NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **500 COLLEGE STREET, 109 AND 121 WALL STREET, 145 HIGH STREET.** Site Plan Review for modifications to previously approved stormwater management system. (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry of Yale University)

REPORT: **1523-04R**

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until April 18, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. Any proposed work within City right-of-way will require separate permits.
5. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
6. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
7. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA and NARRATIVE. Application fee: $270. Received March 22, 2018.

- Stormwater Management Analysis dated September 22, 2016. Revised March 21, 2018. Received March 22, 2018.
- Application drawings. 14 sheets received March 22, 2018. Revised drawing set received March 27, 2018.
  - CS001. Cover Sheet. Received March 27, 2018.
  - CS101. Site Plan. Drawing date September 22, 2016. Revised March 21, 2018. Received March 27, 2018.
  - CG101. Grading, Drainage & Utility Plan. Drawing date September 22, 2016. Revised March 21, 2018. Received March 27, 2018.
  - CG201. Drainage Plan (Wall Street). Drawing date March 21, 2018. Received March 27, 2018.
  - CE101. Soil Erosion & Sediment Control Plan. Drawing date September 22, 2016. Revised March 21, 2018. Received March 27, 2018.
  - CS501. Site Details. Drawing date September 22, 2016. Revised March 21, 2018. Received March 27, 2018.
  - CS502. Site Details II. Drawing date September 22, 2016. Revised March 21, 2018. Received March 27, 2018.
  - CS503. Site Details III. Drawing date March 21, 2018. Received March 27, 2018.
  - CS504. Site Details IV. Drawing date March 21, 2018. Received March 27, 2018.

- A-100. Basement Plan. Drawing date August 29, 2016. Revised March 21, 2018. Received March 27, 2018.
- A-101. First Floor Plan. Drawing date August 29, 2016. Revised March 21, 2018. Received March 27, 2018.
- A-102. Second Floor Plan. Drawing date August 29, 2016. Revised March 21, 2018. Received March 27, 2018.
- A-102M Second Floor Mezzanine Plan. Drawing date August 29, 2016. Revised March 21, 2018. Received March 27, 2018.
- A-103. Third Floor Plan. Drawing date August 29, 2016. Revised March 21, 2018. Received March 27, 2018.

PROJECT SUMMARY:
Project: Schwarzman Center
Address: 500 College Street, 109 and 121 Wall Street, 145 High Street
Site Size: 144,632 SF (3.32 acres)
Zone: Residential General High Density (RH-2)
Financing: Private
Parking: All spaces accounted for in Yale University Central/Science Hill Campus Overall Parking Plan
Owner/Applicant: John Bollier for Yale University **Phone:** 203-432-6764
Agent: James Elmasry for Yale University **Phone:** 203-432-3875
Site Engineer: John Plante of Langan **Phone:** 203-562-5771

BACKGROUND
Previous CPC Actions:

- CPC 1523-04: Site Plan Review for construction of the Schwarzman Center, to include an addition to the Commons dining hall, renovations to the Commons and Memorial Hall, and below-grade work in an RH-2 zone. Approved October 20 2016.
- CPC 1523-04A1: Minor changes to approved plans for Schwarzman Center relating to interior floor plans, excavation, plaza design, façade, roof, and elimination of enclosure of existing colonnade. Approved April 20, 2018.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone. Refer to CPC report 1523-04 for additional zoning compliance information.

Site description/existing conditions:
The project site encompasses an area of approximately 144,632 SF (3.32 acres) and contains Hewitt Quadrangle Plaza surrounded by Woosely Hall and the Commons Dining Hall to the northeast, Woodbridge Hall to the southeast, and the Beineke Rare Book Library to the southwest. The site is bound by public right-of-way's along College Street to the east and Grove Street to the north and Yale University-owned property along High Street to the west and Wall Street to the south.

Proposed activity:
The proposed project previously approved on October 20, 2016 (CPC 1523-04) includes a two-story addition to the existing Commons Dining Hall facility at Schwarzman Center along Grove Street, renovations to Commons and Memorial Hall, and below-grade construction. Administrative Site Plan Review approval was subsequently issued (CPC 1523-04A) for minor changes to the plans.

The applicant is proposing a revision to the existing site plan approval to allow for the modification of the previously approved stormwater management system. The previously approved stormwater management plan directed runoff from the project site to detention basins to be constructed in Wall Street in the area between

College Street and High Street. The applicant proposes to increase the number and reduce the size of detention basins to be installed in a portion of Wall Street from the original plan as it has been discovered that soils in Wall Street are highly permeable. The prior approval for the project included four large underground detention systems that took no credit for the soil's infiltration of stormwater. The current submission includes five systems, with a smaller overall footprint than the original design. The reduced footprint is due to the incorporation of infiltration into the design of the new systems, which allowed for a reduction in the overall volume of the systems.

The applicant also proposes to reduce the amount of earthen material (soil, rock or fill) to be moved, removed, or added from 50,900 CY, as previously approved, to 46,330 CY. The submission also includes minor adjustments to interior floor plans.

Sec. 58 Soil Erosion and Sediment Control:
☐ **Class A** (minimal impact)
☒ **Class B** (significant impact)
☐ **Class C** (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 46,330 CY
Start Date: Spring 2018 **Completion Date**: Spring 2020
Responsible Party for Site Monitoring: Christopher Doepper

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control.*

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION
☒ Soil characteristics of site;
☒ Location of closest surface water bodies and depth to groundwater;
☒ DEEP ground and surface water classification of water bodies;
☒ Identification of water bodies that do not meet DEEP water quality standards;
☒ Proposed operations and maintenance manual and schedule;
☒ Location and description of all proposed BMPs;
☒ Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
☒ Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS
☒ Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
☒No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
☒Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
☒Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
☒Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
☒Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
☒On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
☒Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
☒Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
☒Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Project Timetable:
The applicant plans to complete construction by May 2020.

SITE PLAN REVIEW
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION
The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: April 18, 2018
Leslie Radcliffe
Vice Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator