



University of Connecticut Ice Hockey Arena Development Project

CONNECTICUT ENVIRONMENTAL POLICY ACT (CEPA)
ENVIRONMENTAL IMPACT EVALUATION (EIE) PUBLIC MEETING
APRIL 8, 2020



Presented by:
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Project Manager – Environmental Documentation

UConn

 **FITZGERALD & HALLIDAY, INC.**
Innovative Planning, Better Communities

This Virtual Public Meeting is being held in accordance to Executive Order 7B: Protection of Public Health and Safety During COVID-19 Pandemic and Response. Subsection (1) - Suspension of In-Person Open Meeting Requirements.

Public meetings OK by phone/video if:


- ✓ Public can listen in
- ✓ Meeting is recorded/transcribed
- ✓ Recording/transcription is posted online within 7 days
- ✓ Recording/transcription is available within a “reasonable” time in agency office
- ✓ Meeting materials (e.g., agendas, applications) are uploaded 24 hours prior
- ✓ Exhibits from the public “to the extent feasible” are uploaded 24 hours prior
- ✓ Speakers state their names/titles as applicable **(REQUIRED)**



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Team Live Events Interface Overview


Note the arrows and locations of these icons are approximate. Depending on the device and screen you have, these icons may shift their location, but will remain consistent.

Select the Q&A  icon in the top right to enter the comment screen.

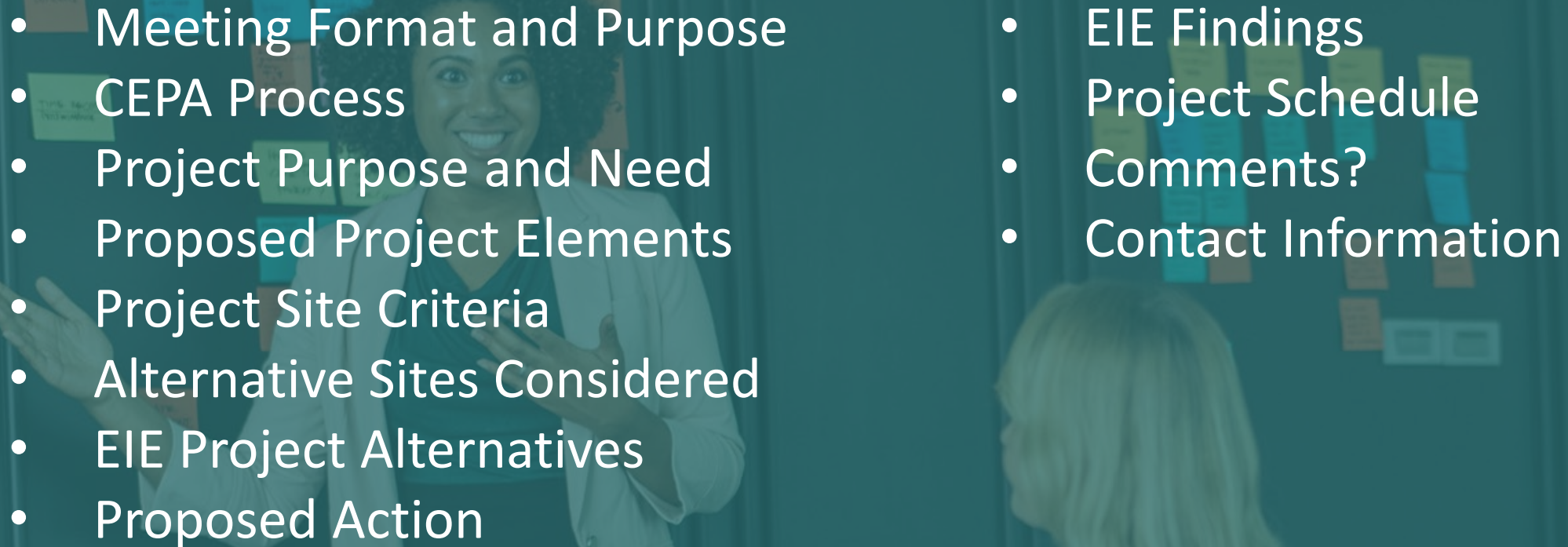
Select “Ask a Question” and then please type **your name** and **title** (if you have one) above the box to ask a question in the bottom right of your screen. Anonymous questions will be discarded and not recorded for the record.

Volume controls and play/go live are in the bottom left of your screen.

 To turn captions on and off, click this icon, located to the left of the settings icon.

 To change the video quality and select the language for closed captions, click the settings icon below.

AGENDA

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- A woman with curly hair, wearing a light-colored blazer, is standing and gesturing with her hands while speaking to a group of people. The background is a dark wall covered with many colorful sticky notes. The scene is dimly lit, with the woman being the primary light source.
- Meeting Format and Purpose
 - CEPA Process
 - Project Purpose and Need
 - Proposed Project Elements
 - Project Site Criteria
 - Alternative Sites Considered
 - EIE Project Alternatives
 - Proposed Action
 - EIE Findings
 - Project Schedule
 - Comments?
 - Contact Information

MEETING FORMAT

- Formal presentation (Virtual Meeting)
- Commenting Protocols
 - Comments can be entered at any time during the presentation. Please include your name and affiliation (if applicable).
 - All comments are recorded/documented and become part of the meeting record.
 - Mailed, emailed, and comments by phone are also accepted until close of the comment period on April 17, 2020 at 5PM.
 - We are here today to listen only. No responses will be provided until after the comment period expires on April 17, 2020.
 - Comments will be addressed in a Record of Decision (ROD) to be prepared and submitted to the CT Office of Policy and Management (OPM) for a Determination of Adequacy. Responses to comments will also be published in the Environmental Monitor.



MEETING PURPOSE



- ✓ To inform you of UConn's plans for a new Ice Hockey Arena
- ✓ To explain the CEPA process
- ✓ To report the findings of the EIE
- ✓ To provide a forum for public comment on the EIE
- ✓ To identify questions to be answered and/or clarified
- ✓ To explain the project schedule and next steps

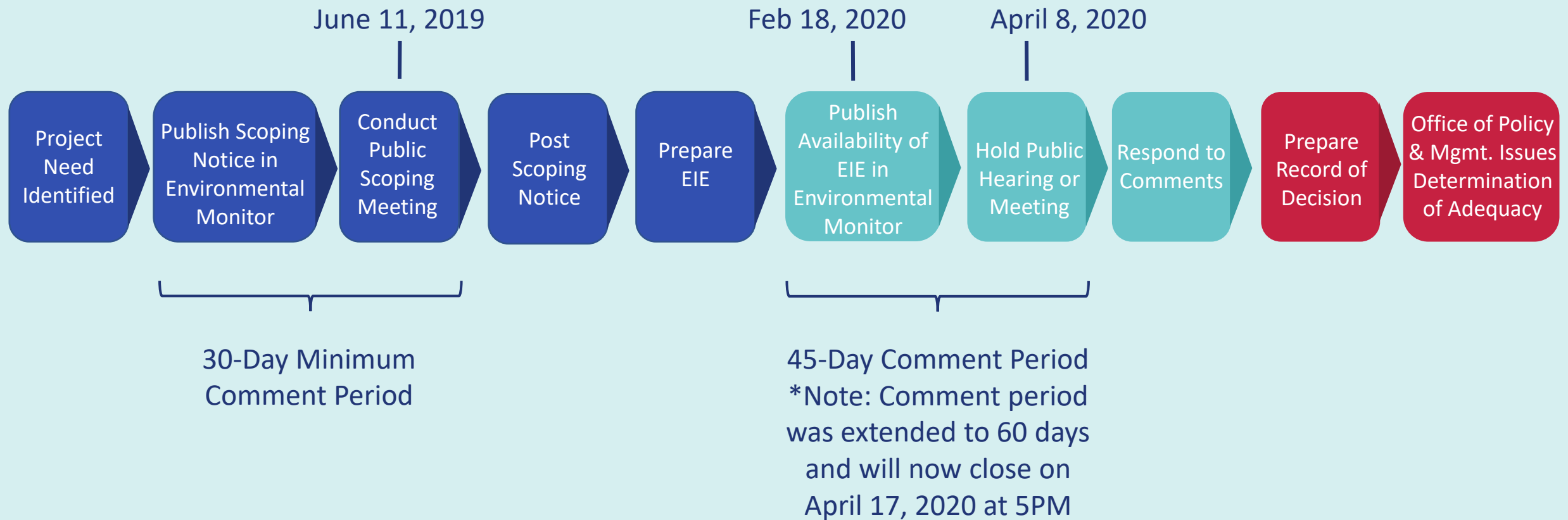
WHAT IS CEPA?

Connecticut Environmental Policy Act

*Sections 22a-1 through 22a-1h of the General Statutes establish **an environmental policy** for Connecticut and **a process for evaluating environmental impacts of state funded actions**. The process is further defined by Sec. 22a-1a-1 through 22a-1a-12 of the Regulations of Connecticut State Agencies. These regulations identify in detail the procedures for the preparation of a CEPA document by a sponsoring agency and review of that document.*

- CEPA provides a mechanism for project planning and coordination among interested parties including the public
- Both beneficial effects and adverse impacts are evaluated
- Direct, indirect, and cumulative impacts; permanent & temporary construction impacts
- Impact response: Avoid, minimize, mitigate
- Evaluate and compare alternatives

CEPA PROCESS



EIE ANALYSIS TOPICS

Physical

- Traffic and Parking
- Air quality
- Noise
- Aesthetics
- Historic Sites
- Archaeology
- Utilities
- Hazardous Materials
- Energy Use

Natural

- Habitats
- Surface Water
- Groundwater
- Wetlands
- Floodplains
- Soils

Socioeconomic

- Land Use
- Consistency with State C&D Plan
- Neighborhoods

PROJECT PURPOSE AND NEED

Purpose: To develop an on-campus Ice Hockey Arena that fulfills UConn's agreement with Hockey East.

Need: UConn's Division I ice hockey program joined the Hockey East conference in 2014. Its current on-campus arena – Freitas Ice Forum – is reaching the end of its useful life and does not comply with Hockey East standards. As such, the men's ice hockey program has played most of its home games at the XL Center in Hartford since that time. UConn desires to construct a new arena on-campus to host a portion of men's games and all women's games. The new arena may also support recreational leagues and youth programs in the surrounding area.



PROPOSED PROJECT ELEMENTS

- Facilities and ice that would meet NCAA Division 1 Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements.
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers.
- Locker rooms and office space.
- Parking for up to 700 vehicles.

PROJECT SITE CRITERIA

- ✓ University-owned property
- ✓ On-campus location
- ✓ Adequate developable land area
- ✓ Reasonable access for vehicles and pedestrians
- ✓ Access to transit
- ✓ Adequate parking on-campus
- ✓ Available utilities
- ✓ Limited environmental implications



ALTERNATIVE SITES CONSIDERED

A. Mansfield Apartments Site

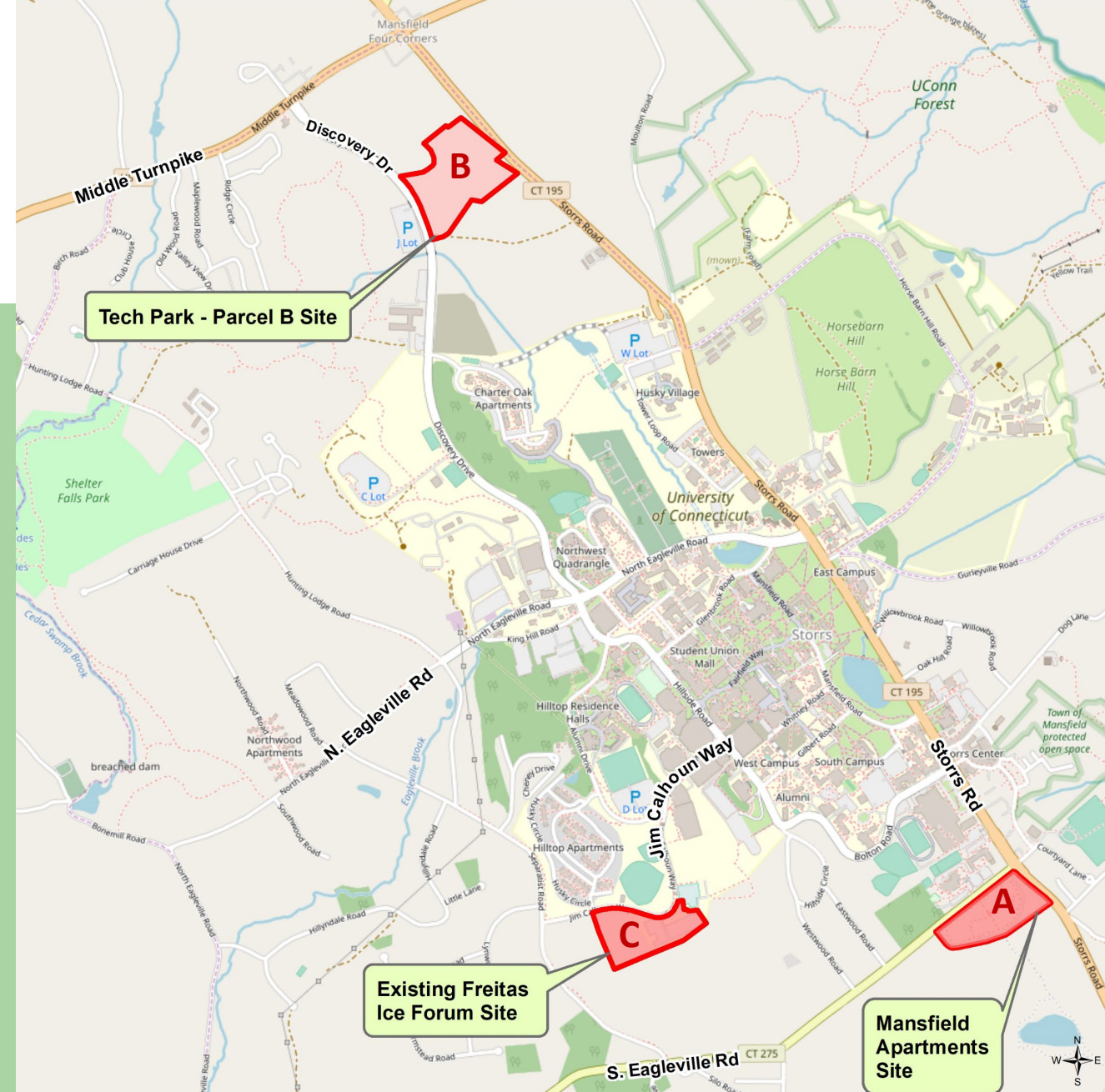
- Site proposed as one of two options in the 2015 Campus Master Plan but was determined undesirable due to local opposition

B. Tech Park – Parcel B Site

- Land use uncomplimentary to those planned in the 2012 North Campus Technology Park Master Plan.

C. Existing Freitas Ice Forum Site

- Site proposed as one of two options in the 2015 Campus Master Plan
- Consistent with other uses in Athletics District
- Selected as the preferred site for further evaluation in the EIE



EIE PROJECT ALTERNATIVES

No Action

Maintain existing Freitas Ice Forum and continue to host all UConn Men's Ice Hockey games at the XL Center in Hartford and UConn Women's Ice Hockey home games at the Freitas Ice Forum.

- Analysis of a No Build is required under CEPA

Proposed Action

Construct a new ice hockey arena on-campus adjacent to the existing Freitas Ice Forum Site that meets the standards and requirements of Hockey East and the University.

PROPOSED ACTION

- Approximate footprint of the new hockey arena building is depicted in white.
- Parking will be provided both east and west of the new hockey arena.
- Access from Jim Calhoun Way to parking and around the south side of the new arena.
- Future phase will include expanded parking.

Note: As schematic design progressed since the public scoping period, the building and site development footprint has decreased.



EIE FINDINGS

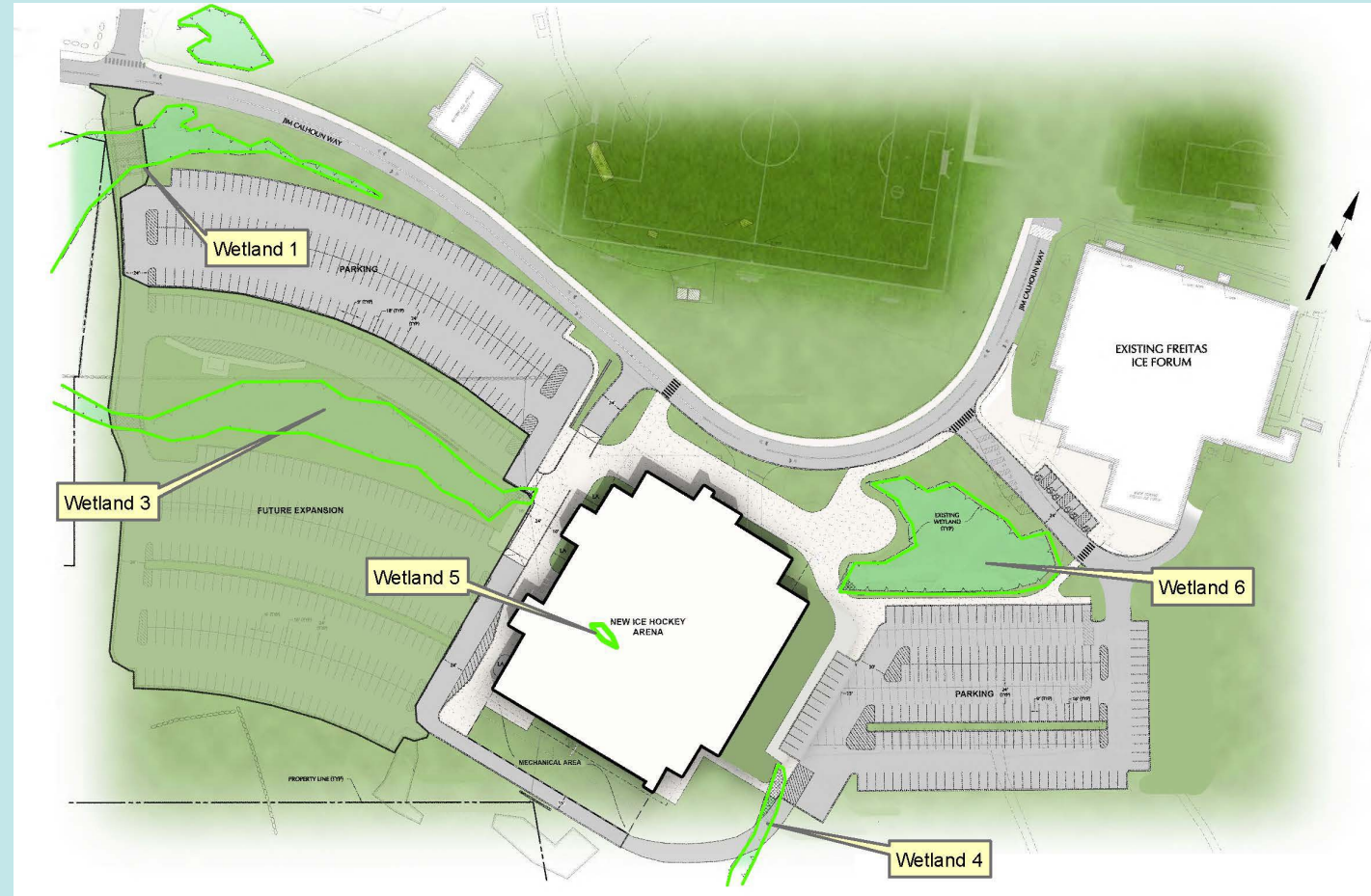
- Resources Not Impacted/Affected by the Proposed Action
 - Wild & Scenic Rivers
 - Navigable Waterways
 - Coastal Resources
 - Prime and Statewide Important Farmland Soils and Active Agricultural Lands
 - FEMA Floodways and 100 Year Floodplains
 - Aquifer Protection Areas
 - Above-ground historic resources
 - Archaeological resources

NATURAL ENVIRONMENT

- Water Quality/Stormwater Runoff
 - Management of stormwater runoff will be an improvement over existing conditions.
 - Attenuate stormwater runoff on-site to the greatest extent possible.
 - Incorporate Green Infrastructure and Low Impact Development (LID) measures to be developed during the design/permitting stage.
- Natural Communities/Flora and Fauna
 - No rare, unique, or critical habitat impacted.
 - Minor loss of woodland habitat.
 - Mitigation - Development and implementation of a landscape plan to compensate for loss of habitat.

NATURAL ENVIRONMENT

- Wetlands
 - Loss/filling of inland wetlands/watercourses.
 - Mitigation – Coordination between the University, CTDEEP and US Army Corps of Engineers during the permitting phase as applicable.



PHYSICAL ENVIRONMENT



- Noise

- Outdoor mechanical equipment (compressors/cooling fans) will generate a noise sound level similar to that generated by the Freitas Ice Forum -- No impact is anticipated.
- No mitigation required however noise reduction can be achieved with shielding.



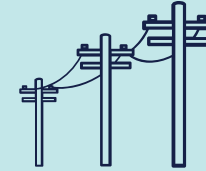
- Air Quality/Greenhouse Gases

- New stationary emission source (generators and boiler)
- Mobile source (auto) emissions expected to increase in near term but decrease in the long term with improved automotive industry technology
- Mitigation – Update UConn’s Title V Air Quality Permit and generator operations limited to <300 hours per year

PHYSICAL ENVIRONMENT



- Energy Use and Conservation
 - Mitigation – LEED v4 Building certification is being considered and sustainable energy/conservation measures incorporated into facility design.
 - Increased energy demand to operate a second ice hockey arena.



- Utilities
 - Existing utility service connections will be present in the project area by the time the arena construction commences.
 - No mitigation is necessary or required.

PHYSICAL ENVIRONMENT

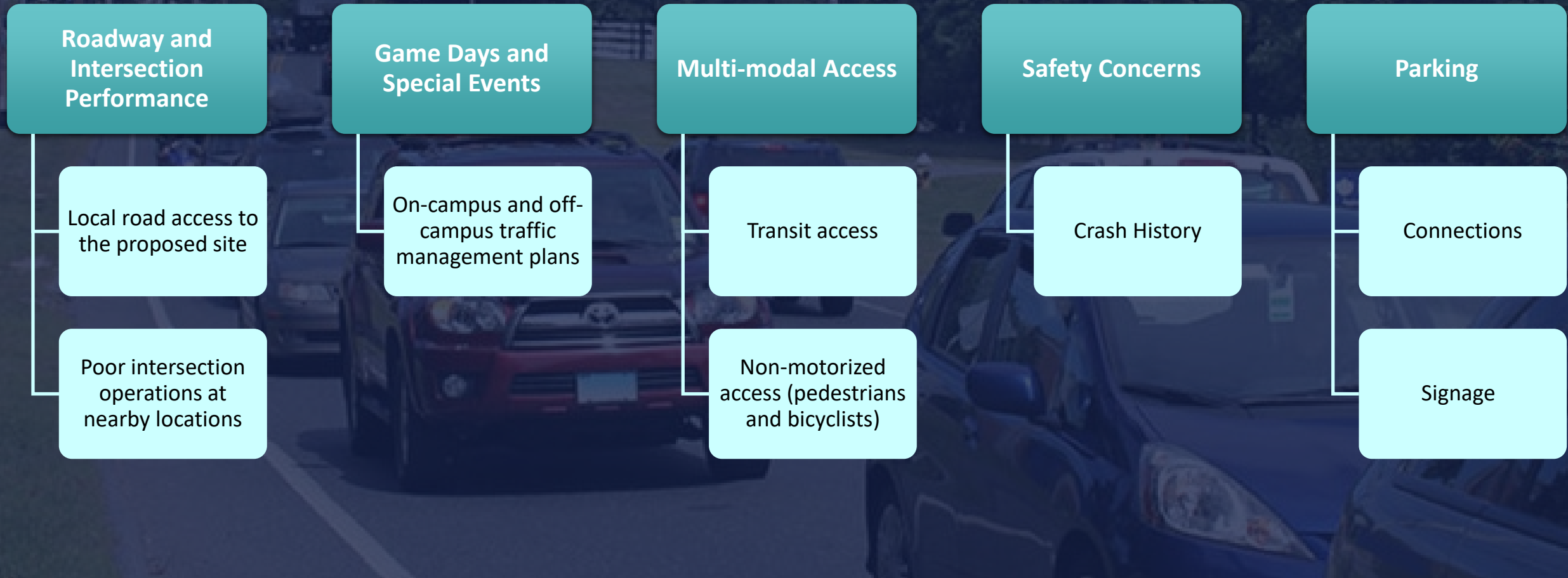


- Toxic and Hazardous Materials
 - No known hazardous materials or spill sites on or near the project site that pose environmentally hazardous or contaminating conditions.
 - Hazardous materials used during facility operations will be properly stored and managed on site.
 - All waste streams will be managed according to pre-existing University protocols.

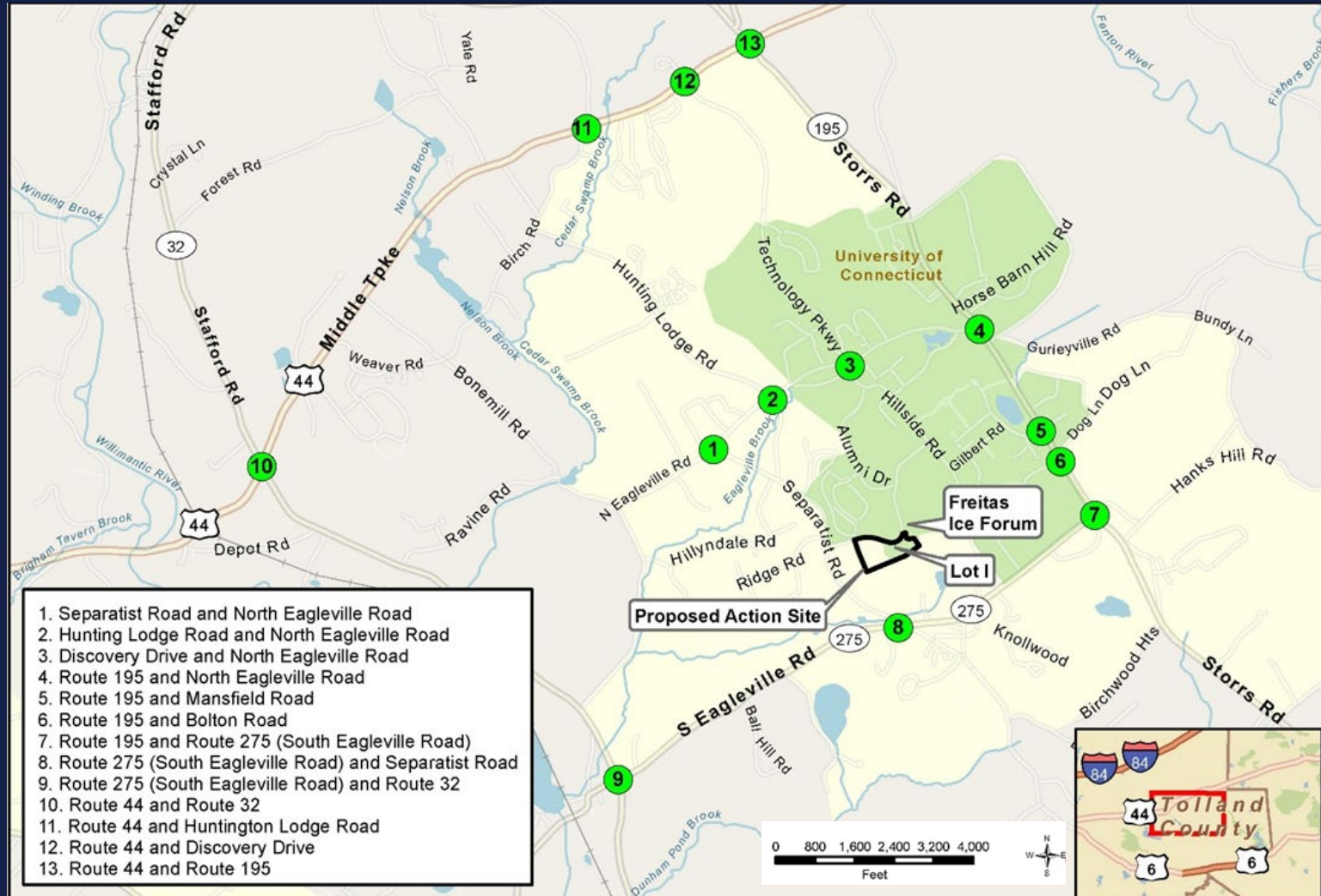


- Visual/Aesthetics
 - The Proposed Action is consistent with existing recreational and athletic land uses.
 - The new Ice Hockey Arena will be compatible with and will visually complement the adjacent Athletic District (Stadia) Development Project.

TRANSPORTATION ENVIRONMENT



TRANSPORTATION STUDY AREA INTERSECTIONS



TRANSPORTATION IMPACTS

Three study area intersections are impacted.

Increased delay or queue compared to the No-Action Alternative

- Route 275 (South Eagleville Road) and Separatist Road/Sycamore Drive
 - Signalization and other improvements are needed
 - CTDOT has begun planning and design with construction targeted for Spring 2023; **NO MITIGATION REQUIRED**
- Route 32 with Route 44
 - Poor operations under Existing, No-Action and Proposed Action during the afternoon peak hour; UConn speaking with representatives from Town, CRCOG and CTDOT about deferred maintenance and capital improvements
- Route 32 with Route 275 (South Eagleville Road)
 - Poor operations under Existing, No-Action and Proposed Action during the afternoon peak hour; UConn speaking with representatives from Town, CRCOG and CTDOT about deferred maintenance and capital improvements

PARKING

- The existing I-Lot will be reconfigured to accommodate up to 700 parking spaces.
- These spaces are available during the day to permit-holders, including a requisite number of accessible spaces.
- Capacity on campus is sufficient for proposed event parking.
- No parking mitigation is required.



PROPOSED MITIGATION - TRANSPORTATION IMPACTS



Update Special Event Traffic Management Plan

A traffic control plan on Separatist Road, additional manual traffic control at key intersections on Route 275 (South Eagleville Road), and updated bus routing services, etc.



Coordinate with the Town of Mansfield and its local traffic authority

Request CTDOT to initiate traffic engineering studies to ascertain whether physical roadway improvements are needed at state-owned study area intersections.



Initiate OSTA Certification Process

OSTA certification process will be triggered, and a certification of operation will be required

SOCIAL/COMMUNITY ENVIRONMENT



- Consistency with Planning
 - The Proposed Action is consistent with the State Plan of Conservation and Development, Town of Mansfield Planning and Zoning, and the University 2015 Campus Master Plan.



- Socioeconomics/Environmental Justice
 - There would be no impact to Environmental Justice communities.
 - Jobs would be created, with employees needed especially on game days or days when special events are held at the arena.
 - Increased patronage of local establishments during events would be a benefit of the Proposed Action.

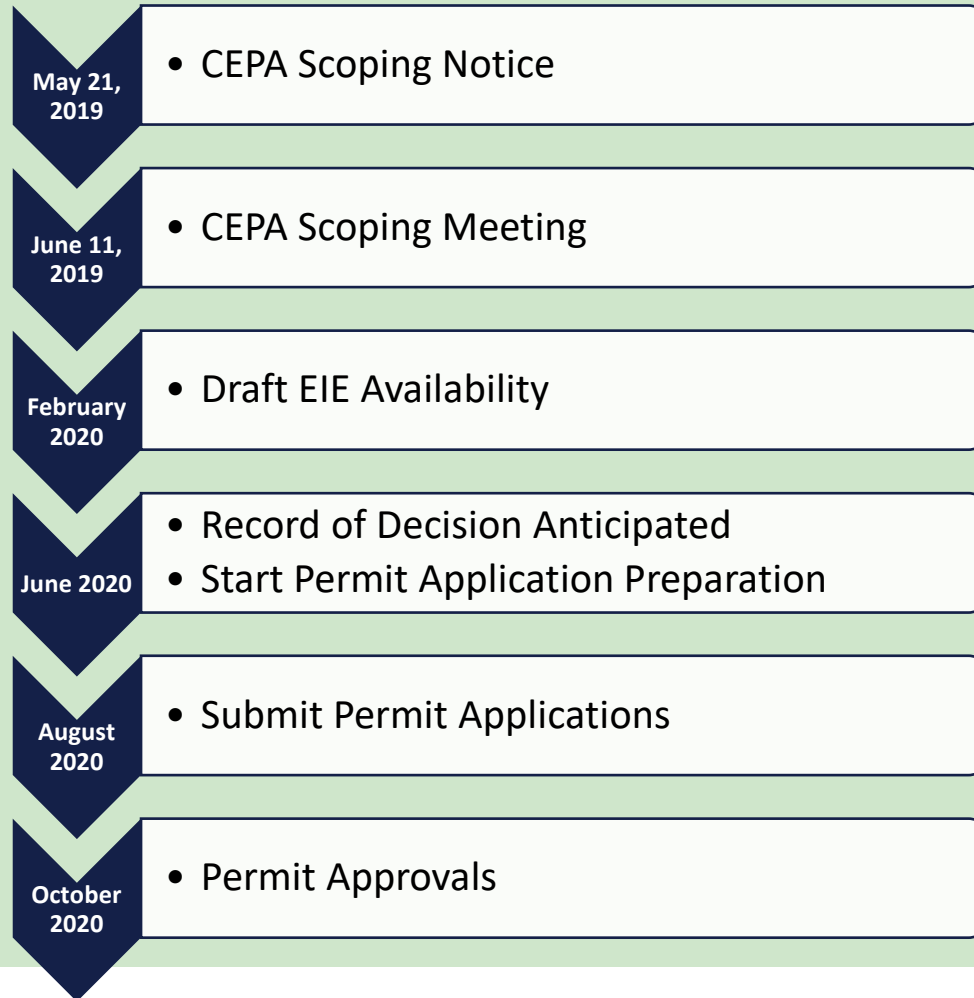
CONSTRUCTION PERIOD IMPACTS

- Short-term construction period impacts from the Proposed Action related to:
 - Vehicular circulation and Parking
 - Air Quality
 - Noise
 - Water Quality/Stormwater
- These temporary impacts would be mitigated through adherence to standard construction best management practices and the University's Design Guidelines and Performance Standards.



DRAFT PROJECT SCHEDULE

CEPA Documentation and Environmental Permits Schedule



* Subject to change

Design/Construction Schedule*



COMMENTS?

- Submit as a typed comment during this virtual presentation until 5PM today
- Email or mail to the project contact person
- Phone in to the project contact person

PLEASE NOTE:

60-Day Comment Period closes at 5PM on April 17, 2020

PROJECT CONTACT



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