NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **HIGH STREET AND WALL STREET.** Site Plan Review for the conversion of Wall Street (between York Street and College Street) and High Street (between Wall Street and Grove Street) into 18ft-wide pedestrian walkways. (Owner/Applicant: John Bollier for Yale University; Agent: Stephen Brown of Yale University)

REPORT: 1544-05

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 May 16, 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 for building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
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.
5. Any proposed work within City right-of-way will require separate permits.
6. Any sidewalks or curbs damaged as a result of construction of the project shall be replaced or repaired in accord with City of New Haven standard details.
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. Site Plan shall be submitted in mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

10. Applicant shall submit a staging and logistics plan and schedule to the City Plan Department prior to initiation of site work.
11. Provide one set of bound, conformed drawings to the City Plan Department prior to initiation of site work.
12. Any non-city standard installation must be maintained by the Applicant.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $270. Received April 19, 2018.

- Stormwater Management Analysis dated April 19, 2018. Received April 19, 2018.
- Application drawings. 22 sheets received April 19, 2018. Revisions and 1 new sheet received May 11, 2018.
    - L-0.0: Cover Sheet. Drawing date April 19, 2018. Received April 19, 2018.
    - Survey 1 & 2. Drawing date August 2017. Received April 19, 2018.
    - L-1.0: Notes and Legends. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.

- L-2.0: Key Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.
- L-3.0: Tree Protection Plan. Drawing date April 19, 2018. Received April 19, 2018.
- L-4.0: Layout & Materials Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.
- L-5.0: Grading Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.
- L-6.0: Planting Plan. Drawing date April 19, 2018. Received April 19, 2018.
- L-7.0: Site Sections. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.
- L-8.0 – L-8.2: City Details. Drawing date April 19, 2018. Received April 19, 2018.
- L-8.3: Site Details. Drawing date April 19, 2018. Received April 19, 2018.
- L-8.4: Planting Details. Drawing date April 19, 2018. Received April 19, 2018.
- L-9.0: Lighting Plan. Drawing date April 19, 2018. Received April 19, 2018.
- C-1.0: Demolition Plan. Drawing date April 19, 2018. Received April 19, 2018.
- C-2.0: Drainage Plan. Drawing date April 19, 2018. Received April 19, 2018.
- C-3.0: Soil Erosion & Sediment Control Plan. Drawing date April 19, 2018. Received April 19, 2018.
- C-4.0: Civil Details I. Drawing date April 19, 2018. Received April 19, 2018.
- C-4.1: Civil Details II. Drawing date April 19, 2018. Received April 19, 2018.
- C-5.0: Striping & Signage Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 11, 2018. Received May 11, 2018.
- C-5.1: Striping and Signage Plan Enlargements. Drawing date May 11, 2018. Received May 11, 2018.
- E-000: Electrical Cover Sheet. Drawing date April 19, 2018. Received April 19, 2018.
- E-100: Electrical Site Plan – Demolition. Drawing date April 19, 2018. Received April 19, 2018.
- E-200: Electrical Site Plan – New York. Drawing date April 19, 2018. Received April 19, 2018.

PROJECT SUMMARY:
Project: Conversion of High Street and Wall Street into pedestrian walkways
Address: High Street and Wall Street
Site Size: 66,890 SF (1.54 acres)
Zone: RH-2 (General High Density)
Financing: Private
Parking: None proposed
Owner/Applicant: John Bollier for Yale University **Phone:** (203) 432-6764
Agent: Stephen Brown of Yale University **Phone:** (203) 432-6732
Site Engineer: Langan Engineering **Phone:** (203) 562-5771

BACKGROUND
Previous CPC Actions:

- **CPC 1479-03:** High Street and Wall Street. Discontinuance and Abandonment of portions of City Rights of Way. Approved May 28, 2013.
- **CPC 1450-06:** High Street and Wall Street. Report on continued closure per 1990 City Yale Agreement. Approved March 16, 2011.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone.

Site description/existing conditions:
The project site encompasses an area of approximately 66,890 SF (1.54 acres) and consists of Yale-owned former High Street between Wall Street and Grove Street, and Yale-owner formed Wall Street between York Street and College Street. The site is bounded by several Yale University-owned parcels as well as Grove Street in the north, College Street in the east, and York Street in the west. The City of New Haven closed High Street and Wall Street to general vehicular traffic and discontinued use of and conveyed its interest in the streets to Yale University in 2013.

Proposed activity:
The applicant proposes to convert High Street and Wall Street into 18-foot wide pedestrian walkways and convert 75% of existing sidewalks on the streets to planting beds with groundcovers, bulbs and groupings of shrubs. Hardscape surfaces will include concrete pavers, bluestone, granite 'setts,' and concrete paving. Granite and concrete curbing will be provided for the main walkways. The space between the walkway and building walls or site walls will be landscaped with native vegetation. New energy efficient lighting will be installed along the walkways and existing stormwater drainage on the site will be enhanced.

Motor vehicle circulation/parking/traffic:
Vehicular access will be limited to facilitate free pedestrian movements and maintained for emergency services and limited deliveries. Deliveries to nearby University buildings will be primarily from York Street, Grove Street, and College Street. Several new metered loading spaces are proposed along York Street and College Street. In addition, a speed table with raised pavement is proposed on York Street at the intersection of Wall Street and an additional handicapped parking space along York Street. The north end of High Street at Grove Street will be converted to a concrete driveway/ramp. Independent of the proposed project, Yale University has agreed to confer with the Department of Transportation, Traffic, and Parking and the Department of Engineering to explore the feasibility of and develop the desired future modifications to the existing pedestrian crossing at College Street and Wall Street.

Bicycle parking:
The applicant proposes to install several bike racks on High Street adjacent to the Sterling Law School and on Wall Street, adjacent to Sterling Memorial Library, Berkeley College, and Sprague Hall. The racks will accommodate at least 35 bikes.

Trash removal:
Not indicated.

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: 4,425 CY
Start Date: End of 2018 Completion Date: December 2020
Responsible Party for Site Monitoring: Christopher Doepper of Dimeo Construction

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 the 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.

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: 44,581 SF
50% of non-roof hardscape: 22,290 SF

Shaded (average)	0 SF
SRI > 29	29,424 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**29,424 SF**
% SHADED/HIGH SRI PROPOSED	**66%**

Project Timetable: Construction is expected to begin at the end of 2018 and be completed by December 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: May 16, 2018
Leslie Radcliffe
Vice Chair

ATTEST: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator