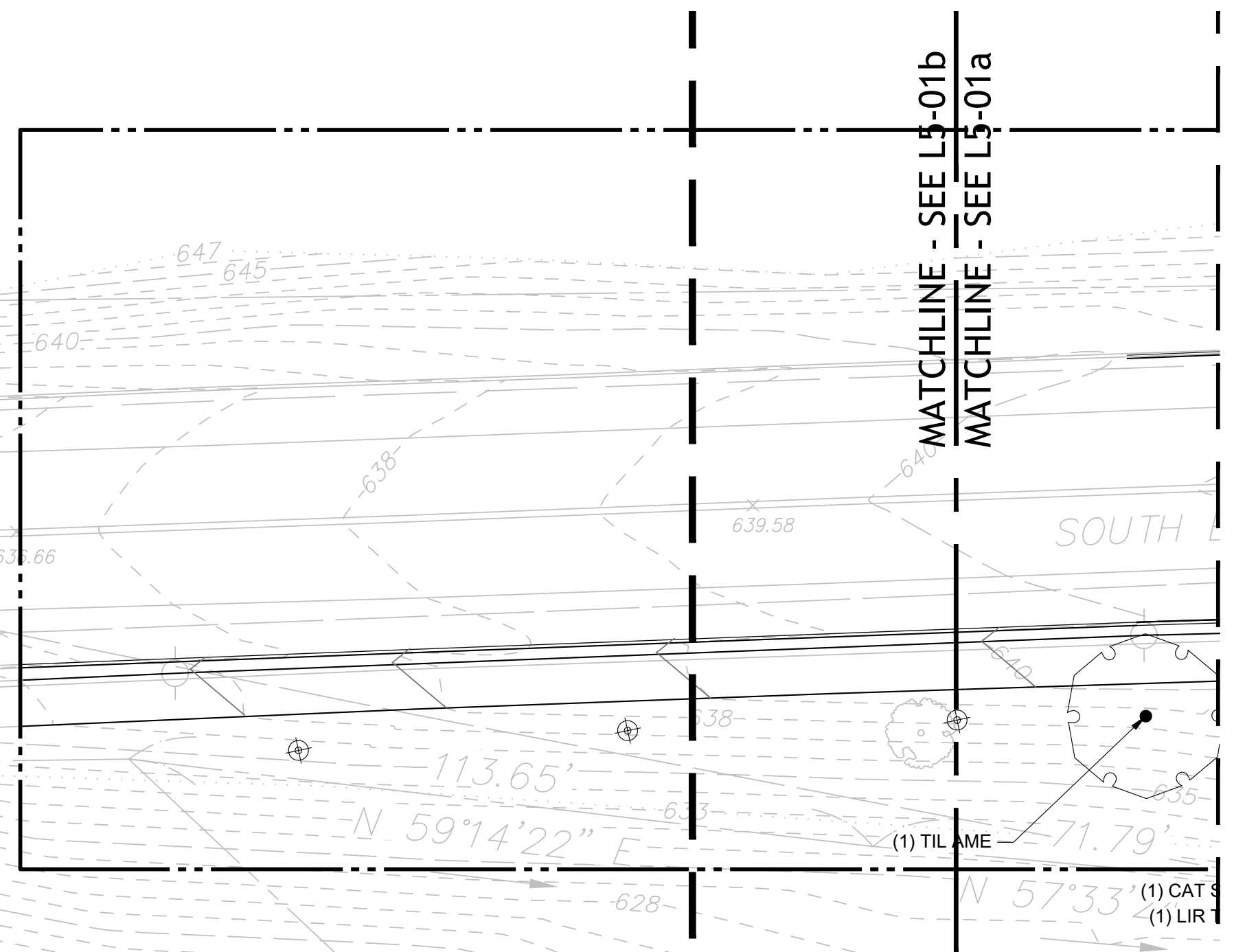
Drawing No. **L3.02**





LEGEND

SYMBOL	DESCRIPTION	PLANTING NOTES
MISCELLANEOUS		
---	LIMIT OF WORK	
VEGETATION CONDITION (VC TYPES)		
	VC-50 DECIDUOUS TREE	3. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING AND PROPOSED UTILITIES TO VERIFY PROPOSED TREE LOCATIONS, AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT TO DETERMINE ALTERNATE PLANTING LOCATIONS.
	VC-60 CONIFEROUS TREE	4. ALL PLANTING LOCATIONS AND PLANT BED EDGES SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING PLANTING PITS.
	VC-60 BROADLEAF EVERGREEN TREE	5. IN THE EVENT OF A DISCREPANCY IN PLANT MATERIAL QUANTITIES BETWEEN THE DRAWINGS AND PLANT LISTS, THE LARGER QUANTITY SHALL BE REQUIRED.
	VC-40 MULTISTEM TREE	6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ARRIVAL ON THE SITE. NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO THE ARRIVAL OF THE PLANT MATERIAL ON SITE.
	VC-30 SHRUB	7. PLANTING BEDS SHALL BE MULCHED WITH LEAF MULCH TO 2" DEPTH, UNLESS OTHERWISE NOTED. MULCH SHALL NOT COVER THE ROOT FLARES OF PROPOSED PLANT MATERIAL.
	VC-30 PAR QUI VINE	8. JUTE MESH SHALL BE PROVIDED AT ALL SLOPES GREATER THAN 3:1.
	EXISTING TREE TO REMAIN SEE L1.01-L1.03, L8.11	9. ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR PER SPECIFICATIONS. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, WATERING, PRUNING, FERTILIZING, ETC.
SEE CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION. COORDINATE ALL WORK.		



No.	Description	Date
	DWG ISSUE & REVISION HISTORY	

BRIDGING DOCUMENT
Stamp

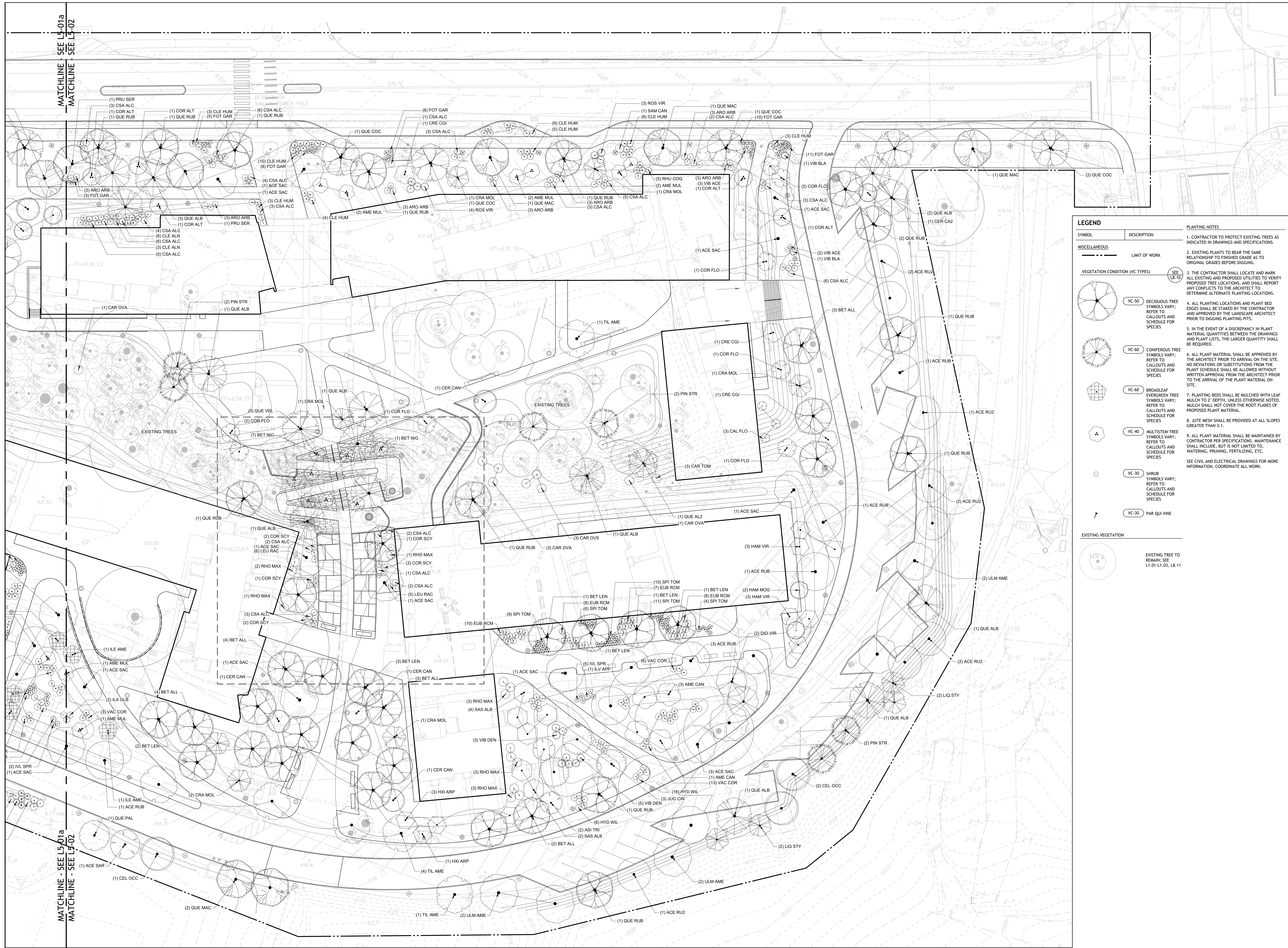
Key Plan

Project Title:
MANSFIELD APARTMENTS REDEVELOPMENT
UCONN PROJECT #300234
UNIVERSITY OF CONNECTICUT
Storrs, Connecticut 06269-3086

Drawing Title:
PLANTING PLAN TREES AND SHRUBS

Project No: 18312.00 Scale: 1" = 20'
Drawn By: Sasaki Design Team
Checked By: L. T. E. Y. C.
Approved By: A. G.
Date: 12/09/2022

Drawing No. **L5.01**



LEGEND

SYMBOL	DESCRIPTION	PLANTING NOTES
MISCELLANEOUS		
---	LIMIT OF WORK	1. CONTRACTOR TO PROTECT EXISTING TREES AS INDICATED IN DRAWINGS AND SPECIFICATIONS.
---	VEGETATION CONDITION (VC TYPES)	2. EXISTING PLANTS TO BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
(Symbol)	VC-50 DECIDUOUS TREE	3. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING AND PROPOSED UTILITIES TO VERIFY PROPOSED TREE LOCATIONS, AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT TO DETERMINE ALTERNATE PLANTING LOCATIONS.
(Symbol)	VC-60 CONIFEROUS TREE	4. ALL PLANTING LOCATIONS AND PLANT BED EDGES SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING PLANTING PITS.
(Symbol)	VC-60 BROADLEAF EVERGREEN TREE	5. IN THE EVENT OF A DISCREPANCY IN PLANT MATERIAL QUANTITIES BETWEEN THE DRAWINGS AND PLANT LISTS, THE LARGER QUANTITY SHALL BE REQUIRED.
(Symbol)	VC-40 MULTISTEM TREE	6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ARRIVAL ON THE SITE. NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO THE ARRIVAL OF THE PLANT MATERIAL ON SITE.
(Symbol)	VC-30 SHRUB	7. PLANTING BEDS SHALL BE MULCHED WITH LEAF MULCH TO 2" DEPTH, UNLESS OTHERWISE NOTED. MULCH SHALL NOT COVER THE ROOT FLARES OF PROPOSED PLANT MATERIAL.
(Symbol)	VC-30 PAR QUI VINE	8. JUTE MESH SHALL BE PROVIDED AT ALL SLOPES GREATER THAN 3:1.
(Symbol)	EXISTING VEGETATION	9. ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR PER SPECIFICATIONS. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, WATERING, PRUNING, FERTILIZING, ETC.
(Symbol)	EXISTING TREE TO REMAIN	SEE CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION. COORDINATE ALL WORK.

MATCHLINE - SEE L5-01a
 MATCHLINE - SEE L5-02

MATCHLINE - SEE L5-01a
 MATCHLINE - SEE L5-02

No.	Description	Date
	DWG ISSUE & REVISION HISTORY	

BRIDGING DOCUMENT

Stamp

Key Plan

Project Title:
**MANSFIELD APARTMENTS
 REDEVELOPMENT**
 UCONN PROJECT #30023-4
 UNIVERSITY OF CONNECTICUT
 Storrs, Connecticut 06269-3088

Drawing Title:
**PLANTING PLAN
 TREES AND SHRUBS**

Project No: 18312.00 Scale: 1" = 20'
 Drawn By: Sasaki Design Team
 Checked By: L. T. B. Y. C.
 Approved By: A. G.
 Date: 12/09/2022

Drawing No. **L5.02**