

UConn Boathouse Relocation Project

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June 2, 2025





Meeting Purpose

- Provide background information
- Present the project scope and objectives
- Provide information relative to the overall schedule and future efforts
- Provide a forum for gathering input
- Understand the topics of public interest / concern
- Identify questions to be answered
- Meeting is being recorded and will be available

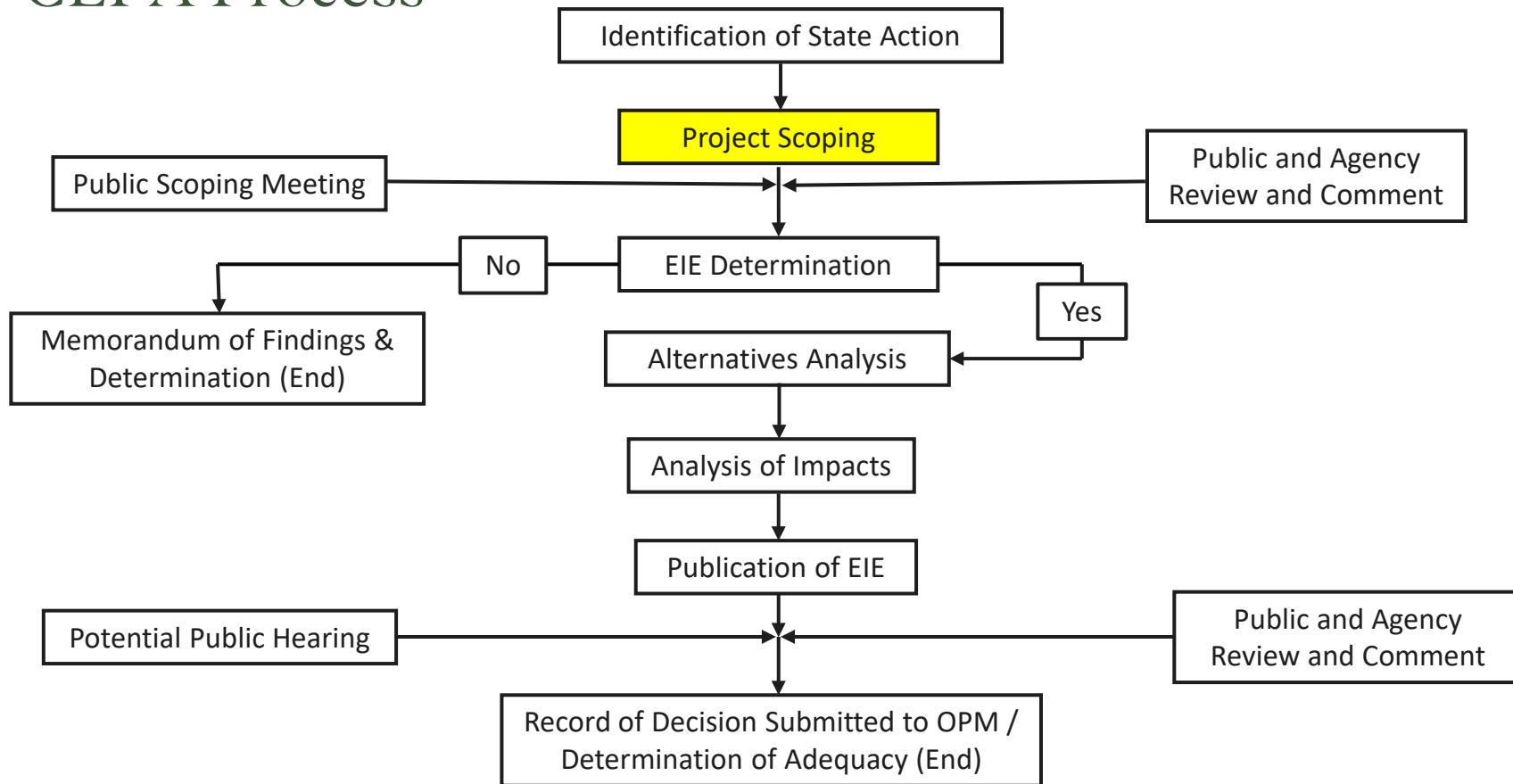


What is CEPA?

- The Connecticut Environmental Policy Act (CEPA) established statutes and regulations that apply to certain State-funded projects in Connecticut.
- A mechanism for planning and coordination among interested parties, including the public at large.
- A process of identifying and evaluating environmental impacts in the early stages of a project such that they can be avoided, minimized, and/or mitigated.



CEPA Process



Proposed Site Location



- 44 Lake Street (MBL 37-121)
- ± 1 -acre parcel on Coventry Lake
- ± 80 LF of shoreline access (lawn)
- Site access via Lake Street
- Private parcel (former Ingraham Auction House) to be purchased by UConn
- Existing building on site to be retrofit





Project Purpose and Need

Existing boathouse (at 124 Lake Street, 0.15 mile south of proposed site) is aged past its useful life (built ca. 1987), and in need of redevelopment

- There are outstanding maintenance issues including unsecured bathroom facilities and inadequate equipment storage
- Existing parking and building entrance are not in compliance with Americans with Disability Act (ADA) guidelines

Need to modernize facilities, provide appropriate locker room space and bathrooms accessible within the new building

- Appropriate locker room space, equipment storage, bathroom access from within the building, and ADA accessible parking and entrance are needed
- Modernized facility that includes interior equipment storage to extend useful life of athletic equipment



Proposed Project Elements

- Total project footprint will occupy existing ± 0.9 acres of improvement on ± 1.0 -acre site
- Project consists of interior renovations and exterior improvements. Existing 11,000 sf building will be partially demolished (2,500 SF), rebuilt (1,700 SF), and renovated.
- Site improvements include a new gravel boat hauling area, improvements to existing parking on Woodland Road, and a seasonal modular dock.





Alternatives Considered to Date

No Action

- Keep using existing boathouse (located at 124 Lake Street) until directed to vacate by Town
- Lack of Title IX compliance

Alternatives Considered & Not Pursued

Alternative 1:
172 Lake Street – new construction
(would require the construction of new dock on Coventry Lake)



172 Lake Street
Alternative Concept 1

Alternative 2:
124 Lake Street – existing boathouse reconstruction
(would require access easement on Town property)



124 Lake Street
Alternative Concept 2

Preferred Alternative: Boathouse Relocation

- Little change in land use on proposed parcel
- Retrofit of existing building (as opposed to new construction)
- Some waterfront improvements required, seasonal modular dock
- Meets project purpose and needs
 - Modernizes boathouse for team
 - Attains ADA compliance
 - Provides secure interior access to bathroom, locker rooms, and storage areas



Existing shoreline at 44 Lake Street





Typical CEPA Environmental Analysis Categories

Physical

- Air Quality
- Noise & Light
- Traffic, Parking & Circulation
- Public Utilities
- Potable Water Supply
- Stormwater Drainage
- Solid & Hazardous Waste
- Aesthetic Resources
- Cultural Resources

Natural

- Geology, Topography & Soils
- Surface Water Resources
- Groundwater Resources
- Floodplains
- Wetlands
- Fisheries
- Plants & Wildlife / State Listed Species
- Specimen Trees

Socioeconomic

- Land Use & Zoning
- State, Local & Campus Master Planning
- Open Space & Farmland
- Public Health & Safety
- Economy, Employment & Income
- Environmental Justice
- Community Facilities & Services

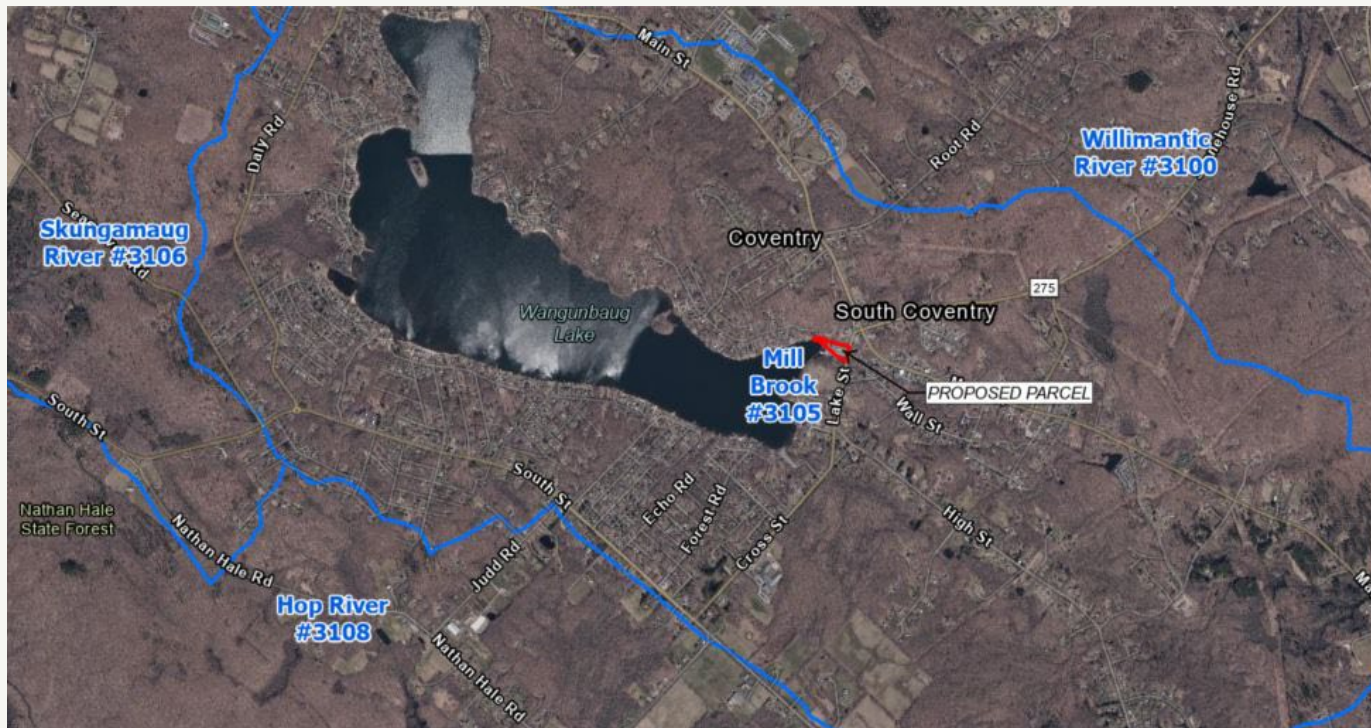


Affected Environment

- Adaptive reuse of existing building
- Pedestrian access and transportation infrastructure is adequate
- Adequate utilities and services are available
- Building is 125 years old; there are no immediately apparent cultural or historic resources within the project footprint
- Topography, geology, and site conditions are suitable for redevelopment



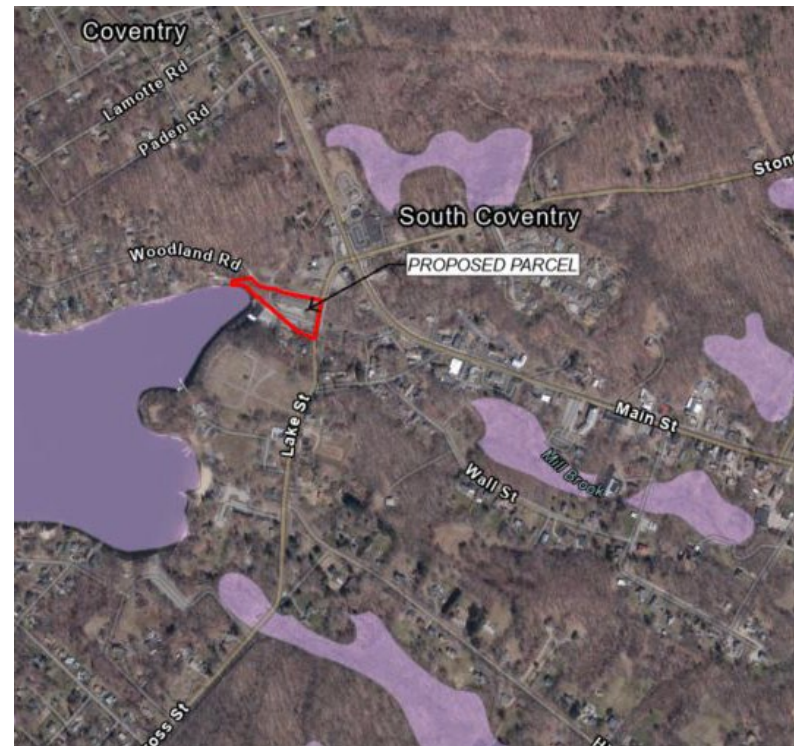
Affected Environment – Watershed Divides





Affected Environment – Water Quality

- Project is in the Mill Brook Watershed, drains to Willimantic River (Groundwater Class GA-Impaired)
- Nearby Surface Water (Coventry Lake) is Class A
- FEMA 100-year and 500-year floodplain (no BFE determined)
- Site drains Coventry Lake through Mill Brook
- Design will avoid water quality impacts to Coventry Lake and Mill Brook & maintain compliance with NFIP





Affected Environment

- Site is mapped within Natural Diversity Data Base (NDDDB) area (hatched polygon); preliminary assessment identifies 1 listed reptile and 3 listed plant species (two wetland and one upland species)
- Limited vegetative clearing is required





Next Steps

- Review public and State agency comments
- Determine one of the following:
 - Proceed to EIE per CEPA
 - EIE not necessary per CEPA





Potential Schedule Milestones

Milestone	Tentative Date
Public Scoping Period	May 19 – June 19, 2025
Determination of the Need for an EIE	July 2025
Post Scoping Notice	July 2025
If no EIE: Prepare and Post Summary Document	August 2025
If EIE: Analysis of Environmental Impacts	Fall 2025 - Winter 2026
Public Hearing & Public Comment Period	Spring 2026
CEPA Record of Decision (ROD)	Summer 2026
OPM Determination of Adequacy	Summer 2026
Proposed Start of Construction	Winter 2026



Comments

End of Comment Period:

June 19, 2025

5:00pm EDT

- Comments accepted tonight (via Zoom chat or by raising hand to speak)
 - State your name, address, and comments
- Submit comments (email preferred) to:
Antoaneta Fedeles, AIA, PMP, LEED AP
University Planning, Design & Construction
3 Discovery Drive, U-6038, Storrs, CT 06269
antoaneta.fedeles@uconn.edu
- Additional information regarding the meeting, as well as a link to a recording of the meeting, will be posted at:
<https://updc.uconn.edu/boathouse/>
- Recording will be posted after June 6, 2025



THANK YOU

