



East Campus Plan of Conservation and Development

August 2004



JJR landscape architecture
planning
urban design
civil engineering
environmental science

University of Connecticut

East Campus Plan of Conservation and Development

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Acknowledgements

This study was prepared in collaboration with the University's Director of Environmental Policy and the Master Plan Advisory Committee. Mr. Richard Miller, Director of Environmental Policy, gave considerable input and offered periodic guidance. In addition, the consultant team would like to thank the University of Connecticut Department of Natural Resources Management and Engineering for their invaluable assistance, and the university community and Town of Mansfield community for their participation and input.

Introduction

Foreword

JJR, LLC was commissioned in 2003 to prepare a master plan for the University of Connecticut East Campus. First addressed in the Outlying Parcels Master Plan (SmithGroup JJR, 2000), the East Campus plan has been updated to reflect academic, programmatic, and funding priorities established in the 21st Century UConn initiative. The study was undertaken to affirm the university's commitment to protecting key features of this campus, while setting forth guidance for the future use of this important component of the University of Connecticut (University) Storrs Campus.

The East Campus Master Plan is being updated concurrently with the 2004 Campus Master Plan Update. This study, while integral to the central campus, recognizes the unique character and agricultural heritage that has distinguished the East Campus area from other, more intensively developed lands on campus. It recognizes the ecological and natural resource value contributed to the community at large. This study also aims to better align with the plans of conservation and development being undertaken by the Town of Mansfield and the State Office of Policy and Management (State OPM).

Plans for East Campus are proposed to help direct future land use priorities. It recognizes those state-funded improvements defined in the 21st Century UConn initiative (through 2015). The plan will guide future land use in a manner that is responsive to key natural and ecological features and recognizes existing utilities and infrastructure, while sustaining the ongoing activities associated with education, housing, and research.

East Campus Context

East Campus consists of 886 acres in the Town of Mansfield, contiguous to the University's academic core. It is located between Route 195 and the Fenton River (from west to east), and between Old Turnpike Road and Gurleyville Road (from north to south).

Approximately two-thirds of East Campus is forested and managed by the College of Agriculture and Natural Resources as the Fenton Tract of the University of Connecticut Forest (Fenton Forest Tract). The remaining acreage is primarily pastureland with several building clusters and numerous scattered facilities devoted to academic and research activities. Existing buildings provide academic classrooms; residence halls; research facilities; research barns for poultry, dairy, swine, beef, sheep, and horse study; and storage structures/yards.

Horsebarn Hill, a prominent drumlin and key natural feature, visually dominates much of East Campus. There is considerable relief throughout East Campus with nearly 400 feet of grade change as the land slopes northeast from Horsebarn Hill towards the Fenton River. This locally important natural resource, in turn, supplies water to the University and the Town of Windham's water supply reservoir eight miles downstream.

The predominant surrounding land use is low-density single family residential, while the University's academic core is located west of Route 195.

*Jacobson Barn as seen
from Route 195*





Horsebarn Hill

Planning Purpose

A Plan of Conservation and Development has been prepared for East Campus to guide future growth and development consistent with the University's academic and research mission. It provides recommendations for specific future land uses and delineates three basic land use categories: (1) Preservation, (2) Conservation, and (3) Education/Research. Each category has been defined in response to the site's unique natural features and key physical attributes, while recognizing capital improvement priorities identified for the next 10-15 years (as found in the 21st Century UConn initiative). By way of reference, the findings reached in this report supercede those contained in the Outlying Parcels Master Plan (June 2000) for the Agriculture Campus, the focus of which was to understand the importance of the outlying parcels of the Storrs Campus and how these would support future campus growth.

The current study was undertaken to refocus the prior master plan from development to more a balanced conservation approach to future planning. In this manner, future infrastructure investments would be more consistent with the preservation of open space and sustainable development at East Campus, and at the same time, address community interests in future University plans, respond to state legislator concerns, incorporate relevant new data, and use more consistent planning terminology.

In preparing the East Campus Plan of Conservation and Development, several important objectives were developed during the course of study in support of the following planning principles:

1. Maintain the existing agricultural character and development patterns.
2. Consult applicable State of Connecticut guidelines for aquifer, watershed, and conservation zones.
3. Protect sensitive and unique environmental features.
4. Preserve the overall existing visual character.
5. Maintain the existing land use pattern of building clusters.
6. Locate future growth and expansion in areas where development, utilities, and vehicular access already occur.

These objectives were then used to guide future East Campus land use priorities.

Planning Process

Initial efforts in developing information for the Plan of Conservation and Development focused on securing updated quantitative and qualitative data for the property. The intent was to ensure that the most current data from existing sources was incorporated into the study and not to require extensive field surveys. Individual projects will be required to comply with applicable state requirements, and more detailed on-site investigations will be completed within the scope of such projects.

This information was compiled digitally and summarized in an environmental framework plan. Areas of importance for conservation and preservation were thus identified. The areas remaining were then analyzed for appropriate land use in light of the University's academic mission and projects outlined in the state's commitment to the 21st Century UConn initiative.

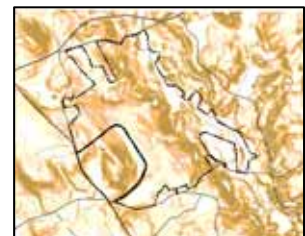
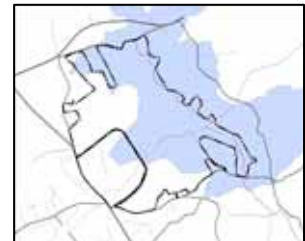
Data Gathering/Document Review

Natural features data were made available in Geographic Information System (GIS) format from the:

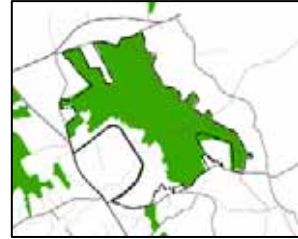
- *Laboratory for Earth Resources Information Systems, Department of Natural Resources Management and Engineering at the University of Connecticut.* This laboratory is the principal center at the University for utilizing geo-spatial technology oriented toward natural resources, ecology, and the environment.
- *Environmental Geographic Information Center at the Connecticut Department of Environmental Protection (Connecticut DEP).* This organization develops and maintains a statewide automated geographic storage and retrieval system that can rapidly integrate and analyze large amounts of spatial map and file data over any selected geographic area.

Key determining environmental factors, for which data was acquired and analyzed included:

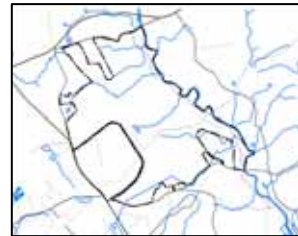
- *Direct Recharge Area/UConn Fenton Wellfield.* The Level A Wellfield delineation as approved by the Connecticut Department of Environmental Protection was used in reviewing the East Campus property. New structural development is discouraged in this area, which generally includes lands north and east from the top of Horsebarn Hill.
- *Slopes and Buildable Areas.* Data in this category was derived by the University through interpolation of a 30-foot resolution Digital Elevation Model. Many East Campus areas, including Horsebarn Hill, exceed 15 percent grade and are considered steep slopes. These areas are best maintained in their current state as forested or agricultural land.



- *Fenton Forest Tract.* The University has prepared a Plan of Conservation and Management for this 440-acre tract. Important goals to be accomplished in the tract are to maintain the health, productivity, and natural biological diversity of the forestlands and to demonstrate forest stewardship practices.



- *Hydrography.* Polygonal and linear hydrographic features (lakes, ponds, and permanent stream), as found in the U.S. Geological Survey topographic quadrangle maps, were digitized by the University and have been used for reference.



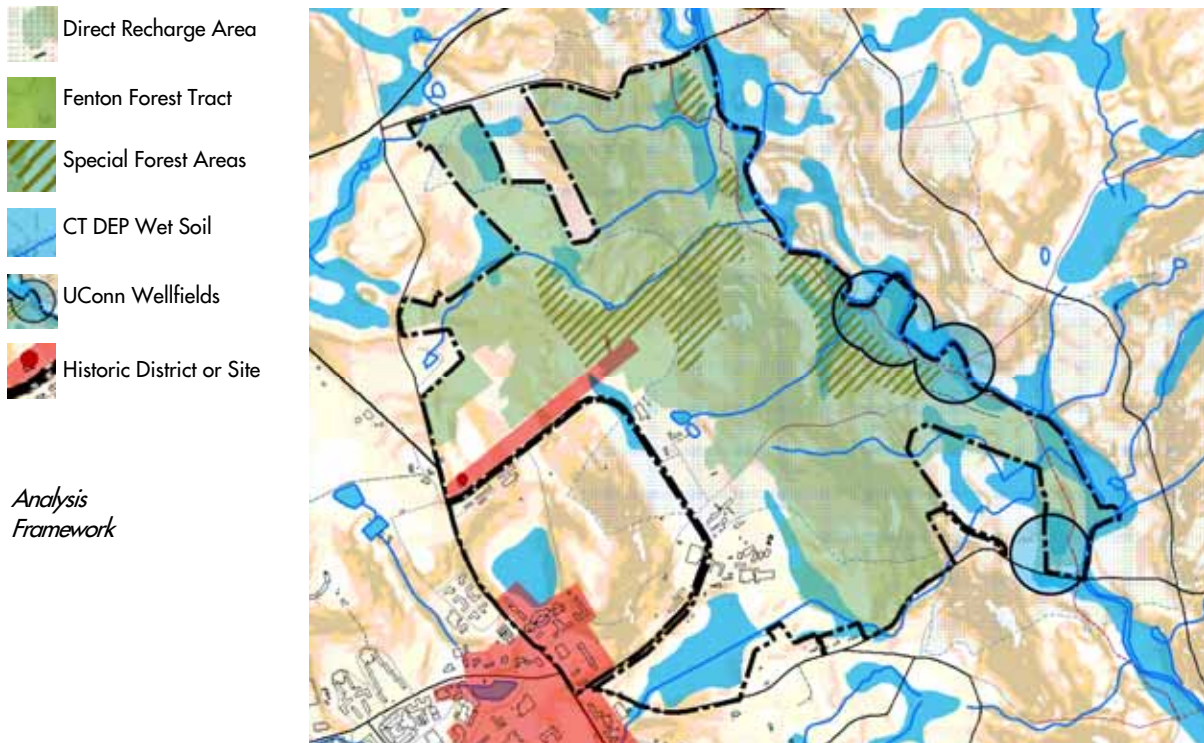
- *Wetland Soils.* Hydric soils that have the potential for supporting wetlands were identified by the Connecticut DEP in their GIS datasets. This data was used as a primary indicator of wetland resources throughout the site.



In addition to the GIS data, relevant reports and documentation were also reviewed. These included the Lands of Unique Value Study for the Town of Mansfield (2003), which compiled data summarizing important natural and cultural features for the town. Information on historic resources of the University included Farwell Barn, also known as Jacobson Barn, and the historic district designation of portions of campus, as maintained by the Connecticut Historical Commission and the National Register of Historic Places. A complete list of information referenced in preparing this plan is included in the appendices.



Fenton River



Several additional studies influenced the planning process for the East Campus Plan of Conservation and Development. In 2003, the Town of Mansfield began to update its Plan of Conservation and Development. In addition, the State OPM was updating the State Plan of Conservation and Development (State Plan of C&D). An understanding of the preliminary assessments and recommendations of these studies helped set the foundation for the East Campus Plan of Conservation and Development.

Community Participation

Several public meetings were conducted during the course of the study to seek input from local residents, interested citizens, and University staff.

The consultant team conducted two public meetings in September and November 2003, working with the University's Director of Environmental Policy and the Master Plan Advisory Committee to obtain input regarding preservation, conservation, and development considerations. Input received was instrumental in preparing the final recommendations. A summary of the final public meeting held on November 06, 2003, is included in Appendix B. A copy of the final recommendations presented at this public meeting is available at the following website: <http://www.masterplan.uconn.edu/storrs.htm>.

Key considerations identified in the public meetings included:

- Emphasize land/resource preservation, protection, and management.
- Utilize accurate data and provide accurate information.
- Actively employ architectural and site design guidelines appropriate to the existing agricultural, academic, and research context.
- Protect water quality, the watershed, and water supplies.
- Maintain existing farmlands, forestlands, and wildlife habitats.
- Preserve the unique natural features (Horsebarn Hill, Fenton Forest Tract, wetlands, etc.).
- Support the University's educational and research mission.
- Protect views, vistas, and open space.



Public Meeting in Progress – September 2003

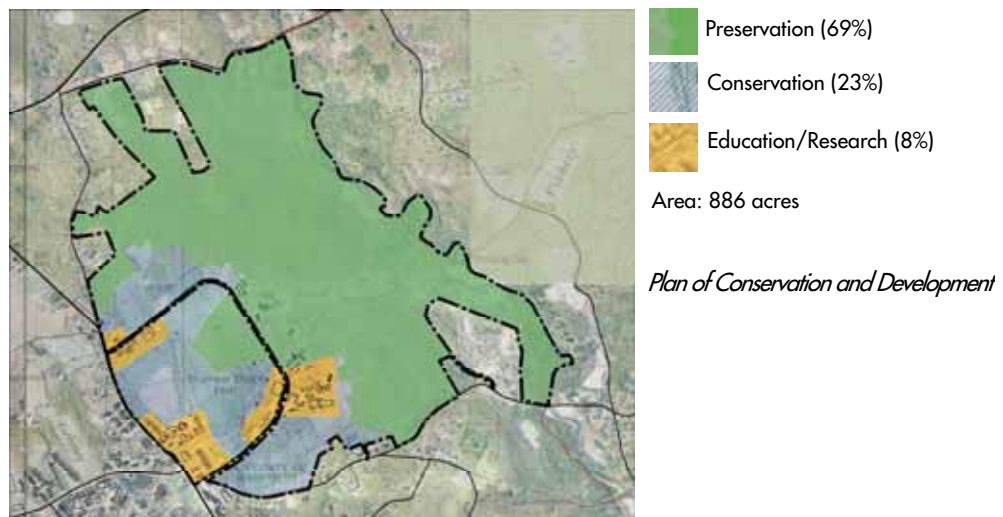
East Campus Plan of Conservation and Development

Introduction The master plan establishes a land use framework as defined by preservation, conservation, and education/research priorities. Specific definitions have been provided for each, recognizing the state's prior initiative in this regard. Terms of reference for the plan were also updated to align more directly with those used by the State OPM in its Plan of C&D. Specifically, terms and definitions for preservation and conservation areas were adopted from the State OPM and incorporated into the planning process to the extent possible. Definitions for education/research areas were prepared specifically for this study in the absence of existing state definitions.

The following goals guided the recommendations:

- Avoid development within the Direct Recharge Area, and protect existing wetlands or watercourses.
- Preserve mature or unique forest stands within the Fenton Forest Tract.
- Limit future building construction to zones of existing development and where existing utility services are present.
- Reduce the impact of stormwater runoff from new development.
- Reinforce the existing architectural character with the design of any new building.
- Update the East Campus Plan of Conservation and Development every five to ten years consistent with town and state planning efforts and with the needs of the University.

A more detailed description of each of the three primary land use categories follows.



**Preservation
Land Use
Classification**

Overview

The Preservation category for East Campus comprises areas of environmental significance that must be recognized in any future planning effort. These include:

- *Fenton Forest Tract.* This 440-acre tract is the largest contiguous forest parcel in the entire University system and covers half of the East Campus site. Second growth upland central hardwoods dominate both the tract and the region. Particular consideration was given during this study to the age and quality of stands within the Fenton Forest Tract. The oldest timber stands – from 60 to 105 years – are centrally located or found near the Fenton River. These areas, including the Oguswitz Meadow, were considered to be of significance and were identified as special forestlands.
- *Fenton River.* The tract is also part of a larger habitat corridor and includes important riparian habitat along the Fenton River – a locally significant water resource. The Town of Windham’s water supply reservoir is fed by the Fenton River. The University has four wells in this area.
- *Direct Recharge Area.* The Connecticut DEP has recognized the delineation of the Direct Recharge Area for the University’s Fenton River Wellfield, of which 456 acres are within East Campus. Land use prohibitions and restrictions identified in the Connecticut DEP’s aquifer protection regulations are therefore relevant to this area.

The University currently maintains this area in traditional agricultural use or as managed forestland. With the exception of maintaining existing agricultural facilities and continuing forest management and environmental education activities, no development is recommended within the Preservation area.

Category Description

Preservation Definition

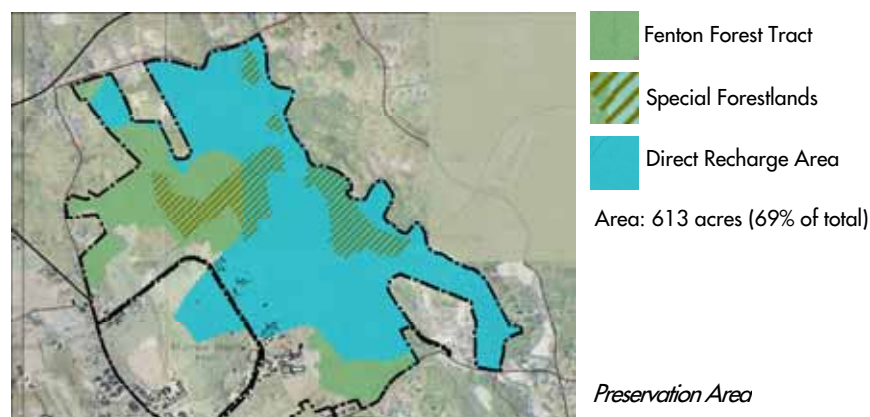
Foster the identification of significant resources, heritage, and recreation areas, and advocate their protection in planning and investment decisions. Avoid structural development except as directly consistent with preservation values.

Supported Land Uses

Forest management, field research, environmental education, and passive recreation

Structures or Buildings

Renovations and/or facility upgrades to existing structures to accommodate federal requirements and guidelines



Conservation Land Use Classification

Overview

The Conservation category includes those lands that are currently devoted to cropland or pastureland, common and/or early succession habitats along the Fenton Forest Tract edges, or minimally developed land.

Because of the predominance of active agriculture, the Horsebarn Hill area is included within the Conservation category with the recommendation to maintain the current character and use.

Category Description

Conservation Definition

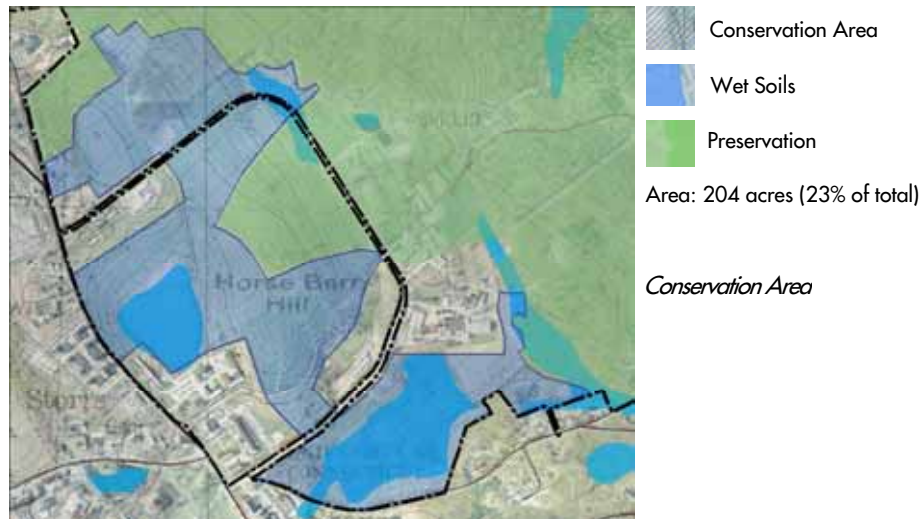
Plan and manage for the long-term public benefit the lands contributing to the state's need for food, fiber, water and other resources, open space, recreational and environmental quality, and ensure that changes in use are compatible with the identified conservation values.

Supported Land Uses

Active farmland, pastureland, crop, turf, and soil science research

Structures or Buildings

Small, temporary structures in support of crop or livestock programs where there are existing and adequate utilities (for new structures) or renovations/upgrades to accommodate state and federal requirements and guidelines (for existing structures)



*Horsebarn Hill
Area*



*Fenton Forest Tract
as seen from
Horsebarn Hill*



Education/ Research Classification

Overview

The Education/Research category designates those areas of East Campus that have already been developed or are best suited for future development in support of the University's academic mission. Four primary areas that represent the highest concentration of development are included within this category. The respective areas and the extent of present development are characterized as follows:

- College of Agriculture and Natural Resources
- Horsebarn Hill Arena
- Biobehavioral Sciences Complex
- Poultry Barn Complex

Currently, there is a total of approximately 510,000 gross square feet (GSF) of development within the above-mentioned areas (a summary of key statistics on East Campus building is included in Appendix A). The long-term goal of the master plan is to concentrate a majority of future growth as needed on East Campus within these areas. The following projects, representing an investment of approximately \$27 million, are identified within the 21st Century UConn initiative for East Campus:

- Wilfred B. Young Building Renovation/Addition
- Replacement of the Biobehavioral Sciences Complex facilities at their current location
- Miscellaneous farm building repair/replacements

Category Description

Education/Research Definition

Support the University's mission as a land grant university in education, research, and outreach. Encourage the maintenance of existing structures or construction of new facilities, where development occurs consistent with existing infrastructure and available utility services.

Supported Land Uses

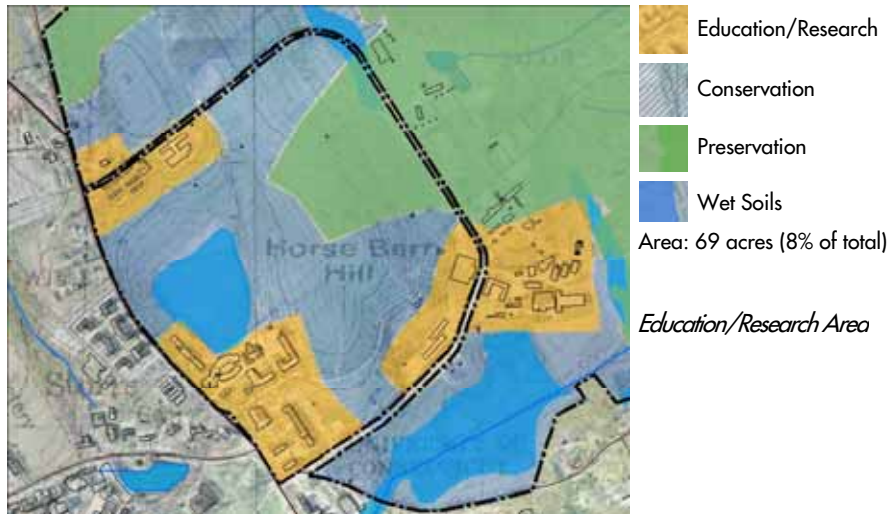
Education and research, student housing, and recreation

Structures or Buildings

Maintain building heights, materials, and form consistent with: (1) architectural guidelines for new structures, (2) the East Campus setting, and (3) character appropriate to other nearby structures

*College of Agriculture and
Natural Resources Area*





Area-Specific Guidelines

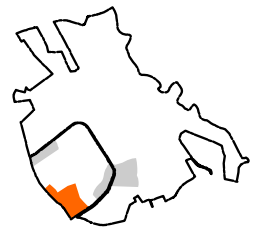
Area-specific guidelines have been prepared for lands previously developed on East Campus and that are included in the Education/Research category. The opportunities and/or limitations offered by each area are presented and are organized to address each of the following categories:

- Existing Conditions
- Physical and Environmental Characteristics
- Planned Expansion
- Recommendations

College of Agriculture and Natural Resources

Existing Conditions

This 24-acre area primarily consists of agriculture-related academic uses such as classrooms, administrative and faculty offices, and research laboratories. Also included within this area are two residence halls, the Dairy Bar, recreational fields, and parking. This area is contiguous to Route 195 and the academic core, and therefore will need to respond to the central campus more closely than all of the other developed areas on East Campus. In addition, it is well serviced by all essential utilities.



Physical and Environmental Characteristics

A large wetland to the north, Horsebarn Hill Road to the south, Route 195 to the west, and the steep slopes of Horsebarn Hill to the east define the perimeter. These edge conditions constrain future expansion opportunities and underscore the need to maximize the use of available land within.



Planned Expansion

The 21st Century UConn initiative identifies an addition to the Wilfred B. Young Building. In addition, the 2004 Campus Master Plan Update recognizes the significance of this area of campus as the entry image to Storrs, and provides recommendations for future physical development.

Recommendations

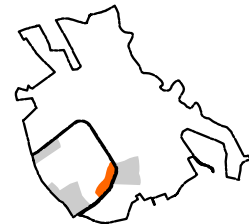
The recommended primary land use for the College of Agriculture and Natural Resources area of East Campus should be higher-density, university-related agricultural education and research. In addition, secondary uses such as student housing, and active and passive recreation should continue to be supported. The framework for future opportunities must consider:

- Quality of views from Route 195, Horsebarn Hill, and Horsebarn Hill Road.
- Relocation and/or demolition of some of the existing non-academic facilities to allow for future building development.
- Reuse of the Yellow Barn consistent with research and educational uses while preserving the structure's historic character.
- New development floor area ratios (FAR) not to exceed 0.35 – 0.40, building heights below 50 feet (3-story building), and materials and general architectural form consistent with current development.

Horsebarn Hill Arena

Existing Conditions

Covering approximately 11 acres, this area contributes directly to the inherent visual qualities of East Campus and is characterized by agriculture-related development. Edged by the steep slopes of Horsebarn Hill to the west and Horsebarn Hill Road to the east, it is relatively narrow, yet level, and easily accessed from existing roads.



Physical and Environmental Considerations

The Horsebarn Hill Arena area is not located within the Direct Recharge Area and is therefore suitable for future University-related agricultural research and academic uses. Though this area is not within the Horsebarn Hill viewshed, there are important views from Horsebarn Hill Road that must be taken into careful consideration for any future development.



Planned Expansion

No new development or uses were identified for this area at the time of completion of the master plan.

Recommendations

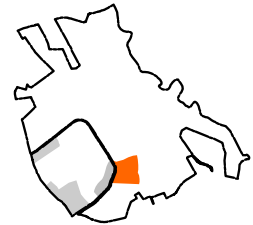
The Horsebarn Hill Arena and its related activities will continue to remain the focus of the area. In addition, agriculture-related activities and active recreation are conforming secondary uses. Use and visual identity priorities for this area of East Campus include:

- Allowing for the expansion of existing facilities within the context of the existing pattern of development with utility service (water and electricity) and access and/or ability to replace outdated facilities to meet educational and research needs.
- Preserving existing views from Horsebarn Hill, Horsebarn Hill Road, and Gurleyville Road.
- Maintaining the agricultural feel of the area; maintaining building heights below 35 feet (2 stories); and using materials and general architectural forms that are contextual.

Biobehavioral Sciences Complex

Existing Conditions

The Biobehavioral Sciences Complex consists of approximately 25 acres of agriculture-related development, typically in the form of a complex of haphazardly arranged agriculture-related research buildings, assorted outbuildings, and barns. Many of these buildings are either temporary in their construction methods, trailers, and/or are in poor condition.



Included within the Biobehavioral Sciences Complex area is the Hazardous Waste Storage Facility. A recent study has recommended the relocation of this facility out of East Campus.

Physical and Environmental Considerations

This is a uniquely unencumbered portion of East Campus that is adjacent to both the Fenton Forest Tract and the Direct Recharge Area to the north and east, and readily accessible from Horsebarn Hill Road. It is restricted to the south by wetlands and Horsebarn Hill Road to the west. The area is relatively flat, serviced by electricity and water, and easily accessible from existing roads.



Planned Expansion

The character of this area adds to the inherent quality of the Horsebarn Hill area. It is within the viewsheds of Horsebarn Hill, Horsebarn Hill Road, and Gurleyville Road, and, therefore, any future improvements or development need to be addressed carefully. The 21st Century UConn initiative identifies the replacement of various Biobehavioral Sciences Complex buildings.

Recommendations

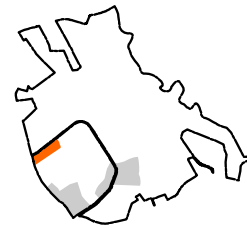
The Biobehavioral Sciences Complex area should continue to retain, replace, and expand existing University-related agriculture research and education uses. Planning considerations include:

- Reserving areas for future University-related agriculture research and academic uses.
- Allowing for the expansion of existing facilities consistent with current development, utility service (water, sewer, electricity, and gas), and access and/or ability to replace outdated facilities to meet educational and research needs.
- Possibly relocating the Hazardous Waste Storage Facility.
- Improving land use efficiency.
- Enhancing views from Horsebarn Hill, Horsebarn Hill Road, and Gurleyville Road.
- New development FAR not to exceed 0.15 – 0.20, building heights below 35 feet (2 stories), and materials and general architectural form consistent with the current development.

Poultry Barn Complex

Existing Conditions

This relatively small 2.5-acre area of the Poultry Barn Complex consists of existing agriculture-related development, typically in the form of a complex of barns and assorted outbuildings. This area has been developed over the years in a typical New England farm pattern of clustering buildings with open agricultural lands. This complex of buildings adds to the inherent quality of the Horsebarn Hill area.



Physical and Environmental Considerations

The Poultry Barn Complex is within critical viewsheds and is the first impression of campus from Route 195. This is a relatively flat area between Horsebarn Hill and Horsebarn Hill Road, and has been mostly developed.



Planned Expansion

At the time of completion of this study the Consolidated Poultry Barn project was under construction. No further development has been identified for this area.

Recommendations

The preferred use for this area should be to retain existing agriculture-related uses with the option to expand or add newer related facilities as needed. Future considerations include:

- Allowing for the expansion/replacement of existing facilities within the context of the existing pattern of development, utility service (all essential utilities are available), and access; ability to replace outdated facilities to meet educational and research needs.
- Preserving the agricultural feel of the area; building heights, materials, and general architectural form appropriate to the agricultural context.

Summary Conclusions

The East Campus Plan of Conservation and Development has been prepared in conjunction with updates to the University master plan for the main campus at Storrs. This study, while complementary to the main campus, recognizes the unique character and agricultural heritage that have distinguished East Campus from other, more intensively developed lands on campus.

Adoption of the East Campus Plan of Conservation and Development will help guide future land use. The plan designates 818 of the total 886 acres (69 percent) for preservation and conservation, thereby substantially protecting this unique area of campus. Future plans incorporate both state-funded improvements as defined in the 21st Century UConn initiative (through 2015) and the prospect of future initiatives that are not specifically defined at present. This resource-based planning approach will help ensure that future development is respectful of key natural and ecological features, incorporating existing utilities and infrastructure while sustaining ongoing academic activities associated with education, housing, and research activities.

The plan for East Campus has incorporated several key planning objectives through:

- The use of guiding principals, land use definitions, and spatial boundaries.
- Fundamental alignment with the State Plan of C&D.
- A commitment by the University to periodically revisit the East Campus plan approximately every 5 to 10 years consistent with the respective plans of conservation and development at the state and local levels for the Town of Mansfield and/or the University's campus planning efforts.

These elements, when combined in the plan, are intended to give direction to future growth at East Campus while providing some flexibility in actual facility placement, design, and implementation. Defined areas of conservation and preservation have shaped the East Campus Plan of Conservation and Development. The plan recognizes natural and cultural resources important to the University and the community. In this manner, future growth will be directed towards lands most appropriate to support the University's overall academic mission.



*Horsebarn Hill
looking east from
Horsebarn Hill
Road*

Appendix A

Primary Buildings on East Campus

Building Name	GSF	Year Built
<u>College of Agriculture and Natural Resources (CANR)</u>		
Dairy Bar	19,600	1913
Landscaping Services	12,700	1922
Elizabeth Hicks and Grange Halls	33,800	1950
Ratcliff Hicks Building and Arena	46,700	1951
Wilfred B. Young Building	66,400	1953
George C. White Building	38,300	1955
Jones Building and Annex	34,000	1959
Agricultural Biotechnology Building	48,500	2000
Advanced Technology Institute Building	19,000	2002
<u>Horsebarn Hill Arena</u>		
Arthur L. Lorentzon Stables	6,900	1992
Horsebarn Hill Arena	40,900	2001
<u>Biobehavioral Sciences Complex</u>		
Horsebarn Hill Sciences Complex*	61,000	varies
Farm and Event Services	15,000	1959
Hazardous Waste Facility*	12,000	varies
Microchemistry Laboratory	5,000	1968
Environmental Health and Safety Office	4,900	1988
Avian Research Facility	3,600	1991
<u>Poultry Barn Complex</u>		
Jacobson Barn	9,400	1819
Poultry Unit 1*	16,700	1941-43
Kellogg Dairy Center	24,000	1991

* Consists of multiple structures

Area Characteristics

Name	Area (Acres)	Approx. Bldg. (GSF)	Dev. Density (GSF/Acre/FAR)	Period of Major Construction
CANR	24	310,000	13,000/0.30	1950-59
Horsebarn Hill Arena	11	50,000	4,500/0.10	2001
Biobehavioral Sciences Complex	25	100,000	4,000/0.09	1968-74
Poultry Barn Complex	2.5	50,000	20,000/0.46	1935-63

Appendix B

UNIVERSITY OF CONNECTICUT CAMPUS MASTER PLAN UPDATE 2003 MEETING NOTES

Meeting Subject: East Campus Open House

Location: Bishop Center

Meeting Date: November 06, 2003

Issue Date: February 05, 2004

Participants: Community and University Attendees
See Attached List

Consultants
Steve Troost / SmithGroup JJR
Steve Ott / SmithGroup JJR
R. Umashankar / SmithGroup JJR

Prepared By: SmithGroup JJR

DISCUSSION:

Richard A. Miller, Director of Environmental Policy, University of Connecticut, opened the meeting with an overview of the purpose of the East Campus Study and outlined progress made since the last open house on September 06, 2003. Steve Ott, Director of the Environmental Studio at SmithGroup JJR, presented the proposed East Campus Plan of Conservation and Development. The presentation was followed by a short intermission during which the attendees were asked to note their questions relating to the proposed plan. At the end of the intermission, the questions were grouped together by topic, and the university and the consultant team gave a concise response.

The following questions were posed and the corresponding responses were given. Where appropriate, additional information has been provided to supplement the response provided at the meeting or to provide further clarification.

1. Why the “special” forest area designation?

This designation was done in consultation with faculty in UConn’s Natural Resources Management Engineering Department, which develops UConn’s forest management plans. Those areas of the Fenton Forest Tract that contain the oldest stands of trees or were considered to be of significance (Oguswitz Meadow) were identified as “special” areas within the Fenton Forest Tract, with the intent of ensuring that future activities do not impact these areas adversely.

Will the conservation definition allow structures to be planned and installed on top of Horsebarn Hill?

No, there are no utilities present at the top of Horsebarn Hill to support new development.

2. *At the previous meeting, you said all the comments made would be taken into consideration, not just the prioritized comments. What was the mechanism for doing this? Will the total of the comments be presented in your final report?*

All comments that were presented during the prior East Campus Open House Meeting were recorded during the meeting and consolidated into the meeting minutes. The meeting minutes will be appended to the final report for this study.

All of the input received at the open houses has been considered in the development of recommendations for the East Campus Plan of Conservation and Development.

3. *Did you attempt to identify unique wildlife habitats in this area? If so, who did you consult?*

Unique wildlife habitats have not been specifically mapped as part of the study. Ecologically important habitats, such as forestlands and wetlands, have been incorporated into the proposed Preservation and Conservation Areas.

Supplemental Response:

The consultant team has reviewed DEP's Natural Diversity Data Base and is aware of areas within the East Campus that are registered as possible habitat for state-listed species (endangered, threatened, or "special concern").

4. *The proposed Conservation Area designation would contemplate "small, one- to two-story structures" – does this constitute design guidelines for new buildings, or are new buildings allowed at all?*

The description "small, one- to two-story structures" constitutes the very basic form of a design guideline in determining the scale of any proposed building. The definition of Conservation Area would allow for new buildings, provided they are small in area and do not exceed two stories.

5. *What other sources of input from the general public (non-university interests) have contributed to this update?*

Additional information for the project was obtained from the following sources:

- Connecticut Department of Environmental Protection
- Connecticut Historical Commission
- National Register of Historic Places

6. *Why does the plan exclude consideration of re-siting the hazmat facility onto the North Campus, like the DEP requested UConn do in the North Campus EIE process?*

As part of a separate study, a consultant has been hired by the university to assess potential alternative sites for the Hazardous Waste Storage Facility. An open house and public availability session on this topic will be held on November 20, 2003, at the Bishop Center.

7. *UConn's hazmat facility is closer to the Fenton wellfields than any other continually used UConn building "It's an enormity – a worst possible planning scenario."*

Refer to response to previous question.

8. *How does a hazmat facility fit into forest management, field research, and environmental education guidelines (for land use, as specified for proposed Preservation Areas on the East Campus)?*

This was a written question submitted during the meeting. A written response is provided below.

As proposed in this master plan update, the hazardous waste storage facility is located in an area designated for Education/Research, outside of both the proposed Preservation Area and Conservation Area. An overall objective for the parcel on which the facility is located, as stated in the Outlying Parcels Master Plan (June 2000) is to "consider relocation of non-agricultural facilities." As mentioned earlier, a study is underway to assess its current location versus potential alternative sites on the main campus. Consistency with UConn's Master Plan, as well as state and town plans of conservation and development, and surrounding land uses generally are among several siting factors that will be assessed during this study.

9. *Within what timeframe will "replacement of Biobehavioral Complex" take place—five years, ten years, 21st century? "Replacement"—does this mean "razing"?*

No specific timeframe has been established for the replacement of the Biobehavioral Complex. The preliminary 21st Century UConn plans identify funding being available for such projects in the year 2015. Several departments and colleges use these facilities. It's likely that UConn will wait until after construction of the Pharmacy-Biology building and Vivarium have been completed (in the science quad on the main campus) and research animals relocated before commencing replacement of these biobehavioral science facilities.

10. *Isn't it premature to proceed with changing this portion of the master plan before the Fenton River Aquatic Study is further along or completed?*

No. UConn administrators have acknowledged sufficient interest and concern about the East Campus, as expressed by multiple stakeholders, to warrant this update sooner rather than later. The Fenton River study, which began nearly a year ago, is a two-year effort that has been significantly delayed by the unusually wet weather we've had all year (the study requires low flow conditions). Thus, results may still be two years away.

Supplemental Response:

Water supply and related environmental issues are important factors that influence long-term growth at UConn and may result in changes to this master plan, even after the ongoing update is completed. Going forward, UConn expects to update its master plan every five to ten years in order to account for new information that becomes available within that planning timeframe.

11. *Due to socio/cultural factors, why have you not included the "Horsebarn Hill" highest elevations within the preservation classification?*

The Conservation Area designation was recommended because of the predominance of active agriculture throughout Horsebarn Hill. According to the proposed definition for a Conservation Area, the primary land use would be active farmland, pastureland, crop, turf, and soil science research.

12. *Why haven't you planned for the future wellfield areas that were mapped by UConn at the request of the DEP? They are upstream of the present wellfields and downstream of Old Turnpike Road.*

Mr. Miller and another UConn official in the audience (Mr. Callahan) were not aware of such a study. There appeared to be a misinterpretation of what was actually a preliminary map of the Level A (direct recharge) area for UConn's existing wellfield near the Fenton River.

13. *Views, vistas, and open spaces are crucial! You would have had the map specifying this if we had been at the September meeting (I and others were angry). Why revisit the plan every five or ten years? This conservation and preservation should be a permanent plan for all the reasons you have presented (verbatim transcription as received).*

The mechanism established for the East Campus Plan of Conservation and Development will allow for an update of the plan every five to ten years, in alignment with updates to the Town of Mansfield Plan of Conservation and Development and OPM's State Plan of Conservation and Development, thereby affording the opportunity to incorporate new information (for example, see answer to question #10).

14. *If you used / mapped Class I and Class II (land classification system applicable to water companies in CT) standard designations for lands protected in describing drinking water watersheds in water company lands, what impact would using these land areas (classifications) have on the East Campus Plan of Conservation and Development?*

This was a written question submitted during the meeting. A written response is provided below.

The Class I/Class II Land classification system applies only to water company-owned lands, not to lands owned by UConn and approximately 200 other public institutions and facilities in the state that maintain public water supply systems.

However, both the proposed Preservation and Conservation Areas designations, which cover more than 800 acres of the total 886 on the East Campus, would result in land uses that substantially protect both groundwater and surface water quality.

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Attachments: Participant List
Hard Copy of PowerPoint Presentation

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PLEASE SIGN IN

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