

**CONNECTICUT STATE UNIVERSITY SYSTEM**

# **RECORD OF DECISION**

*Prepared in accordance with the Connecticut Environmental Policy Act*

## **Southern Connecticut State University Master Plan Update**

New Haven and Hamden, Connecticut  
DPW Project No. BI-RS-250



**JANUARY 2010**

**Participating Agencies:**

State of Connecticut Department of Public Works  
Southern Connecticut State University



# Connecticut State University System

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January 29, 2010

The Honorable Robert L. Genuario  
Secretary  
Office of Policy and Management  
450 Capitol Avenue  
Hartford, Connecticut 06106-1308

**Re: Record of Decision for the Southern Connecticut State University Campus Master Plan Update, New Haven/Hamden, CT**

Dear Secretary Genuario:

The Board of Trustees for the Connecticut State University System (CSUS) intends to implement the Proposed Action presented in the Southern Connecticut State University (SCSU) Master Plan Update as amended by the CSUS approval of the *2009 Master Plan Amendment* on October 8, 2009. The 2009 Master Plan Amendment modifies the 2004 Campus Master Plan as outlined in the attached Record of Decision (ROD).

Pursuant to the requirements of the Connecticut Environmental Policy Act (CEPA), an Environmental Impact Evaluation (EIE) for the above referenced project was prepared and circulated pursuant to the requirement of CEPA. We are, with this letter, transmitting two copies of our ROD for the referenced EIE.

The CSUS has taken into consideration the findings of the EIE, the comments received on that document, as well as other pertinent information. All practicable means to avoid or minimize environmental harm have been adopted. On the basis of the assembled record, including the 2009 Master Plan Amendment, CSUS has decided to proceed with implementation of the proposed action while incorporating the mitigation measures indicated.

We respectfully request your determination as to the adequacy of the EIE in accordance with Connecticut General Statute Section 22a-1(e). Do not hesitate to contact Mr. Keith Epstein, Assistant Vice Chancellor for Planning and Technical Services, if you require additional information in order to make such a determination.

Sincerely,

David G. Carter  
Chancellor

Enclosures

cc: Dr. Cheryl J. Norton, President, SCSU  
Ms. Pamela J. Kedderis, Vice Chancellor for Finance and Administration, CSUS  
Mr. Keith Epstein, Assistant Vice President for Planning and Technical Services, CSUS  
Mr. Karl J. Wagener, Executive Director, Connecticut Council on Environmental Quality

# Record of Decision

**State of Connecticut  
Connecticut State University System  
Southern Connecticut State University  
Master Plan Update  
New Haven and Hamden, Connecticut**

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Appendix B:	Early Public Scoping Notice and Comments
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## I. DECISION

The Connecticut State University System (CSUS) intends to implement the Proposed Action presented in the Southern Connecticut State University (SCSU) Master Plan Update (Plan) as amended by the CSUS Board of Trustees approval of the *2009 Master Plan Amendment* (see attachment) on October 8, 2009 and as discussed in this Record of Decision. The 2009 Master Plan Amendment amends the 2004 Campus Master Plan as outlined in below. The decision to modify, add, and/or delete some specific elements of proposed Master Plan alternatives as contemplated in the *Environmental Impact Evaluation* (EIE) (Fuss & O'Neill Inc., February 2009) were to the comments received during the public review period for the EIE (February 3 – March 20, 2009) and further consideration by the sponsoring and participating agencies. A copy of the Executive Summary of the EIE is included as Appendix A and public comments are included in Appendix C and Responds to Comments in Appendix D.

The following summarizes the differences from the EIE alternatives (2004 and 2008 Preferred Alternative) to the 2009 Master Plan Amendment:

- Deletion of the Ella Grasso 250-Parking Space Garage along Crescent Street from both EIE alternatives, instead replacing it, to the extent feasible, with additional surface parking associated with the proposed Fine Arts Center structure. Approximate \$17.3 million cost reduction.
- Deletion of the four Special Academic Housing units proposed under both EIE alternatives which were located within the Beaver Brook floodplain, along Fitch Street.
- Keep the existing North Campus Townhouses, rather than demolition as presented in the EIE alternatives.
- Maintain the location of the Health and Human Services Building, as proposed in the Preferred Alternative of the EIE and the Davis Hall addition as depicted in the 2004 Alternative remains the same.
- The following residential halls remain unchanged from the EIE 2004 Alternative: Neff Hall, Hickerson Hall, Chase Hall, Farnham Hall, and Wilkinson Hall. However, the new Residential Hall 1 as evaluated in the EIE Preferred Alternative is proposed in the 2009 Amendment.

The Campus Plan, as amended, provides a framework and establishes priorities for facility improvements. The improvements at SCSU are proposed to occur between the time of Master Plan approval by the Board of Trustees and 2015. Projects include renovation of some existing campus buildings and new construction, including construction of three new parking structures, campus shuttle improvements, and demolition of older, inefficient buildings. The proposed projects will result in improved academic, residential, administrative, and athletic facilities for students, faculty, and staff, and will allow SCSU to better serve the student population.

## **II. STATEMENT OF ENVIRONMENTAL IMPACT**

There will be no significant impacts to the environment as a result of the Proposed Action, as amended by the 2009 Master Plan Amendment. All practicable means to avoid or minimize environmental harm have been adopted and will continue to avoid or minimize environmental impacts as each project proceeds. The mitigation measures identified in the EIE and, where applicable, the responses to comments, will be adopted/included as individual projects proceed as appropriate.

## **III. SUMMARY OF CONSULTATION WITH AGENCIES AND OTHER PERSONS**

Consultation with various agencies and other persons was initiated as part of the early public scoping process which began on September 20, 2005 with the publication of a scoping notice in the *Environmental Monitor* (Appendix B). The public and any affected agencies were given a 30-day review and comment period and a scoping meeting was held on October 6, 2005.

The Connecticut Department of Public Health (DPH), the Connecticut Department of Environmental Protection (DEP) Inland Water Resources Division, and the DEP Office of Environmental Review, and other persons submitted comments during this public scoping process. (Appendix B).

The EIE was available for public review on February 3, 2009 and subsequently for 45-days. A Public Hearing was held on March 5, 2009 at SCSU to receive public comments. Review agencies and other interested parties were given an opportunity to provide comments and other pertinent information that would help define environmental impacts, interpret the significance of such impacts, and evaluate alternatives. The document was advertised for public comment in the *Environmental Monitor* on February 3 and February 17, 2009 and was also advertised for public comment in the *New Haven Register* and the *Hartford Courant* for one day for three consecutive weeks (February 3, 11, and 19, 2009), and the *Northeast Minority News* on February 6, 2009 (Appendix C). The comment period closed on March 20, 2009.

Comments were submitted in writing and via email by five agencies during the public review period (see Appendix C), including DEP, Council on Environmental Quality, Office of Policy and Management, State Historic Preservation Office, and DPH. Although no comments were received from local government agencies or departments, comments were received from state and local elected officials and citizens.

Responses to comments are included as Appendix D.

## 2009 Campus Master Plan Amendment



1 Academic Building	21 Jennings Hall Renovation	LAN Lang Social Work House
2 Fine Arts Building	22 Residence Hall	LYM Lyman Center
3 Health & human Services	26 Business School	MFH Moore Field House
4 Student Services	27 Press Box and Bleachers	MOR Morrill Hall
5 School of CILS		NCR North Campus Residence
6 Moore Field House Addition	ADM Admissions House	NCT North Campus Townhouses
7 Connecticut hall Addition	BRO Brownell Hall	NUR Nursing Classroom Building
8 Conference Center	BUL Buley Library	ORL Orlando House
10 Stadium Entrance	CON Connecticut hall	PEL Pelz Gymnasium
11 Fitness Center – North Campus	DAV Davis Hall	RPG Residence Hall Parking Garage
12 Davis Hall Addition	ENC Energy Center	SCH Schwartz Hall
13 Pelz Gymnasium Renovation w/Connector	ENG Engleman Hall	STU Michael J. Adanti Student Center
14 Science Building	FOP Facilities Operations & Planning	WCR West Campus Residence
17 Moore Field House Garage	FPG Fitch Street Parking Garage	
18 North Campus Garage	JDF Jess Dow Field	
19 Davis Parking Garage	JEN Jennings Hall	