



INITIAL ENVIRONMENTAL REVIEW

Environmental Planning
165 Capitol Avenue, Room 483
Hartford, Connecticut 06106

This Initial Environmental Review (IER) is intended to provide the sponsoring/client agency and the project team with baseline environmental information and to assist in determining what effects, if any, the proposed project/action may have on the environment. This review is conducted using readily available information and is based on qualitative assessments. The IER may be used to assess potential issues that may or may not require additional environmental review or study. **This IER, however, does not replace the A/E Consultant's obligation to continually assess what permits, certifications, or approvals the project may require as the project progresses or from submitting DCS's Checklist for Permits, Certifications, and Approvals with each phase of the project.** If multiple sites apply to the project, then an IER should be filled out for each site.

Is this a revised IER Yes No If yes, date of previous IER:
Are multiple sites involved? Yes No If yes, how many:

SECTION A: PROJECT/ACTION INFORMATION

Project Title:	State Office Building Renovations and New Parking Structure
DCS Project Number:	BI-2B-381
Project Address:	165 Capitol Avenue (State Office Building) and 60 Washington Street (Buckingham Garage)
Sponsoring Agency:	Department of Administrative Services
Agency Contact:	Doug Moore
Participating Agency(ies):	N/A
DCS Project Manager:	Mike Milne

PROPOSED ACTION/ACTIVITY DESCRIPTION:

A complete interior renovation of the existing 321,000 gross square foot State Office Building, restoration and renovation of the building exterior, renovation of the central exterior courtyard, and reconfiguration of the existing building entrances. Site work includes the creation of a landscaped plaza, redevelopment of all existing perimeter streetscape and redevelopment of the existing surface parking lot. Demolition of the existing 450 car parking structure and the 309 Buckingham Trade Shop located at the corner of Washington and Buckingham Streets, and construct a new 1,000 space parking structure. An option is to provide retail space along Washington Street as part of the overall parking structure. The remaining green space at the corner of Washington and Buckingham Streets would be a landscaped park-like area.

SITE INFORMATION:

- State owned property New Site
 Private property Located in Coastal Boundary

Was a site visit conducted? Yes No If yes, date conducted: 12/29/2015

Existing land use: Government Use

Surrounding land uses: Business/commercial, government uses, places of worship, parks, residential apartments, theater/entertainment.

Other site information:

STATE CONSERVATION AND DEVELOPMENT POLICIES PLAN LOCATIONAL GUIDE MAP AREAS:

<u>Priority Funding Areas</u>	<u>Within</u>	<u>Adjacent</u>	<u>Conservation Areas</u>	<u>Within</u>	<u>Adjacent</u>
1 - 2 Criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 - 3 Conservation Factors	<input type="checkbox"/>	<input type="checkbox"/>
3 - 4 Criteria	<input type="checkbox"/>	<input type="checkbox"/>	4 - 5 Conservation Factors	<input type="checkbox"/>	<input type="checkbox"/>
5 Criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 - 6 Conservation Factors	<input type="checkbox"/>	<input type="checkbox"/>
Village Priority Funding Area	<input type="checkbox"/>	<input type="checkbox"/>	Rural Lands	<input type="checkbox"/>	<input type="checkbox"/>
Balanced Priority Funding Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Local Historic Districts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Undesignated Lands	<input type="checkbox"/>	<input type="checkbox"/>

SECTION B: POTENTIALLY IMPACTED RESOURCES

Check all resource categories to determine if the proposed project/action may or may not have the potential to directly or indirectly affect the following resources:

<u>Resources</u>	<u>Potential Impacts</u>			<u>Comments</u>
	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	
Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential improvement
Groundwater resources (Aquifer Protection Areas & wells)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floodplains (100-year)*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Base flood elevation is ft. (NGVD).
Floodways*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floodway elevation is ft. (NGVD).
Fish habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wildlife habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Endangered, threatened, and special concern species and habitats (NDDDB)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Air quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Coastal resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
Agricultural lands and/or soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Historic sites and districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No negative impacts anticipated
Archeologically sensitive areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Aesthetic / scenic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential improvement
Designated open space and recreational uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding land uses / neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

* Based on the community's Flood Insurance Study

Comments or remarks:

Portion of the 165 Capitol Avenue parcel (State Office Building) is located with a historic district. The other project areas are not, such as the parking garage site and the surface parking lot to the east of the State Office Building.

SECTION C: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE

Using the information in Sections A and B as a guide in determining environmental significance, qualitatively assess the potential level of significance of the proposed project/action taking into account the direct and indirect effect on the environment.

Potential or Actual Consequences	Potentially Significant with Mitigation	Not Significant with Mitigation	No Anticipated Significant Effects	Effects Undetermined at this time
Impact on air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact on ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact public water supply system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on erosion or sedimentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on natural land resources and formations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on tidal wetlands or other coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on inland wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on maintenance of in-stream flows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on natural communities and critical species of animal or plant and their habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interference with fish and wildlife movement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use of pesticides, toxic or hazardous materials or any substance in such quantities as to create extensive detrimental environmental impact	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial aesthetic or visual effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inconsistency with written and/or mapped policies of the State Conservation and Development Policies Plan or other state plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or division of an established community or inconsistency with adopted municipal and regional plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in congestion (traffic, recreational, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in the type or rate of energy use as a direct or indirect result of the action	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Create a hazard to human health or safety	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other substantial impact on natural, cultural, recreational or scenic resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Potential Impacts	No Anticipated Impacts	Undetermined at this time
Cumulative Impacts (RSCA Section 22a-1a-3[b])		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MITIGATION MEASURES:

Virtually all interior systems would be replaced. All new MEP systems would be installed, the primary heating (high temp hot water) and cooling (chilled water) source would be from the Capitol Area System (off-site utility plant), and this would require connection to the CAS System. This would also potentially eliminate the need for gas or oil fired boilers, which currently exist.

Exterior features to be replaced, such as the windows and framing, and other renovations involving such historic areas such as the monumental north stairwell and the historic grand hall on the first floor, will be coordinated with the State Historic Preservation Office.

The project would comply with the High Performance Building Regulations and would meet LEED Silver standards; however, it is anticipated LEED Certification would not be pursued for the project.

Stormwater is anticipated to be an improvement over existing conditions both from a quantity and quality perspective, as more landscaped areas would be included and stormwater treatment would be necessary since the project would involve disturbance of over an acre of soil; therefore, the project would need to be designed to meet the CT DEEP's Stormwater Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities.

SECTION D: POTENTIAL ENVIRONMENTAL PERMITS, CERTIFICATIONS, OR APPROVALS

In the absence of detailed project information, such as a developed site layout, detailed plans, field verification of resources, etc., the following is a preliminary assessment of potential environmental permits, certifications, or approvals for the proposed project. This assessment does not replace or eliminate the A/E consultant's obligation to identify and obtain any applicable permits, certifications, or approvals necessary as the project progresses.

Agency and Permit Name	Potentially Applicable	Not Applicable	Undetermined at this time
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION			
Air Management			
Title V Operating Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Source Review Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit Potential to Emit From Major Stationary Sources of Air Pollution (Title V General Permit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Radiation Division			
X-Ray and Ionizing Radiation Source Registration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Protection and Land Reuse			
Discharge of Domestic Sewage Permit (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Preparation Establishment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater Directly to Surface Water (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater to Sanitary Sewer (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Hydrostatic Pressure Testing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Boiler Blowdown Wastewater (GP)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discharge of Minor Non-Contact Cooling and Heat Pump Water (GP)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discharge of Minor Photographic Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Printing and Publishing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Tumbling or Cleaning of Parts Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater (GP)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities (GP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Commercial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Industrial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Swimming Pool Wastewater From a Public Pool (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Vehicle Maintenance Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Water Treatment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inland Water Resources			
Inland Wetlands & Watercourses Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Diversion Permit (Detention/Retention Ponds)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inland 401 Water Quality Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood Management Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
De/Retention Pond Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Water for Consumptive Use (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Safety Repair and Alteration (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Resource Construction Activities (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Remediation Groundwater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Office of Long Island Sound Programs			
Structures, Dredging & Filling Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coastal 401 Water Quality Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certificate of Permission (Short Permit Process)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agency and Permit Name (continued)	Potentially Applicable	Not Applicable	Undetermined at this time
Consistency with the Coastal Management Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Materials Management and Compliance Assurance			
Wastewater Discharge: Ground Water Discharge Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Discharge: Surface Water Discharge Permit (NPDES)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Discharge: Pre-treatment Permit (Sewer Permit) for Discharges to Publicly Owned Treatment Works	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Waste Treatment, Storage, & Disposal Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CGS Section 22a-454 Waste Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special Waste or Asbestos Disposal Authorization	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tank Registration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aerial Pesticide Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aquatic Pesticide Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contaminated Soil and/or Sediment Management (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Diversity Database (Endangered Species) Review			
NDDDB Review Request (<i>endangered, threatened, and special concern species and habitats</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STATE HISTORIC PRESERVATION OFFICE			
Art in Public Spaces Program	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact to Cultural Resources (three part review: new construction [site work/archeological], rehabilitation, and demolition)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEPARTMENT OF ADMINISTRATIVE SERVICES - CONSTRUCTION SERVICES			
Acquisitions/Takings/Municipal Negotiations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Site Assessment Phase I	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Site Assessment Phase II, III, RAP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connecticut Environmental Policy Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National Environmental Policy Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Life Cycle Cost Analysis (LCCA)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transfer Act Site Assessment (TASA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Material Inspection/Abatement Request (asbestos, lead, or indoor air quality)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT OF TRANSPORTATION

Office of State Traffic Authority – Administrative Decision	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Office of State Traffic Authority - Major Traffic Generator Certificate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

U. S. ARMY CORPS OF ENGINEERS

Individual Permit <i>For new fill/excavation discharges greater than 1 acre</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Programmatic General Permit <i>* with review (5,000 SF – 1 acre)</i> <i>* without review (less than 5,000 SF)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

U. S. ENVIRONMENTAL PROTECTION AGENCY

Sole Source Aquifer Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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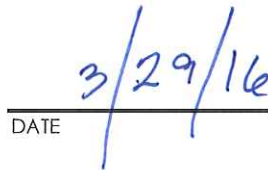
Comments or remarks:

The air permits and waste water discharges associated with boilers may not be applicable should the facility be connected with the CAS System.

SECTION E: SIGNATURE

THIS INITIAL ENVIRONMENTAL REVIEW WAS CONDUCTED BY:


SIGNATURE OF THE REVIEWER


DATE

JEFF BOLTON, SUPERVISING ENVIRONMENTAL ANALYST
NAME AND TITLE OF REVIEWER