

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW**

RE: 21 PROSPECT STREET. Site Plan and Minor Amendment to PDU 14 for construction of an above-ground addition to the existing Becton Center. (Owner/Applicant: John Bollier of Yale University; Agent: Kari Nordstrom for Yale University)

REPORT: 1540-02

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 January 17, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff. *[Include this condition if there are unaddressed site plan review comments in the report]*
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
7. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
8. 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.
9. 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.

ADDITIONAL CONDITIONS OF APPROVAL

10. Applicant must provide one fully conformed, sign and sealed, bound set of documents to City Plan for filing.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received December 20, 2017.

- Stormwater Management Report dated December 12, 2017. Received December 20, 2017.
- Application drawings. 28 sheets received December 20, 2017.
 - Cover Sheet. Received December 21, 2017
 - A-001. Site Survey. Drawing date December 15, 2017. Received December 20, 2017.
 - A-001.1. Site Survey. Drawing date December 15, 2017. Received December 20, 2017.
 - A-001.2. Site Survey. Drawing date December 15, 2017. Received December 20, 2017.
 - A-001.3. Site Survey. Drawing date December 15, 2017. Received December 20, 2017.
 - A-001.4. Site Survey. Drawing date December 15, 2017. Received December 20, 2017.
 - C-100. General Notes & Legend. Drawing date December 15, 2017. Received December 20, 2017

- C-200. Site Plan. Drawing date December 15, 2017. Received December 20, 2017
- C-201. Site Details. Drawing date December 15, 2017. Received December 20, 2017
- C-300. Drainage & Utility Plan. Drawing date December 15, 2017. Received December 20, 2017
- C-301. Drainage Details. Drawing date December 15, 2017. Received December 20, 2017
- CU-501. Utility Details. Drawing date December 15, 2017. Received December 20, 2017
- C-500. Soil Erosion & Sediment Control Plan. Drawing date December 15, 2017. Received December 20, 2017
- C-501. Soil Erosion & Sediment Control Details. Drawing date December 15, 2017. Received December 20, 2017
- C-600. Reflective Heat Index Study. Drawing date December 15, 2017. Revised January 11, 2018. Received December 20, 2017
- D-100. Basement Demolition Plan Drawing date December 15, 2017. Received December 20, 2017
- D-101. Plaza Level Demolition Plan. Drawing date December 15, 2017. Received December 20, 2017
- AS-100. Site Plan. Drawing date December 15, 2017. Received December 20, 2017
- A-100. Basement Plan. Drawing date December 15, 2017. Received December 20, 2017
- A-101. First Floor Plan. Drawing date December 15, 2017. Received December 20, 2017
- A-102. Mezzanine Plan. Drawing date December 15, 2017. Received December 20, 2017
- A-300. Building Elevations. Drawing date December 15, 2017. Received December 20, 2017
- A-301. Building Elevations Drawing date December 15, 2017. Received December 20, 2017
- L-121. Grading Plan. Drawing date December 15, 2017. Received December 20, 2017
- L-151. Planting Plans; Woody Plants. Drawing date December 15, 2017. Received December 20, 2017
- L-153 Planting Plans; Herbaceous Plants. Site Plan. Drawing date December 15, 2017. Received December 20, 2017
- L-155. Plant Schedules. Drawing date December 15, 2017. Received December 20, 2017
- LTG-001. Site Lighting Calculations and Fixtures. Drawing date December 15, 2017. Received December 20, 2017

PROJECT SUMMARY:

Project: Becton Center above-ground addition

Address: 21 Prospect Street

Site Size: 220,464 SF (5.06 acres)

Building size: 9,885 SF

Zone: PDU 14

Financing: Private

Project Cost: \$15 million

Parking: No parking spaces proposed

Owner/Applicant: John Bollier of Yale University

Agent: Kari Nordstrom for Yale University

Site Engineer: Langan Engineering

Phone: (203) 432-6764

Phone: (203) 432-8405

Phone: (203) 562-5771

BACKGROUND

Previous CPC Actions:

CPC 1341-06: Detailed Plan Review for New Engineering Building. PDU 14. Approved September 17, 2003.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDU 14.

Site description/existing conditions:

The 5.1-acre subject parcel, Block A (0332) of PDU 14, is currently developed with various Yale University academic buildings, including Becton Engineering and Applied Science Center, Becton Plaza, Sheffield-Sterling-Strathcona, Kirtland Hall, Dunham Laboratory, Leet Oliver Hall, Malone Engineering Center, and Arthur K. Watson Hall. Becton Plaza, an impervious public plaza area, is located on the east side of Becton Engineering and Applied Science Center on the interior of the block bounded by Prospect Street to the west, Trumbull Street to the north, Hillhouse Avenue to the east, and Grove Street to the south.

Proposed activity:

The applicant proposes to construct an above-ground addition of approximately 9,885 square feet of gross floor area on top of the existing impervious Becton Plaza on the east side of and adjacent to Becton Engineering and Applied Center located within Block A (0332) of PDU 14. The proposed addition will include studios and meeting rooms to be used by the Becton Innovation Center (Tsai City/Center for Innovative Thinking at Yale). The Becton Innovation Center will provide interdisciplinary academic learning environments for Yale students cultivating innovators, creators, and entrepreneurs. The project also proposes to incorporate revised landscaping areas and improve stormwater management on-site.

Motor vehicle circulation/parking/traffic:

The proposed addition will be accessible from Prospect Street along the existing plaza between Becton and Sheffield-Sterling-Strathcona, and from Hillhouse Avenue along the existing pathway between Dunham Laboratory and Kirtland Hall. No additional parking spaces have been proposed as the project will serve the University's student body and will be served by existing faculty and staff, and will, therefore, not create increased parking demands.

Bicycle parking:

The applicant proposes to add a weather protected bike rack that will accommodate approximately 20 bikes on site.

Trash removal:

Trash and recycling collection will continue to utilize the Prospect Street service drive to the existing service area at the rear of Becton Center.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation 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: 4,416

Start Date: August 2018

Completion Date: December 2019

Responsible Party for Site Monitoring: Joseph Niewiarowski, Jr of The Whiting Turner Contracting Co.

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 during both 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 larger than 5 acres, the applicant may be required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS per GNHWPCA standards and thus does not fall under CNH jurisdiction

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF
of non-roof hardscape: 60,959 SF
50% of non-roof hardscape: 30,479.5 SF

Shaded (average)	27,483 SF
SRI > 29	5,974 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	33,457 SF
% SHADED/HIGH SRI PROPOSED	54.88%

Project Timetable:

Construction is expected to begin in August 2018 and be completed by December 2019.

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: January 17, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

