

NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 45 YALE AVENUE. Detailed Plan Review for addition of solar panel array within Connecticut Tennis Center Stadium in PDD #86. (Owner/Applicant/Agent: Tennis Foundation of Connecticut)

REPORT: 1535-04

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 September 19, 2022. 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 on final plans.
3. 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.
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
8. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA form. NARRATIVE attached. Application fee: \$280. Received September 6, 2017.

- Application drawings. 5 sheets received September 8, 2017.
 - PV1.0: Gen Specs; Vicinity & Site Plan. Drawing date July 6, 2017.
 - PV2.0: Array Design Plan. Drawing date July 6, 2017.
 - PV3.0: One Line Diagram. Drawing date July 6, 2017.
 - PV4.0: Electrical Calculations. Drawing date July 6, 2017.
 - PV5.0: Materials List. Drawing date July 6, 2017.

PROJECT SUMMARY:

Project: Addition of solar panels to Connecticut Tennis Center Stadium

Address: 45 Yale Avenue

Site Size: 710,464 SF (16.31 acres)

Building size: 22,301 SF

Zone: PDD #86 (Connecticut Tennis Center)

Financing: Private

Parking: No changes to the existing parking garage are proposed

Owner/Applicant/Agent: Lucas Bohr for Tennis Foundation of Connecticut

Architect: Richard Wies of Gregg Wies & Gardner Architects, LLC

City Lead: City Plan Department

Phone: 203-776-7331

Phone: 203-468-1967

Phone: 203-946-6379

BACKGROUND

The Connecticut Tennis Center is proposing to add a photovoltaic panel array to the facility in order to reduce its electrical power operating costs and reduce its carbon footprint. This stadium, built in 1991 with a seating capacity of approximately 15,000, has hosted a major professional tennis tournament annually and has also served as an entertainment venue for a small number of music concerts in the 1990's. While the major use of the Tennis Center occurs during the summer months before and after the tournament, renovations over the past two years to the 25,000 square feet of office and player support facilities underneath the stadium will now facilitate year round use of those facilities.

The photovoltaic power generating system will be provided by Star Power Energy LLC of Branford, CT and consists of a single array of photovoltaic panels in a fixed layout which will cover the south facing upper tier of stadium bleacher seating. Approximately 1,600 seats will be eliminated due to the installation but it is not expected that this reduction of seating capacity will negatively impact the tennis events as the upper tier bleachers have not been used at all for several years. The photovoltaic array will not be visible from outside the stadium.

The generating capacity of the array is rated at 120kW and annually is expected to generate 132,000 kW hours. While it is difficult to predict the savings to the utility's peak demand charges going forward, the solar power system will significantly lower electric utility cost through a lower base rate and by lowering the peak demand. The solar electric rate will be fixed for 20 years after which the solar power system will become the property of the Connecticut Tennis Center and should continue to generate for years into the future.

The entire system will be installed and maintained by Star Power Energy LLC for the term of the contract between the Tennis Center and Star Power LLC.

Star Power Energy LLC shall design and install the system at no cost to the Tennis Center except for the following:

- Existing bleachers shall be removed by the Tennis Center;
- The Tennis Center has retained Gregg Wies & Gardner Architects LLC to provide architectural consulting services on an as need basis related to this work.

Power generation can start as soon as the installation is approved by the electric utility company. Installation is expected to take about one month and typically utility company approval takes at least one more month.

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: September 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director