

Natalie Barletta

From: Ray Andrewsen <randrewsen@quinncham.com>
Sent: Wednesday, July 14, 2021 3:44 PM
To: Natalie Barletta
Subject: SUPPORT FOR QUINNIPIAC TENNIS COURTS

Town of Hamden
Zoning Board of Appeals
2750 Dixwell Avenue
Hamden, CT 06518

Dear Board Members:

On behalf of the Quinnipiac Chamber of Commerce and our member, Quinnipiac University, I write in favor of Quinnipiac's variance application for lights for the University's tennis courts. To engage students in meaningful on-campus experiences and to promote healthy living and wellbeing, it is important to provide access to convenient on-campus activities, including outdoor athletics.

As you may know, the university has recently instituted a three-year mandatory on-campus living requirement as stated on our "Living at Quinnipiac" Residential Life landing page. If we are to make this policy successful, we must create more reasons and incentives for students to want to live and remain on campus. Approving lights for on-campus tennis courts is a step in that direction. Given students' class schedules often have them inside the classroom much of the day, enabling evening activities is crucial.

For many years, the University has maintained six tennis courts behind its Recreation Center located on its Mount Carmel campus. An addition is now being added to the Rec Center to create a more modern Recreation and Wellness Center with expanded services, requiring the relocation of the existing tennis courts.

The newly constructed portion of the center will meet LEED Gold certification standards and will include a courtyard and terrace garden on the west and south facades with a new campus open space to the south, in place of the previous tennis courts. This green space with native flora and fauna will result in an overall net decrease in impermeable surfaces on campus and a space with enhanced native biodiversity.

The University has identified existing parking lot space that will be used for the new tennis courts, which already have lights installed for the safety and security of students and faculty

who are accessing their vehicles. The University is requesting a variance so that we can continue to provide lighting for this site, which will now be the new location of the tennis courts, but with higher lamp posts to account for the athletic activity.

Lighting for outdoor athletic facilities has improved significantly in the last ten years and has become a specialty product developed specifically by a limited number of suppliers, including industry leader Musco Lighting, the firm engaged by the University. The LED lighting fixtures designed by Musco employs technologies that have received international recognition and are expressly designed to (1) provide safe and adequate lighting for the participants, and (2) eliminate light spill off the courts and upward into the night sky. Musco is recognized by the International Dark-Sky Association (IDA) (darksky.org), an organization that works to protect the night skies for present and future generations.

To accomplish these two important goals, Musco's design dictates the height of the fixtures to be 50 feet above the court elevation which allows the fixtures to be targeted most directly to the court, thereby eliminating light spill beyond the court surface, and the potential for glare into the eyes of the participants. Lighting research has shown that a shorter pole height would require the fixtures be angled thereby throwing light off the court surface, as well as into the eyes of the participants and possibly drivers on Mount Carmel Avenue. Additionally, because the courts will be used by the men's and women's varsity tennis programs, NCAA safety specifications also require these poles to be 50 feet high. We note and support that Hamden Zoning Regulations prohibit onsite lighting to extend beyond the owners' property boundaries. The system designed by Musco that uses the 50-foot poles allows the University to meet that regulatory requirement. With the 50-foot poles there is no light spill off of campus property.

As mentioned, the existing parking lot is already lit during the evening so this will not impose new lighting in the space. Rather, the specialized lighting that will be used for the tennis courts will eliminate light spill beyond the courts surface. Additionally, Mount Carmel Avenue runs along the campus property closest to the proposed site and is also already illuminated by streetlights. Since the parking lot is approximately 12-15 feet below the grade of Mount Carmel Avenue, the proposed poles on the court will be approximately the same height of the streetlight poles on Mount Carmel Avenue. Finally, the lighting on the courts will have a lighting control system that would shut the lights off if not in use and would automatically shut off by 11:00 p.m.

In summary, the University's proposed lighting plan mitigates for any possible adverse impact on neighboring, non-university properties. For all the reasons set forth in this letter, I would urge the Board to approve the variance for the height of the tennis court light poles.

Respectfully Submitted,

Ray Andrewsen
Executive Director
Quinnipiac Chamber of Commerce
50 North Main Street, 2nd Floor
Wallingford, CT 06492
(203)269-9891 Office
(203)415-8017 Mobile



www.quinncham.com



3rd Annual Quinnipiac Chamber of Commerce Manufacturing Career Fair

Saturday, July 17, 2021

Best Western Plus

201 Washington Avenue, North Haven, CT 06473

9:00 AM- 1:00 PM



Register NOW!
QUINNCHAM.COM

The Greater New Haven & Quinnipiac Chambers Are Here! YOUR BUSINESS RESOURCE



For regular updates
find us on social media



QUINNCHAM.COM

Natalie Barletta

From: Werner, Gedeon W. <Gedeon.Werner@quinnipiac.edu>
Sent: Wednesday, July 14, 2021 3:53 PM
To: Natalie Barletta
Subject: ⚠Caution:This email originated and was tagged as SPAM from outside of the organization. Do not click links or open any attachments unless you recognize and contact the sender to verify the content is safe Letter of support

Importance: Low

*Town of Hamden
Zoning Board of Appeals
2750 Dixwell Avenue
Hamden, CT 06518*

Dear Board Members:

*As a Hamden resident, I write **in favor** of Quinnipiac University's variance application for lights for the University's tennis courts. To engage students in meaningful on-campus experiences and to promote healthy living and wellbeing, it is important to provide access to convenient on-campus activities, including outdoor athletics.*

As you may know, the university has recently instituted a three-year mandatory on-campus living requirement as stated on our "[Living at Quinnipiac](#)" Residential Life landing page. If we are to make this policy successful, we must create more reasons and incentives for students to want to live and remain on campus. Approving lights for on-campus tennis courts is a step in that direction. Given students' class schedules often have them inside the classroom much of the day, enabling evening activities is crucial.

For many years, the University has maintained six tennis courts behind its Recreation Center located on its Mount Carmel campus. An addition is now being added to the Rec Center to create a more modern Recreation and Wellness Center with expanded services, requiring the relocation of the existing tennis courts.

The newly constructed portion of the center will meet LEED Gold certification standards and will include a courtyard and terrace garden on the west and south facades with a new campus open space to the south, in place of the previous tennis courts. This green space with native flora and fauna will result in an overall net decrease in impermeable surfaces on campus and a space with enhanced native biodiversity.

The University has identified existing parking lot space that will be used for the new tennis courts, which already have lights installed for the safety and security of students and faculty who are accessing their vehicles. The University is requesting a variance so that we can continue to provide lighting for this site, which will now be the new location of the tennis courts, but with higher lamp posts to account for the athletic activity.

The courts receive considerable use during hours where lighting is necessary, especially during daylight savings when it gets dark at 5:00pm. The courts are also used in the summer by residents of the Hamden community who use the courts after work hours while students are away for summer break. The University is in conversations with the Town of Hamden as to how to make these courts even more accessible to young Hamden athletes and other residents of the Town of Hamden.

Lighting for outdoor athletic facilities has improved significantly in the last ten years and has become a specialty product developed specifically by a limited number of suppliers, including industry leader Musco Lighting, the firm engaged by the

University. The LED lighting fixtures designed by Musco employs technologies that have received international recognition and are expressly designed to (1) provide safe and adequate lighting for the participants, and (2) eliminate light spill off the courts and upward into the night sky. Musco is recognized by the International Dark-Sky Association (IDA) (darksky.org), an organization that works to protect the night skies for present and future generations.

To accomplish these two important goals, Musco's design dictates the height of the fixtures to be 50 feet above the court elevation which allows the fixtures to be targeted most directly to the court, thereby eliminating light spill beyond the court surface, and the potential for glare into the eyes of the participants. Lighting research has shown that a shorter pole height would require the fixtures be angled thereby throwing light off the court surface, as well as into the eyes of the participants and possibly drivers on Mount Carmel Avenue. Additionally, because the courts will be used by the men's and women's varsity tennis programs, NCAA safety specifications also require these poles to be 50 feet high. We note and support that Hamden Zoning Regulations prohibit onsite lighting to extend beyond the owners' property boundaries. The system designed by Musco that uses the 50-foot poles allows the University to meet that regulatory requirement. With the 50-foot poles there is no light spill off of campus property.

As mentioned, the existing parking lot is already lit during the evening so this will not impose new lighting in the space. Rather, the specialized lighting that will be used for the tennis courts will eliminate light spill beyond the courts surface. Additionally, Mount Carmel Avenue runs along the campus property closest to the proposed site and is also already illuminated by streetlights. Since the parking lot is approximately 12-15 feet below the grade of Mount Carmel Avenue, the proposed poles on the court will be approximately the same height of the streetlight poles on Mount Carmel Avenue. Finally, the lighting on the courts will have a lighting control system that would shut the lights off if not in use and would automatically shut off by 11:00 p.m.

In summary, the University's proposed lighting plan mitigates for any possible adverse impact on neighboring, non-university properties. For all the reasons set forth in this letter, I would urge the Board to approve the variance for the height of the tennis court light poles.

Sincerely,

Gedeon W. Werner
39 Ives Street
Hamden