SUNY CORTLAND STUDENT LIFE CENTER

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Summary of DEIS

Monday April 16, 2012

www.sucf.suny.edu/project/environ.cfm

SEQRA PROCESS

Steps so far…

JANUARY 3, 2012	▪ State University Construction Fund (SUCF) circulated **Notice of Intent** to serve as **Lead Agency**
FEBRUARY 22, 2012	▪ SUCF issued a **Positive Declaration**
FEBRUARY 22, 2012	▪ SUCF issued **Draft Public Scoping Document**
MARCH 1, 2012	✓ Public Comment Period on Scoping Document ✓ SUCF held **Public Scoping Meeting** ✓ **City of Cortland Environmental Advisory Committee** provided 11-page comment letter on Draft Public Scoping Document
MARCH 22, 2012	▪ SUCF issued **Final Public Scoping Document**

www.sucf.suny.edu/project/environ.cfm

SEQRA PROCESS

Current and Future steps (with anticipated timeframes)…

APRIL 12, 2012

- SUCF issued **Draft Environmental Impact Statement (DEIS)**

APRIL 12 - MAY 16, 2012

- **Public Comment Period** on DEIS
  - ✓ DEIS available for review at:
    - Memorial Library, SUNY Cortland Campus
    - http://www.sucf.suny.edu/project/environ.cfm
  - ✓ will include **DEIS Public Hearing**

    May 2, 7:00 p.m., Barry Elementary School

MID-JUNE

- Issue **Final Environmental Impact Statement** (FEIS)

EARLY JULY

- Issue SEQRA **Findings Statement**

TOPICS ADDRESSED IN THE DEIS:

- Geology, Soils, and Topography
- Water Resources
- Climate, Air Quality, and Odor
- Biological, Terrestrial, and Aquatic Ecology
- Documented Environmental Conditions
- Aesthetic/Visual Resources
- Historic, Cultural, and Archeological Resources
- Open Space and Recreation
- Traffic and Transportation
- Noise
- Public Health and Safety
- Land Use and Community Character
- Community Facilities and Services

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SITE SPECIFIC STUDIES INCLUDED IN THE DEIS:

- Geotechnical Report
- Vibration Assessment
- Draft Stormwater Pollution Prevention Plan (SWPPP)
- Phase 1 Environmental Site Assessment
- Visual Assessment
- Phase 1A Cultural Resources Survey
- Traffic Study
- Noise Assessment

GEOLOGY, SOILS, AND TOPOGRAPHY

Potential Impacts

- Site-specific geotechnical analysis conducted
- Soil Disturbance
- Increase in impervious surfaces

Proposed Avoidance/Mitigation Measures

- Building sited on existing developed site
- Soils suitable for construction of Project
- Slab-on-grade construction minimizes need for excavation
- Preparation and compliance with SWPPP
- Pre-construction vibration monitoring conducted to establish baseline

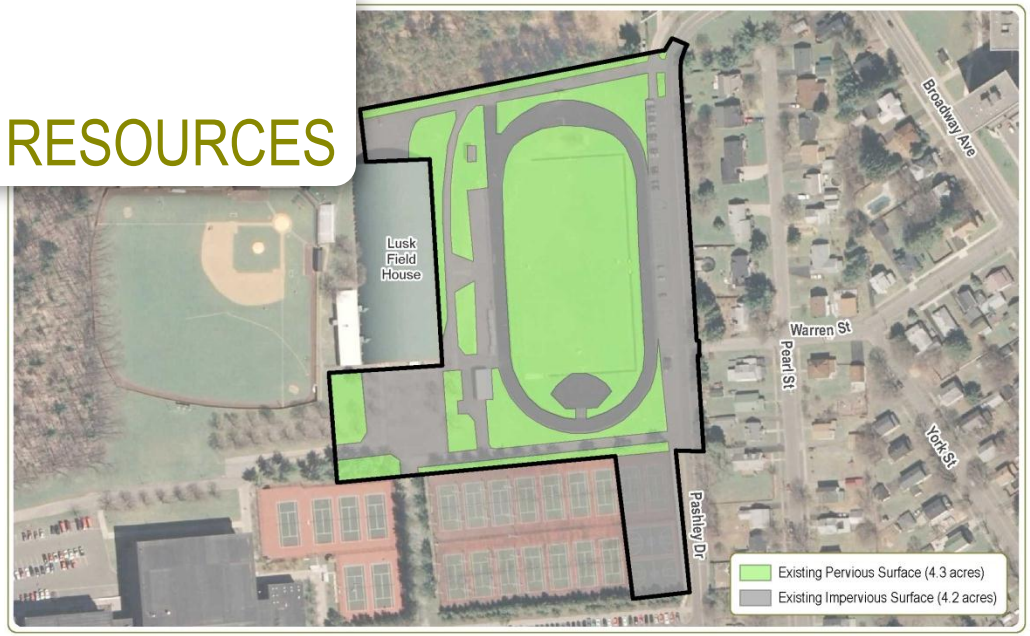
WATER RESOURCES

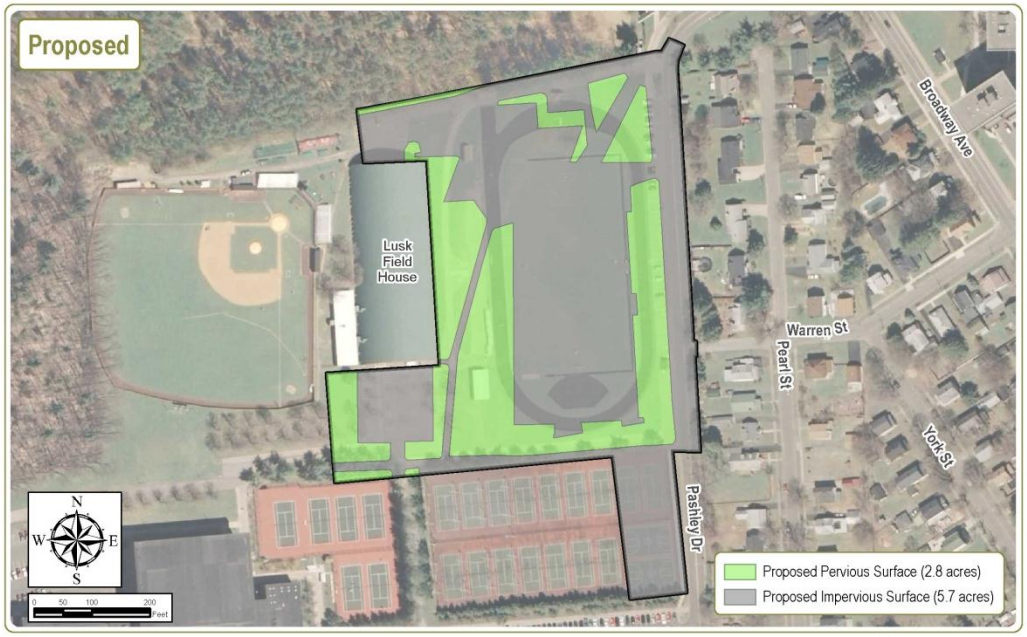
Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Impacts to groundwater a serious concern
- Project will result in increase in impervious surfaces
- No wetlands, streams, rivers, lakes, or ponds within the Project site
- No portion of the Project site occurs within a floodplain or floodway

- Project sited to avoid impacts to streams/wetlands/surface waters/floodplains
- Geo-thermal system concept abandoned to avoid impacts to aquifer
- Slab-on-grade construction minimizes need for excavation; deepest excavation 8’; all necessary excavation well above aquifer
- Preparation and compliance with SWPPP
- SWPPP reviewed by county/city personnel.
- SWPPP design reduces the rate of infiltration into the aquifer
- Monitoring wells to test water quality in the aquifer (before, during, after construction)

WATER RESOURCES





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Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Minor, temporary impacts from emissions and fugitive dust during construction.

Controls/measures to insure air quality during construction will include:

- Site fenced with chain link and fabric
- Soil/sediment/erosion controls
- A vehicle wash-down station
- All stock piles will be covered
- Construction delivery and staging via Stratton Drive, so no construction vehicles idling on Pashley Drive

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Odors from food service

Controls/measures to avoid food odors:

- Regular maintenance of fume hoods and duct work is part of standard food service contract on campus and is effective at preventing odors from other facilities
- There are no known problems with odors from existing campus dining facilities
- The same maintenance protocols will be implemented for the Student Life Center

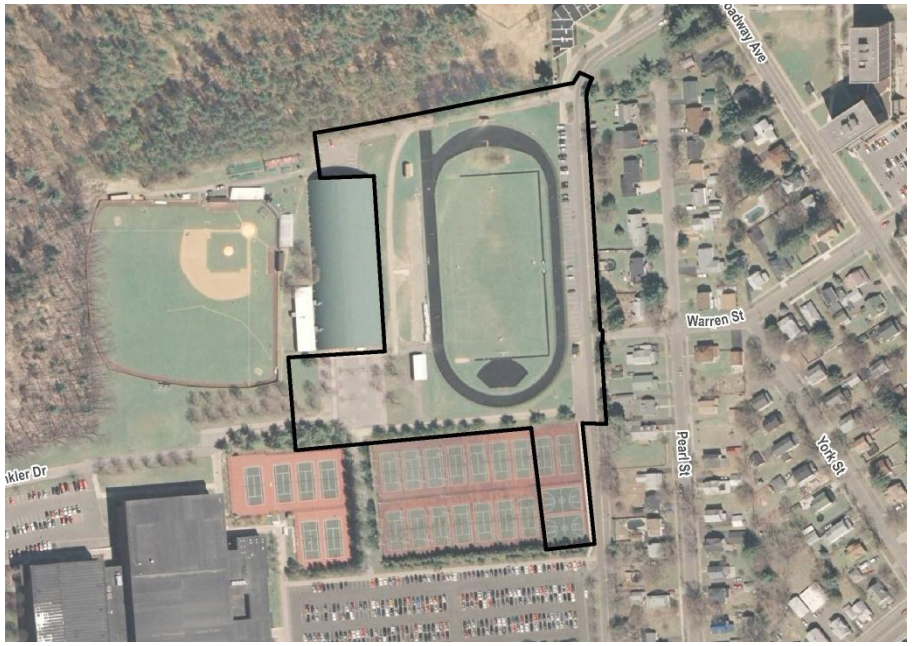
BIOLOGICAL, TERRESTRIAL, AND
AQUATIC ECOLOGY

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

No significant impacts:

- Project site does not include significant wildlife habitat
- No threatened or endangered species concerns per correspondence with NYS Natural Heritage Program

No significant impacts, therefore no mitigation measures are necessary or proposed



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AESTHETIC/VISUAL

RESOURCES

Visual Assessment Study ⇨ Results/Findings

Visual Assessment included:

- Field review to determine Project visibility within 1 mile
- Preparation of visual simulations to document representative views from Broadway Ave, Warren Street, Pearl Street, Pashley Drive
- Identification/mapping of visually sensitive sites as defined by NYSDEC

Project visibility:

- Visibility of Project restricted to areas within 0.2-mile of Project site
- No visibility/impact from visually sensitive sites as defined by NYSDEC
- Project visible from adjacent neighborhood:
  - ✓ Warren Street provides most open view from Pearl Street
  - ✓ Open views from Pashley Drive

SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 7: Visual Simulations

Viewpoint 6: Existing Conditions

February 2012

Note: Digital model for the Student Life Center modified by **edr** from plans provided by H2L2 Architects/Planners, LLC.

edr COMPANIES
www.edrcompanies.com

SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 7: Visual Simulation
February 2012

Viewpoint 6: Visual Simulation

Note: Digital model for the Student Life Center modified by **edr** from plans provided by H2L2 Architects/Planners, LLC.

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SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 8: Visual Simulation
February 2012

Viewpoint 11: Existing Conditions

Note: Digital model for the Student Life Center modified by **edr** from plans provided by H2L2 Architects/Planners, LLC.

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SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 8: Visual Simulation
February 2012

Viewpoint 11: Visual Simulation

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SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 10: Visual Simulation
February 2012

Viewpoint 51: Existing Conditions

Note: Digital model for the Student Life Center modified by **edr** from plans provided by H2L2 Architects/Planners, LLC.

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SUNY Cortland Student Life Center
City of Cortland, Cortland County
Figure 10: Visual Simulation
February 2012

Viewpoint 51: Visual Simulation

Note: Digital model for the Student Life Center modified by **edr** from plans provided by H2L2 Architects/Planners, LLC.

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Aspects of Building Architecture and Site Layout

- Building volume and design responsive to programming requirements/goals
- Use of soft gray color and matte finish on metal panels to avoid/reduce reflectivity
- Use of tinted glass to reduce escape of light
- External baffles/louvers reduce escape of light/glare
- Building set back 75’ from road edge results in lower height-to-setback ratio than specified in City code
- Emergency access on three sides
- Takes into account existing exits from Lusk Fieldhouse
- Encourages/reinforces existing circulation system/pathways
- Stormwater controls located away from Critical Environmental Area/water supply

AESTHETIC/VISUAL

RESOURCES

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Perceived scale of building relative to nearby residences.

Vegetation to screen views and increase sense of separation from neighbors:

- Relocate Pashley Drive west of current location, create planting area on east side; will include deciduous trees and understory shrubbery, low-maintenance, no-mow
- Plant vegetative screening to fill in existing opening at Warren Street to screen views from neighborhood
- Additional landscaping on south and east sides of building

AESTHETIC/VISUAL

RESOURCES

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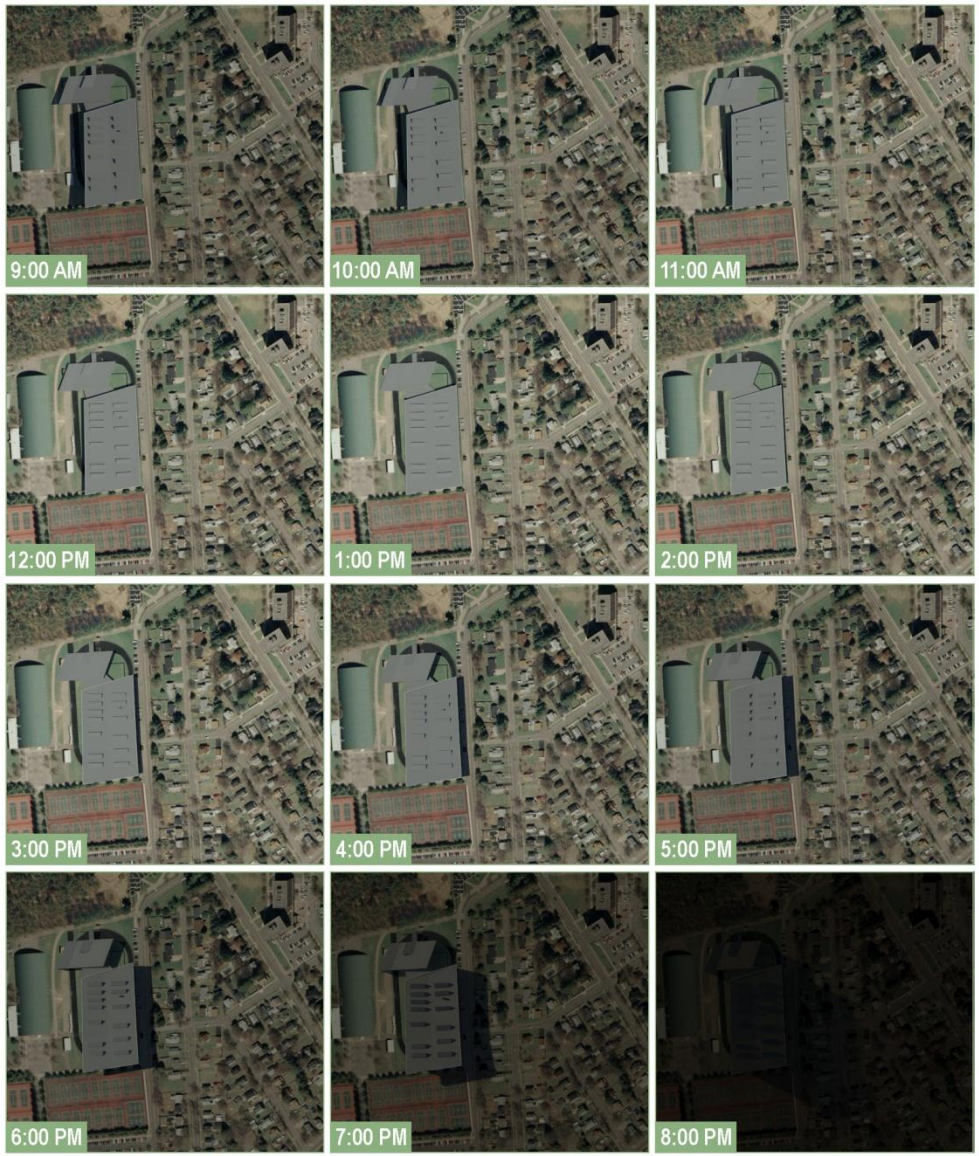
Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

Potential effect of shadows on nearby residences:

- Shadows may extend into backyards for very brief periods at/near dusk, especially in winter
- Project model is conservative, shows "worst case scenario" – does not take into account shadows cast (or blocked) by existing vegetation or structures

- Existing tall evergreens on east side of Pashley Drive/property lines will significantly block/reduce perception of building's shadows
- Additional vegetation/screening on east side of Pashley Drive should reduce perception of building's shadows (however, vegetation will cast its own shadows)



SUMMER SOLSTICE (JUNE 20, 2012): SUNRISE 5:25 a.m., SUNSET 8:31 p.m.

SUNY Cortland Student Life Center
City of Cortland - Cortland County, New York
Figure X: Extent of Shadows for the Student Life Center
April 2012 Sheet 1 of 2

Note:
The shadow study was prepared using 3D Studio Max 2012 and Mental Ray Daylight System from Mental Images. The renderings depict only the shadows cast by the proposed Student Life Center. The shadows cast by existing structures, vegetation, and other objects are not included in the model prepared for the study. Shadows cast by existing objects that are visible on the ortho-imagery reflect the existing conditions at the time the aerial photography was obtained.

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WINTER SOLSTICE (DECEMBER 21, 2012): SUNRISE 7:17 a.m., SUNSET 4:32 p.m.

SUNY Cortland Student Life Center
City of Cortland - Cortland County, New York
Figure X: Extent of Shadows for the Student Life Center
April 2012 Sheet 2 of 2

Note:
The shadow study was prepared using 3D Studio Max 2012 and Mental Ray Daylight System from Mental Images. The renderings depict only the shadows cast by the proposed Student Life Center. The shadows cast by existing structures, vegetation, and other objects are not included in the model prepared for the study. Shadows cast by existing objects that are visible on the ortho-imagery reflect the existing conditions at the time the aerial photography was obtained.

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RESOURCES

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Potential effect of night lighting on dark skies and nearby residences

- Use of tinted glass will reduce nighttime effect of internal building lighting on neighboring areas
- Existing cobra lights on east side of Pashley Drive will be turned off or removed, which are existing source of significant light at night
- New street/sidewalk lighting will be cut-off fixtures (compliant with “dark sky” initiatives), located on west side of Pashley
- Vegetation screening on east side of Pashley Drive

AESTHETIC/VISUAL

RESOURCES

Good Lights for Good Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

presented by the

Dark Sky Society

www.darkskysociety.org

Phase 1A Cultural Resources Survey:

- NYSOPRHP/NYSM archeological site files
- National Register of Historic Places
- NYSOPRHP Building-Structure Inventory
- Historical research, including Cortland County Historical Society, Cortland County Historian, City of Cortland Historian

Summary of Findings and Potential Impacts

- No reported archeological sites in Project site
- No structures shown on historic maps
- History of previous ground disturbance
- No visibility/impact from NRHP-listed/eligible sites
- No potential effect on cultural resources

OPEN SPACE AND RECREATION

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Project replaces existing open space on site with built facility
- Student Life center will incorporate and add to existing recreational opportunities, provide year-round recreational athletic and fitness facilities
- Positive impact on recreational opportunities for campus community

- Davis Field will be replaced by a building, however, Davis Field is not public reserved open space
- The portions of campus currently open and available to the public will remain so (e.g., campus network of walking trails)

TRAFFIC AND TRANSPORTATION

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

Vehicular Traffic:

- Site Specific Traffic Study
- Minor temporary impacts to traffic are anticipated during construction
- Minimal/insignificant increase in vehicular traffic is anticipated during project operation
- No change in net campus parking capacity

Vehicular Traffic:

- Construction deliveries via NYS Route 281 to Lankler/Stanton Drive
- Construction staging on west side of Project site via Lankler/Stanton Drive
- Continued/expanded use of existing shuttle bus service
- Removal of street parking on Pashley Drive will result in improved safety

TRAFFIC AND TRANSPORTATION

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

Pedestrian Traffic:

- Existing pedestrian traffic in adjacent neighborhood perceived as source of nuisance noise
- Student Life Center will result in anticipated increase up to 3,600 pedestrian trips daily in immediate vicinity.

Pedestrian Traffic:

- Close off Warren Street at Pashley Drive to reduce use of neighborhood as pedestrian “cut-through”
- Improved pedestrian accommodations/safety measures (crosswalks, signage, etc.) at Broadway Ave and Pashley Drive
- All improvements will be designed in accordance with FHA/NYSDOT standards, as appropriate

NOISE

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Site-specific Noise Assessment documented existing noise levels: moderate with regular/frequent high noise level “spikes” associated with traffic on Pashley Dr.
- Minor occasional increases in noise levels anticipated during construction.
- No significant noise levels generated by building during project operation.

- Best management practices during construction, including restricted work hours
- Most HVAC/mechanical equipment internal to building; only fans on the building roof
- Pre-construction noise monitoring conducted to establish baseline

NOISE

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

- Concerns over noise generated by students/pedestrians on nearby residents.

- Closing of Warren Street will reduce existing pedestrian use of neighborhood streets as a “cut through”; increased pedestrian traffic resulting from Project will follow northern route via Pashley Drive from Broadway Avenue
- Proposed landscaping on east side of Pashley Drive should help to reduce (existing) high levels of traffic noise from Pashley Drive
- Outside student gathering area on west side of building, away from adjacent neighborhood

PUBLIC HEALTH AND SAFETY

Potential Impacts

No significant impacts are anticipated.

Proposed Avoidance/Mitigation Measures

No mitigation required.

- Recreational facilities moved indoors could reduce neighbor annoyance.
- Campus police will be located in Whitaker Hall, adjacent to facility.

LAND USE AND COMMUNITY CHARACTER

Potential Impacts

- Compliance with City code
- Compliance with Water Works Overlay District
- Neighbor concerns over visual, noise, traffic impacts
- Project supports goals of campus Master Plan

Proposed Avoidance/Mitigation Measures

- Building design meets the intent of height and setback requirements in the City code, but compliance with Code is not required
- Complies with intent of Water Works Overlay District (no impacts to groundwater)
- Construction delivery via Stratton/Lankler Dr.
- BMPs, restricted work hours
- Most mechanical equipment internal to building
- Close off Warren Street
- Vegetative screening east side of Pashley Dr.
- Vegetative screening at Warren Street
- Remove/turn-off “cobra” street lights
- Full cut-off fixtures for replacement lights

Potential Impacts ⇨ Proposed Avoidance/Mitigation Measures

Project will make use of services provided by:

- City of Cortland Fire Department
- Municipal Water Supply

- Existing services adequate to accommodate requirements of Project.
- SUNY Cortland will comply with City request to replace section of antiquated (sewer or stormwater) drain line
- No mitigation necessary or proposed.