

Riverside Dr

VL2901PS099 5-21-07



STATE OF CONNECTICUT

STATE TRAFFIC COMMISSION

DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546

NEWINGTON, CT 06131-7546

Phone:

MEMBERS

Commissioner of Transportation

Commissioner of Public Safety

Commissioner of Motor Vehicles

CERTIFICATE NO. 1743

STC NO. 042-0704-01

APPROVED April 17, 2007

EXPIRES April 16, 2009

Wallace St
Ensign St
Rt 2
Exit

College
Campus
Add'l buildings

parking
for
over
700
cars

ISSUED TO: ✓ 211 Riverside Drive, LLC and - and - Sprague Energy Corporation
Riverside Campus, Inc 2 International Drive
745 Burnside Avenue Suite 200
East Hartford, CT 06108 Forstmouth, NH 03801

FOR: Goodwin College River Campus (Phases 1, 2 and 4)
Riverside Drive
Town of East Hartford

pursuant to Section 14-311 of the General Statutes
of Connecticut, as revised, and the Regulations
of the State Traffic Commission.

The applicant is hereby ordered to comply with the conditions and requirements as set forth in the attached report and plan(s). Failure to comply with all conditions and requirements will constitute sufficient basis for revocation of the Certificate.

NO PERSON SHALL OPERATE THE DEVELOPMENT OR ANY PORTION THEREOF UNTIL SUCH TIME AS THE APPLICANT HAS COMPLIED WITH THE ABOVE UNLESS PERMISSION HAS BEEN REQUESTED AND RECEIVED FROM THE STATE TRAFFIC COMMISSION TO OPERATE PRIOR TO COMPLETION OF THE CONDITIONS AND REQUIREMENTS.

THIS CERTIFICATE WILL EXPIRE TWO (2) YEARS FROM THE APPROVAL DATE OF THE ATTACHED REPORT UNLESS ALL CONDITIONS AND REQUIREMENTS ARE COMPLIED WITH WITHIN THAT PERIOD OR PERMISSION IS REQUESTED AND OBTAINED FROM THE STATE TRAFFIC COMMISSION TO EXTEND THE EXPIRATION DATE.

Upon due notice from this Commission, this Certificate may be reviewed and modified or revoked in the interest of public safety.

for Robbin L. Cabelus
Executive Director

May 9, 2007
Date

Report By: JGB Date: 04/07 Checked By: PJC Date: 04/07 Recommended By: <i>[Signature]</i> See Previous Traffic Investigation Report No. 042-0701-01	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION Town of East Hartford	STC No: 042-0704-01 Loc. No: Approved By STC Date: APR 17 2007
Requested By: DLS Consulting How Requested: letter Date: April 4, 2007	Location: Goodwin College River Campus Riverside Drive	<i>Robben L. Cabelus</i> EXECUTIVE DIRECTOR

Recommendation(s):

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the State Traffic Commission (STC) issue a certificate to 211 Riverside Drive, LLC, Riverside Campus, Inc., and Sprague Energy Corporation for Phase I, II and IV of Goodwin College River Campus, a 92,516 square-foot gross floor area mixed-use college campus and oil transfer terminal with 716 parking spaces, located on Riverside Drive, East Hartford stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the following plans:

"Master Plan, Goodwin College River Campus, Master Plan-DDD1 Zone, Phase I-IV, Riverside Drive, East Hartford, Connecticut," prepared by Capital Studio Architects LLC, dated June 28, 2005 and last revised August 2, 2005.

"Site Plan, Goodwin College River Campus, Main Building, Riverside Drive, East Hartford, Connecticut," Sheet SP-1 prepared by Zuvic Associates, Inc., dated November 9, 2006

"Site Plan, Goodwin College River Campus, Main Building, Riverside Drive, East Hartford, Connecticut," Sheet SP-2 prepared by Zuvic Associates, Inc., dated November 9, 2006 and last revised December 18, 2006.

"Site Plan, Goodwin College River Campus, Main Building, Riverside Drive, East Hartford, Connecticut," Sheet SP-3 prepared by Zuvic Associates, Inc., dated November 9, 2006.

1. That Traffic Investigation Report No. 042-0701-01 approved on March 20, 2007 be rescinded.
2. That the site driveways on Riverside Drive be constructed in substantial conformance with the referenced plans.
3. That all work on roadways that are owned and maintained by the Town of East Hartford be performed in conformance with the standards and specifications of the Town.

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 Traffic Investigation Report No. 042-0704-01

4. That a pre-construction condition survey of the State drainage system that runs through an easement on the site property, from Route 2 to the Connecticut River, be conducted and submitted for review and approval by the Department of Transportation by October 16, 2007. Until such time that the report is submitted and approved, the contractor is to refrain from introducing any live or dead loading within the easement area, except for travel within the existing Riverside Drive.
5. That a hydraulic analysis of the state drainage system referred to in Condition No. 4 be conducted and submitted for the review and approval by the Department of Transportation by October 16, 2007.
6. That if, as a result of the developer's satisfaction of Condition Nos. 4 and 5 of this report, the existing condition or adequacy of the State drainage system is found to be deficient, the developer will not be permitted to pave over the easement area until the Department has an opportunity to take appropriate corrective action.
7. That if, as a result of the developer's satisfaction of Condition No. 4 of this report, it is found that more structural stability for the drainage system is required to support the proposed parking, the developer shall be responsible for the necessary corrective actions and all associated costs.
8. That prior to the issuance of a certificate, a bond be posted and maintained in the amount of \$60,000 to cover the costs of Condition No. 7. Upon submission of final design plans, the dollar amount of the bond may be adjusted either upward or downward.
9. That a post-construction condition survey of the state drainage system that runs through an easement on the site property from Route 2 to the Connecticut River be conducted and submitted to the Department of Transportation upon completion of construction over the easement area.
10. That the existing 15-foot drainage easement be widened to 25 feet and granted to the State, at no cost, as indicated on the referenced plans by October 16, 2007. Right of Way File No. 42-000-112.
11. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

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12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. David L. Spear, P.E., the applicant's authorized representative, concurred with the above recommendations, with the exception of No. 12 on April 13, 2007.

Ms. M. Denise Horan, the Legal Traffic Authority for the Town of East Hartford, concurred with the above recommendations on April 13, 2007.

**Report of Findings
Town of East Hartford
Goodwin College River Campus - Riverside Drive
Traffic Investigation Report No. 042-0704-01**

Site Description:

Goodwin College is proposing to construct Phases I, II and IV of a new riverfront campus on Riverside Drive in East Hartford on a parcel of land located between Route 2 and the Connecticut River. The site was formerly occupied by a tank farm which housed fuel oil, gasoline and diesel fuel in aboveground storage tanks. There are existing buildings on site that will be renovated and new buildings added for a total of 92,516 square feet of campus building space. Riverside Drive currently ends at this site. Under this proposal, the road will be extended as a private access road for the campus. This new access road will also be shared by an existing oil transfer terminal located adjacent to the site. There will also be several parking areas built along Riverside Drive and along the new access road with a total of 716 parking spaces. Phase III, as shown on the master plan, is not included as part of this State Traffic Commission (STC) approval and will require a separate STC approval in the future.

Generated Traffic:

Riverside Drive is accessed via Route 2, SR 516 (Willow Street Extension) and Ensign Street. The campus is expected to add 437 trips (358 entering and 79 exiting) during the a.m. peak hour and 497 trips (318 entering and 179 exiting) during the p.m. peak hour to the surrounding roadway network. The Bureau of Policy and Planning has reviewed and approved these volumes.

Department of Transportation Concerns:

There is an existing easement running through a portion of the site for a state drainage system from Route 2 to the Connecticut River. A parking lot is proposed to be built over this easement. The construction of the parking lot may adversely affect the drainage system. Therefore, the developer will be required to conduct a hydraulic analysis of the system and submit a report to the Department for review and approval by October 16, 2007. If the system is found to be deficient, the Department will take appropriate action. If more structural stability is required to support the proposed parking lot, the developer will have to provide the stability at his own expense. A pre-construction condition survey of this drainage system will be required prior to October 16, 2007 and a post construction condition survey will be required upon completion of the work over the easement area. A bond for the developer's potential liability in addressing this drainage system will be maintained until such time that it is determined that the developer has no responsibility for corrective action.

Conclusion:

The traffic generated by the riverfront campus will be adequately accommodated by the surrounding roadway network. Therefore, no off site improvements are required.

2007 MAY 21 A 11:31
TOWN CLERK
EAST HARTFORD

Sharon G. Miller

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