

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 320 YORK STREET AND 9 TOWER PARKWAY. Site Plan Review of revisions to previously-approved Hall of Graduate Studies. (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry)

**REPORT:** 1534-01R

**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 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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. 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.
10. 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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received September 18, 2018.**

- Stormwater Management Report dated July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- Application drawings. 21 sheets received September 20, 2018.
  - G000: Cover Sheet. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
  - C001: Overall Site Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
  - C101: Erosion & Sedimentation Control Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
  - C102: Drainage Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.

- C103: Courtyard Drainage Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- C501: Stormwater Management/Retention System Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- C603, C604, & C605: Storm System Details. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- C606 & C607: Retention Tank Details. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- L200: Materials & Layout Plan. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- L400: Grading Plan. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- L500: Site Planting Plan. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- L501: Site Planting List. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- U101: Lighting Layout. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- U102: Lighting Photometry. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.
- A10A: Lower Level Floor Plan. Drawing date September 20, 2018. Revised September 20, 2018. Received September 20, 2018.
- A100: Concourse Level Floor Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- A101: First Floor Plan. Drawing date June 22, 2018. Revised September 20, 2018. Received September 20, 2018.
- A301: South and Northeast Buildings – East Elevations. Drawing date July 10, 2017. Revised September 20, 2018. Received September 20, 2018.

#### **PROJECT SUMMARY:**

**Project:** Stormwater Revisions to the Hall of Graduate Studies

**Address:** 320 York Street and 9 Tower Parkway

**Site Size:** 284,986 SF (6.54 acres)

**Building size:** 173,811 SF

**Zone:** RH-2 (General High Density)

**Parking:** No change to existing Central/Science Hill Overall Parking Plan

**Owner/Applicant:** John Bollier for Yale University

**Phone:** (203) 432-6764

**Agent:** James Elmasry of Yale University

**Phone:** (203) 432-3875

**Site Engineer:** Fuss & O'Neill, Inc.

**Phone:** (860) 646-2469

#### **BACKGROUND**

##### **Previous CPC Actions:**

- **CPC 1413-03:** Site Plan Review for major renovation of underground addition to Morse and Stiles Colleges in an RH-2 zone. Approved February 20, 2008.
- **CPC 1534-01:** Site Plan Review for the renovation of the Hall of Graduate Studies including conversion of dwelling units and dining hall and construction of below-grade academic space in an RH-2 zone. Approved September 19, 2017.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone. On September 18, 2017 the Board of Alders adopted a Resolution certifying that no amendment to the Yale University Central/Science Campus Overall Parking Plan is required for the application for development permit/Site Plan Review pertaining to 320 York Street.

**Site description/existing conditions:**

The Hall of Graduate Studies is located on the edge of Downtown at the southwest corner of York Street and Tower Parkway in the Dixwell neighborhood. The building currently contains university student housing and academic functions. The site is in the middle of the Yale University campus, with other university uses on all sides and retail commercial uses to the south on York Street.

**Proposed activity:**

The proposed project, previously approved on September 19, 2017 (CPC 1534-01), includes the restoration of the existing 173,811 SF Hall of Graduate Studies exterior envelope (walls, roof, and windows), the renovation of the interior spaces of the building, and the construction of a level of below-grade academic space under the building's main courtyard.

The applicant is proposing a revision to the existing site plan approval for the modification of the previously approved stormwater management system. The proposed changes include adjustments to stormwater pipe layout, the relocation of several stormwater structures, and the installation of a pre-cast concrete subsurface retention tank system in the larger interior courtyard.

The applicant also proposes to reduce the amount of earthen material (soil, rock or fill) to be moved, removed, or added from 24,848 CY, as previously approved, to 17,740 CY. The submission also includes minor adjustments to the floor plans related to the reduction of the new underground space.

**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: 17,740 CY

Completion Date: August 2020

Responsible Party for Site Monitoring: Lauren Mello of Fuss & O'Neill, Inc.

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 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:** Construction is expected to be complete in 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:**   
Michael Piscitelli, AICP  
Deputy Economic Development Administrator