

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 87 TRUMBULL STREET. Minor Modification to PDU #89 and Detailed Plan Review for the construction of a four-story academic and classroom building for the Yale University Department of Economics and removal and relocation of an existing building. (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry of Yale University)

REPORT: 1563-01

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 November 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. Any 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 October 17, 2019.

- Civil Engineering Narrative dated October 11, 2019. Revised November 1, 2019. Received November 1, 2019. Revised November 18, 2019. Received November 19, 2019.
- Application drawings. 27 sheets received October 17, 2019. Revisions received November 1 and November 13, November 18, and November 19, 2019.

PROJECT SUMMARY:

Project: Yale University Economics Building
Address: 87 Trumbull Street
PDU Size: 280,900 SF (6.45 acres)

Site Size: ~5,000 SF
Building size: 37,750 gross square feet
Zone: PDU 89
Owner: John Bollier for Yale University **Phone:** (203) 432-6764
Applicant: Same as above
Agent: James Elmasry of Yale University **Phone:** (203) 432-3875
Architect: Schwartz/Silver Architects, Inc.
Civil Engineer: Nitch Engineering, Inc.

BACKGROUND

Previous CPC Actions: Hillhouse Prospect PDU (CPC 1158-12); Detailed Plan Review for Luce Building (1161-12, 1165-15); Increase of parking spaces on site from 80 to 100 (1181-09, 1182-11); Certificate of Occupancy for Luce Hall (1184-05); Minor Modification to PDU 89 and Detailed Plan Review for 6,850 GSF addition to Join Buildings at 77 Prospect and 89 Trumbull Streets (1348-02)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDU 89 and the RH-2 zone. No deviations from the underlying RH-2 zone or the requirements of PDU 89 are being sought at this time.

Site description/existing conditions: The project site, which consists of a two-story wood-framed building owned and occupied by Yale University, is located within a 6.45-acre block that is designated as Planned Development Unit (PDU) 89. The site is bounded by Henry R. Luce Hall in the north, the Yale Department of Economics in the east, Trumbull Street in the south, and Yale University – Institution for Social and Policy Studies in the west.

Proposed activity: The applicant proposes to remove and relocate the existing wood-framed building (CPC Report 1563-02) and construct a new 37,750 SF four-story Economics Building on site. The existing building, with the exception of two brick sections that were not part of the original construction, will be relocated to 85 Trumbull Street. The new Economics Building will serve as an academic and classroom building for the Department of Economics and will connect to existing Economics Department offices located at 28 and 30 Hillhouse Avenue and the existing building at 77 Prospect Street (Institution for Social and Policy Studies). Additional site work includes the installation of new sidewalks and site lighting, landscaping, and stormwater management improvements.

Motor vehicle circulation/parking/traffic: Per Section 12(b)(1)(g), no parking is required for this project. The applicant proposes to eliminate an existing curb cut and driveway on Trumbull Street. The proposed changes will result in one additional on-street parking space on Trumbull Street and the elimination of two reserved parking spaces along the driveway. These spaces are not part of the Central/Science Campus Overall Parking Plan.

Bicycle parking: The project includes the installation of nine (9) outdoor bike racks on site.

Trash removal: The existing trash enclosure on site that serves Rosenkranz Hall, Luce Hall and 77 Prospect Street will remain. The enclosure contains excess capacity to sufficiently support waste disposal for the new Economics Building.

Signage: None proposed. All signage must meet the requirements of the zoning ordinance.

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: 11,900 CY

Start Date: Early 2020

Completion Date: Summer 2020

Responsible Party for Site Monitoring: Mike Camp of Dimeo

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 construction;
- 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*.

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: 5,229 SF
 50% of non-roof hardscape: 2,614.5 SF

SRI > 29	2,871 SF
Concrete paving	2,332 SF
Concrete pavers	447 SF
Granite block paving	92 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,871 SF
% SHADED/HIGH SRI PROPOSED	54.9%

Project Timetable: The project is expected to begin in early 2020 and be completed by summer 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 finds the Minor Modification to PDU 89 and related Detailed Plans generally in accordance with the Planned Development standards of excellence in design and detail, and with the Application and hereby grants approval subject to the conditions on Page 1.

ADOPTED: November 20, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department