NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **180, 256, AND 260 WHITNEY AVENUE, 223 PROSPECT STREET, AND 21 SACHEM STREET.** Site Plan Review for site changes, including grading, planting and drainage improvements. (Owner/Applicant: John Bollier for Yale University; Agent: Kari Nordstrom)

REPORT: **1550-04**

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 October 23, 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 report 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 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. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
8. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $360. Received September 20, 2018.

- Stormwater Management Analysis dated September 20, 2018. Received September 20, 2018.
- Application drawings. 15 sheets received September 20, 2018.
    - CS001: Title Page & Location Plan. Drawing date September 20, 2018. Received September 20, 2018.
    - Sheet 2 of 2: Topographic Survey. Drawing date March 2018. Received September 20, 2018.
    - CD101: Site Demolition Plan. Drawing date March 15, 2018. Received September 20, 2018.

- CS101: Site Plan. Drawing date September 20, 2018. Drawing date March 15, 2018. Received September 20, 2018.
- CS501: Site Details. Not dated. Received September 20, 2018.
- CG101: Grading, Drainage, & Utility Plan. Drawing date March 15, 2018. Received September 20, 2018.
- CG501 & CG502: Civil Details I & II. Drawing date March 15, 2018. Received September 20, 2018.
- CE101, CE102, & CE501: Soil Erosion & Sediment Control Plan and Notes. Drawing date March 15, 2018. Received September 20, 2018.
- LP101: Planting Plan. Drawing date September 20, 2018. Received September 20, 2018.
- LP501: Planting Schedule and Details. Drawing date September 20, 2018. Received September 20, 2018.
- LL101 & LL501: Lighting Plan and Details. Drawing date September 20, 2018. Received September 20, 2018.

PROJECT SUMMARY:
Project: Yale South Central Science Landscaping
Address: 180, 256 and 260 Whitney Avenue; 165, 223 and 243 Prospect Street; 21 Sachem Street
Site Size: 1,064,494 SF (24.4 acres)
Project Site Size: Approximately 169,448 SF (3.89 acres)
Zone: RH-2 (General High Density)
Owner/Applicant: John Bollier for Yale University **Phone:** (203) 432-6764
Agent: Kari Nordstrom of Yale University **Phone:** (203) 432-8405
Site Engineer: Langan **Phone:** (203) 562-5771

BACKGROUND
Previous CPC Actions:
CPC 1522-01: Site Plan Review for demolition of existing buildings and construction of a 280,300 SF Yale Science Building in an RH-2 Zone. Approved September 21, 2016.
CPC 1517-03: Site Plan Review for demolition of existing buildings and construction of a 280,300 SF Yael Science Building. Denied May 19, 2016.

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 the existing 2.84-acre South Lawn and 1.05-acre Gibbs' Court which are predominately covered by pervious areas consisting of lawn and trees, with various walkways throughout the site. South Lawn is bounded by Kline Biology Tower in the north, the Environmental Science Center in the east, Sachem Street in the south, and Osborne Memorial Lab and Kroon Hall in the west. The second area, Gibbs' Court, is bounded by the Sterling Chemistry Building in the north, Kline Biology Plaza in the east, Sloan Physics Lab in the south, and Prospect Street in the west.

Proposed activity:
The proposed project includes landscape improvements to the south central portion of Yale's Science Hill area of campus, including South Lawn and Gibbs' Court. Proposed landscape modifications include regrading, associates site stormwater drainage improvements, and planting of native trees, shrubs, and lawn. The applicant also proposes to install concrete paved pedestrian pathways and stairs, a courtyard area, various site furnishings, and site lighting.

Motor vehicle circulation/parking/traffic:
The proposed project also includes relocating the fire lane and curb cut along Prospect Street northward in an effort to improve access for emergency vehicles and enhance pedestrian and bicycle accessibility.

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: 16,660 CY
Start Date: May 2019 Completion Date: August 2020
Responsible Party for Site Monitoring: Langan

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:	39,555 SF
50% of non-roof hardscape:	19,777.5 SF

SRI > 29	
Concrete paving	30,545 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**30,545 SF**
% SHADED/HIGH SRI PROPOSED	**77.2%**

Project Timetable: Construction is expected to begin in April 2019 and be completed by August 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: October 23, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator