



Connecticut State University System

Board of Trustees



RESOLUTION

concerning

THE TRANSFER OF PROPERTY FROM THE CONNECTICUT
STATE UNIVERSITY SYSTEM

at

CENTRAL CONNECTICUT STATE UNIVERSITY

to the

CONNECTICUT DEPARTMENT OF TRANSPORTATION

October 3, 1996

WHEREAS, The Connecticut State University System owns property in Newington commonly known as "The Marshall Property", and

WHEREAS, The Department of Transportation has requested the use of a portion of the "Marshall Property", and

WHEREAS, The University will require a road to access the "Marshall Property", and

WHEREAS, The Department of Transportation will develop 3.14 acres on the "Marshall Property" for a vehicular maintenance facility and a salt shed storage facility, and

WHEREAS, The Department of Transportation will develop and obtain all the necessary permits, prepare the construction documents, and construct the facilities at their expense, and

WHEREAS, The Department of Transportation will provide a means of access to the property and prepare the remaining areas for further development of athletic program facilities, and

WHEREAS, The Department of Transportation will provide certain goods and services to Central Connecticut State University at no charge, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System approve the transfer of 3.14 acres of the "Marshall Property" to the Connecticut Department of Transportation.

A Certified True Copy:

A handwritten signature in black ink, appearing to read 'W. J. Cibes, Jr.', written over a horizontal line.

William J. Cibes, Jr.
Chancellor



ITEM

Transfer of 3.14 acres of land from Central Connecticut State University to the Connecticut Department of Transportation.

BACKGROUND

In July 1993, the Connecticut State University System (CSU) purchased a parcel of land known as the "Marshall Property" in Newington, Connecticut containing 33.05 acres of land for Central Connecticut State University (CCSU). In May 1994, the Connecticut Department of Transportation (DOT) transferred an additional 136.5 acres of excess land resulting from the construction of the Central Connecticut Expressway to CSU for use by CCSU. Most of this property is adjacent to the "Marshall Property".

In February 1996, the DOT transferred an additional 3.9 acres of property to CSU for the purposes of providing vehicular access to the "Marshall Property" from Cedar Street. This land transfer included a railway right of way which could serve in future development as access to the other parcels.

Recently, DOT approached CCSU with the idea of locating a vehicle maintenance facility on the site of the "Marshall Property". Central has reviewed their proposal and requests consideration by the Board.

ANALYSIS

DOT has been in the process of locating a suitable parcel of land for their maintenance and salt shed facilities, and associated operations in Newington. The "Marshall Property" was reviewed by DOT and a portion of the property was deemed appropriate for their needs. The "Marshall Property" contains a 17 acre parcel which is bounded by uplands on the east and south and Cedar Street on the north. The DOT proposes to construct an access road and associated sidewalks for the length of the 17 acre parcel, at their expense. (See attached map.)

As part of their proposal, DOT will install a new traffic signal at Cedar Street, design and construct a 30 foot wide two lane road; provide utility installations for sanitary sewer, storm drainage, gas, electrical and water; and install street lighting complementary with the CCSU campus lighting standard. The DOT has also agreed to provide snow plowing of the access road, and sand and salt for the CCSU campus. In addition, they will provide all the necessary rough grading and landscaping of a portion of the parcel for the future development of parking and athletic facilities. The work to be done by DOT will be in excess of \$2.2 million and will be funded by them.

In return, CSU will provide DOT 3.14 acres of land necessary to support a 15 bay garage and a salt shed storage facility on a portion of the 17 acre parcel. The garage will be specially designed to compliment the area and to mask DOT activity from the remainder of the property. The garage will be located at the rear of the property. CCSU will provide DOT with a survey of the entire parcel to include all wetland mapping, subsurface utilities, delineation of flood plains, and property lines.

In summary, Central will reap substantial benefits for their operating budget since the need to purchase and stockpile stores of salt and sand for winter conditions will be removed. It will also reduce capital budget needs for future development of the property by an estimated \$1 million as site development and utility installations will be done by DOT. Consideration is being given by CCSU to constructing additional athletic facilities and parking on the remaining acreage at this site. Final use of the property will be determined, however, during the Master Planning process.

CHANCELLOR'S RECOMMENDATION

Approve the transfer of 3.14 acres of property from CCSU to DOT.



