

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 180, 256, AND 260 WHITNEY AVENUE, 165 AND 223 PROSPECT STREET, AND 21 SACHEM STREET. Site Plan Review and Soil Erosion and Sediment Control Review for renovations to the Yale Peabody Museum of Natural History in a RH-2 zone. (Owner/Applicant: John Bollier for Yale University; Agent: Kristina Chmelar of Yale University)

REPORT: 1554-02

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 February 20, 2024. 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. 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 January 23, 2019.

- Stormwater Management Analysis dated January 24, 2019. Received January 23, 2019. Revised February 11, 2019. Received February 14, 2019.
- Application drawings. 32 sheets received January 23, 2019.
 - G0.02: Cover Sheet dated January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.

- SV1.00: Cover Sheet – Site Plan Submission. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CD1.00: Tree Removal Plan I & II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CS0.01: Zoning & Solar Reflective Index Analysis. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CS1.00: Site Plan I. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CS1.01: Site Plan II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CS5.00: Site Details. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CG1.00 & CG1.01: Grading, Drainage, & Utility Plan I & II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CG5.00: Grading, Drainage, & Utility Details. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- CE1.00 & CE1.01: Soil Erosion & Sediment Control Plan, Notes, & Details I & II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- LL1.00 & LL1.01: Site Lighting Plan with Existing Streetlights I & II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- LL1.10 & LL.11: Site Lighting Plan without Existing Streetlights I & II. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- LL5.00: Site Lighting Details. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- L3.01: Planting Plan – Sachem’s Place. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- L3.02: Planting Plan – Peabody Courtyard. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- L3.03: Planting Plan – Geology Terrace. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- L3.04: Planting Plan – Whitney Berm. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- L7.30: Planting Details. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- A1.00 – A1.40: Floor Plans. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- A1.70: Roof Plan - Overall. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- A3.00 – A3.03: Exterior Elevations. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.
- A3.04: Loading Pavilion Sections and Elevations. Drawing date January 24, 2019. Received January 23, 2019. Revised and Received February 14, 2019.

PROJECT SUMMARY:

Project: Yale Peabody Museum Comprehensive Renovation

Address: 180, 256 and 260 Whitney Avenue; 165 and 223 Prospect Street; 21 Sachem Street

Site Size: 3.24 acres

Building size: 900,655 SF GFA

Zone: RH-2 (General High Density)

Parking: 272 parking spaces (including 10 accessible spaces)

Owner/Applicant: John Bollier for Yale University

Phone: (203) 432-6764

Responsible Party for Site Monitoring: Mike Camp 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 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 per GNHWPCA and NHZO standards.

**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:

56,882 SF

50% of non-roof hardscape:

28,441 SF

SRI > 29	
Concrete walkway and StreetBond coating	42,686 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	42,686 SF
% SHADED/HIGH SRI PROPOSED	75.0%

Project Timetable: Construction is expected to begin in spring of 2020 and be completed in fall 2022.

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: February 20, 2019
Edward Mattison
Chair

ATTEST: MDL
Michael Piscitelli, AICP
Interim Economic Development Administrator

