



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

VIA E-MAIL AND FIRST CLASS U.S. MAIL

June 9, 2014

Ms. Laura Cruickshank
University Master Planner and Chief Architect
University of Connecticut
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Storrs, CT 06269-3038
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Mr. Michael Freimuth
Executive Director
Capital Region Development Authority
100 Columbus Boulevard
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Hartford, CT 06103-2819
mfreimuth@crdact.net

Re: UConn Hartford Campus Project (the "Campus Project")

Dear Ms. Cruickshank and Mr. Freimuth:

I am in receipt of your respective correspondence dated May 30 and June 5, 2014, regarding the University of Connecticut's (University) project to build a first class state-of-the-art academic building for the University's downtown Hartford campus (Campus Project). Pursuant to the Connecticut Environmental Policy Act (CEPA) and specific responsibilities assigned in General Statutes § 32-664(k), your letters and the existing Environmental Impact Evaluation (EIE) for the Adriaen's Landing District have been reviewed by the Office of Policy and Management (OPM). Previously, OPM worked with and/or consulted with the Department of Energy & Environmental Protection, the Department of Transportation, the Council on Environmental Quality, and the Connecticut Historical Commission in assessing the potential scope and magnitude of possible environmental impacts identified in such EIE.

General Statutes § 22a-1f clearly provides that an EIE shall not be required for a University project "which involves the conversion of an existing structure for educational rather than office or commercial use." As proposed, the University plans to take an abandoned office building last occupied by the city of Hartford for office space and repurpose such structure for educational purposes. As such an EIE is not required to be prepared by the University for such Project. It just

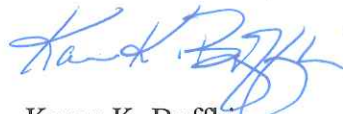
so happens that the site selected by the University is within the Adriaen's Landing District and an EIE (i.e., General Statutes § 22a-1b) was commissioned back in 2001 by Capital Region Development Authority ("CRDA" f/k/a Capital City Economic Development Authority). As to the proposed Adriaen's Landing Campus Project, UConn's correspondence makes it clear that the overall development of that site, including UConn's plan to redevelop the Hartford Times Building, calls for a considerable reduction in use and activity than what was originally envisioned in such EIE. We agree that the considerable reduction in the intensity of development and use, the University's consideration and flexibility to mitigate traffic flows by adjusting student/faculty class schedules, a willingness to work with the city of Hartford and the Department of Transportation to better synchronize traffic flow and the encouraged use of mass transportation all work in favor of this project, and are consistent with the proposal previously evaluated in the EIE. Additionally, the planned open campus in combination with the University's vision of using other existing structures, largely in the Adriaen's Landing District, will serve as an additional institutional resource and economic driver for Hartford and its citizens and provide tremendous new opportunities for students to interact with businesses in downtown Hartford.

Again, as a result of General Statutes § 2a-1f, we find that the University was not compelled to do an EIE. Moreover, as it applies to the actions within Adriaen's Landing, the University's evaluation for planning and design is adequate, and well within the bounds of the previously commissioned EIE.

As to its plans for its West Hartford college campus, which is still in active use and may be for the foreseeable future, we understand that the University acknowledges that it must undertake the normal CEPA process, set forth in General Statutes §§ 22a-1, et seq., to assess any plans it has for the West Hartford campus. We understand that the University expects to begin that process immediately. The University and/or any other associated sponsor agency must provide appropriate scoping and direct and indirect consideration of, including but not limited to, the socio-economic linkages with its current Bishop's Corner neighborhood and the entire Town of West Hartford, as well as the Town of West Hartford, the Capitol Region Council of Government, and the State's plans of conservation and development to establish consistency with such plans and consideration of all unavoidable adverse impacts. Additionally, to the extent applicable, future use and disposal of hazardous materials must be addressed in detail as well as all other areas of consideration addressed in General Statutes § 22a-1a(b). Any proposed actions must also include mitigation of adverse actions uncovered.

In conclusion, the University and CRDA may proceed with its redevelopment of the Hartford Times Building in the Adriaen's Landing District, and it is incumbent on the University to satisfy all the requirements of General Statutes § 22a-1a through 22a-1c of CEPA as to the possible disposition and reuse of the West Hartford Campus.

Sincerely,



Karen K. Buffkin
Deputy Secretary