



**Written Testimony**  
**by Chancellor David G. Carter**  
Connecticut State University System  
Before the Government Administration and  
Elections Committee  
March 19, 2010

Good morning, Senator Slossberg, Representative Spallone and members of the Government Administration and Elections Committee. Due to previous commitments, I am unable to appear before you today, but I wanted to submit comments for your consideration in opposition of Section 2 of House Bill 5520, *"An Act Concerning the Conveyance of Certain Parcels of State Land."* Section 2 would grant an easement from Wells Street to 1454 East Street/319 Paul Manafort Drive across state land under the care, custody and control of the Connecticut State University System (CSUS) on the campus of Central Connecticut State University (CCSU) to a private developer, to benefit the development of a business to be located at 1454 East Street/319 Paul Manafort Drive.

Preserving vehicle and pedestrian safety around CCSU through long-term campus planning has always been a priority for the university and the CSUS, as has been evident throughout the evolution of the CCSU campus. In our view, granting this easement could adversely impact the safety of both vehicle and pedestrian traffic.

- In 2003, Purcell Associates conducted a traffic study for CCSU's proposed Police Station that will be located at the opposite corner of East Street and Wells Street from the proposed business development. The Purcell report evaluated the intersection of Wells Street, East Street, and the Route 9 southbound on-ramp. On a grading scale of A through F, Purcell evaluated the AM and PM peak levels of service for traffic at a D level, meaning "Approaching Unstable Flow," with traffic conditions projected as "Increased restriction and congestion." This report does not take into consideration increased traffic counts resulting from a business development at 1454 East Street/319 Paul Manafort Drive.
- The proposed CCSU Police Station will have an emergency "Access Only" driveway entering onto Wells Street, allowing campus police to avoid the East Street traffic signal. The impact of the traffic count increase resulting from a business development at 1454 East Street/319 Paul Manafort Drive on the Police Department's uncompromised direct access to Wells Street remains unknown.
- The Route 9 southbound on ramp is directly across the street from Wells Street. In 2005, Fuss & O'Neill conducted a traffic study for the Capital Region Council of Governments. The traffic study included the traffic corridor through the Route 9 southbound on-ramp at East Street. The report states, "...a review of existing conditions identified several operational and queuing problems that result in long delays and backups in this area as well as safety issues." Again, this does not take into account the increased traffic counts that would result from a business development at 1454 East Street/319 Paul Manafort Drive.

- CCSU's planned East Campus, located on the east side of Route 9, is non-contiguous to the main campus. As the East Campus is developed, the main pedestrian access corridor from the Main Campus to the East Campus will be Wells Street. Therefore, it is important that Wells Street remain as free as possible from increases in non-university vehicle traffic in order to preserve pedestrian safety.
- Although the development of 1454 East Street/319 Paul Manafort Drive may not require a State Traffic Commission Certificate of Operation on its own, the driveway easement through state land will increase the university traffic generation rates entering and exiting from Wells Street. This increased traffic will require an amendment to CCSU's Traffic Certificate. Traffic generated at the Wells Street and Route 9 on-ramp intersection is already overstressed, as documented in the Purcell and Fuss & O'Neill traffic studies. East Street road constraints, the Route 9 highway overpass, and the close proximity of traffic control lights between the Route 9 off-ramp, Route 9 on-ramp intersection with Wells Street, and Paul Manafort Drive create extremely difficult and costly traffic control resolutions, which would fall to CSUS to implement. CSUS has no funds available to pay for any roadway improvements that may be required to mitigate traffic as a result of the easement.

The Department of Public Works (DPW) represents CSUS on all real estate matters, including easements. To the best of our knowledge, the DPW has not been formally presented with a development plan indicating an easement request from Wells Street to 1454 East Street/319 Paul Manafort Drive. As a result of the Developer's lack of communication with the DPW, CSUS has limited knowledge of the proposed development. However, we are aware that the requested easements may compromise the safety and security of pedestrian and vehicle traffic both on and off CCSU's campus. We are also aware that the Developer is not familiar with CCSU's Master Plan and implications of a potential easement. Conversely, we are not aware if the Developer has researched the potential development issues and is knowledgeable of corrective roadwork that may be required. Finally, we are not aware of the potential costs that may be assessed to CSUS as a result of increased traffic flows resulting from the easement.

In summary, CSUS has major concerns regarding the safety and cost issues that could arise from the granting of this easement, and we respectfully urge the Committee to remove Section 2 from House Bill 5520.

Please feel free to contact Jill E. Ferraiolo, Associate Vice Chancellor for Government Relations/Communications, should you require any additional information or have any questions regarding these matters.