

APPENDIX A - SCOPING DOCUMENTS AND COMMENTS

2004 Southern Connecticut State University Campus Plan Update Public Scoping Meeting



Presented by:

Connecticut State University System

In cooperation with:

Southern Connecticut State University and the
Connecticut Department of Public Works

October 6, 2005



Tonight's Agenda

Welcome & Introductions Bob Sheeley, SCSU

Purpose of The Meeting “

Project Overview Alex Roe, CSUS

CEPA Process & Environmental Resources Jeff Bolton, CT DPW

Public Comments

Concluding Remarks Bob Sheeley, SCSU



Purpose of Meeting

- To provide information to the public regarding the Proposed Action – Implementation of the SCSU Campus Plan Update for the Year 2015
- To describe the Connecticut Environmental Policy Act (CEPA) process
- To solicit oral and written comments regarding the potential impacts that might result from the Proposed Action



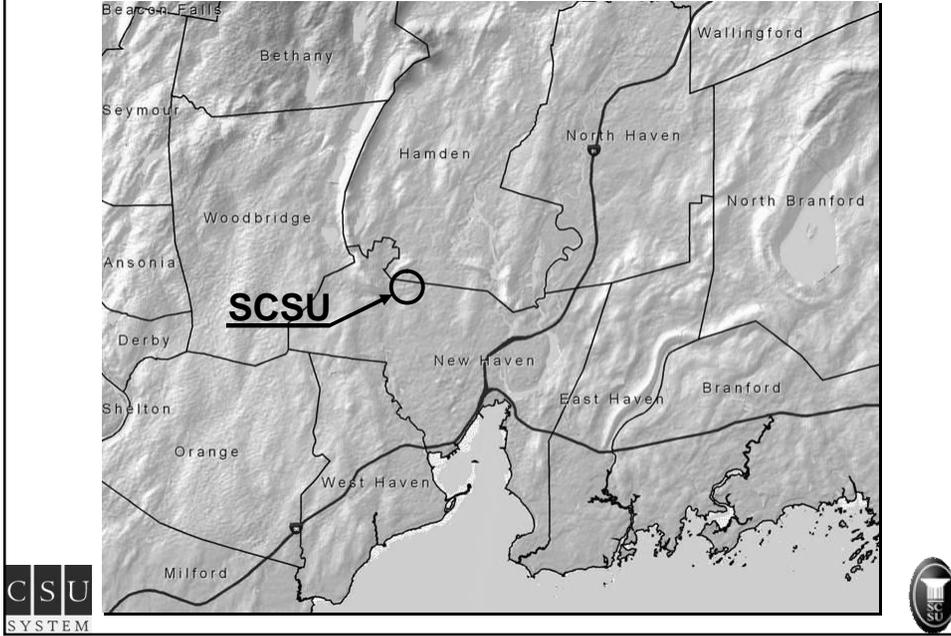
Background *Recent Accomplishments*



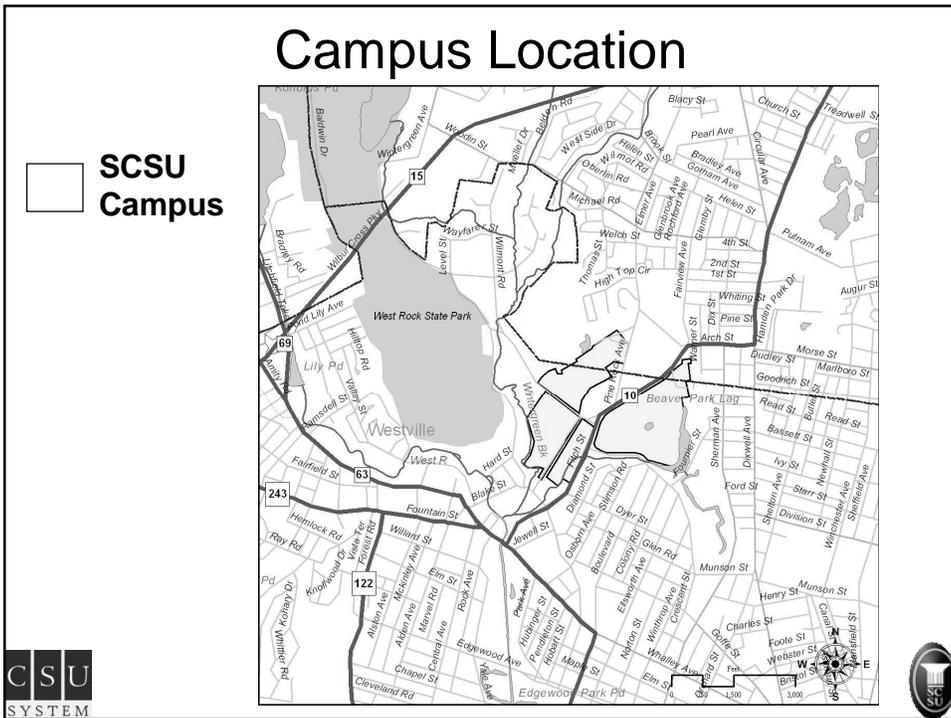
A. New Facilities Operations Building	9.9 Million
B. Lot One Parking Garage	3.5 Million
C. Addition and Renovation to Engleman Hall	63.8 Million
D. New Energy Center	24.3 Million
E. West Campus Residence Hall and Parking Garage	29.8 Million
F. New Student Center	33.3 Million
G. Addition and Renovation to Buley Library	63.7 Million
Total	232.9 Million



Campus Location



Campus Location



Campus Plan Overview



Southern Connecticut State University Campus Plan Update

Completed in 2004

Prepared by Symmes Maini & McKee Associates (SMMA)



Campus Plan Overview

- The purpose of the Campus Plan Update is to establish a prioritized physical development plan that supports Southern's academic and strategic priorities.
- The need for implementing the Campus Plan Update is to:
 - Increase space for existing and future programs and student activities. The University has a 303,248 net square foot (nsf) shortfall to meet Fall 2000 space needs and 499,417 nsf shortfall for Fall 2015.
 - Improve and enhance pedestrian and vehicular circulation, parking, building use, landscaping, and campus design.
 - Develop a prioritized list of capital projects for funding.



Campus Plan Overview Needs/Problems

- Insufficient academic space to meet programmatic needs
- University departments are scattered across campus or found in temporary buildings
- Inefficient use of buildings
- Lack of qualitative space for teaching
- Older buildings require significant renovation to meet current technological standards



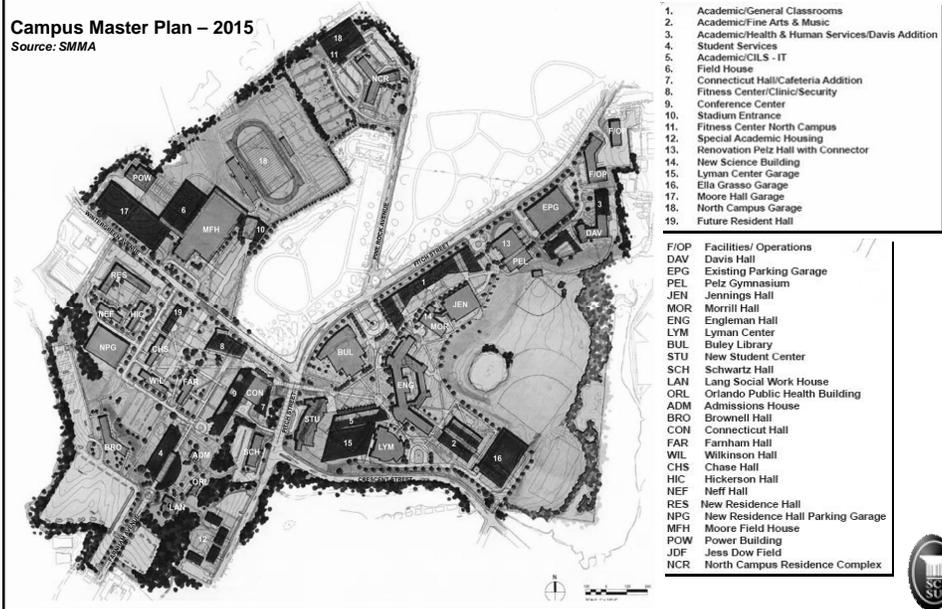
Campus Plan Overview

- Renovation of 17 existing buildings
- New Construction totaling 955,002 gsf – 13 projects (includes additions to existing buildings)
- Demolition of 11 buildings/temporary facilities
- New parking for 2,500 cars a net of 771 spaces
- New residential facilities for 465 beds (2 projects) – includes replacement of 110 beds for a net 350 new beds
- 1 athletic field project



Campus Plan Overview

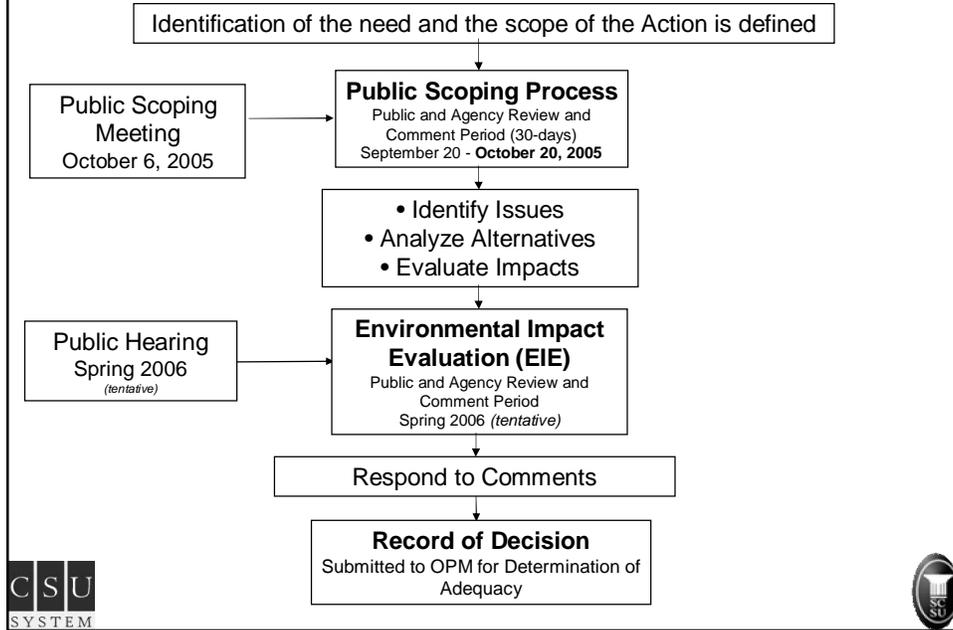
Campus Master Plan – 2015
Source: SMMA



Connecticut Environmental Policy Act (CEPA)

- The purpose of CEPA is to identify and evaluate the impacts of proposed State actions, which may significantly affect the environment and allow for public input.
- This evaluation provides the state agency with information necessary for deciding whether or not to proceed with the action.

The CEPA Process



Environmental Impact Evaluation

- Traffic and parking
- Land use
- Neighborhoods
- Socioeconomic factors
- Air quality
- Noise
- Cultural Resources
- Aesthetics
- Utilities
- Hazardous materials
- Agricultural Lands
- Public Health & Safety
- Energy use
- Wildlife
- Water quality
- Wetlands
- Groundwater
- Coastal resources

- About 20 resource areas explored in the EIE
- Both beneficial and adverse impacts identified
- Impact response:
 - Avoid
 - Minimize
 - Mitigate

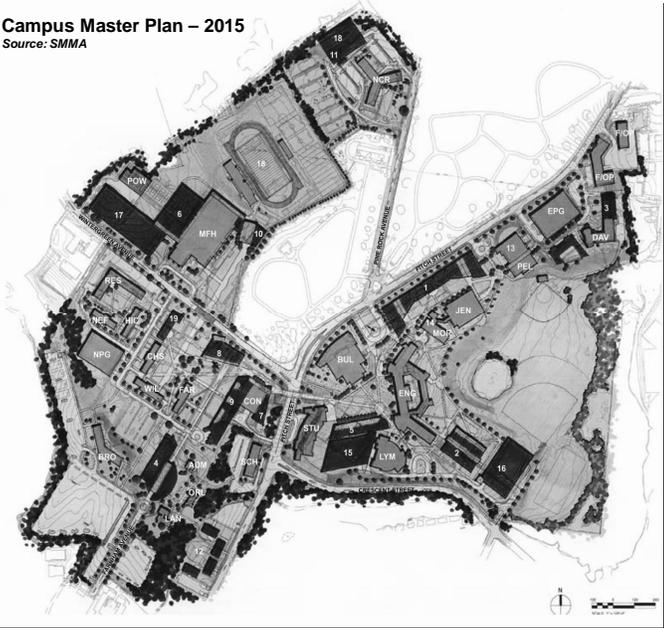
Alternatives Under Consideration

- **ALTERNATIVE ACTIONS**
 - No-build (status quo)
 - Significant upgrades to existing facilities
- **ALTERNATIVE SITES**
 - Existing Campus
- **ALTERNATIVE DESIGN CONCEPTS**
 - Major site modifications or configurations



Potential Sites

Campus Master Plan – 2015
Source: SMMA



Criteria for Siting Facilities

- Meeting the purpose and need
- Location within the SCSU Campus
- Proposed land use (academics & administration, student life, athletics & recreation, and facilities)
- Local access routes
- Existing parking areas
- Concentration of students, faculty and staff
- Walking distances



Resources of the Campus

Urban setting

- Access routes
- All utilities available

 **SCSU
Campus**



Resources of the Campus

Floodplains

100-Yr

500-Yr

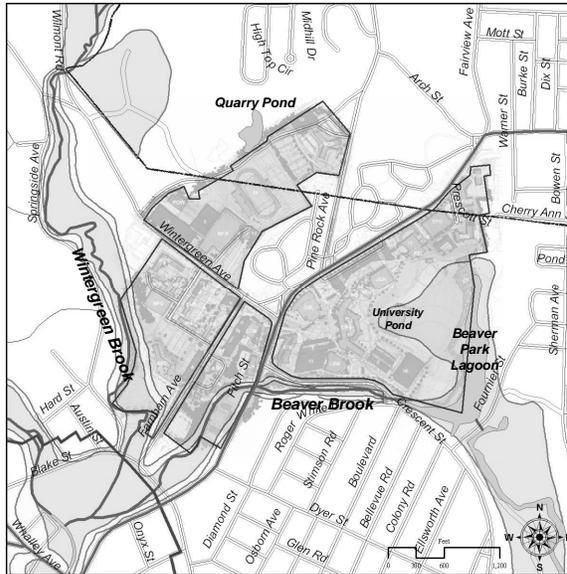
Water Resources

- Wintergreen Brook
- Beaver Brook
- Beaver Park Lagoon
- University Pond
- Quarry Pond

Coastal Zone *



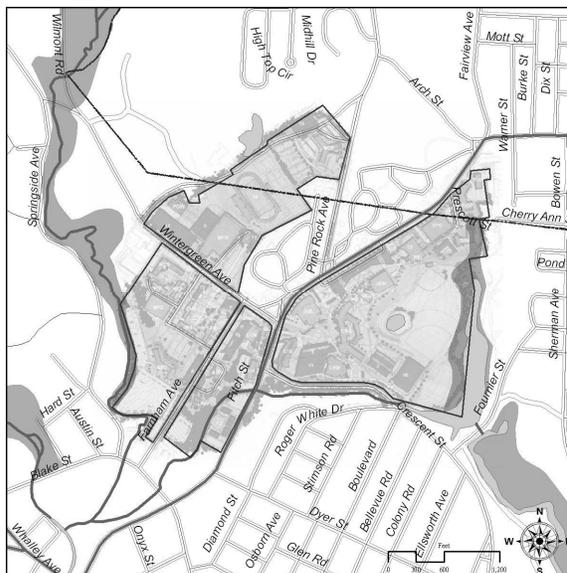
* Outside of coastal zone.



Resources of the Campus

Wetlands

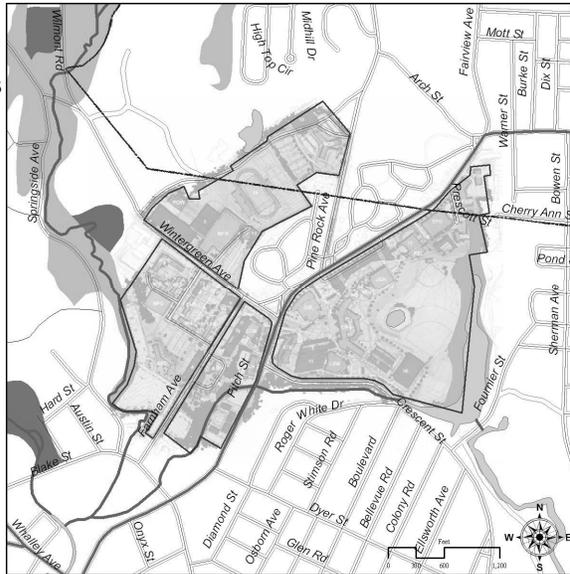
Wetland soils



Resources of the Campus

Farmland Soils

-  Prime farmland soils
-  Statewide important farmland soils



Resources of the Campus

Endangered,
Threatened,
and Special Concern
Species, and Significant
Natural Communities

-  Natural Diversity Data Base



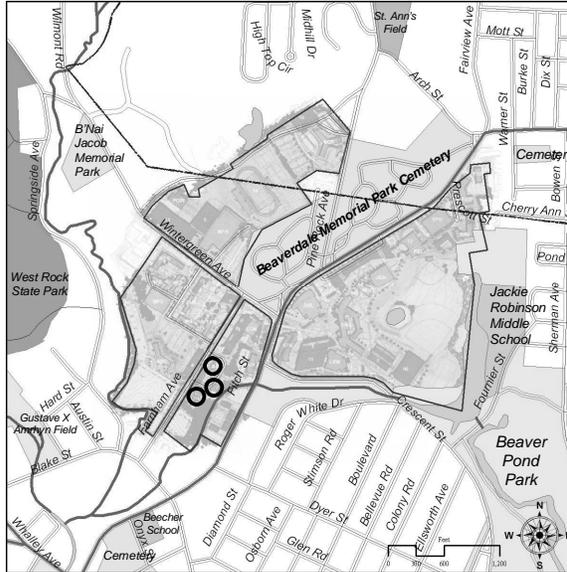
Resources of the Campus

Historic and Cultural Sites

Numerous cultural sites

○ Three historic buildings

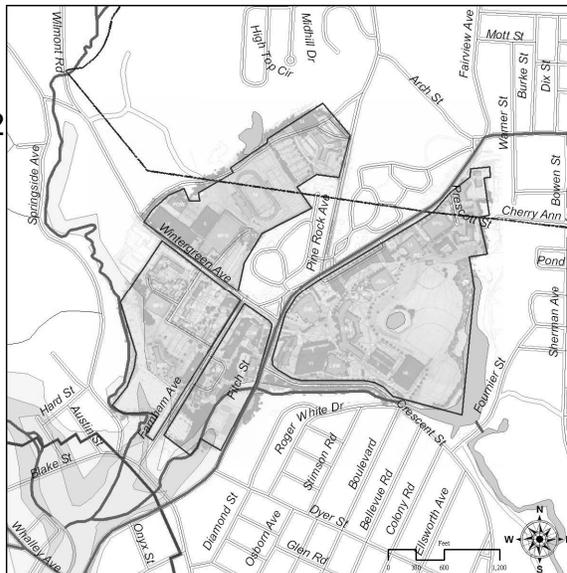
- Admissions House
- Orlando Public Health Building
- Lang Social Work House



Potential Environmental Limitations

FEMA Hurricane Inundation Zones

- Category 1 and 2
- Category 3
- Category 4



Other Potential Environmental Limitations

- Floodplains
- Wetlands / Water Resources
- NDDB
- Historic Buildings



Anticipated Environmental Issues to be Evaluated in Detail in the EIE

- Floodplains
- Wetlands / Water Resources / Water Quality
- NDDB (Endangered, Threatened, and Special Concern Species, and Significant Natural Communities)
- Historic Buildings
- Parking and Traffic
- Aesthetics
- Neighborhoods
- Others? Your concerns?

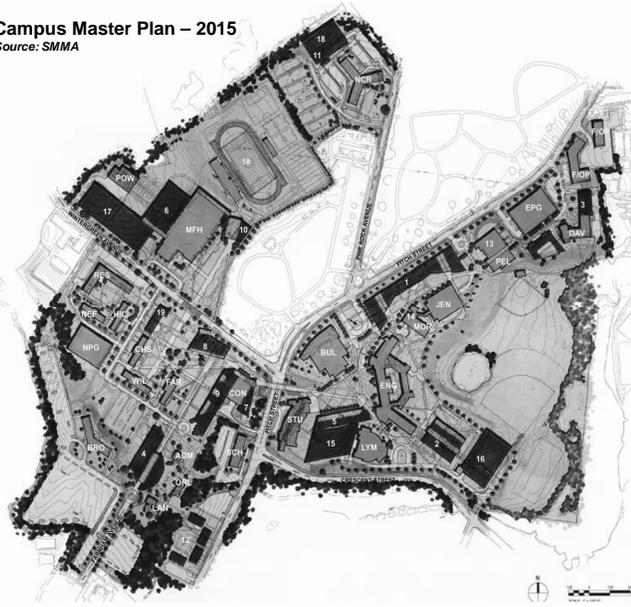


Public Comments



Campus Plan Overview

Campus Master Plan – 2015
Source: SMMA



1. Academic/General Classrooms
2. Academic/Fine Arts & Music
3. Academic/Health & Human Services/Davis Addition
4. Student Services
5. Academic/CILS -IT
6. Field House
7. Connecticut Hall/Cafeteria Addition
8. Fitness Center/Clinic/Security
9. Conference Center
10. Stadium Entrance
11. Fitness Center North Campus
12. Special Academic Housing
13. Renovation Pelz Hall with Connector
14. New Science Building
15. Lyman Center Garage
16. Ella Grasso Garage
17. Moore Hall Garage
18. North Campus Garage
19. Future Resident Hall

- F/OP Facilities/ Operations
- DAV Davis Hall
- EPG Existing Parking Garage
- PEL Pelz Gymnasium
- JEN Jennings Hall
- MOR Morrill Hall
- ENG Engleman Hall
- LYM Lyman Center
- BUL Builey Library
- STU New Student Center
- SCH Schwartz Hall
- LAN Lang Social Work House
- ORL Orlando Public Health Building
- ADM Admissions House
- BRO Brownell Hall
- CON Connecticut Hall
- FAR Farnham Hall
- WIL Wilkinson Hall
- CHS Chase Hall
- HIC Hickerson Hall
- NEF Neff Hall
- RES New Residence Hall
- NPG New Residence Hall Parking Garage
- MFH Moore Field House
- POW Power Building
- JDF Jess Dow Field
- NCR North Campus Residence Complex



Send Comments to:

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Connecticut State University System Office
39 Woodland Street
Hartford, CT 06105-2337

Fax: (860) 493-0059
Email: roea@so.ct.edu

Written comments must be sent/postmarked by:

October 20, 2005



Executive Summary Available:
<http://www.ct.edu/scsucampusplan>



VERBATIM PROCEEDINGS

SOUTHERN CONNECTICUT STATE UNIVERSITY
PUBLIC SCOPING MEETING

OCTOBER 6, 2005

SOUTHERN CONNECTICUT STATE UNIVERSITY
501 CRESCENT STREET
NEW HAVEN, CONNECTICUT

POST REPORTING SERVICE
HAMDEN, CT (800) 262-4102

2

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 . . .Verbatim proceedings of the Public
2 Scoping Meeting, Southern Connecticut State University,
3 held on October 6, 2005 at 7:05 p.m. at Southern
4 Connecticut State University, 501 Crescent Street, New
5 Haven, Connecticut. . .

6
7
8
9 MR. ROBERT SHEELEY: Good evening. My
10 name is Bob Sheeley. I'm the Associate Vice President
11 for Capital Budgeting and Facilities Operations here at
12 the University, and tonight we have our Executive
13 Officer, our President of the University with us. I'd
14 like to call upon her to say a few words, the President
15 of the University, Dr. Cheryl J. Norton. Dr. Norton?

16 DR. CHERYL NORTON: Thank you. This
17 (mike) is a little tall for me. I won't stay up here
18 long, as a result. First of all, welcome to Southern.
19 My suspicion is none of you have ever been in this room
20 before, because this is one of the renovated rooms that
21 we were pleased to be able to utilize as a result of the
22 remodel of Engleman Hall, which is one of our oldest
23 buildings on campus. As a matter of fact, it's the
24 second oldest building on campus.

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 One of the things we've been trying to do
2 with the campus is to take what we have and make it
3 better, but we know and you know that we do have a need
4 to add some facility to this campus, and that's really
5 what this meeting is all about, because we can only
6 remodel so many spaces.

7 So I appreciate the fact that you take an
8 interest in your neighborhood. We do, too. We want to
9 hear your ideas, hear your thoughts, hear your concerns,
10 hear your statements, and, more importantly, I'd sure
11 like to welcome you back to our campus at another time,
12 when you can enjoy the facility, maybe take a class. If
13 you're over 65, tuition is free, so you may want to look
14 into that.

15 This campus should be an asset to you, in
16 terms of your educational needs. So thank you for
17 coming. I look forward to hearing your comments. Thank
18 you.

19 MR. SHEELEY: Thank you, President Norton.
20 Also with us this evening is our executive vice president
21 for the University, James E. Blake right here. Here's my
22 boss. He's not a man of few words, trust me. What we'd
23 like to do for the first half hour this evening is really
24 make a presentation to all of you, and it's going to be

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 done by three of us, basically, myself, and then it will
2 be done by Jeff Bolton from the Department of Public
3 Works, State Department of Public Works, and Alex Roe,
4 who is our executive planning officer from the
5 Connecticut State University System Office.

6 So let me, first of all, remind you that
7 there are sign up sheets. In case you are speaking, want
8 to speak tonight, there's a sign up sheet over there. We
9 appreciate if you would sign up on the sheet. Also,
10 there is comment sheets.

11 If you would prefer not to get up publicly
12 and make your comments, there is a sheet there, which you
13 can write your comments and send them off, and we'll tell
14 you where to send them at the end of the meeting, but I
15 believe it also says on the sheet where to send them, so
16 there are a variety of different ways that you can
17 comment on what we're going to present this evening.

18 Are there any questions so far? Okay.
19 The purpose of tonight's meeting, quite frankly, is to
20 provide information to the public regarding a proposed
21 action, and that is the implementation of Southern
22 Connecticut State University's campus update for the year
23 2015.

24 This is an update to our master planning

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 document, and, also, to describe to you the Connecticut
2 Environmental Policy Act, CEPA, process, and, lastly, to
3 solicit from all of you oral and written comments
4 regarding the potential impacts that might result from
5 the proposed action that we're going to present to you
6 this evening.

7 What I'd also like to kind of lay out a
8 little bit right now is some of the ground rules, and
9 I'll repeat them once again for tonight's hearing. What
10 we'd like to do is we will be calling on people to speak,
11 based upon the way in which they signed up. As a
12 courtesy, any public officials here I will call upon
13 first, if they would care to comment, and then we'll go
14 directly to the list.

15 We will limit everybody's comments to
16 three minutes. If we go through the list and people want
17 to speak additional time, you can have the opportunity to
18 come back up and speak. But we'll hold the first round
19 to three minutes, so that we make sure that everybody
20 gets the opportunity to comment this evening.

21 So those, basically, are the ground rules.
22 We will ask you to speak loudly when you come up to the
23 microphone. Please state your full name and your address
24 for the record. All of tonight's proceedings are being

6

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 recorded, and will obviously become available for public
2 viewing. They're all being, word for word, is being
3 recorded this evening.

4 Once again, any questions to date? Okay.
5 Let me just give you a little background. I'm sorry?
6 Excuse me?

7 A VOICE: Put the lights on --

8 MR. SHEELEY: Why? You want to see who I
9 am, huh? I've been trying to hide. Only kidding. I'm
10 only kidding. Are you all able to see the screen? I'm
11 going to step away from the microphone for a minute. I
12 just want to give you an idea of what we've done to date.

13 First of all, President Norton mentioned
14 that you're in Engleman Hall. This is the second oldest
15 building on campus. We just completed the final phase of
16 the renovation of Engleman Hall. It took us five years.
17 Our problem was that we had to do the total renovation
18 while the building was occupied, so we had to do it in
19 stages. We could not afford to shut down the whole
20 building, first of all, because this is our main
21 classroom building.

22 There are 48 classrooms in this building.
23 We could never afford to lose 48 classrooms, so we had to
24 do it in phases, therefore, it took us about two and a

7

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 half years more than it would have if we had just closed
2 the building down and started and said, okay, everybody
3 out. We're going to renovate it. Unfortunately, that's
4 not what we can do, because we don't have swing space on
5 campus.

6 That's Engleman Hall, but the first
7 building they did -- was the Facility's Operations
8 Building. I don't know if you remember, but the one on
9 Fitch Street, across from, what's that, Schwartz Hall
10 now? Excuse me. Schwartz Hall. I forget what the
11 apartments used to be called, but our Facility's
12 Operation, where the new Student Center is going, that
13 used to be our operation, right in the middle of campus,
14 with trucks going in and out of there and everything
15 else.

16 So we thought it was a good idea, because
17 we wanted to build a Student Center, that we had to move
18 out the Facility's Operations and trucks and everything
19 else. So what we elected to do, we bought some property
20 in Hamden down the end, we bought some tenement houses
21 and, also, some low rises, all of which were closed for a
22 number of years. I think the five-story building was
23 closed for eight years and run down and dilapidated.

24 We bought the property, we tore everything

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 down, we cleaned up the environmental problems at the
2 property, and then we constructed the new Facility's
3 Building, Facility's Operations Building, and moved that
4 down away from campus. We purposely designed the
5 building, so it would not look like a Facility's
6 Operations Building. We tried to hide everything behind
7 the building, and I think we were pretty successful in
8 doing that. But that was the first building. That was
9 nine million dollars.

10 Then we built, right next to that
11 building, our first parking garage, which we think is a
12 pretty good design. Many universities have called us and
13 asked us for our plan, because it is such a nice design,
14 in fact, not to make it look like a parking garage as
15 much as we possibly could.

16 I talked about the renovation at Engleman
17 Hall completed. New Energy Center. Remember the smoke
18 stack that was in the middle of the campus on Fitch
19 Street? We used to tell people, when you gave directions
20 to Southern Connecticut State University, when you see
21 the smoke stack, you've arrived at campus.

22 Well we certainly wanted to get rid of
23 that statement, so what we did is we moved the Energy
24 Center way on the outskirts of the property next to the

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 Hamden Landfill, way in the corner of our farthest
2 parking lot, and that's where we put our new Energy
3 Center.

4 Along with doing the new Energy Center,
5 which gives us a capacity for dual fuel, so we can save
6 us much as we possibly can on our operation, we also
7 replaced all of our underground piping on campus. That
8 was 40 to 50 years of -- and many times we had all kinds
9 of failures in our pipes underground, so we replaced all
10 that, as well as our electrical distribution.

11 Many of you saw the new West Campus,
12 excuse me, building that we built over on Wintergreen
13 Avenue, across from Moore Field House, new resident hall.
14 In the back of the resident hall, there's a garage with
15 450 cars. That goes along with the resident hall. We
16 put that building up in a year.

17 Our new Student Center, although it's
18 taken us quite awhile to get this project done, it's only
19 about nine months to 12 months behind schedule right now
20 for a variety of different reasons, not the least of
21 which is -- well, I'll leave that alone. For a variety
22 of different reasons.

23 But the new Student Center, which is five
24 times the size of our old Student Center, our old Student

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 Center is actually is really literally falling apart as
2 we speak, and we intend to close that building and
3 demolish it.

4 And then addition and renovation of Buley
5 Library just started. It was an exciting day for
6 everybody on campus, because the crane arrived on campus
7 that is going to actually erect the steel and start to
8 form the building out, so everybody can see that we are,
9 indeed, putting an addition on the library. That
10 addition is long overdue, as far as meeting some of our
11 academic requirements for American College and University
12 libraries.

13 So that's what we've done to date. Any
14 questions quickly? I'm sorry I'm so long.

15 A VOICE: When will the new Student Center
16 be finished?

17 MR. SHEELEY: Approximately, November
18 11th, because that's about the 14th date I've had of
19 completion. The president and my boss, they always ask
20 me that question. We're not through yet, but we're
21 working on it.

22 Okay. What I'd like to do now is, Alex,
23 I'm turning it over to Alex Roe, who is our executive
24 planning officer from the System Office of Connecticut

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 State University.

2 MS. ALEX ROE: Well, good evening. As
3 most of you know, Southern sits in about the northwestern
4 quadrant of the City of New Haven and the southern part
5 of Hamden, as you can see by the circle there, and here's
6 a view of it surrounded by its neighborhoods. You can
7 see we're almost on top of the park there.

8 In 2004, we proposed an update to their
9 master plan that had been done in 1993. It was performed
10 for us by a firm called Symmes, Maini, McKee. The reason
11 that we did a campus plan is we need to establish a
12 prioritized physical development plan that supports the
13 academic and strategic priorities of the University.

14 Another need for the campus plan is we
15 need to analyze and investigate the existing condition
16 regarding all aspects of our campus, it's environs, our
17 land use, our topography, pedestrian and vehicular
18 circulation, parking, building use, landscape and campus
19 design, development strategies and constraints, and
20 implementation costs and project sequencing.

21 Another issue is we need to re-evaluate
22 and quantify the space needs for the University. And,
23 finally, we need to develop a prioritized capital
24 projects list for funding.

12

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 Some of the problems that we have here at
2 Southern are we have insufficient academic space to meet
3 our programmatic needs for current students. Our
4 University departments are scattered across the campus or
5 found in temporary buildings. Many of those temporary
6 buildings are very old.

7 We have inefficient use of our buildings,
8 we lack qualitative teaching space, and our older
9 buildings require significant renovation to meet the
10 current technological standards. The campus plan
11 overview -- Jeff, can you do a map? I'll turn the lights
12 off just for a minute.

13 The buildings in red are proposed, and the
14 buildings in orange are existing, so the campus plan
15 calls for the renovation of about 17 buildings, those
16 would be those in orange, and some are comprehensive
17 renovations. We also need to add about 955,000 gross
18 square feet to the existing campus, whether it will be a
19 new building or an addition to an existing building.

20 It calls for the demolition of 11
21 buildings or temporary buildings. New parking for about
22 2,500 cars, that will only be for us about a net gain of
23 771 spaces, because many of the places we propose to
24 either put a building on a parking lot or a garage on a

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 parking lot.

2 We also anticipate adding about 465 new
3 beds. We would incur replacing about 110 existing beds,
4 so it would only be an additional 365 to what we have
5 now, and we have one athletic field project. Southern
6 has 176 acres. That's all we own.

7 I'm going to turn this over to Mr. Bolton
8 from D.P.W., who is going to talk to you a little about
9 the Connecticut Environmental Policy Act and how this
10 process is going to work.

11 MR. JEFF BOLTON: Jeff Bolton, Connecticut
12 Department of Public Works, Environmental Analyst.
13 Essentially, I run or handle the CEPA process, when
14 projects at the state level go through CEPA process. It
15 comes over to our agency and we handle that process, in
16 cooperation with Alex and the University.

17 There are two key issues associated with
18 CEPA, and one is that the purpose of CEPA is to identify
19 and evaluate the impacts of proposed state actions, which
20 may significantly affect the environment, and it also
21 allows for the public input.

22 Also, this evaluation provides the state
23 agency with information necessary for deciding whether or
24 not to proceed with the action. The CEPA process is

1 comprised of various stages and phases. The first phase
2 is the identification of the need and the scope of the
3 action. In this case, it's the Campus Plan Update.

4 The next phase is the public scoping
5 process, which is what we're in currently right now.
6 It's a 30-day mandatory process that we need to go
7 through. It started on September 20th, ends on October
8 20th, and, also, part of that scoping process is the
9 public scoping meeting, which is tonight.

10 And the goal is to solicit public and
11 federal, state and local agency input on the action. In
12 this case, the campus plan. The next phase that we'll
13 head into is we'll start to identify the issues that come
14 out in this public scoping process, also, analyze
15 alternatives, and we'll start to evaluate the impacts,
16 the environmental impacts associated with the campus
17 plan.

18 All that gets documented into what we call
19 an Environmental Impact Evaluation, an E.I.E. And,
20 again, this becomes a public document, and it gets put
21 out for public review and comment. Again, federal, state
22 and local agencies also are to review the document and
23 review the analysis and provide comments on it.

24 This will be a 45-day window, and we're

1 tentatively scheduled for this to occur around the spring
2 of next year. And, also, as part of the 45-day review
3 period, we're anticipating holding, again, a public
4 hearing, most likely here, in the spring.

5 What we'll do, the document will be out
6 and available for you to review 30 days, then we'll have
7 the hearing, and then the comment period is usually open
8 for another 15 days, to allow you to digest what was said
9 at the hearing, and then submit comments. And, again,
10 agencies also submit comments to us on how well the
11 E.I.E. was documented.

12 The next process, we receive all the
13 comments that come in from the public, from the public
14 hearing, local and state and federal agencies, and we
15 respond to those comments, and then those responses get
16 packaged into another document that's called the record
17 of decision, and that document gets sent to the Office of
18 Policy and Management for their determination, as to
19 whether or not the E.I.E. and the process that we follow
20 met both the statutes, the law, and the regulations for
21 CEPA, and, also, whether or not we adequately analyzed
22 the environmental impacts.

23 Now the Environmental Impact Evaluation
24 looks at a whole host of issues. Some people, when you

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 say environmental, they just think wetlands. Well it
2 also looks at other issues, such as traffic and parking,
3 cultural resources, energy, wildlife, ground water,
4 agriculture lands, noise, air quality, social economics,
5 neighborhood land uses, so it looks at a whole host of
6 issues, you know, approximately 20 or so resource areas.

7 The goal is to identify both beneficial
8 and adverse impacts during this process, and when adverse
9 impacts are identified, the goal is to try to avoid the
10 impacts, if possible, to minimize the impacts, and,
11 finally, to mitigate the impacts if we have to.

12 The alternatives that are under
13 consideration at this point is, basically, we look at
14 alternative actions, which is the no build, if we were to
15 do nothing, the status quo. Again, that's something
16 we're mandated to do under the law, so we'll analyze the
17 no build alternative, but we'll also be looking at
18 significant upgrades to existing facilities.

19 Alternative sites, we're only looking at
20 the existing Southern campus. We're not looking outside
21 of the campus boundaries. Alternative design concepts is
22 another alternative issue that we look at. Typically, we
23 look at major site modifications or reconfigurations or
24 configurations.

1 The potential sites, as Alex went through,
2 is the campus plan, those other potential sites for the
3 facilities. The criteria for siting facilities,
4 obviously, we want them to meet the purpose of need of
5 the project, the campus plan. We also want it to be
6 located within the campus boundaries. We also want to
7 conform to the proposed land use areas, you know, the
8 academic, the administration and student life. We have
9 athletics and recreation in the other facilities.

10 We also look at local access routes,
11 existing parking areas, concentration of where the
12 students are, and where the faculty go, and where the
13 staff are, and, also, walking distance is another key
14 factor.

15 There are various resources at the campus,
16 either contains or is adjacent to. Now it obviously is
17 in an urban setting, and it has numerous access routes,
18 and it obviously has utilities. It has storm water. It
19 has water, sewer, electric, telecommunications, but it
20 also has flood plains. We're aware of flood plains,
21 which are associated with Beaver Brook and Wintergreen
22 Brook, so we have the 100-year to 500-year zones, either
23 on the campus or directly adjacent to the campus.

24 And we put, also, our water resources, the

1 Wintergreen Brook, Beaver Brook, Beaver Park Lagoon,
2 University Pond and quarry pond, and the campus is just
3 outside of the coastal area management zone, which you
4 can see in the bottom left corner there, that pink line.
5 That represents the coastal boundaries, just outside of
6 that.

7 A VOICE: I'm sorry. Where is that,
8 again, please?

9 MR. BOLTON: I'm sorry. Right here. So
10 here's the campus boundary, and here's the coastal zone.
11 Also, there are wetlands, as you are aware of those.
12 Again, wetlands are associated with the water resources,
13 Wintergreen Brook and Beaver Park Pond.

14 There also are farmland soils, too, that
15 are prime farmland soils and statewide important farmland
16 soils. Again, those are associated with 80 stream
17 corridors. And, also, the circles represent the natural
18 diversity database, which is a database that the DEP,
19 Department of Environmental Protection, maintains.

20 Essentially, within the circles, somewhere
21 within the circle, is either an endangered, threatened,
22 special concern specie or significant natural communities
23 within those circles. So, as part of the scoping
24 process, as I said, state agencies, DEP will be reviewing

1 this campus plan with their information, and they will be
2 submitting comments back to us, as far as type of main
3 species, whether it's animal or plant species within
4 those circles, and whether we are impacted or not. If we
5 are, then we'll start a process to coordinate and work
6 with their wildlife or biologists.

7 FEMALE VOICE: Could you just go back to
8 the wetland's map button?

9 MR. BOLTON: Which button? (laughter)

10 FEMALE VOICE: Two back. So the area of
11 the wetlands, the kettle pond that's on campus next to
12 the baseball field, are there not any wetlands associated
13 with that?

14 MR. BOLTON: With this area?

15 FEMALE VOICE: Yeah.

16 MR. BOLTON: Well this is soils data
17 that's from the DEP, and there might be -- it only
18 captures areas an acre size or more. That's what they
19 map. Maybe there might be small, little ring of wetlands
20 around that pond, but that's something that we'll look
21 into.

22 Another key resource are the historic and
23 cultural sites. There are numerous cultural sites,
24 obviously adjacent, surrounding the campus. We have a

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 cemetery, obviously West Rock State Park, and the open
2 space property to the east and southeast, and, of course,
3 the Jackie Robinson Middle School.

4 There are also three historic buildings,
5 the Admission's House, the Orlando Public Health
6 Building, and the Lang Social Work House.

7 The potential environmental limitations,
8 we also got ahold of FEMA hurricane zones, and, again,
9 you can see the southwest part of the campus is -- again,
10 those are associated with the Winter Brook and Beaver
11 Brook area of stream corridors. Obviously, we have
12 category three and category four in that portion of the
13 campus, just outside of it.

14 Other potential environmental limitations
15 obviously, again, are the flood plains, wetlands, water
16 resources, natural diversity database, endangered,
17 threatened species review, which we'll do with DEP, and
18 the historic buildings.

19 Now the anticipated environmental issues
20 to be evaluated and detailed -- and this is just our
21 first (coughing) cut, our first blush at what the
22 potential environmental issues will be that we'll be
23 analyzing in detail. But again, of course tonight we
24 want to hear from you, to get your other concerns, but,

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 of course, we're looking at flood plains, wetlands, water
2 resources, water quality. Again, natural diversity
3 database, historic buildings, parking and traffic,
4 aesthetics, the neighborhood impact, and again, of
5 course, any concerns and other issues that you have,
6 please let us know.

7 FEMALE VOICE: I have a question. Part of
8 the issue or part of the need for thoughtful commentary
9 is to equalize reference material that you are using
10 amongst those of us who want to make good commentary, and
11 one of the issues is maps, and looking at layouts and
12 what's what.

13 How can we obtain the material that you
14 presented, so that we are looking at what you are looking
15 at?

16 MR. BOLTON: There's several ways. One,
17 again, as I said during the E.I.E. phase, that document
18 shows all the overlays of resources, and that becomes the
19 document that you can comment on.

20 A VOICE: That's later, though.

21 MR. BOLTON: That's later. But this
22 information is actually from DEP. It's available on
23 their website. You can download. Sometimes they have
24 static maps. You can actually download a static map of,

1 for example --

2 FEMALE VOICE: Maybe we can call you, you
3 can give us the resource. I don't want to take up time
4 here. Is that alright?

5 MR. BOLTON: Sure.

6 FEMALE VOICE: Great.

7 MR. SHEELEY: Thank you, Jeff. What we'd
8 like to do now is begin the public comment part of the
9 hearing this evening. I'd like to introduce Toni Walker,
10 our State Rep., who just walked in a few minutes ago.
11 Toni?

12 MS. TONI WALKER: Hi. I thank you for
13 giving us this opportunity, but I came to listen to
14 everybody.

15 MR. SHEELEY: What I did say before about
16 some of the ground rules, we're going to limit everybody
17 to three minutes the first go around. You may speak
18 again after everyone has had a chance at least to speak
19 the first time. There are sign up sheets in the rear of
20 the room. In case anybody hasn't signed up, I have a
21 sign up sheet in front of me now.

22 What I will do is I would like to call on
23 one of the public officials here this evening, who would
24 like to comment, and that's Alderman Rawls-Ivy from the

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 community. Babz?

2 MS. BABZ RAWLS-IVY: Hello, neighbors and
3 friends. My name is Babz Rawls-Ivy. I'm the alderwoman
4 from Ward 28, which is just right over here down the
5 street a bit. I come representing 28, as well as 27, as
6 well as 29. My colleague, Carl Goldfield, is in
7 Aldermanic Chambers tonight, and I've decided to come out
8 in his place, as well as the late Philip Voigt, who
9 passed away yesterday. And thank you, Dr. Norton, and to
10 you, too, Bob Sheeley, for hosting us.

11 Some of you may not know, but we have been
12 in conversations with the University for I guess a little
13 bit more than a year regarding their plans to develop and
14 work on their master plan. So I'm here representing my
15 community, which is about 4,000 of us in Beaver Hill.

16 With the three wards together, we make up
17 the largest voting block in the City of New Haven. So I
18 come with all the best intentions and well wishes of that
19 neighborhood, and just want to sort of relay some of the
20 sentiments of my neighbors, in terms of what this impact
21 will do, what this impact will have on our neighborhood.

22 We love Beaver Hill, we love Beaver Pond,
23 and we do not want anything to sort of mess with that
24 dynamic. We understand that you have a need for a

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 parking garage. We are not adverse to doing what you
2 need to do to support your administration and your
3 faculty. However, we do not want it to be at the expense
4 of our beautiful neighborhood.

5 We are not, the Board of Aldermen is not
6 strangers to Town/Gown relations. We have had
7 conversations with that other school down the way, down
8 the street a bit, and, so, we have had a long and
9 sometimes tumultuous, but often harmonious relationship
10 with those folk, and I think we have come to a meeting of
11 the minds.

12 And, so, we are hoping that we will embark
13 on that same sort of relationship with Southern. Nothing
14 is written in stone. Nothing is written in stone. And,
15 so, by virtue of us being here tonight, I understand that
16 you realize that. Our concerns are three points. We are
17 adverse to the parking garage, we are concerned about
18 Beaver Pond Park, and we are extremely concerned about
19 traffic, not just traffic on Fitch Street and Ella Grasso
20 Boulevard, but how it relates to surrounding streets,
21 like from Whalley Avenue. What will that look like?

22 What would it look like coming from the
23 Hamden side? We'd like for you to sort of really work on
24 creating and paying attention to the traffic studies that

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 I believe you are doing in the spring, that we hope that
2 you would carry that further and look at the cross
3 streets of Whalley and beyond Crescent and Ella Grasso
4 Boulevard. We hope that you sort of will look at that,
5 as well.

6 I understand that this is a garage for
7 your faculty, but we also know that you have space on
8 your campus and other places that is not utilized, in
9 terms of parking. And, so, we are hoping that you will
10 take leadership issues around responsible commuter
11 engagement, meaning that you work on shuttle system,
12 expanding that, or creating that, and throwing some money
13 at that to help eradicate or at least address this issue
14 of parking, because, at the end of the day, some day you
15 will need to build more parking lots if you do not
16 creatively sort of address that issue.

17 So although we are like in 2005, but some
18 day we will be in 2015, and we do not want to come back
19 here again and have the same conversation about parking.
20 So I wanted to just come and sort of say, on behalf of my
21 neighbors, that we hope that this is an ongoing open
22 dialogue, and that you are sincere in hearing what we
23 have to say as residents, as taxpayers, as neighbors to
24 this University, and know that we are available at your

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 disposal, at your opportunity, and we will make ourselves
2 available at your beckon call, if you will, to support
3 and dialogue with an open mind and an open heart.

4 So thank you very much. And I know my
5 neighbors will follow and say a lot more than what I have
6 to say, but thank you for this opportunity.

7 MR. SHEELEY: Okay. The first speaker
8 this evening, are you related to the Olmsted, the actual
9 Olmsted? It says Richard Olmsted. Are you related?

10 MR. RICHARD OLMSTED: Somewhat.

11 MR. SHEELEY: Are you really?

12 MR. OLMSTED: Yes, sir.

13 MR. SHEELEY: You've got three minutes.

14 MR. OLMSTED: Thank you, Vice President
15 Sheeley, and thank you, President Norton, for giving us
16 the opportunity to speak here in this newly renovated
17 facility here. I have a few concerns, and Babz hit on
18 most of them. But in terms of traffic and parking, I
19 think it's pretty obvious how -- by the way, my name is
20 Rich Olmsted, and I live 508 (indiscernible) about a
21 block and a half, so my concerns have to do with traffic
22 and parking, the impact it will have on traffic,
23 specifically on Crescent Street and at the intersection
24 of Crescent and Ella T. Grasso Boulevard.

1 I have a concern about not only the size
2 of the parking garage, but mostly the location of it.
3 When we've had previous meetings, I mentioned that I
4 thought it might be pretty nice to trade places with the
5 Fine Arts Building and the parking garage.

6 I'm assuming the design of the Fine Arts
7 Building would be prettier than the parking garage, but I
8 hate to make such an assumption. And then, lastly,
9 obviously, the proximity to the pond and Beaver Pond
10 Park, itself, the possibility of wash off from the
11 parking garage directly into the pond, but, ultimately,
12 even with storm drain systems and whatnot, most of it is
13 going to end up, I think, in Long Island Sound.

14 I guess the last thing that I'd like to
15 address is I noticed, on one of the maps having to do
16 with endangered species, is that a corner of that map
17 actually covers the edge of the parking garage.

18 I know that there are other locations on
19 campus that more parking garages could be built. It
20 seems to me that parking garages closer to the center of
21 campus might serve the needs of both staff and faculty
22 and students better than on the perimeters. I guess what
23 I find most disturbing is the continued expansion towards
24 the perimeter of the development.

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 I'm not so naïve as not to be able to
2 understand that when you buy new pieces of land, you
3 actually hope to build on them or develop them. I think
4 that putting the parking garage towards the perimeter is
5 counterproductive on a number of issues, even goals that
6 you hope to meet. Thank you.

7 MR. SHEELEY: Thank you. Richard, thank
8 you for stating your name. I forgot. I appreciate that.
9 The next speaker is Nan Bartow. Nan, would you please
10 make sure you state your full name and address?

11 MS. NAN BARTOW: Yes, I will. Please
12 remind me if I don't. Many of you know me as Nan Bartow,
13 480 Ellsworth Avenue. I work with Friends of Beaver Pond
14 Park, and I'm here representing Friends of Beaver Pond
15 Park, as well as just being myself, a homeowner on
16 Ellsworth Avenue, part of Beaver Hills.

17 I'm very happy to be here and to have this
18 opportunity to speak and to meet, again, with President
19 Norton and Bob Sheeley. We were lucky that they agreed
20 to take a walk around the north pond, Beaver Pond Park,
21 here with us. We had a nice walk in the spring, when it
22 finally warmed up, and got to see the full beauty of that
23 pond, and I hope that sometime we can take you around the
24 south pond, too, at least part of it, where there's a

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 trail.

2 I'm speaking as a graduate of SCSU. I got
3 a Sixth Year degree here, and I sometimes drove over and
4 parked in the neighborhood. Sometimes I parked in the
5 parking lot here. Sometimes I bicycled over. Sometimes
6 I walked over.

7 I realize that parking is an issue here,
8 and we certainly think that you need to have parking
9 lots. I also recognize the service that SCSU provides
10 its students and our community. I think it's a very
11 important service. Many people in our neighborhood have
12 gone to SCSU, or teach at SCSU, or come over here and use
13 the facilities, Lyman Hall, and walk around the ponds, so
14 we value it, and we value our relationship, our
15 partnership with you.

16 I understand that success and growth has
17 resulted, of SCSU, has resulted in a parking problem that
18 you are dealing with and, of course, we are dealing with,
19 too. It's a problem that public institutions and private
20 institutions have all over the City of New Haven. Yale
21 deals with it, and the stores deal with it. Many places
22 do.

23 I, myself, though, tonight want to
24 register how upset I am with the encroachment by SCSU on

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 New Haven parklands, and the encroachment from the
2 beginning has been a lot. This was all New Haven
3 parkland, where the buildings are, Southern, where
4 Hillhouse is, where Jackie Robinson is. This was all New
5 Haven parkland, but that's in the past.

6 There's still a certain amount that
7 Southern has control over, and that is actual New Haven
8 parkland. That's what I'm concerned about today. Beaver
9 Pond Park is the only open space that's available to our
10 neighborhood, Beaver Hill, and to the densely populated
11 adjoining areas of Newhallville and Dixwell. Over the
12 past 20 years, SCSU has built playing fields and a
13 baseball stadium on parkland that is also wetlands. It's
14 very wet.

15 That used to be open land that all of us
16 walked over. People went and played golf. I'm not a
17 golfer, but people were out there playing golf. Now it's
18 enclosed, and New Haven residents cannot walk on it,
19 because it's fenced in.

20 We're proud to have Richard Olmsted here,
21 distant relative of Frederick Olmsted, who designed New
22 York's Central Park. He worked on the design of this
23 park and of Edgewood Park, and we must pay respect to the
24 historical significance of this land that he worked on.

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 SCSU has been buying up private land along
2 Fitch Street. We have no problem with that. And the
3 roads that extend west from Fitch Street. We're not
4 protesting any expansion or construction plans of garages
5 or buildings in those areas.

6 We're just trying to keep the small amount
7 of New Haven parkland that is still open land free from
8 encroachment, and we feel that building a garage where
9 you are proposing the faculty garage would certainly
10 infringe on that parkland.

11 Crescent Street already has too much
12 traffic and pollution. Visually and otherwise, a multi-
13 story parking garage is not an appropriate use of the
14 land where SCSU proposes to build a parking garage. In
15 terms of infringing on the parkland, we say enough is
16 enough, and please do not build the garage in this area.

17 MR. SHEELEY: Thank you. Marsha Kravitt?
18 Would it help if I put this microphone down a little bit?

19 MS. MARSHA KRAVITT: Yes, it would.

20 MR. SHEELEY: Okay. Watch your step.

21 MS. KRAVITT: I'm Marsha Kravitt. I live
22 at 450 Norton Parkway. When my husband and I bought our
23 home in 1957, I told a friend of mine we were going to
24 live there. She said, oh, all you can hear is the birds.

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 Not anymore. Now Norton Parkway is a speedway that leads
2 to Southern Connecticut University.

3 As a former employee of this institution,
4 I have a personal anecdote that might give you a little
5 information. I was Director of Off Campus Housing
6 between 1960 and 1966. At that time, the only campus
7 housing was Seabury Hall for 100 girls and 12 rooms over
8 the Student Union for the boys, 12 boys, and there were
9 hundreds of students living off campus. I suspect that
10 there are still students living off campus, and that
11 that's where the traffic problem will enter.

12 One night during a rainstorm, two of our
13 off campus girls were headed toward the Student Union,
14 because it was movie night. It was a Thursday night. At
15 that time, there were no streetlights on Crescent Street.

16 There were no sidewalks on Crescent Street. It was
17 raining, they were wearing dark clothing, and a car hit,
18 one girl died.

19 I had a call from the dormitory director,
20 telling me that two of my own off campus students were in
21 the emergency room at Yale-New Haven. I spent the night
22 there with President Buley and the dorm director and a
23 couple of other faculty members. We couldn't reach the
24 parents of one of the girls. The girl who survived was

1 seriously injured.

2 This is something that could happen again,
3 although we do have lights and we do have sidewalks, but
4 they are speeding up all of these side streets. Yes, I
5 used to hear the birds in the morning. Not anymore. I
6 hear the tires speeding up the street to make a class.

7 At the risk of sounding too dramatic, I
8 just want you to face the realities. The parking garage
9 will generate more traffic on our residential
10 neighborhood, a historic neighborhood, by the way. In
11 1986, we were placed, the Beaver Park area was placed on
12 the Historic Register. Have respect for that. I guess
13 that's it.

14 MR. SHEELEY: Thank you. Our next
15 speaker, Jonathan Hart.

16 MR. JONATHAN HART: Thank you. Thank you,
17 and I do appreciate the opportunity to be here this
18 evening. My name is Jonathan Hart. I'm a resident of
19 670 Ellsworth Avenue. I'm also a professional planner.
20 I understand the need for growth, but I understand that
21 growth can be done as smart growth with respect for the
22 community, and growth can simply proceed at the expense
23 of the community.

24 I'm reassured that there's a master plan.

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 I've been here for a short period of time, but in
2 conversations last night, I voiced some doubt that there
3 was a significant master plan. I'm curious, as to what
4 sort of public involvement there was in developing that
5 master plan.

6 We're standing here this evening, we're
7 discussing a garage, which has been designed and it's
8 into a master plan. Had the public been part of the
9 planning process prior to this, and I don't know if they
10 haven't been, I don't believe that we would be having
11 this conversation at this late juncture. I've been to
12 enough of these meetings, and I've been on the other side
13 of the fence. I've been sitting on that side of the
14 table. It's not a great place to be.

15 People don't come here because they're
16 overwhelmed with joy with your plan. If we were all
17 really excited about this plan, this room would be empty,
18 and you would all be home by now. I want you to take a
19 look around this room, and this is a small representation
20 of the people who could make it out this evening, but
21 people are not pleased with this.

22 I do not want to come off as somebody
23 saying build it somewhere else, anywhere, just not in my
24 backyard. I understand that you need to grow, but the

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 traffic on Crescent is simply unbearable as it is.
2 There's a posted speed limit of 25 miles an hour. I'm a
3 transportation planner, by the way, so I'd be more than
4 happy to look over your traffic study.

5 The posted speed limit is 25. I would say
6 that the average speed is closer to 40, and I'm often
7 greeted by calls of ready, set, go at the stoplight.
8 It's not acceptable. Crescent is not an appropriate
9 approach road for a facility of this size. It simply
10 isn't. It's a two-lane road that simply, at this point,
11 can't handle that kind of traffic.

12 Back to public involvement, though, I'd
13 like to read something. This is taken directly out of
14 the SCSU strategic plan, October 2000. It reads,
15 objective 3.18, "Prepare a master plan for facilities,
16 with broad opportunities for effective consultation with
17 faculty and staff. Expedite reviews and approvals to
18 acquire additional major spaces in order of the priority
19 need for them."

20 I want to go back over part of that
21 sentence, "with broad opportunities for effective
22 consultation with faculty and staff." There's something
23 missing there. That's the community. I don't want to
24 jump to conclusions. I've lived here for a short period

1 of time, but I really do feel that there is a lack of
2 respect for the fact that you are bordering a purely
3 residential community.

4 The fact that you have chosen to place a
5 garage at the one edge that abuts the densest portion of
6 a residential community, single-family homes, either
7 shows a lack of planning or a lack of respect for the
8 community. I don't want to be adversarial. I think
9 there is an opportunity here for the residents and for
10 SCSU to collaborate and to work together and build an
11 asset out of this relationship, but we shouldn't be here
12 this evening. We should have been here a long time ago.
13 That's all I'll say for now.

14 MR. SHEELEY: Thank you. Our next
15 speaker, Ivan Katz? Reminder, full name, address,
16 please?

17 MR. IVAN KATZ: Yeah. My name is Ivan
18 Katz. I'm an attorney that lives in New Haven, born
19 here, practices here. My residence is at 1631 Ella
20 Grasso Boulevard. I'm somewhat surprised and rather
21 astonished by reference to a garage. The plan that is
22 presently before you calls for the erection of three
23 garages.

24 There is one that is proposed in this

1 general area, adjacent to Moore Field House. There is
2 the Fine Arts Garage that's been discussed that's going
3 to be planned for here -- by the boulevard, but there's a
4 third garage behind what is now Earl Hall, who plans to
5 tear down Earl Hall, erect a computing center, and behind
6 it another 500-space garage.

7 So we've got a 500-space garage planned
8 for here, 500-space garage planned for here, 1,000-space
9 garage planned for here, coincident with closing off
10 Farnham Avenue, which will immediately take the occupants
11 of those 1,000 spaces, again, I think, by normal
12 multipliers, we're talking 1,000 spaces equals 2,000 to
13 3,000 cars a day, will end up on Fitch Street.

14 The plan here is to realign the entrance,
15 which presently is on Crescent Street, to create a
16 straight shot onto Ella Grasso Boulevard, with an
17 internal roadway that is going to funnel the traffic from
18 this 500-space garage and this 500-space garage to that
19 exit, thus taking the two-lane Ella Grasso Boulevard,
20 with nicely newly erected bike lanes, and creating what
21 amounts to a speedway or worse.

22 Mr. Hart made reference to your traffic
23 study. I find it hard to believe that there was a
24 traffic study involved, unless somebody simply took the

1 current traffic study for the Long Island Expressway and
2 just simply adopted it.

3 This is not a matter of being adversarial.
4 It is a matter of seeing what amounts to a plan to
5 decimate a neighborhood for no good reason that appears
6 to be fast tracked. It is being done in complete
7 violation and denigration of the rights of the neighbors.
8 It is a disaster. It is a plan to take one of New
9 Haven's most diverse, oldest, and most delightful
10 neighborhoods and turn it into downtown Bridgeport. I
11 object to it vigorously. Thank you.

12 MR. SHEELEY: Thank you. Bob Caplan?

13 MR. ROBERT CAPLAN: My name is Robert
14 Caplan. I live at 558 Ellsworth Avenue. I'm here to
15 object to a number of the items that I've heard today.
16 Most of what I have to say reiterates a number of the
17 points that have been made already, but I think they need
18 to be repeated.

19 The observations that I've made, based on
20 hearing the presentation to date, I note that the
21 environmental review takes place after the plan has been
22 completed, rather than incorporating the environmental
23 considerations into the plan, itself. I think that
24 simply means that you've got to try to undo decisions

1 that have already been made.

2 There's been a lot of discussion about the
3 growth of the campus, and there was a lot of reference
4 made to who was involved in it, but, again, I'll
5 reiterate the fact that we had no reference to the
6 community, interface in the community involvement during
7 those discussions.

8 The school is expected to grow. I don't
9 have any sense of what maximum size the administration
10 thinks the school can get to for the amount of acreage
11 that is fixed. Granted, we're adding a little more
12 acreage here and there, building lots, basically, quarter
13 acre sizes, but there's some implication to the maximum
14 size that the school can or should be, as it applies to
15 students and/or faculty for the size that it is, but I
16 don't have any sense that there's any maximum growth
17 expected or planned.

18 And then, back on the issue of traffic, I
19 didn't see any implications of the traffic analysis. We
20 hear traffic studies. It would have been nice to have
21 heard what they said, as it applies to the street
22 closings that are being proposed and the garage
23 placement, as it applies to the very small streets that
24 we already do have.

1 So those are observations that I've made,
2 just based on the presentations that are here, and I'd
3 like to add my comments to the concern of the other
4 neighbors, as to the implications of this work. Thank
5 you.

6 MR. SHEELEY: Next speaker. Peaches
7 Quinn?

8 MS. PEACHES QUINN: Thank you. I am
9 Peaches Quinn. I reside at 650 Ellsworth Avenue, and I
10 very much appreciate the hosting of Southern Connecticut,
11 as well as the involvement, also, of our state DEP
12 related folks here this evening, so thank you very much.

13 As Bob Sheeley would know, it's got to be
14 a very important topic to have me here tonight, because
15 right now the Red Sox are playing the White Sox, and I
16 should be in front of the television, right, Bob? And if
17 you are the good guy I know you to be, you'll go out and
18 get a score. That's the least you can do.

19 I am definitely here in the spirit of
20 neighborhood and partner, and I had put together a
21 comment, a quick comment to abide by the three minutes,
22 which I will, but I'm going to put it aside, because I
23 would like to make some observations, based on what I
24 heard here tonight.

1 First, I would like to remind those of you
2 who were, and for those of you who weren't, you missed
3 one of the grandest, greatest presentations on what it
4 means to live in the city. If you attended the 20th
5 anniversary of the Hill Health Center back in 1980
6 something, I think, it was Bart Giamotti who gave the
7 address, and the essence of the address, and I have a
8 copy of it, was those of us who live in the city want to,
9 and we live in the city knowing that we are going to be
10 neighbors to one another.

11 That's residents to residents, business,
12 education, you name it, but we are here, and we have a
13 symbiotic relationship in the city, but the city is the
14 vibrant, dynamic, happening place to be, so whether it's
15 the pastoral opportunity in the city, Beaver Pond,
16 whether it's the intellectual opportunity in the city,
17 its libraries and its education centers, the
18 relationships, friendships that we build, whatever it is,
19 we love doing it in this room.

20 So when we feel assaulted and, also, we're
21 on a very fine line, it's a very balanced line, and
22 easily we get upset, so if we have a neighbor who moves
23 in who is disrespectful, if we have a project that gets
24 started and we don't know about it, immediately we're

1 concerned, and we get very protective of the quality of
2 life and the relationships that we have in the city, and
3 that's what's going on here now.

4 From what I have heard tonight and my
5 involvement with the Nan Bartow Friends of Beaver Pond
6 Park, the first observation that I would make is that
7 your process is sorely lacking, and that's been said. We
8 want to be engaged as partners. We don't want a
9 marketing presentation.

10 Unfortunately, when projects like this are
11 undertaken, we are given minimal information at what
12 feels like, regardless of what you say for us, it's the
13 last possible moment. We need to be educated. We need
14 the problem statements, and we will be happy to work on
15 solutions. Your process is lacking.

16 Number two, I would also say you're stuck
17 with some limitations, some limitations that are going to
18 be really tough to address. We're going to come on
19 strong to protect that environ. We just are. We're
20 going to come on strong to protect what Olmsted designed,
21 and that's not going to go away, and that's how we're
22 feeling. That's the last bastion of pastoral life that
23 we have in this neighborhood.

24 The third point that I would make that was

1 much more eloquently made before me is that we are a
2 family neighborhood. We're a family neighborhood that we
3 treasure, that we value, because of the mix in the
4 neighborhood, but to embark on construction that, again,
5 assaults us in a different way, that removes a visual and
6 that creates the traffic problems that were mentioned are
7 unthinkable, are unspeakable.

8 Again, I reiterate, in closing, we need
9 the problem statements. I think we're getting a grasp on
10 the problem statements. We want to help you out, we want
11 to be your partners, but you've to got to engage us, and
12 I ask that you do. Thank you.

13 MR. SHEELEY: Our next speaker, Colin
14 Caplan.

15 MR. COLIN CAPLAN: Hello. I'm Colin
16 Caplan. I reside at 96 Blake Street, New Haven. I am
17 Beaver Hills born and raised. I still live down on the
18 other side of the hill on Blake Street. My background is
19 in architecture. I have basically understood
20 architecture because of New Haven and this whole area,
21 and went to New Orleans and studied a lot there.

22 Coming back here, it's a great challenge
23 to try and figure out New Haven in a way that can make it
24 work better, with all its social and I would call it

1 geographical constraints and opportunities.

2 Bob, you have a very difficult campus to
3 handle. This is not an easy campus to plan with. What
4 was given to you guys in '52 or whenever the first
5 building was built, they did it all wrong, and you're
6 doing a good job trying to fix that, making an urban
7 campus instead of something that's so spread out and very
8 difficult to understand for a student.

9 I think some of the problems with the park
10 and the relations with building on the park you're
11 hearing tonight, and I think one of the things about the
12 parking garage that you already built that got awards,
13 you know, people are talking about, is that the front
14 looks great, but the back looks like a back of a parking
15 garage. And I think that's something that there is no
16 back to the campus.

17 Every side is a front, because the park is
18 on all sides. You know, they've got a park on one side,
19 you've got a park on another side, you've got a
20 neighborhood on the other sides.

21 One question I'll pose kind of randomly is
22 why is Tilcon still there? Maybe we could work that out.
23 And the other thing is I do have a problem with the
24 expansion southward on Fitch Street, because, as you

1 know, I was not in support of the demolitions on Fitch
2 Street of five properties there, and they were historic
3 buildings, at least three of them were.

4 They really could have been reused, or
5 some thought, because I know now it's an open space, and,
6 actually, it's very pleasing to see an open space, but
7 the concept for what's going to be there I can tell is
8 housing, and it looks like little townhouses. I would
9 suggest consulting in depth to find a design that is
10 suitable, now that you do have control of that space,
11 that you have houses across the street, homeowners across
12 the street, students across the street and down the
13 street.

14 I am concerned with Harry's package and
15 that corner. I'm concerned with the houses. I do not
16 buy my liquor there. I am concerned with the houses that
17 are along there. Actually, I'd like to see them
18 preserved. If they're going to be houses for people,
19 great. If they're going to be for student or faculty
20 use, great. I mean it would be great to see something
21 that looks like it does.

22 I think part of the fabric of Fitch Street
23 is deteriorating. You have Beecher School expansion,
24 demolishing another five properties all along Fitch

1 Street, so all that whole corridor there will not be
2 residential anymore, and that's encroaching upon that
3 Blake Street corner.

4 You're losing the identity there, and
5 that's going to become institution, and that produces
6 streets with high traffic, fast traffic, and often crime,
7 depending on lighting and other situations, so I ask that
8 you address that and look into that. My design
9 consultation is always available. I'll have to get my
10 resume together. But thank you for this opportunity, and
11 I look forward to seeing the planning.

12 MR. SHEELEY: Our next speaker, Rhoda
13 Zahler. Rhoda?

14 MS. RHODA SACHS-ZAHLER: Again, I want to
15 express my thanks to Dr. Norton and Bob Sheeley for
16 giving us this opportunity to tell you what we think.
17 This is actually the third time I've had an opportunity
18 to be with both of you to talk about Beaver Pond.

19 We had a very productive meeting in your
20 office last spring, and then we had a little tour over
21 the course of the summer. I think you understand very
22 well how important this park is to those of us who have
23 been in the neighborhood for a long time.

24 A couple of things I just wanted to

1 mention that were really part of our conversation at
2 those meetings. I've lived in the neighborhood for 20
3 years. I raised my children here. Quite frankly, I
4 never knew the park was there for a long time.

5 It really wasn't until, through my work
6 for the City of New Haven, I'm a planner, as well, I was
7 staffed to the city's Environmental Advisory Council, and
8 Brian McGrath brought to our attention at one of our
9 meetings that this park was there.

10 It had been a wonderful resource at one
11 time for the neighborhood. He used to go fishing there.
12 A lot of the older residents of the neighborhood remember
13 using the park for fishing, for swimming, and there was a
14 real dream that somehow this could become, again, a very
15 positive resource for our neighborhood, which is a lovely
16 neighborhood, with very historic houses built in the
17 1930s, a stably integrated neighborhood, and a lot of us
18 are very committed to making it the best neighborhood
19 possible.

20 So we told you that there had been a plan
21 that had actually been funded by the state to make some
22 improvements. They did an assessment of what the
23 environmental conditions were in the park, and this plan
24 should really become part of your record and your

1 environmental review.

2 It's available through the city's
3 Environmental Advisory Council. I personally don't have
4 a copy, but I'm sure Brian McGrath, who is here, can get
5 one for you as part of your review.

6 Our hope really was, in our meetings and
7 our walk with you, that you would be a partner with us in
8 helping us realize the dream, the potential for that
9 park.

10 The other thing I just wanted to mention
11 is that my 24-year career with the city was really
12 devoted to having neighborhoods empowered to work with
13 the institutions that are within them and next to them,
14 to work in consort to develop mutually beneficial plans
15 for the neighborhood and for the institutions. It wasn't
16 always easy.

17 One of my first assignments, when I
18 started working for the city in 1978, was to stop the
19 bulldozers, stop -- to work with the neighborhood group
20 that was being formed by Walter Brooks and others to
21 renovate houses, instead of tearing them down.

22 It was a tough battle, because we had an
23 agency in the city, the redevelopment agency that was
24 still using federal dollars to acquire and demolish

1 houses and neighborhoods in huge numbers at the same time
2 that those of us in the Planning Department were working
3 on plans to use those same dollars to renovate and
4 restore the neighborhoods.

5 I'm very proud of the work that we did,
6 working together with Yale-New Haven Hospital, with Yale
7 University, with the Hospital of Saint Raphael, to
8 develop some really innovative model programs to
9 encourage employees to buy houses in the neighborhood and
10 provide stability to the neighborhoods, to develop open
11 spaces as part of plans, and I think it's really possible
12 in this situation, as well.

13 I hope that you, Dr. Norton, who are
14 really new to our community, will appreciate this culture
15 in the City of New Haven of the expectation on the part
16 of neighborhood residents that will be your partners. We
17 have knowledge, and we have resources, and we really
18 sincerely want to work with you and make this the best
19 possible thing for Southern and for the neighborhood, and
20 we think it's possible.

21 So I hope this can be not the end of the
22 conversation, but the beginning of a conversation, and I
23 hope we'll be able to work with you on improving this
24 plan, so it will be good for you and good for us.

1 MR. SHEELEY: Is there anyone else this
2 evening who would like to speak? You are who? Who are
3 you? Brian McGrath, ladies and gentlemen. Make sure you
4 repeat your name and address loudly, so we get it on the
5 record.

6 MR. BRIAN McGRATH: I'm Brian McGrath. I
7 live at 105 Woodside Terrace in New Haven. I'm a many
8 year resident of the Beaver Pond neighborhood, Beaver
9 Hills, but I don't live here anymore, and I wasn't going
10 to speak tonight, Bob, but you provoked me. It was
11 actually Rhoda who inspired me.

12 There's just two things I would like to
13 talk about. The University is a neighbor to us. You are
14 a creature of the state, but you are a New Haven
15 resident, even though the clientele you serve is mostly
16 not New Haven.

17 What Rhoda said was we were always hoping
18 that, like we expect of our other property owners, that
19 you are really our neighbor, and you don't really serve
20 the state, but you serve us, or definitely, even if it's
21 unofficial, you take our side.

22 The two projects I'm talking about, sort
23 of hoping that I can inspire you to take some leadership
24 role here, one is the pond. Your entire eastern boundary

1 is that lake. That lake is manmade. It was made in
2 1924. Like every other lake in America, it only has a
3 lifespan of about 100 years.

4 Our study that we paid 50,000 dollars for
5 discovered that that lake now is nearly dead. Most of
6 the species that were there when I fished there every
7 single day, starting 50 years ago, most of the species in
8 that lake are now dead. There are 14 feet of silt in the
9 bottom of that lake, and it can't sustain much in the
10 summer months.

11 The dam has been destroyed, and, although
12 I hate to place the blame, but the majority of that, a
13 lot of that silt, of course, it came from storm runoff
14 and the city salting and sanding, but a great deal of it
15 came from the original construction of this campus and
16 from the original construction of the Jackie Robinson
17 School.

18 And all I'm saying is that you own half
19 the lake, and any half you think you don't own I
20 guarantee you the City of New Haven will give you all the
21 permissions you want to make improvements.

22 That lake could be one of the greatest
23 natural resources, again, by a simple restoration
24 process, which the DEP really wants to do. Every

1 conversation we've had with them over the years always
2 ends up with the same story. As soon as you people
3 deliver a special act and put the grant funding in our
4 hands, we'll administer the restoration project. It's a
5 piece of cake.

6 And the 500-gorilla partner that I'd love
7 to have would be Southern Connecticut. You guys are more
8 powerful than any of us. We've never gotten anywhere
9 with these requests. Years have gone by. You could do
10 it. You have got the juice to do this.

11 The other project that I'm talking about
12 is even 20 years ago this campus deserved and the traffic
13 studies said merited access to that Merritt Parkway on
14 this side of the rock near the Nature Center.

15 And when that design was done, it turned
16 out to be feasible and cheap and it can easily be
17 accomplished. Because of a ridiculous political backlash
18 way back at the time, the state backed off, as this is
19 what -- everyone knows I've been in the traffic and
20 parking business all my life. I have seen a lot of good
21 projects die because the state DOT backed off because of
22 a little bit of political flap locally. Hey, that money
23 could go to Stamford. No problem.

24 There are plenty of towns looking for

1 every nickel that the DOT owns. That is a project that
2 today, with the size of the campus today and the
3 expansion plans that you're presenting here, lots of the
4 local traffic problems that people are talking about here
5 I know, from my own professional experience, are
6 happening because your access is bad.

7 So because your access from the outer
8 world is bad, a person has to come from all the way to
9 Whalley and Amity, or get off at the Hamden High School.
10 What happens is, when they get closer to the campus,
11 because the local streets can't handle it, there are
12 traffic jams, they find shortcuts. They love to use the
13 Boulevard instead of --

14 No one in their right mind would come down
15 Blake and Fitch anymore in the morning. I have to take
16 my daughter through there every morning to get to Foote
17 School. I'm stuck there for four traffic signal cycles
18 every single morning, so it's no wonder that Southern
19 students come around and use the Boulevard, or they'll
20 use any bypass road there, using Crescent Street, because
21 they don't want to get stuck in all these traffic jams.

22 If you were to relieve that pressure, by
23 letting the direct access you deserve directly off that
24 highway from north or south, you'd be in and out of the

1 campus in five minutes, through uninhabited territory,
2 not bothering anyone at all, and off and on that highway
3 and into your garages, without disturbing the neighbors.

4 Your state agency, the DOT, will respond
5 to you more readily than they would to a few residents.
6 My experience also shows that no matter what the DOT says
7 to you about funding, none of it's true. It's like I
8 told Mayor Daniels once one day, when I needed some money
9 in my budget for a thing that he had to fund, there was
10 no choice, he had to do it, and I, he said, "I don't have
11 the money."

12 I said, "Mayor, you don't have the money
13 for something else, but you've got the money for this."
14 You need to have that attitude. You're a 500-pound
15 gorilla. You can do it, and we'll help you. See, we're
16 good in the support role. We can mobilize three times
17 what you see here. When you tell us where to go, we'll
18 go head them for you. Thank you.

19 MR. SHEELEY: Your time is up. I've been
20 wanting to do that for a long time. Is there anyone else
21 who would like to speak this evening? Anyone who has
22 already been up would like to get back up again?
23 Certainly.

24 MS. WALKER: I'm Toni Walker. I'm from

1 Ella Grasso Boulevard. I would first say that I thank
2 everybody for coming out, and I've had many conversations
3 with you about this whole project, and I was very happy
4 to see my neighbors come out, but I knew and I told you
5 my neighbors would come out. I was very, very clear. I
6 have a very, very well informed and outspoken
7 neighborhood, and they are very strong.

8 First, I want to say I am also a resident,
9 who has lost two cars on the Boulevard because of
10 students going over the hill. I've lost two totaled
11 cars. And I've grown up in this neighborhood for over 30
12 some years. This is a very, very close neighborhood.
13 This is a neighborhood that has pride. This is a
14 neighborhood who have grown up together.

15 We've loved together, we've lost together,
16 and Southern Connecticut has been part of that, and it's
17 grown and our neighborhood has grown. I hope that, from
18 this point and this next step that we have, we're going
19 to have a conversation about these plans, and a
20 conversation that should have happened well before. But
21 now we're here, and we're saying we would like to have
22 it, and we would like to make sure that we are part of
23 the process.

24 When you look at the expansion of Southern

1 Connecticut and you look at how far it's grown, you start
2 to say how much of that has that been incorporated with
3 the neighborhood? This is an opportunity to make sure
4 that we are here and we are part of that step.

5 I notice that we talked about some of the
6 wetlands in the area and some of the lakes and the parks.
7 Those areas were neighborhoods that we've lost, but we're
8 willing to lose, because we know we have to have
9 education. But there are also parts of our neighborhood
10 that are very, very dear to us, so we want to make sure
11 that they stay intact, and that we are able to come back
12 to our homes every night and know that we have a safe
13 neighborhood and we have a viable neighborhood.

14 When our children go out on the streets to
15 play or grandchildren, whichever they may be, I want to
16 know that they are going to be safe, and I want to know
17 that they can actually grow up and come back here, just
18 like all of us have for all our lives.

19 So I'm hoping that the next step will be
20 our conversation, both on a local level and on a state
21 level, that is going to give us what we all want, because
22 I think we have that, and we have the ability to get
23 that.

24 I think that we have something that's

1 strong, and I think that New Haven is a very wonderful
2 city, and you'll find that education is something that we
3 all appreciate and cherish, because we know that's
4 important, because of obviously some of our other
5 neighbors.

6 I hope that before we take to the next
7 step, that we will have information that will be shared.
8 I think that probably your power point can be put on a
9 website, so that we can all see that, as many people have
10 talked about. And I think that we should also know about
11 some of the other -- there are some, one of my neighbors
12 pointed out to me, about the fact that the plans are on
13 the DPUC? The Southern Connecticut State.

14 So you can go to the Connecticut State
15 University website and look at the plans. There's
16 several pages on there. And I think that all of us
17 should continue the conversation, so I would like to ask
18 you what is the next step? When are the next plans?

19 I know you gave us a chart, but we would
20 like to know, more specifically, the dates, and what are
21 we going to be doing next, and how can we aid you in
22 helping to work towards making other areas possible to
23 help you expand, such as, as Brian pointed out, the
24 access to the Merritt Parkway? I think we should ask

1 that to be revisited.

2 I also should let you know that my
3 colleagues, Senator Looney and Harp, our representatives,
4 Staples -- I'm trying to remember, Candelaria all said
5 that they are very much in support of what the
6 neighborhood wants. So we need to make sure that we
7 share that, and we go from this point on.

8 They will be very glad to provide you with
9 any assistance, and they will also be very glad to
10 express their support to the neighbors here, also, if
11 they need to.

12 MR. SHEELEY: Thank you. Alderman
13 Goldfield, would you like to say a few words? I know you
14 just walked in, I'm hitting you, but I didn't want you --
15 okay, very good. Thank you. Anyone else who would like
16 to speak this evening?

17 Let me remind you there are other ways
18 that you can comment on this plan, once again, besides
19 speaking this evening. You certainly can fill out one of
20 the comment sheets that you find on the table back there,
21 and you can submit them on or before October 20th.

22 You can send them to Alex Roe, and her
23 address is right up there, 39 Woodland Street, Hartford,
24 Connecticut, 06105. You can also e-mail or fax her. Her

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 e-mail number is there and her fax number is there. If
2 you forget those, you can send it to me here at Southern,
3 and I'll make sure Alex gets it.

4 Let me just end this evening by saying,
5 first of all, thank you all for coming out. The
6 University does, indeed, appreciate your comments, and we
7 are listening. We're here tonight to listen, and I think
8 we listened very carefully, and we heard your concerns.

9 And I also want you to know that this is a
10 proposed plan. I think you need to understand that.
11 This is something we have put forth, in order to meet the
12 academic needs of the University, based upon a program
13 study that we did utilizing faculty and staff and where
14 the educational needs were for the future of our young
15 people that we educate.

16 So this is a proposed plan. It's a plan
17 we've submitted to the Board of Trustees. They have
18 approved the plan. This is not a foregone conclusion,
19 it's not cast in stone, and I wanted to make that point
20 here this evening, because I think that's very important.

21 I think you'll find that under President
22 Norton's leadership, we will be involved with the
23 community, and I think she's already done that. She
24 started that process. We've had three meetings, and I

60

SOUTHERN CONNECTICUT STATE UNIV., PUBLIC SCOPING MEETING
OCTOBER 6, 2005

1 know she will continue to do that.

2 But we did hear you this evening, and I
3 want you to know that. And thank you all for coming out.
4 I appreciate it.

5 (Whereupon, the meeting adjourned at 8:30
6 p.m.)

CERTIFICATE

I, Paul Landman, a Notary Public in and for the State of Connecticut, and President of Post Reporting Service, Inc., do hereby certify that, to the best of my knowledge, the foregoing record is a correct and verbatim transcription of the audio recording made of the proceeding hereinbefore set forth.

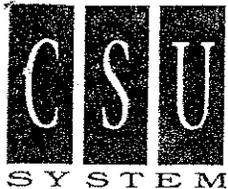
I further certify that neither the audio operator nor I are attorney or counsel for, nor directly related to or employed by any of the parties to the action and/or proceeding in which this action is taken; and further, that neither the audio operator nor I are a relative or employee of any attorney or counsel employed by the parties, thereto, or financially interested in any way in the outcome of this action or proceeding.

In witness whereof I have hereunto set my hand and do so attest to the above, this 24th day of October, 2005.



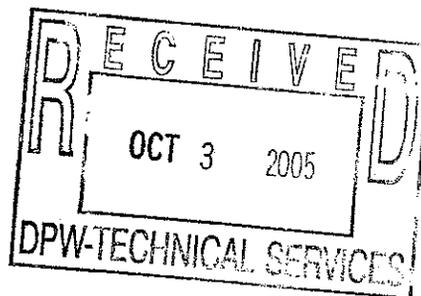
Paul Landman
President

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Connecticut State University System

Developing a State of Minds



September 29, 2005

The Honorable Peter Villano
133 Armory Street
Hamden, CT 06517

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Representative Villano:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. **The first project in the campus plan is the development of a new 98,478 square foot academic building and a 500 car-parking garage.** This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

On behalf of the Board of Trustees, I would like extend to you an invitation to speak at this public meeting. We are also extending speaking invitations to Mayors DeStefano and Amento, and the State representatives and senators serving the project location. We anticipate that the approximate timeframe for invited speakers will be from 7:30 PM to 8:00 PM. I respectfully request that, if you accept this invitation, you limit your comments to five minutes.

In order to confirm your availability to speak, I ask that you telephone me at (860) 493-0061 by 5:00 PM on Tuesday, October 4, 2005. Additionally, please do not hesitate to contact me should you require any additional information or would like to discuss the matter in further detail.

Sincerely,

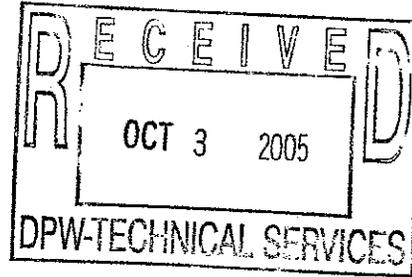
Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable Cameron C. Staples
The Legislative Office Building
Hartford, CT 06106-1591

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

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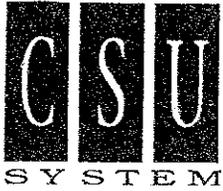
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



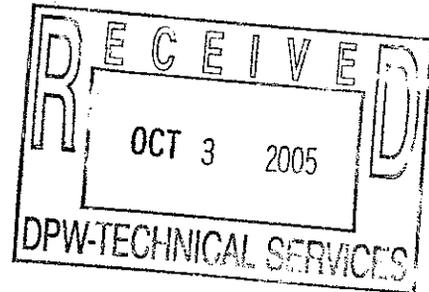
Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable Joseph J. Crisco, Jr.
The Legislative Office Building
Hartford, CT 06106-1591



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Senator Crisco:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. **The first project in the campus plan is the development of a new 98,478 square foot academic building and a 500 car-parking garage.** This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

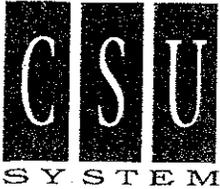
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In order to confirm your availability to speak, I ask that you telephone me at (860) 493-0061 by 5:00 PM on Tuesday, October 4, 2005. Additionally, please do not hesitate to contact me should you require any additional information or would like to discuss the matter in further detail.

Sincerely,

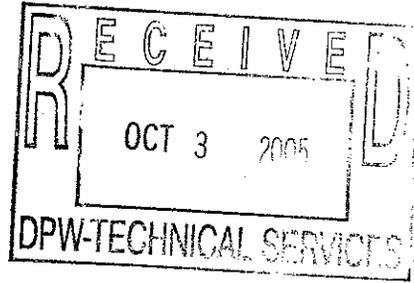
Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable Toni Nathaniel Harp
The Legislative Office Building
Hartford, CT 06106-1591

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Senator Harp:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. **The first project in the campus plan is the development of a new 98,478 square foot academic building and a 500 car-parking garage.** This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

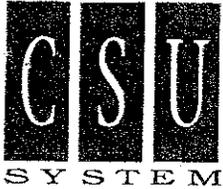
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable Martin M. Looney
The Legislative Office Building
Hartford, CT 06106-1591

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Senator Looney:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. **The first project in the campus plan is the development of a new 98,478 square foot academic building and a 500 car-parking garage.** This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

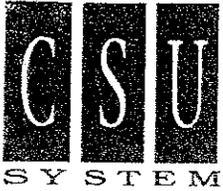
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 29, 2005

The Honorable Toni Walker
1643 Ella Grasso Boulevard
New Haven, CT 06511



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Representative Walker:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. **The first project in the campus plan is the development of a new 98,478 square foot academic building and a 500 car-parking garage.** This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

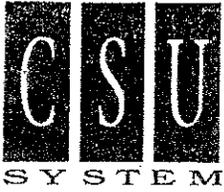
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



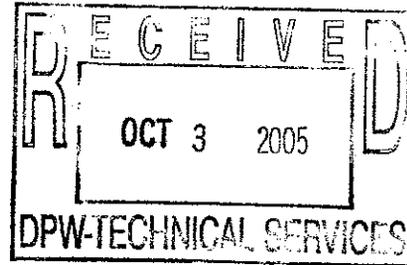
Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable John DeStefano, Jr., Mayor
City of New Haven
City Hall
165 Church Street
New Haven, Connecticut 06510



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Mayor DeStefano:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

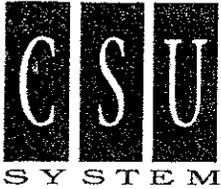
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



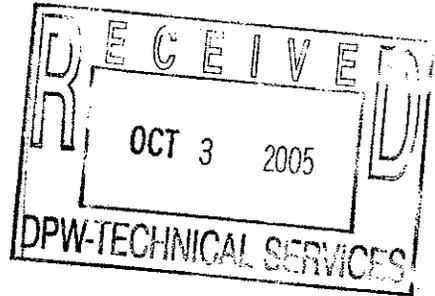
Connecticut State University System

Developing a State of Minds



September 28, 2005

The Honorable Carl Amento, Mayor
Town of Hamden
Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Mayor Amento:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

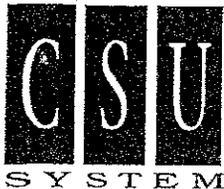
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW*



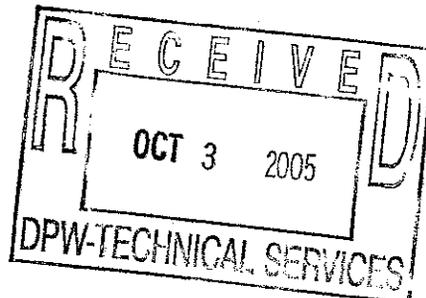
Connecticut State University System

Developing a State of Minds



September 28, 2005

Alderman Rawls-Ivy
City of New Haven
481 Bellevue Road
New Haven, Connecticut 06511-1617



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Mrs. Rawls-Ivy:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

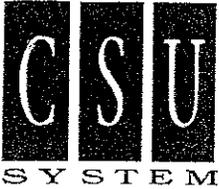
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 28, 2005

Alderman Goldfield
City of New Haven
25 Roydon Road
New Haven, Connecticut 06511-2806

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Mr. Goldfield:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

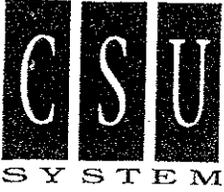
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Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



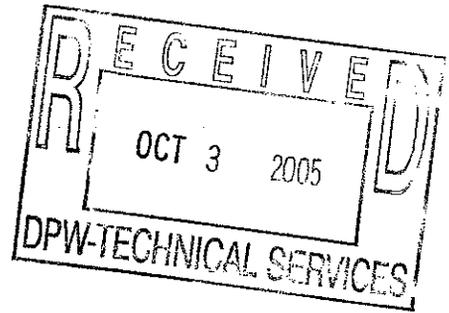
Connecticut State University System

Developing a State of Minds



September 28, 2005

Alderman Gorham-Walker
City of New Haven
95 Pond Lily Avenue
New Haven, Connecticut 06511-1107



RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Ms. Gorham-Walker:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

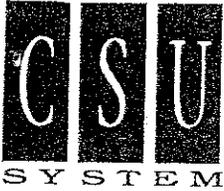
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Sincerely,

Alexandria Roe
Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW



Connecticut State University System

Developing a State of Minds



September 28, 2005

Alderman Blango
City of New Haven
197 Newhall Street
New Haven, Connecticut 06511-1947

RE: **Southern Connecticut State University Campus Plan Update**
New Haven, Connecticut

Dear Mr. Blango:

The Board of Trustees for Connecticut State University (CSU), in conjunction with Southern Connecticut State University (SCSU) and the Connecticut Department of Public Works (DPW) will be holding a public scoping meeting with regard to our proposed action of constructing, renovating and demolishing facilities located on the campus of SCSU. This public meeting is scheduled for 7:00 PM on Thursday, October 6, 2005, and will be held in Engleman Hall, Room 121B at Southern Connecticut State University.

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Executive Officer for Planning and Technical Services
Connecticut State University

cc: C. Norton, SCSU
R. Sheeley, SCSU
J. Bolton, DPW

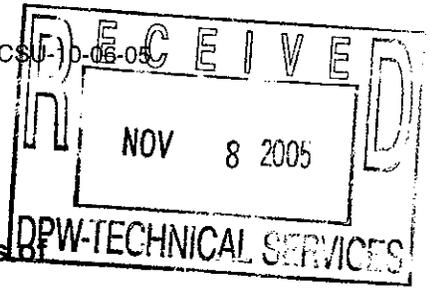


<leonard_zimmerman@sbcbglobal.net>

10/20/2005 03:02 PM

To: <roea@sysoff.ctstateu.edu>
cc: <Nanbarto@aol.com>

Subject: Comments on Public Scoping Meeting-SCSU-10-08-05



Dear Ms. Roe,

I speak to you as a resident of New Haven, a member of Friends of Beaver Pond Park and a 78 year old bicyclist. One reason for biking is that it solves many New Haven parking problems. But much more important the exercise helps my physical and mental well being. It reduces my use of gasoline which saves me money and reduces my contribution to global warming. I do not have a weight problem but I am sure many of your students and staff are plagued by America's latest crises, the obesity crises. Exercise coupled with nutrition information could contribute to the solution of this serious problem.

Therefore I strongly recommend SCSU institute a program that would encourage students, faculty and staff to commute by bicycle. Part of the program would make sure bicyclists could shower at the university. A program like this could reduce the need for additional parking spaces, help the students mentally, physically, and economically, help the environment, and help Beaver Pond Park.

With compassionate respect,
Len Zimmerman
126 Bishop St.
New Haven, CT 06511
(203) 946-0811

20 October 2005

Dear Ms. Roe:

I made an error in the comments that I sent to you earlier in the day. This version is the one that I wish to be on record in my name. Please delete the earlier version.

Thanks You.

Sincerely,

Nan Bartow

20 October 2005

Ms. Alexandria Roe
Connecticut State University System
39 Woodland Street
Hartford, CT 06105-2337

FAX: (860) 493-0059
Email: roea@so.ct.edu

Re: Comments Following Public Scoping Meeting of 6 October 2005

Dear Ms. Roe:

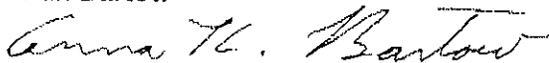
I am speaking as a graduate of SCSU, as a resident of Beaver Hill, and as a member of Friends of Beaver Pond Park. I recognize the service that SCSU provides its students and our community. I also understand that this success and growth has resulted in a parking problem experienced by many public institutions and private businesses in New Haven.

However, I am upset with the encroachment by SCSU on New Haven parklands and wetlands that keeps taking place. Beaver Pond Park is the only open space that is available to our neighborhood and the densely populated adjoining areas of Newhallville and Dixwell. Over the past 20 years, SCSU has built playing fields and a baseball stadium on the parkland which is also wetlands. Land that used to be open to the public because it is owned by the city of New Haven is now fenced in and closed off to the public. Frederick Olmsted, who designed New York's Central Park, also worked on the design of this park in 1917-1920. We must pay respect to the historical significance of the land.

As a group of citizens who are trying to keep the small amount of New Haven parkland that is still open land free from encroachment, we are opposed to the idea of a parking garage being built on Crescent St. near Ella Grasso Boulevard. Crescent St. already has too much traffic and pollution. Visually and otherwise, a multi-story parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage.

Enough is enough! Do not build the garage in this area!

Nan Bartow



Nan Bartow
Friends of Beaver Pond Park
480 Ellsworth Ave.
New Haven, CT 06511



PQuinn0014@aol.com

10/21/2005 12:51 AM

To: roea@sysoff.ctstateu.edu

cc:

Subject: SCSU Plan to Expand

I am completely against any plans to expand SCSU facilities which imposes on quality of life in the surrounding residential neighborhoods.

1. We do not want any more horrific traffic and everything that goes with increased motor vehicles travelling on and parking off Crescent Street: volume, noise, pollution, safety are all issues.

2. We work hard to keep the small amount of New Haven parkland that is still available and open (bordering SCSU facilities off crescent St), free from encroachment. This plan is not sensitive to those issues.

3. Visually and otherwise, a multistoried parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage. The residential side of Crescent St deserves a residential landscape not a massive garage structure with cars rolling in and out.

SCSU's plan for a Crescent St parking garage, will reduce residential property value and threaten our already dwindling park resource. Shame on the State and SCSU for developing a plan that increases traffic and creates more environmental chaos without ever meeting with neighborhoods until the plan was well underway. This should have been talked about long before a scoping meeting.

Please do not move forward. Your plan will destroy our neighborhood!

Enough is enough! Do not build the garage in this area!

Nan Bartow

The Fontana Group

Employee Benefits - Advisory and Brokerage Services

Telephone: 203 915-3154

Email: Pquinn0014@aol.com



"Roberta Lehmann"
<RLehmann@newhave
nct.net>

To: <roea@sysoff.ctstateu.edu>
cc:
Subject: Vote AGAINST Construction of New Garage on Crescent Street

10/20/2005 06:40 PM

To: Ms. Alexandra Roe
Connecticut State University System Office
39 Woodland St.
Hartford, CT 06105-2337

From: Roberta Lehmann
74 Bellevue Road
New Haven, CT 06511
203-777-5641
rlehmann@newhavenct.net
member, Friends of Beaver Pond Park and the Bellevue Road

Block Watch

DATE: October 20, 2005

Re: Comments against the construction of a new garage in the
present parking lot on Crescent St.

Dear Ms. Roe:

I am speaking as a 30-year resident of Beaver Hills, a member of the Bellevue Road Block Watch, and as a member of Friends of Beaver Pond Park. I recognize the service that SCSU provides its students and our community. I also understand that this success and growth has resulted in a parking problem experienced by many public institutions and private businesses in New Haven.

However, I am upset with the encroachment by SCSU on New Haven parklands and wetlands that keeps taking place. Beaver Pond Park is the only open space that is available to our neighborhood and the densely populated adjoining areas of Newhallville and Dixwell. Over the past 20 years, SCSU has built playing fields and a baseball stadium on the parkland which is also wetlands. Land that used to be open to the public because it is owned by the city of New Haven is now fenced in and closed off to the public.

We must pay respect to the historical significance of the land - after all, the famous designer of parks, Frederick Law Olmsted, worked on the design of this park.

As a group of citizens who are trying to keep the small amount of New Haven parkland that is still open land free from encroachment, we are opposed to the idea of a parking garage being built on Crescent St. near Ella Grasso Boulevard. Crescent St. already has too much traffic and pollution. Visually

and otherwise, a multistoried parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage. Enough is enough! Do not build the garage in this area!



"Robert Page, LCSW"
<robert.page@dncmhs
.org>

10/20/2005 09:32 PM

To: roea@sysoff.ctstateu.edu
cc: Toni Walker <"8267, Toni.Walker"@po.state.ct.us>, Toni Harp
<Harp@senatedems.state.ct.us>, Nanbarto@aol.com
Subject: SCSU Parking Garage...Say NO

We are writing to express our negative vote for a SCSU parking lot on New Haven parklands and wetlands at the foot of the Ella Grasso Boulevard. Beaver Pond Park is the only open space that is available to our neighborhood and the densely populated adjoining areas of Newhallville and Dixwell. Over the past 20 years, SCSU has built playing fields and a baseball stadium on the parkland which is also wetlands. Land that used to be open to the public because it is owned by the city of New Haven is now fenced in and closed off to the public. Frederick Olmsted, who designed New York's Central Park, also worked on the design of this park in 1917-1920. We recently witnessed the long overdue demolition of the old Jackie Robinson Middle School building, which scared the landscape of Beaver Pond. There is now a lovely traditional brick school building more appropriately and aesthetically situated several hundred yards from the original site. The construction of a parking garage would repeat the scaring of the landscape that is now undergoing healing. We have a beautiful vista of Beaver Park and the SCSU campus. We are certain that Mr. Olmsted would concur that the park is as beautiful as ever. We dare say that he would also concur that a parking garage at the proposed site places the SCSU values in the wrong place in the name of parking. Don't join the regretful direction that our country has taken in not paying attention to our environment. Don't build the garage on the proposed site.

Robert & Lynn Page
255 Colony Road
New Haven, CT 06511



Arnold Pritchard
<apritchard01@snet.ne
t>

To: roea@sysoff.ctstateu.edu
cc:
Subject: Parking Garage

10/20/2005 11:00 PM

Dear Ms. Roe,

I would like to express my opposition to the construction of a parking garage near the Southern Campus in Beaver Pond Park. Open space in New Haven is very limited, and we do not need more auto-oriented uses encroaching on our parklands.

Thank you for your attention.

Arnold Pritchard
19 Colony Road
New Haven



PQuinn0014@aol.com

10/21/2005 12:51 AM

To: roea@sysoff.ctstateu.edu

cc:

Subject: SCSU Plan to Expand

I am completely against any plans to expand SCSU facilities which imposes on quality of life in the surrounding residential neighborhoods.

1. We do not want any more horrific traffic and everything that goes with increased motor vehicles travelling on and parking off Crescent Street: volume, noise, pollution, safety are all issues.

2. We work hard to keep the small amount of New Haven parkland that is still available and open (bordering SCSU facilities off crescent St), free from encroachment. This plan is not sensitive to those issues.

3. Visually and otherwise, a multistoried parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage. The residential side of Crescent St deserves a residential landscape not a massive garage structure with cars rolling in and out.

SCSU's plan for a Crescent St parking garage, will reduce residential property value and threaten our already dwindling park resource. Shame on the State and SCSU for developing a plan that increases traffic and creates more environmental chaos without ever meeting with neighborhoods until the plan was well underway. This should have been talked about long before a scoping meeting.

Please do not move forward. Your plan will destroy our neighborhood!

**Enough is enough! Do not build the garage in this area!
Nan Bartow**

The Fontana Group

Employee Benefits - Advisory and Brokerage Services

Telephone: 203 915-3154

Email: Pquinn0014@aol.com



Jonathon Hart
<jhart75@usa.net>

10/20/2005 04:57 PM

To: <roea@sysoff.ctstateu.edu>
cc: <jhart75@usa.net>
Subject: Comments Following Public Scoping Meeting of 6 October 2005

Ms. Alexandra Roe
Connecticut State University System Office
39 Woodland St.
Hartford, CT 06105-2337
FAX: (860) 493-0059
Email: roea@so.ct.edu

Dear Ms. Roe:

Please forgive the brevity of this letter, but I realize that the deadline is coming up and time is very short on my end. On that note I would like to impress upon you just how many very busy people are taking precious free time that could be better spent with family, friends, or otherwise enjoying life are taking the time to attend meetings and write you. This should be indicative of just how important this is. But as I promised, I will be brief.

Let me begin by saying that I am a professional planner (though not yet certified) and a first-time home owner. As a result, I may be idealistic with respect to the planning process, and I may be over protective of what is my first and hopefully last home. I will ask you to excuse my indulgences up front. That being said, I am extremely disappointed with Southern Connecticut State's (SCSU) handling of your expansion plans. The grounds on which I object are manifold, and while I would like to offer you my opinion on a number of topics, I will limit my comments to what I feel are the most important issues at hand.

THE PROCESS

As a professional planner I have been trained to make the planning process as transparent and participatory as possible. The emphasis in my training, above all technical aspects and above procedural concerns, was always on the inclusion of the public in your plans. Now, I am not so green and naïve to not have seen that there are those who will circumvent the public, seeing them as an adversary and an obstacle to overcome. It is this latter approach that SCSU seems to have adopted. However, I would like to remind you that as a state institution you have an obligation of stewardship - the public entrusts you as an arm of state government to act in our best interests and not to expand blindly regardless of the impact upon the neighborhood and environment in which you operate. Your planning process should be inclusionary, participatory, and ongoing. Your process has been anything but.

Inviting people to review your plans and comment on them after they have been drafted is not participatory - it is placation at best and a disingenuous attempt to create the perception of public involvement at worst. What you have done, a public hearing, is the absolute minimum required by law. Your institution gets no credit in my book for doing the bare minimum. This statement has been responded to with disbelief and statements that "nothing is written in stone" and this that is a process in motion. This is missing the point. Had you involved the public from the beginning you would have had the benefit of our input and, more importantly, our good will. Instead you have planned behind closed door, failed to reach out to the public, and engendered only our suspicion and, though I am ashamed to say it, our

hostility. You would have established a relationship with the members of the community and heard our objections PRIOR to spending tens of thousands of dollars drafting a plan that is utterly unacceptable to those who will bear the brunt of the negative impacts of the project. It is we, the neighbors, who will have to live with SCSU's decision long after the faculty and administration has turned over have been left out of the process. I urge you to include the neighborhood as you proceed, not simply consult in passing after plans have been drafted.

TRAFFIC

I will reserve judgment on the proficiency and thoroughness of the traffic study until I have reviewed it. Instead I would like to speak not as a rational transportation planner, but as an emotional and admittedly occasionally irrational resident of Beaver Hills. My residence is situated on the corner of Ellsworth Avenue and Crescent Street. My office, bathroom, and kitchen widows all face Crescent Street and my driveway lets out into southeast-bound Crescent Street cross traffic. I also have the delight of being within 20 yards of the traffic light. When cars do bother to stop for this light (they frequently run this red light, particularly after hours) I am subjected to the bone-rattling thud of the music blaring from the open windows of vehicles. This I can hear while working in my office, in the serenity of my bath, or in my deepest of sleep. Regarding this I have no right to complain - I was aware that there was a major street passing my home when I purchased it. This is what is known in zoning and land use law as "coming to the nuisance". I have no right to expect that traffic will not be there. However, what I do have a right to expect is that passing traffic will abide by existing traffic laws.

The posted speed limit is 25 Mph. The average speed from my observation (and I am paid to observe traffic) is closer to 40 Mph. I cannot safely cross the street to enter the park at any hour without running at top speed. I have a right to expect that those using the road will not use it for drag racing, but many nights I have witnessed just that. I have a right to expect that people stopped at this light or passing by will not throw trash from their windows, but this too is not to be. Every weekend I pluck a full bag of trash from my lawn, bushes, and neighbors yards and every week it returns. I will state without hesitation that Crescent Street is in desperate need of enforcement of traffic laws, noise pollution ordinances, and a dose of respect for the people that live there. How many of these offenders are SCSU students I do not know, and I do not place the blame solely on SCSU for creating traffic on Crescent. What I do know is that you are proposing to add more traffic to a street that needs traffic calming measures, not more traffic.

I am utterly aghast that you have chosen, out of all your property, to place a parking garage on the corner edge of the only portion of your campus that directly abuts a completely residential neighborhood. My colleagues in other letters have dismissed this as an oversight and are kind enough to believe that there was no malice behind this decision. I tend to agree with them as you have nothing to gain by antagonizing the neighborhood. However, that leaves several possible explanations - incompetence, a complete disregard for the wellbeing and happiness of the neighborhood, or, as I hope, an oversight that will be corrected. Let me be clear - any responsible planner will agree that this is the worst possible location for a garage. An incompatible land use if there ever was one. As a rule, like land uses go with like land uses. A garage near a mixed residential, commercial or retail district would be fine. But you chose the one place that is closer than any other on campus to a purely residential neighborhood. Please correct this oversight - the neighborhood will not stand for it.

CONCLUSIONS

I would like to apologize for the animosity that must be apparent from my long-winded missive. Were I less personally involved in the matter and had more time in which to communicate my thoughts I would surely have provided you with a more structured, reasoned, and neutral-toned review of your plans. But perhaps it is better that I am pressed for time. Perhaps it is better that I say what is on my mind and how I feel about this situation. My point, ultimately, is simple: embrace the community as a partner and not as an obstacle to overcome. Together we can make SCS and Beaver Hills compliment and enhance one another. Divided we will only create gathering and growing animosity that benefits no one.

Your Neighbor,

Jonathon Hart
670 Ellsworth Ave.
New Haven, CT. 06511



"Alice Peterson-Hart"
<missalicefaye@hotmail.com>

10/20/2005 05:10 PM

To: roea@sysoff.ctstateu.edu
cc:
Subject: Comments Following Public Scoping Meeting of 6 October 2005

Dear Ms. Roe:

I am writing to express my agreement with the position so eloquently stated by Ms. Bartow and convey my opposition to the building of a garage at the proposed site on Crescent Avenue. Both the environmental impact and increased traffic are major concerns for me as a resident of the Beaver Hills neighborhood.

Alice Peterson-Hart
670 Ellsworth Avenue
New Haven, CT 06511

Re: Comments Following Public Scoping Meeting of 6 October 2005

Dear Ms. Roe:

I am speaking as a graduate of SCSU, as a resident of Beaver Hill, and as a member of Friends of Beaver Pond Park. I recognize the service that SCSU provides its students and our community. I also understand that this success and growth has resulted in a parking problem experienced by many public institutions and private businesses in New Haven.

However, I am upset with the encroachment by SCSU on New Haven parklands and wetlands that keeps taking place. Beaver Pond Park is the only open space that is available to our neighborhood and the densely populated adjoining areas of Newhallville and Dixwell. Over the past 20 years, SCSU has built playing fields and a baseball stadium on the parkland which is also wetlands. Land that used to be open to the public because it is owned by the city of New Haven is now fenced in and closed off to the public. Frederick Olmsted, who designed New York's Central Park, also worked on the design of this park in 1917-1920. We must pay respect to the historical significance of the land.

As a group of citizens who are trying to keep the small amount of New Haven parkland that is still open land free from encroachment, we are opposed to the idea of a parking garage being built on Crescent St. near Ella Grasso Boulevard. Crescent St. already has too much traffic and pollution. Visually and otherwise, a multistoried parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage.

Enough is enough! Do not build the garage in this area!

Nan Bartow

Nan Bartow
Friends of Beaver Pond Park
480 Ellsworth Ave.
New Haven, CT 06511



STATE OF CONNECTICUT

DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF ENVIRONMENTAL REVIEW

79 ELM STREET, HARTFORD, CT 06106-5127

To: Alexandria Roe - Executive Officer for Planning
Connecticut State University System, 39 Woodland Street, Hartford

From: David J. Fox - Senior Environmental Analyst **Telephone:** (860) 424-4111

Date: October 20, 2005 **E-Mail:** david.fox@po.state.ct.us

Subject: Southern Connecticut State University Master Plan

The Department of Environmental Protection has reviewed the Notice of Scoping for preparation of an Environmental Impact Evaluation (EIE) for various projects to construct, renovate and demolish facilities as proposed in the 2004 Campus Plan Update for Southern Connecticut State University. The following commentary is submitted for your consideration.

State agencies are collaborating to reduce greenhouse gas emissions in Connecticut. A *Connecticut Climate Change Action Plan 2005* has been developed that will help the State meet the goals and targets established in the *New England Governors/Eastern Canadian Premiers Climate Change Action Plan*. One of the Recommended Actions of the State's Plan, which has been codified in section 22a-200a of the Connecticut General Statutes (CGS), is the Green Campus Initiative that encourages climate change actions on college and university campuses since these institutions are often fertile grounds for progressive environmental values and leadership. Several of Connecticut's colleges and universities, including the Connecticut State University System, have already commenced actions to address climate change. The Department urges that techniques for reducing greenhouse gas emissions be employed in the design and implementation of the renovation and new construction projects proposed in the Master Plan. For further information concerning the State's Plan, contact Chris Nelson of the Air Planning & Standards Division at (860) 424-3454. Additional information can also be found at: <http://www.ctclimatechange.com/colleges.html>

The Department specifically recommends that the new and renovated facilities be designed and constructed incorporating energy efficiency requirements, continuing the commitment of the State University System to another Recommended Action in the Plan that relates to high performance schools and state-funded buildings. One way to accomplish this is to require the building to be LEED™ certified. LEED™ (Leadership in Energy and Environmental Design) is a green building rating system developed by the U.S. Green Building Council that is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. In addition to promoting energy efficiency and renewable energy, LEED™ promotes sustainable site planning, safeguarding water and water efficiencies, conserving materials and resources, and improving indoor environmental quality. The Connecticut State University System has completed several LEED™ certified buildings including a science/classroom building and residential village at Eastern, a residence hall at Southern and a science building at Western. For

further information regarding green buildings and LEED™ certification, contact Kim Trella of the Office of Planning & Program Development at (860) 424-3234. Additional information can also be found at: <http://www.usgbc.org>.

Portions of the proposed campus are within 100-year and 500-year flood zones on the community's Flood Insurance Rate Map. A 100-year flood zone surrounding the Beaver Ponds in the eastern portion of the campus is confined to recreation fields; the 100-year and 500-year flood zones associated with Wintergreen Brook extend into parking lots on the western boundary of the campus. Most importantly, a 100-year and 500-year flood zone associated with Beaver Brook parallels Fitch Street to the west. Any projects within the 100-year flood zone, because they are State actions, must be certified by the sponsoring agency as being in compliance with flood and stormwater management standards specified in section 25-68d of the CGS and section 25-68h-1 through 25-68h-3 of the Regulations of Connecticut State Agencies (RCSA) and receive approval from the Department. In addition, any project that meets the definition of "critical activity" in section 25-68(b)(4) of the CGS within the 500-year flood zone must also be certified. Finally, any project that impacts natural or man-made storm drainage facilities will require certification regardless of its location in relation to the floodplain.

State policy regarding floodplain development is articulated at section 25-68d(b)(4) of the CGS: "The proposal promotes long-term nonintensive floodplain uses and has utilities located to discourage floodplain development." This State policy, which applies to State actions (including funding) within a floodplain, invokes a higher standard (involving land use considerations) than the engineering standards (involving hydrologic and hydraulic considerations) contained in Federal and municipal floodplain regulations. In order to be able to be certified, the proposal must be determined to be a nonintensive use of the floodplain. The determination of whether a specific proposal is considered nonintensive requires examination of numerous factors including the existing state of the floodplain and its natural resources, the types of uses proposed for the floodplain area, the design of the entire proposal and the extent of encroachment into the floodplain, and the availability of alternatives to siting within the floodplain.

In order to comply with State policy, all new buildings should be sited to avoid the 100-year flood zone and residences or buildings with traditional school functions, but not necessarily garages, should be sited to avoid the 500-year flood zone. A preliminary evaluation of the master plan reveals that the proposed special academic housing appears to be within the 100-year flood zone of Beaver Brook, clearly inconsistent with the policy. The EIE should depict the relationship between proposed buildings and the flood zones and discuss compliance with the policy.

Regarding flood and stormwater certification, the Department strongly recommends that a Drainage Master Plan be prepared for the entire campus. The Plan would evaluate the existing and proposed impervious surface for the entire campus and each subwatershed and propose detention, as appropriate. It would be reviewed and approved by the Inland Water Resources Division, so that subsequent review of flood management certification for individual projects would be expedited, provided the project was consistent with the drainage master plan. A fact sheet regarding floodplain management and the certification form can be downloaded at: <http://dep.state.ct.us/pao/download.htm#IWRD>. For further information, contact Sharon Yurasevecz of the Inland Water Resources Division at (860) 424-3861.

With regard to stormwater in general, a plan for stormwater management for the campus, considering both quantity and quality of runoff, should be developed to mitigate potential impacts. The stormwater collection and treatment system should be designed for the entire campus, rather than handled piecemeal during development of each project in order to optimize the use of detention and treatment measures. The stormwater management plan should be described, at least on a conceptual level, in the EIE.

Traditional stormwater systems collect stormwater as rapidly as possible and quickly shunt it from upland areas to receiving waterbodies. This has resulted in widespread and significant pollution problems from both the materials picked up by the stormwater as it flows over developed land surfaces (non-point source pollution). The latest emphasis in stormwater management is to try to minimize changes between pre- and post-development runoff rates and volumes by utilizing on-site retention and to pretreat discharges to remove total suspended solids, oils, greases, nutrients, pathogens and floatable debris.

Appropriate controls, designed to remove sediment and oil or grease typically found in runoff from parking and driving areas, should be included in any stormwater collection system to be installed or upgraded at the site. Non-structural measures to dissipate and treat runoff are strongly encouraged, including infiltration using pervious paving, sheetflow from uncurbed pavement and vegetated swales. If a stormwater collection system must be installed, potential controls include gross particle separators, deep sump catch basins with oil-grease traps and/or detention/retention basins. Any catch basins installed in conjunction with roadway or parking lot paving should have deep sumps to trap sediments and hoods to trap oil and grease. If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, incorporating cyclonic or swirl technology, that the Department believes are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs. It is recommended that the appropriate variety of this type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For additional guidance, consult the Connecticut Stormwater Quality Manual, which is now available on-line at: <http://dep.state.ct.us/wtr/stormwater/strmwtrman.htm>. The manual provides guidance on the measures necessary to protect the waters of the state from the adverse impacts of post-construction stormwater runoff. The manual is intended for use as a planning tool and design guidance document by the regulated and regulatory communities involved in stormwater quality management and provides uniform guidance for developers and engineers on the selection, design, construction and maintenance of stormwater Best Management Practices. It includes site planning concepts to reduce or disconnect impervious surfaces in order to reduce or eliminate the need for structural stormwater controls. It also addresses criteria to consider when selecting stormwater treatment practices at a particular site, including effectiveness of particular practices, land use factors, physical/site feasibility factors and downstream resources.

Stormwater management for parking garages typically should involve two separate collection systems designed to treat the runoff from different types of parking areas. Any exposed parking levels will produce a high volume of runoff with relatively low concentrations

of pollutants. Runoff from such areas should be directed to the storm sewer system and the collection system should include controls to remove sediment and oil or grease. A gross particle separator is recommended for this purpose. Advanced designs for gross particle separators have been developed, such as Vortech, Downstream Defender and Stormceptor, that the Department believes are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Interior levels of the garage will produce a low volume of runoff with relatively high concentrations of pollutants. In addition, the need for cleaning of the garage must be considered and floor washwater cannot be directed to a stormwater sewer system. Runoff from interior areas should be directed to the sanitary sewer system, again with appropriate treatment. An oil separator tank with a capacity of at least 1000 gallons is required. A licensed waste oil hauler must clean the tank at least once a year. A list of certified haulers can be obtained from the Bureau of Waste Management at (860) 424-3366. The discharge of floor washwater is covered under a *General Permit for Miscellaneous Discharges of Sewer Compatible Wastewater* as building maintenance wastewater. Registration is required for discharges greater than 5000 gallons per day. For further information concerning stormwater management, contact the Bureau of Water Management at (860) 424-3018. A fact sheet describing the permit and the registration form may be downloaded at: <http://dep.state.ct.us/pao/download.htm#MiscellaneousGP>.

Stormwater discharges from construction sites where one or more acres are to be disturbed require a permit pursuant to 40 CFR 122.26. The Bureau of Water Management has issued a *General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities* that will cover these discharges. For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to the Department prior to the initiation of construction. A stormwater pollution control plan, including measures such as erosion and sediment controls and post construction stormwater management, must be prepared. For sites where more than 10 acres will be disturbed, the plan must be submitted to the Department. A goal of 80 percent removal of total suspended solids from the stormwater discharge shall be used in designing and installing stormwater management measures. If no review is conducted by the town or written approval is not provided, the permittee must register with the Department. For further information, contact the bureau at (860) 424-3018. A copy of the general permit as well as registration forms may be downloaded at: <http://dep.state.ct.us/pao/download.htm#StormwaterConstructionGP>.

Stormwater discharges from construction sites where one or more acres are to be disturbed require a permit pursuant to 40 CFR 122.26. The Bureau of Water Management has issued a *General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities* that will cover these discharges. For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to the Department prior to the initiation of construction. A stormwater pollution control plan, including measures such as erosion and sediment controls and post construction stormwater management, must be prepared. For sites where more than 10 acres will be disturbed, the plan must be submitted to the Department. A goal of 80 percent removal of total suspended solids from the stormwater discharge shall be used in designing and installing stormwater management measures. For construction projects with a total disturbed area between one and five acres, no

registration is required as long as the project is reviewed by the town and receives written approval of its erosion and sediment control measures and it adheres to the *Connecticut Guidelines for Soil Erosion and Sediment Control*. If no review is conducted by the town or written approval is not provided, the permittee must register with the Department. For further information, contact the bureau at (860) 424-3018. A copy of the general permit as well as registration forms may be downloaded at:

<http://dep.state.ct.us/pao/download.htm#StormwaterConstructionGP>.

The Natural Resources Conservation Service's Soil Survey of New Haven County depicts a lobe of Rumney fine sandy loam north and west of Beaver Pond in the eastern portion of the campus and a lobe of Rumney Variant silt loam associated with Wintergreen Brook along the western extremity of the campus. Beaver Brook also flows southwesterly just west of Fitch Street. Existing wetlands and watercourses at the site should be delineated by a certified soil scientist and their functional values should be evaluated. Any development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses. The degree of impact should be quantified by acreage and a discussion of the functional values that would be lost or impaired should be included in the CEPA document.

Any work or construction activity within the inland wetland areas or watercourses on-site will require a permit from the Inland Water Resources Division (IWRD) pursuant to section 22a-39(h) of the CGS. Fact sheets regarding IWRD permit programs and permit application forms can be downloaded at: <http://dep.state.ct.us/pao/download.htm#IWRD>. For further information, contact the division at (860) 424-3019.

Unavoidable and unmitigated impacts to wetlands and watercourses must be compensated. Section 22a-41(a)(4) of the CGS establishes the following order of priority for compensatory mitigation: (1) restoration, (2) enhancement and (3) creation of productive wetland or watercourse resources. Any proposed compensatory mitigation should be guided by this order of priority.

In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction. The *Connecticut Guidelines for Soil Erosion and Sediment Control* prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEP is a recommended source of technical assistance in the selection and design of appropriate control measures. The 2002 revised edition of the Guidelines, published as DEP Bulletin 34 may be obtained at the DEP bookstore, either by telephone (860) 424-3555 or online at: www.dep.state.ct.us/store/index.htm.

The proposed project is not within Connecticut's coastal boundary as defined by section 22a-94 of the CGS and is not subject to the provisions of the Connecticut Coastal Management Act (CCMA), sections 22a-90 through 22a-112.

Groundwater at the site is classified GB in Connecticut's Water Quality Standards, denoting a historically highly urbanized area or an area of intense industrial activity and where public water supply service is available. Such groundwater may not be suitable for human

consumption without treatment due to waste discharges, spills or leaks of chemicals or land use impacts.

The document should quantify the proposed water usage and wastewater flows from full build out of the master plan projects. The ability of South Center Regional Water Authority to provide supply and the availability of capacity at the New Haven water pollution control facility to treat flows should be confirmed.

The document should identify any existing or proposed wastewater discharges that are other than typical domestic wastewater, such as those from chemistry laboratories or photographic processing. Floor drains in facilities such as laboratories and workshops are discouraged. If a floor drain is necessary, appropriate treatment controls should be installed prior to any discharge to the sewer system. The discharge of floor drain wastewater to surface water or to the ground (dry well) is not allowed. If hookup to a sewer system is not feasible, discharge to a holding tank would be required. For further information concerning appropriate controls and potential permit requirements, contact the Bureau of Water Management at (860) 424-3018.

The Natural Diversity Data Base, maintained by DEP, contains no records of extant populations of Federally listed endangered or threatened species or species listed by the State, pursuant to section 26-306 of the CGS, as endangered, threatened or special concern at the proposed project sites. The data base records do indicate that several state listed plant species were historically reported from adjacent areas; however, there is not suitable habitat at the proposed project sites. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultation with the Natural Diversity Data Base should not be substituted for on-site surveys required for environmental assessments. The extent of investigation by competent biologist(s) of the flora and fauna found at the site would depend on the nature of the existing habitat(s). If field investigations reveal any Federal or State listed species, please contact the DEP Geologic & Natural History Survey at (860) 424-3540.

For traffic and air impact analyses, the Department typically recommends that the EPA guidelines for intersection analysis be followed to determine if the carbon monoxide concentrations at the critical intersections will exceed the NAAQS. The following documents should be consulted to determine whether modeling is appropriate:

- EPA-454/R-92-005 - "Guideline for Modeling Carbon Monoxide From Roadway Intersections"
- EPA-454/R-92-006 - "User's Guide to CAL3QHC Version 2.0: A Modeling Methodology for Predicting Pollution Concentrations Near Roadway Intersections"

In order to reduce the impact to air quality from mobile source emissions, the Department encourages developers to provide accommodations for alternative modes of transportation, such as mass transit and bicycles. Options to encourage mass transit could include providing "pull-out" lanes for buses to safely load and unload passengers outside of the main travel lane, providing a central location within the proposed development for transit facilities such as bus shelters, and establishing preferential parking locations for vanpools and carpools. Preferential parking should also be extended to alternative fueled vehicles. To accommodate bicyclists, the

proposed development can include bike storage facilities, bike paths (that may connect to a larger network) or wide shoulders on roadways for added bicycle safety.

For large construction projects in urban areas, the Department typically recommends the use of construction equipment with air pollution control devices. Equipment, such as diesel oxidation catalysts or particulate filters, or the use of "clean" fuels, can be effective in reducing exhaust emissions. "Clean" fuels include ultra-low sulfur diesel fuel (15 ppm sulfur), compressed natural gas or emulsified fuels (e.g., Purinox, approved by the California Air Resources Board). For large construction projects, it would be appropriate that contract specifications contain DPW's diesel vehicle emissions control language requiring certain non-road construction equipment to be retrofitted with emission control devices.

Additionally, Section 22a-174-18(b)(3)(C) of the RCSA limits the idling of mobile sources to 3 minutes. The Department would like to stress the importance of construction equipment adhering to this regulation. Eliminating any unnecessary idling is a simple and cost effective way to reduce emissions. It should be noted that only DEP can enforce Section 22a-174-18(b)(3)(C) of the RCSA. Therefore, it is recommended that the project sponsor include language similar to the anti-idling regulations in the contract specifications for construction in order to allow them to enforce idling restrictions at the project site without the involvement of the Department.

Pursuant to section 4b-51 of the CGS, the Commissioner of Public Works must consider the capability of any real asset to facilitate recycling programs, in any decision to remodel, alter or enlarge the facility. Physical requirements to facilitate recycling should be considered in the design and layout of new and renovated facilities. These will depend on the composition of its waste stream. Adequate space to collect recyclable materials where they are generated and to store them in a central area should be provided. Adequate access for building maintenance staff to collect materials and for waste haulers to pick up materials should also be provided. For additional information concerning recycling requirements and suggestions for institution of recycling programs, contact the Waste Planning and Standards Division at (860) 424-3365.

In developing a landscaping plan for this project, the Department recommends that only native species or non-invasive ornamental species be used. A list of *Non-Native Invasive and Potentially Invasive Vascular Plants in Connecticut* has been developed by the University of Connecticut, Center for Conservation and Biodiversity. Invasive plants are non-native or exotic plants that were introduced by human activity and quickly established. Many non-native plants are well known agricultural or horticultural species. Most of these do not escape cultivation or have minimal impacts on natural communities if they do spread. Invasive species rapidly disperse and establish, displacing native plants and altering ecological processes like fire occurrence and nutrient cycling. Due to their rapid growth, efficient means of seed dispersal, and tolerance of a wide range of environmental conditions, invasive plants outcompete with native species for sunlight, nutrients, and space. Species on this list should not be utilized in landscaping. Additional information regarding invasive species or copies of the list may be obtain online at <http://www.hort.uconn.edu/cipwg> or by contacting the Environmental & Geographic Information Center at (860) 424-3540.

The proposed project must comply with Connecticut's Noise Regulations contained in section 22a-69-1 through 22a-69-7.4 of the RCSA as well as with any local noise regulations. The Department recommends that potential sources of noise, such as HVAC equipment, be sited away from sensitive receptors and that appropriate shielding be provided.

The following standard comments regarding building renovation or demolition projects should be observed, as applicable, during future planning and implementation of the master plan projects. Fact sheets providing additional information concerning environmental, health and safety requirements applicable to building renovation and rehabilitation projects have been developed by the Waste Engineering & Enforcement Division. To obtain copies, call the division at (860) 424-3023.

A site in an historical urbanized area may have existing or potential environmental problems that have not been detected or resulted in regulatory action by the Department. In order to confirm that the subject property has not been the site of improper disposal of waste or does not contain some other environmental liability, it is suggested that an environmental or engineering consultant be retained to conduct a site investigation and sampling/testing, as appropriate. The investigation should include an inquiry into the historic uses and fuel storage on the property to assess the likelihood of encountering solid or hazardous waste or soil contamination. In order to ascertain the environmental status of properties, it is typically recommended that a Phase I environmental site assessment (ESA) be performed at the site. If the Phase I ESA indicates site contamination is likely, a Phase II ESA should be performed to confirm or deny the presence of contamination. In order to achieve proper remediation, the extent of contamination should be clearly defined, a cleanup plan developed, and measures implemented that will clean up the site in accordance with applicable criteria in the Connecticut Remediation Standard Regulations adopted pursuant to section 22a-134k of the CGS. The regulations are available on-line at: <http://dep.state.ct.us/wtr/regs/remediationregs.htm>. For further information, contact the Waste Planning & Standards Division at (860) 424-3705.

Development plans in urban areas that entail soil excavation should include a protocol for sampling and analysis of potentially contaminated soil. Soil with contaminant levels that exceed the applicable criteria of the Remediation Standard Regulations is considered to be special waste. The disposal of special wastes, as defined in section 22a-209-1 of the RCSA, requires written authorization from the Waste Engineering and Enforcement Division prior to delivery to any solid waste disposal facility in Connecticut. If clean fill is to be segregated from waste material, there must be strict adherence to the definition of clean fill, as provided in Section 22a-209-1 of the RCSA. In addition, the regulations prohibit the disposal of more than 10 cubic yards of stumps, brush or woodchips on the site, either buried or on the surface.

Prior to the demolition of any commercial, industrial or public buildings or buildings containing five or more residential units, they must be inspected for asbestos-containing materials and any such materials must be removed. Written notice must be submitted to the Department of Public Health (DPH) 10 working days prior to

demolition in accordance with Section 19a-332a-3 of the Regulations of Connecticut State Agencies, for buildings involving more than 10 linear feet or more than 25 square feet of asbestos-containing material. For further information, contact DPH at (860) 509-7367. Additional information and notification forms may be downloaded at: http://www.dph.state.ct.us/BRS/Asbestos/asbestos_program.htm. The National Emissions Standards for Hazardous Air Pollutants (40 CFR 61.145) also requires that the Federal EPA be notified 10 working days prior to demolition for those buildings not meeting the DPH reporting threshold. For further information, contact the EPA at (617) 918-1650.

During any building renovation, areas to be disturbed must be inspected for the presence of asbestos-containing materials. Any abatement project or the removal and disposal of such material must conform to Federal and State regulations. These include 40 CFR 61, Subparts A and M and section 19a-332a-1 through 19a-332a-16 of the Regulations of Connecticut State Agencies. Additional information concerning regulation of asbestos, including lists of licensed consultants and contractors, may be found at:

http://www.dph.state.ct.us/BRS/Asbestos/asbestos_program.htm. For further information, contact the Department of Public Health at (860) 509-7367.

The disposal of material containing asbestos requires the approval of the Waste Engineering and Enforcement Division pursuant to section 22a-209-8(i) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill. A fact sheet regarding disposal of special wastes and the authorization application form may be obtained at <http://www.dep.state.ct.us/pao/weedfact/specasbs.htm>. For further information, contact the division at (860) 424-3366.

The disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations. Demolition debris may be contaminated with asbestos, lead-based paint or chemical residues and require special disposal. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies (RCSA) and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing other than brick or rubble, contaminated demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the RCSA. Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and section 22a-209-2 of the RCSA. For further information concerning disposal of demolition debris, contact the solid waste staff of the Waste Engineering & Enforcement Division at (860) 424-3366.

Construction and demolition debris should be segregated on-site and reused or recycled to the greatest extent possible to minimize the need to dispose of it in

landfills. It is recommended that contracts be drafted to reflect this goal and that they be awarded only to those companies who present a sufficiently detailed plan for reuse/recycling to demonstrate that they can comply with this requirement.

Residue generated by the removal of lead paint is considered to be hazardous waste if it meets the characteristics contained at 40 CFR 261. This must be determined on a case-by-case basis for each abatement project prior to disposal. The disposal of hazardous waste is regulated pursuant to sections 22a-449(c)-11 and 22a-449(c)-100 through 22a-449(c)-110 of the Regulations of Connecticut State Agencies. Proper disposal procedure is for a permitted hazardous waste hauler to transport the waste to an approved disposal facility. The Bureau of Waste Management has prepared a document, "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries." For further information and to obtain the guidance document, contact the Waste Engineering and Enforcement Division at (860) 424-3372.

The site should be inspected for any electrical equipment such as transformers or capacitors, which may contain PCB's. In addition, the PCB Transformer Fires Final Rule (40 CFR 761) requires that each PCB transformer in use or stored for reuse must be registered with the local fire department. PCB transformers are prohibited from use in and near commercial and public buildings (e.g. schools, hospitals, offices, etc.). For further information, contact the Bureau of Waste Management, PCB Program at (860) 424-3368.

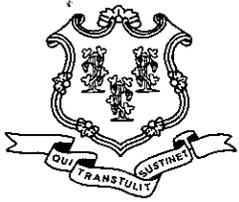
If the rehabilitation of structures involves the removal of exterior paint, certain precautions should be taken to protect ground and surface water quality. The methods of paint stripping and disposal of spent stripping fluid should be selected to minimize potential impacts. The Bureau of Water Management has prepared draft guidelines for stripping operations, including the appropriate collection, testing and disposal procedures for paint stripping wastes. For further information, contact the bureau at (860) 424-3018.

The removal of underground storage tanks should follow the procedures outlined in the code of the National Fire Protection Association (NFPA 30, Appendix B). Individual soil samples should be obtained from the underlying native soil. A listing of potential contaminants that should be analyzed and suggested analytical methods is available on-line at <http://dep.state.ct.us/wst/ust/ustclose.htm>. If contaminated soil, ground water or free product is observed at the site or detected by sample analysis, the DEP must be immediately notified at (860) 424-3338 and corrective action must be undertaken in accordance with section 22a-449(d)-106 of the Regulations of Connecticut State Agencies. Closure reports, including confirmation of sampling and clean-up, are required by Federal and State law. For further information, contact the Bureau of Waste Management, Underground Storage Tank Program at (860) 424-3374.

In order to expedite the Department's review of the Environmental Impact Evaluation, please forward four copies of the document to this office when it becomes available for public

review. We will distribute it to appropriate offices and prepare coordinated Departmental comments. Thank you for the opportunity to review this project. If there are any questions regarding these comments, please contact me.

cc: Jeff Bolton, DPW
Gina McCarthy, DEP/COMM
Robert Kaliszewski, DEP/OPPD
Martha Fraenkel, DEP/WEED
Nancy Murray, DEP/NDDDB
Chris Nelson, DEP/APSD
Kim Trella, DEP/OPPD
Sharon Yurasevecz, DEP/IWRD



**STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION**



October 14, 2005

OCT 19 2005

Connecticut State University System
39 Woodland Street
Hartford, CT 06105-2337

Attn: Alex Roe, Executive Officer for Planning and Technical Services

Re: Southern Connecticut State University Master Plan
Flood Management Certifications

Dear Ms. Roe:

It has come to my attention that you are in the process of updating the Master Plan for your campus. As you may be aware, all state agency actions in a floodplain or which modify drainage patterns on state-owned and operated property must be certified to be in compliance with state policy with regard to flooding and stormwater issues. This requirement is found in Section 25-68b of the Connecticut General Statutes and requires a submittal to the DEP Inland Water Resources Division for approval of every project. As an alternative to the requirement for an approval for every project, a Drainage Master Plan can be prepared and approved which would streamline the process.

The approval of such a plan will mean that each future Flood Management Certification can be reviewed and approved on an expedited basis provided it shows consistency with the master plan. Fewer separate stormwater management facilities also means fewer operation and maintenance costs. In addition, a watershed based approach is far more effective than a site-by-site approach in dealing with overall watershed issues. While it is true that the approved document will only be able to reflect currently planned future construction, a drainage master plan can easily be formatted in such a way that it is adaptable and can be modified to accommodate future changes. In fact, anticipation of such changes can be built into the approval to provide for a clear process for approval of modifications. Keep in mind that we will not need to see detailed specifics of future construction projects as a part of this document, but rather anticipated impervious surface amounts within the various subwatersheds. This comprehensive framework approach provides for significant flexibility in the placement and design of specific projects.

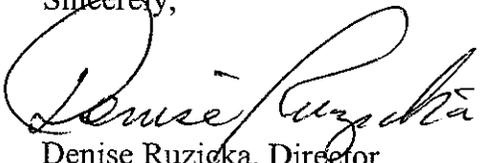
In the absence of a drainage master plan, each and every individual project that the University undertakes on its campus must be shown to have no adverse flooding or water quality impacts on the downstream watersheds. This means that each individual project will require a complete stormwater management plan which accounts for the entire watershed in which the project is located. Designing and locating a primary stormwater management

SCSU
Drainage Master Plan
Page 2

facility on every new development parcel at the University simply does not make sense from a land use perspective and will likely be more costly to the University in the long run. In addition, the hydraulic justification that will be required for all projects that modify drainage patterns will need to include a full watershed assessment to show that any increases in peak discharges, volume, and timing of runoff will not cause any adverse impacts, both alone and cumulatively considering all recent University projects. We therefore believe that it is in the University's best interest to prepare a Drainage Master Plan.

My staff would be happy to meet with you to discuss the development of this plan. Should you have any questions or would like to meet with the Department's staff to discuss this matter, please call Sharon Yurasevecz at (860) 424-3019.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Ruzicka". The signature is written in a cursive style with a large initial "D".

Denise Ruzicka, Director
Inland Water Resources Division

cc: Sharon Yurasevecz, DEP
Alex Roe, Connecticut State University System, Board Of Trustees

DR:CC



"Stephen Pitti"
<stephen.pitti@yale.ed
u>

To: <roea@sysoff.ctstateu.edu>
cc: <nanbarto@aol.com>
Subject: Re: Comments Following Public Scoping Meeting of 6 October 2005

10/20/2005 11:27 AM

Dear Ms. Roe-

I'm writing as a resident of the Beaver Hill community, and as a New Haven citizen deeply concerned about the long-term health of Beaver Pond, to register concern about the construction of a parking garage at Crescent and Ella Grasso. Given the projected effects of such a project on both the neighborhood and the pond, I hope the University will reconsider its plans. New Haven's wetlands are a diminishing but vital resource, and relations between SCSU and its neighbors remain enormously important to everyone in the vicinity. I urge cancellation of this project and hope that the University of Connecticut system will continue to take seriously its proper role in the neighborhood, and that it will instead take a leadership role in protecting surrounding parklands.

Sincerely,

Stephen Pitti
250 Colony Road, New Haven
Professor of History and American Studies
Yale University

CONNECTICUT STATE UNIVERSITY SYSTEM
2004 Southern Connecticut State University Campus Plan Update

PUBLIC SCOPING MEETING

7:00 p.m. October 6, 2005

Southern Connecticut State University, Engleman Hall, Room 121 A & B
501 Crescent Street, New Haven, Connecticut

COMMENT SHEET

Name: Jean M. Graustein Address: 250 Dyer St. New Haven
Phone Number: 203-389-1758 Date: Oct. 20, 2005

As a resident of the Beaver Hill Neighborhood for 33 years, I have great concern about the parking structure planned for the Crescent and E.T. Grasso Boulevard intersection. Such a multi-storied structure would greatly add to traffic at this location and would result in increased traffic through our residential neighborhood, increased noise and light pollution, and increased air pollution from idling cars. Such a structure does not belong across the street from a residential neighborhood. The parking structure at the other end of the campus is opposite a cemetery.

Residents of Beaver Hill have been working, with help and resources from New Haven Parks Department, Yale and URI, to restore and improve the Beaver Ponds as a neighborhood and city asset for both people and wildlife. I frequently walk along Crescent St. and the views of the ponds and opportunity for birdwatching definitely enhance the quality of life in our neighborhood. In addition to being an obtrusive presence visually, the proposed parking garage would add air and water pollution to the ponds and to Beaver Brook and the West River. SCSU, in filling part of the Lagoon for soccer fields some years ago, has already impacted this area.

I strongly believe that the parking garage must go in a more internal location on the campus and that better solutions to traffic and parking must be found that lessen the impact on area residents rather than increasing them.

I would request that the spring 2006 Public Hearing on the EIE will be held on several occasions, so that all may truly have an opportunity to get the information, as we all have to live with the results. Thank you.

Please send post-marked comments by October 20, 2005 to:

Ms. Alexandria Roe
Connecticut State University System Office
39 Woodland Street
Hartford, CT 06105-2337

Fax: (860) 493-0059
Email: roea@so.ct.edu



Nanbarto@aol.com
10/20/2005 10:39 AM

To: roea@sysoff.ctstateu.edu
cc: Nanbarto@aol.com
Subject: Comments on Public Scoping Meeting-SCSU-10-06-05

20 October 2005

**Ms. Alexandra Roe
Connecticut State University System Office
39 Woodland St.
Hartford, CT 06105-2337**

**FAX: (860) 493-0059
Email: roea@so.ct.edu**

**Re: Comments Following Public Scoping Meeting of 6 October 2005
20 October 2005**

Dear Ms. Roe:

I am speaking as a graduate of SCSU, as a resident of Beaver Hill, and as a member of Friends of Beaver Pond Park. I recognize the service that SCSU provides its students and our community. I also understand that this success and growth has resulted in a parking problem experienced by many public institutions and private businesses in New Haven.

However, I am upset with the encroachment by SCSU on New Haven parklands and wetlands that keeps taking place. Beaver Pond Park is the only open space that is available to our neighborhood and the densely populated adjoining areas of Newhallville and Dixwell. Over the past 20 years, SCSU has built playing fields and a baseball stadium on the parkland which is also wetlands. Land that used to be open to the public because it is owned by the city of New Haven is now fenced in and closed off to the public. Frederick Olmsted, who designed New York's Central Park, also worked on the design of this park in 1917-1920. We must pay respect to the historical significance of the land.

SCSU has been buying up private land along Fitch St. and roads that extend west from Fitch St. We are not protesting any expansion or construction plans of garages or buildings in those areas. We are trying to keep the small amount of New Haven parkland that is still open land free from encroachment.

We are opposed to the idea of a parking garage being built on Crescent St. near Ella Grasso Boulevard. Crescent St. already has too much traffic and pollution. Visually and otherwise, a multistoried parking garage is not an appropriate use of the land where SCSU proposes to build a parking garage.

Enough is enough! Do not build the garage in this area!

Nan Bartow

Nan Bartow

**Friends of Beaver Pond Park
480 Ellsworth Ave.
New Haven, CT 06511**

PUBLIC SCOPING MEETING

7:00 p.m. October 6, 2005
Southern Connecticut State University, Engleman Hall, Room 121 A & B
501 Crescent Street, New Haven, Connecticut

COMMENT SHEET

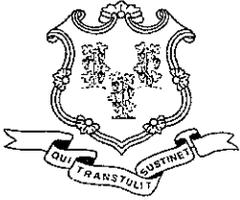
Name: Francine Caplan Address: 558 Ellsworth Ave
Phone Number: 777-2669 Date: October 6, 2005 New Haven

I urge you, SCSU, to build any new building AWAY from the Beaver Ponds and the Kettle pond — not to encroach on the ponds and its wetlands. In your present plan, you have an existing baseball field on wetlands (which should be removed) and a proposed parking garage for faculty right next to that area next to the pond. You need to do the right thing and set an excellent environmental example to your students, faculty + the state university system by building this garage in another site + NOT NEXT TO THE PONDS.

Please send post-marked comments by October 20, 2005 to:

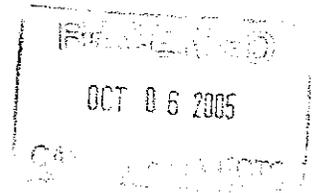
Ms. Alexandria Roe
Connecticut State University System Office
39 Woodland Street
Hartford, CT 06105-2337

Fax: (860) 493-0059
Email: roea@so.ct.edu



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



October 4, 2005

Ms. Alexandria Roe
Executive Officer for Planning
Connecticut State University System Office
39 Woodland St.
Hartford, CT 06105-2337

RE: Notice of Scoping for 2004 Southern Connecticut State University Campus Plan Update,
New Haven, CT

Dear Ms. Alexandria Roe:

The following comments are offered in response to your request concerning the Notice of Scoping for the 2004 Southern Connecticut State University Campus Plan Update in New Haven, CT. After reviewing this document, it was noted that there was no mention at this stage of addressing asbestos or lead-based paint issues. Should these materials be encountered during site improvements, renovation, or demolition, these types of activities could result in the disturbance of surfaces that may contain lead-based paint and/or asbestos. A written plan that addresses both lead-based paint and asbestos must be included.

The following summarizes the Department's position with regard to lead and asbestos issues:

A. Lead-Based Paint

Many rehabilitation, renovation, or demolition activities that are associated with these types of projects are not subject to the Department of Public Health (DPH), Lead Poisoning Prevention and Control (LPPC) Regulations (§§19a-111-1 through 19a-111-11). However, if children under six (6) years of age live in any residences that will be undergoing renovation and testing of paint reveals toxic levels of lead, then compliance with applicable CT Department of Public Health regulations on lead abatement must be achieved.

Additionally, there are other issues that must be addressed related to lead-based paint. Among these are the following:

- A lead inspector or lead inspector/risk assessor certified by the DPH must perform any testing of paint on the existing structures.
- Planned rehabilitation, renovation or demolition activities should be performed using lead-safe work practices.



Phone:

Telephone Device for the Deaf: (860) 509-7191

410 Capitol Avenue - MS # _____

P.O. Box 340308 Hartford, CT 06134

Affirmative Action / An Equal Opportunity Employer

Page 2

Ms. Alexandria Roe

RE: Notice of Scoping- Notice of Scoping for 2004 Southern Connecticut State University Campus Plan Update, New Haven, CT

- Additionally, if lead-based paint or lead containing paint is identified, workers must be trained (as a minimum) according to the Occupational Safety and Health Administration (OSHA) lead standard (29 CFR 1926.62). Because other contaminants may also be present on the site, additional health and safety training may be required (e.g. hazardous waste and/or asbestos).

Additional inquiries on the subject of lead-based paint can be directed to Alan Buzzetti, Supervising Environmental Analyst, Lead Poisoning Prevention and Control Program at (860) 509-7299.

B. Asbestos

Any renovation or demolition of the existing facilities that are associated with this proposed project would be subject to the provisions of the asbestos National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61). As such, the facilities would be required to be thoroughly inspected to determine the presence of asbestos prior to the commencement of the renovation/demolition activity. The asbestos inspection must be conducted by an inspector or a Management Planner licensed by the DPH. Asbestos abatement that involves more than three (3) linear feet or more than three (3) square feet of asbestos containing material must be performed by an asbestos abatement contractor licensed by the DPH. Asbestos abatement must be performed in accordance with all applicable federal, state and local regulations.

Please contact Ron Skomro, Supervising Environmental Sanitarian, Asbestos Program at (860) 509-7367 regarding any issues related to asbestos.

Sincerely,



Suzanne Blancaflor, M.S.
Section Chief
Environmental Health Section

LAW OFFICE OF
IVAN M. KATZ
57 TRUMBULL STREET
NEW HAVEN, CONNECTICUT 06510-1004
TELEPHONE (203) 777-5737
FACSIMILE (203) 777-2791

RECEIVED
OCT 11 2005

CAPITAL PROJECTS

7 October 2005

Ms. Alexandria Roe
Connecticut State University System Office
39 Woodland Street
Hartford, CT 06105-2337

Re: Comments Following Public Scoping Meeting of 6 October 2005

Dear Ms. Roe:

The following are submitted as my formal comments concerning the *Executive Summary - Southern Connecticut State University Campus Plan Update*. You have assured me that this *Executive Summary* is the "operative document" in that the Plan Update itself is still tentative and "in progress."

As I indicated at the Public Scoping Meeting, I reside at 1631 Ella Grasso Boulevard in New Haven, and have resided there since 1981. Having resided on Colony Road for the nineteen years before that, I am a 43 year resident of the neighborhood.

It is my intention to make a few general comments, followed by specific ones under separate headings.

GENERAL COMMENTS

GROWTH: The Master Plan calls for an increase of 20% in Full Time Equivalent matriculants (from 8,834 to 9,970 in the 2000 to 2015 period) which does not, in and of itself, appear to be excessive. Yet to handle this seemingly modest growth, the Master Plan proposes the erection of 1,000,000 square feet of new facilities as well as "structured parking for up to 2,000 cars." This suggests that SCSU is presently operating at a significant space deficit in terms of academic/administrative space and parking. It is assumed that even if the FTE number were to remain constant in the 2000-2015 period a significant amount of building would be necessary.

A GOOD NEIGHBOR: The Master Plan acknowledges that SCSU operates in an urban environment and that it must, of necessity, seek to be a part of the community that surrounds it. An approach that suggests "We are an arm of the State of Connecticut and we can do what we damn well please" is counter-productive and is precisely the wrong road to travel. The University administration appears to recognize this fact, to its credit. It has repeatedly been pointed out that the 172 acre site is a difficult one to work with. It must, however, be borne in mind that the University is the "newcomer" to the neighborhood. The space restrictions

and constraints were known to exist at the time that the decision was made to move the then-Teachers College from Legion Avenue to its present site. Those who live in the surrounding neighborhoods are not, therefore, in a position akin to someone who buys a home near an existing airport.

STEWARDSHIP: The State of Connecticut is as a matter of statute the steward of the natural resources of this state. The stewardship obligation devolves upon the State University System as an arm of the State. SCSU abuts Beaver Pond Park and the campus either has within it or borders several "water features." Preservation, maintenance and enhancement of the natural resources - including wetlands, marshes, endangered species, open space and inland bodies of water - is a statutorily mandated goal. It will come as no surprise to anyone to learn that the Environmental Impact Evaluation being undertaken by the Department of Environmental Protection as part of the state's Environmental Policy Act will be carefully scrutinized to insure that these statutory goals are being carefully and properly evaluated.

SPECIFIC COMMENTS

TRAFFIC: It is understood that SCSU is, in the main, a "commuter campus" in which the vast majority of its students reside off campus. It is likewise understood that for the foreseeable future, these students will use private vehicles to get from their residences to the SCSU campus. As the sidewalks of downtown New Haven are often crowded to Manhattan-like densities at the time Yale classes break, so too are the streets surrounding the SCSU campus choked with traffic at times when classes begin/end and the staff work day concludes.

SCSU is accessed, in the main, by Crescent Street, Fitch Street and to a lesser extent Ella Grasso Boulevard. A certain amount of traffic is diverted off Fitch Street onto Farnham Avenue, which parallels it. At peak traffic times, Fitch, Crescent and Blake Streets resemble parking lots. Existing back-ups on Ella Grasso Boulevard are "manageable" until one nears the intersection of Ella Grasso Boulevard and Whalley Avenue where, due to Whalley Avenue traffic and traffic light sequencing, back-ups are considerable.

One element of SCSU's position in the urban environment is that the existing street grid does, within limits, provide for the use of alternate means of entrance and exit, commonly known as "short cuts." What the use of "short cuts" in this content means is that cars that would ordinarily traverse main thoroughfares are funneled instead onto residential streets that were never designed to handle the increased traffic load. This has immediate and highly detrimental effects on neighborhood stability and viability.

EXISTING IMPEDIMENTS TO THE FREE FLOW OF TRAFFIC: The existing entry/exit from the campus on Crescent Street plainly impedes the flow of traffic from SCSU to Ella Grasso Boulevard while at the same time aiding the flow of traffic from Ella Grasso Boulevard to SCSU. This seeming contradiction results from the mid-block placement of the driveway into SCSU from Crescent Street. A motor

vehicle proceeding north on Ella Grasso Boulevard (towards campus) confronts a "T intersection" at Crescent Street, meaning that there is no on-coming traffic to impede the flow of vehicles from Grasso Blvd. left onto Crescent St. Thus, a car going north on Grasso Blvd can readily make a left turn onto Crescent St. and a "quick right" into SCSU. Inflow is thus aided.

Exiting the campus onto Crescent St., however, is a wholly different matter. A driver seeking to exit the campus (from Lot #5 or Lot #12, for instance) is virtually compelled to turn right onto Crescent St. (westerly) away from Grasso Blvd. If that driver seeks to turn left (easterly) upon exiting, he or she would have to cross both lanes of Crescent Street - a near impossibility at peak traffic times. This has the beneficial effect of diminishing traffic on Grasso Blvd., while at the same time having the detrimental effect of increasing traffic on Fitch Street. For those of us who live on Grasso Blvd. (and not on Fitch Street) this is a good thing.

PROPOSED EAST CAMPUS CONSTRUCTION (TRAFFIC)

In addition to a proposed 1,000 space garage near Moore Field House, SCSU proposes three major steps that will have a significant impact on traffic through the Beaver Hills neighborhood. These steps are:

1. Erection of a 500 space garage adjacent to a new Fine Arts building;
2. Erection of a 500 space garage adjacent to a new Computing Center;
3. Realignment of the Crescent Street campus entrance to form, in effect, an extension of Ella Grasso Boulevard.

Individually, each of these proposals is unjustified. Taken together, they are catastrophic insofar as the surrounding neighborhood is concerned.

At the outset, I confess puzzlement over a none-too-subtle shift here. The *Executive Summary* makes reference to "structured parking for up to 2,000 cars." The Master Plan, however, calls for the creation of 2,000 parking spaces (1,000 in the garage adjacent to Moore Field House, 500 in the garage adjacent to the Fine Arts building and 500 in the garage adjacent to the Computing Center.) Given SCSU's mix of day and evening students, a conservative formula is to assume that each space will turn over *at least once a day* and a realistic formula is to assume that each space will turn over *at least one and a half times a day*. Thus, 2,000 spaces provide parking for between 4,000 and 5,000 cars. In that I am unwilling to assume a conscious effort to mislead, I am puzzled by the proposal to overbuild by *at least 1,000 spaces*.

The proposal appears to assume that parking garages need to be located close to where the users of the garages work. This is an unwarranted assumption, especially given the drastic impact such garages have. The vast majority of the problems raised by neighborhood residents evaporate if SCSU is willing to adopt

the concept of ghettoization of parking or, to use an even less palatable word, segregation. Segregating parking in the Farnam Avenue area minimizes the impact on the surrounding neighborhood and permits SCSU to undertake a traffic remediation plan that has a fighting chance of success. It restricts the parking headaches to the creators of those headaches to the greatest degree possible. It does require a commitment to a far-ranging and speedy University shuttle system.

GARAGE PROPOSALS: The Master Plan calls for the erection of a 500 space garage adjacent to the new Fine Arts Building and a second 500 space garage adjacent to the new Computing Center. The former will close the 169 space Lot #12 (along with 9 spaces next to Seabury Hall) resulting in a net gain of 322 spaces. The latter will close the 197 space Lot #5 resulting in a net gain of 303 spaces. 625 additional spaces are, thus, proposed resulting in an additional 1,250 to 1,560 cars.

The vast bulk of the comments at the Public Scoping Meeting involved the garage adjacent to the proposed Fine Arts building given its potential environmental impact on the near by Beaver Pond. SCSU also proposes to construct an internal roadway so that the Computing Center garage will fill and empty from Crescent St.

ENTRY/EXIT RE-CONFIGURATION: These plans to add 625 spaces depend in large measure on the reconfiguration of the Crescent Street campus portal to a point immediately to the north of the present terminus of Ella Grasso Boulevard. This is a traffic signal controlled intersection, and it would likely remain one. The planned reconfiguration does several things, none of them good. It will obviously encourage exiting traffic to proceed straight out of the campus portal, southerly on Ella Grasso Boulevard (which is a two lane road, albeit a wide one). Will it double SCSU traffic on Grasso Blvd.? More likely it will triple or quadruple it. Getting to Grasso Blvd. from the existing Crescent St. exit is difficult; this proposal makes it easy and, in fact, affirmatively encourages it.

This merely points up the folly of the present proposal. It is impossible to empty the cars in 625 additional proposed spaces onto Crescent Street given the existing exit traffic pattern. And that traffic pattern cannot be changed without causing an immediate, severe, and detrimental impact on Grasso Boulevard and surrounding streets. The additional 1,250 to 1,560 cars that will fill these spaces are not simply going to be levitated onto Whalley Avenue or the Wilbur Cross Parkway. They will turn Ella Grasso Blvd. and surrounding streets into parking lots. A proposal to transform Ella Grasso Blvd. into a traffic nightmare on the order of the Long Island Expressway is a decidedly bad idea. Bluntly put, those 625 additional spaces do not belong on the East Campus.

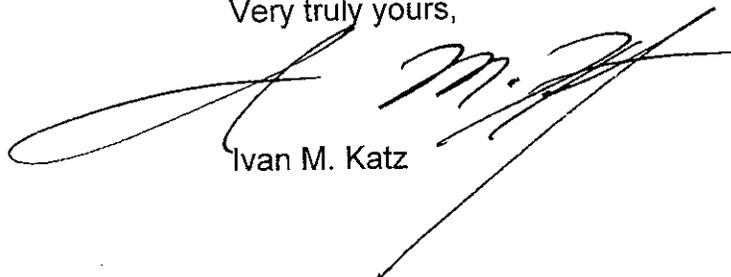
CAMPUS EXPANSION: SCSU at present has a 172 acre "footprint" and the working assumption seems to be that this is not subject to expansion. The physical constraints imposed by the Beavertdale Cemetery, the Hamden waste facility and Beaver Pond Park are not subject to change. The Master Plan appears to assign zero dollars to additional land acquisition. It is to be wondered, however, whether

this is entirely sensible. Campus expansion is possible to the north, beyond the Facilities Management building. Expansion to - and perhaps beyond - the intersection of Fitch and Arch Streets has been given insufficient consideration in the Master Plan. SCSU at present seems to posit that it faces the choice of "up or out" - which is to say that it can either start building more multi-story buildings of a high rise nature ("up") or it can expand beyond the existing footprint and accommodate its classroom/administrative/parking needs in lower rise buildings ("out"). The Master Plan *sub silentio* rejects outward expansion and instead opts for "the Manhattan solution" of going toward higher rise buildings. I am unconvinced of the wisdom of this tacit assumption.

CONCLUSION: Restricting myself to the parking issues exclusively, the proposals made involve the most drastic alternatives, alternatives that will have the most significant and most detrimental impacts on the neighborhoods surrounding SCSU. Insufficient attention has been given to the concept of satellite parking (to cite merely one example, the recommendation of the Base Closing and Realignment Commission to decommission the military facility on Wintergreen Avenue - not contemplated by the Master Plan - opens the possibility that satellite parking in that location can be employed, presumably in the form of a parking garage serviced by an intensive shuttle program). Given the totally unacceptable impact on the surrounding neighborhood that the proposals for a garage adjacent to the Fine Arts building and a garage adjacent to the Computing Center along with the proposed realignment of the Crescent Street campus portal would have, I am implacably opposed to them.

It is understood that one should approach this from a standpoint of amity and cooperation. The Master Plan, tinged as it is with the sort of "do it our way" mentality exemplified by the late and unlamented Gosplan, does not in either tone or content betoken a cooperative spirit. This is much to be regretted. At best the surrounding neighborhoods view SCSU as a neutral factor, neither beneficial nor detrimental to the area. The ability to change the perception of SCSU as both a good neighbor and an asset to the community is in the State's hands - not the neighborhoods'.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ivan M. Katz', written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the left and another extending to the right.

Ivan M. Katz

IMK/fdr/1-5

OCT 18 2005

PUBLIC SCOPING MEETING

7:00 p.m. October 6, 2005

Southern Connecticut State University, Engleman Hall, Room 121 A & B
501 Crescent Street, New Haven, Connecticut

COMMENT SHEET

Name: BRIAN Mc CRATH Address: 105 WOODSIDE TER

Phone Number: 389 2863 or 6276874 Date: 10/17/05

1. The growth of traffic generated by ~~the~~ campus activity justifies an examination of the benefit of adding an interchange on Rt. 15 ⁱⁿ the vicinity of Woodin St/Wintergreen in Hamden. This would relieve Dinwell/Arch and the Whalley Ave/Valley St/Blake Street corridors of several thousand disinterested trips per day, and be of great benefit to both towns.
2. Beaver Pond lagoon, which abuts the campus, is a man made lake (1929) which is now nearly dead from 14 ft of accumulated sediment. A great deal of that sediment is a direct result of SCSU original and subsequent construction activities. The proposed parking garage will not function well without greatly improved, perhaps signalized, access to Crescent St. ~~A~~ A solution would involve bridging the dam/culvert portion of the pond. A restoration of part of the pond would mitigate this solution more than enough to obtain requisite DEP permits, and may be welcomed by the entire community.

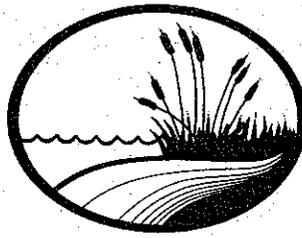
Please send post-marked comments by October 20, 2005 to:

Ms. Alexandria Roe
Connecticut State University System Office
39 Woodland Street
Hartford, CT 06105-2337

Fax: (860) 493-0059
Email: roea@so.ct.edu

APPENDIX B - WETLAND REPORT

**NEW ENGLAND
ENVIRONMENTAL
SERVICES**



**BLACKLEDGE
RIVER
NURSERY**

**Southern Connecticut State University
New Haven, Connecticut**

Wetland Evaluation Report

August 10, 2007

Prepared by

R. Richard Snarski
Certified Professional Soil Scientist #1975
Professional Wetlands Scientist
Certified Sediment & Erosion Control Specialist #200

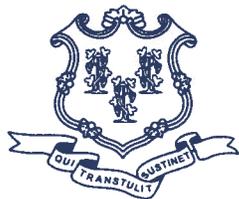
155 JERRY DANIELS ROAD, MARLBOROUGH, CT 06447 (860)295-1022

On August 2, 2007, two wetland/pond areas were evaluated at Southern Connecticut State University.

Wetland Area 1 is a pond which is approximately 1 acre in size. The pond is man-made. The wetland/watercourse boundary was marked in the field with pink flags, which were numbered 1 – 28. A 5' x 15' wide shrub and tree border occurs around the edge of the pond. Mowed grass occurs beyond the woody border. The tree species growing around the edge of the pond include Norway Maple, Silver Maple and Red Pine. The shrub species include Silky Dogwood, Autumn Olive, Smooth Sumac and Multiflora Rose. The Silky Dogwood is the dominant shrub species and has a good wildlife food value. The Autumn Olive and Multiflora Rose are exotic invasive plants and are abundant in many areas around the pond. The herbaceous plant species growing around the edge of the pond include Jewelweed, Blue Vervain, Sensitive Fern, Milkweed, Phragmites, Lurid Sedge, Fox Sedge, Wool Grass, Virginia Creeper, Soft Rush and Asiatic Bittersweet. The Asiatic Bittersweet and Phragmites are exotic invasive plants. The Asiatic Bittersweet is abundant in many areas around the pond. A large stand of Phragmites occur on the northwest section of the pond and occupies approximately 125 feet of the pond edge. No emergent plants are growing in the pond. The only accessible area to the pond is a small area on the western side. Canada Geese visit the pond frequently. Muskrat borrow holes occur near the pipe inlet. Several Green Frogs were observed. The water is murky. The wildlife habitat value of the pond is low due to the pond being isolated from woodland areas by mowed grass.

Wetland Area 2 occurs in the southeastern section of the campus. A portion of a pond/wetland system was delineated with pink flags 29 – 62. The section of the pond/wetland which was delineated is adjacent to Pond Street. This section of the pond appears to be shallow. The depth is unknown. The water is murky. No emergent plants are growing through the water. A 10' x 25' vegetated strip occurs on the edge of the pond. The tree species growing in the vegetated border around this section of the pond is Norway Maple, Willow, Crab Apple and Sumac. The Norway Maples are abundant on the southern section of the pond. The shrub species include Silky Dogwood, Multiflora Rose, Buttonbush, Privet, Winterberry and Japanese Barberry. Japanese Barberry and Multiflora Rose are exotic invasive plants. The herbaceous plants include Virginia Creeper, Poison Ivy, Asiatic Bittersweet, Jewelweed, Wine Berry, Milkweed, Japanese Knotweed, Sensitive Fern, Blackberry and Phragmites. The Phragmites, Japanese Knotweed, Asiatic Bittersweet and Wine Berry are exotic invasive plants. The Phragmites are growing near wetland flags 60 and 62. The Japanese Knotweed is growing near the pond outlet dam near wetland flag 42. The Asiatic Bittersweet is growing over many of the shrubs on the north side of the pond. Canada Geese frequent the pond. Painted turtles were observed on the floating logs. Blue Gill, Large Mouth Bass and Green Frogs were observed in the pond. The wildlife habitat value of this section of the pond is lower than the central and northern sections due to the proximity of the pond to Pond Street. The pond appears to have a high flood storage capacity due to the constricted outlet. The woody vegetated strip around this section of the pond adds in trapping sediment and removing nutrients which may runoff the ball fields.

APPENDIX C - ENDANGERED SPECIES COORDINATION LETTERS



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Bureau of Natural Resources
Wildlife Division
79 Elm Street, Sixth Floor
Hartford, CT 06106
Natural Diversity Data Base

August 28, 2007

Ms. Lisa Kanner
Fuss & O'Neill
78 Interstate Drive
West Springfield MA 01089

re: Southern Connecticut State University
2004 Campus Master Plan Update

Dear Ms. Kanner:

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed master plan update for Southern Connecticut State University in New Haven, Connecticut. According to our information there are no extant populations of Federal or State Endangered, Threatened or Special Concern Species that occur on this property.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Environmental Protection's Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at 424-3592. Thank you for consulting the Natural Diversity Data Base. Also be advised that this is a preliminary review and not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEP for the proposed site.

Sincerely,

Dawn M. McKay
Dawn M. McKay
Biologist/Environmental Analyst 3

Cc: NDDB File 15634, 14140 (2005)

REC'D 10 JUA



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New England Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5087

September 21, 2007

Reference:	<u>Project</u>	<u>Location</u>
	University campus master plan update	New Haven, CT

Lisa Kanner
Fuss & O'Neill
The Foundry Corporate Office Center
275 Promenade St., Suite 350
Providence, RI 02908

Dear Ms. Kanner:

This responds to your recent correspondence requesting information on the presence of federally-listed and/or proposed endangered or threatened species in relation to the proposed activity(ies) referenced above.

Based on information currently available to us, no federally-listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under Section 7 of the Endangered Species Act is not required.

This concludes our review of listed species and critical habitat in the project location(s) and environs referenced above. No further Endangered Species Act coordination of this type is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

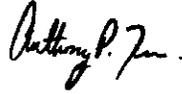
In order to curtail the need to contact this office in the future for updated lists of federally-listed or proposed threatened or endangered species and critical habitats, please visit the Endangered Species Consultation page on the New England Field Office's website:

www.fws.gov/northeast/newenglandfieldoffice/EndangeredSpec-Consultation.htm

In addition, there is a link to procedures that may allow you to conclude if habitat for a listed species is present in the project area. If no habitat exists, then no federally-listed species are present in the project area and there is no need to contact us for further consultation. If the above conclusion cannot be reached, further consultation with this office is advised. Information describing the nature and location of the proposed activity that should be provided to us for further informal consultation can be found at the above-referenced site.

Thank you for your coordination. Please contact us at 603-223-2541 if we can be of further assistance.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Anthony P. Tur". The signature is written in a cursive style with a prominent initial "A".

Anthony P. Tur
Endangered Species Specialist
New England Field Office

APPENDIX D - CONSULTANT DISCLOSURE FORM



State of Connecticut
Department of Public Works

ENVIRONMENTAL CONSULTANT DISCLOSURE STATEMENT FORM

DPW Project No: BI-RS-250

Project Title: Southern Connecticut State University
(Name & Location) 2004 Campus Plan Update CEPA
New Haven, Connecticut

I, Philip Moreschi, hereby declare that neither Fuss & O'Neill, Inc.,
(Name of Officer or Principal of Firm) (Name of Corporation or Firm)
nor any of its shareholders, principals or partners, as the case may be, has any financial
interest in the outcome of the environmental study or the use of the property described
above, and will not have such interest at any time during the term of the contract or task
letter.

Authorized Signature: 

Date: 2/21/06

Typed Name: Philip Moreschi

Name of Firm: Fuss & O'Neill, Inc.

Address of Firm: 146 Hartford Road
Manchester, CT 06040

xc: DPW Environmental Analyst: Jeffrey Bolton
DPW Project File:
DPW Project Manager: Robert Prentice