## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** **320 YORK STREET AND 9 TOWER PARKWAY.** Site Plan Review for 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. (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry of Yale University)

**REPORT:** 1534-01

**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 August 16, 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 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.
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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. Following completion of construction, any City 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 paper, mylar, and digital PDF on CD or flash drive.

**ADDITIONAL CONDITIONS OF APPROVAL**

11. Applicant shall make a brief presentation to the Commission regarding haul routes and other SESC logistics prior to issuance of building permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $270. Received July 17, 2017.**

- Stormwater Management Report by Fuss & O'Neill dated July 10, 2017. Received July 17, 2017. Revisions received August 11, 2017.
- Stormwater system letter from AKF Group dated June 30, 2017. Received August 3, 2017.
- Response to Engineering Department comments prepared by Fuss & O'Neill dated and received September 8, 2017.
    - Additional response to comments dated September 14, 2017 received September 15, 2017.

- Application drawings. 45 sheets received July 17, 2017. Revisions received August 11, 2017.
  - G000: Cover Sheet. Revision date August 11, 2017.
  - Property & Topographic Survey (2 sheets). Drawing date July 2017.
  - G101: Temporary Traffic Control Plan. Drawing date July 10, 2017.
  - G102-103: Temporary Traffic Control Details. Drawing date July 10, 2017.
  - WT 101: Construction Site Logistics Plan. Drawing date July 7, 2017.
  - C000: General Notes. Drawing date July 10, 2017.
  - C001: Overall Site Plan. Drawing date July 10, 2017.
  - C101: Erosion & Sedimentation Control Plan. Drawing date July 10, 2017.
  - C102: Drainage Plan. Revision date August 11, 2017.
  - C103: Courtyard Drainage Plan. Revision date August 11, 2017.
  - C501: Stormwater Management/Retention System. Drawing date July 10, 2017.
  - C601: Erosion & Sedimentation Control Details. Drawing date July 10, 2017.
  - C602-603: Storm System Details. Drawing date July 10, 2017.
  - L200: Materials and Layout. Drawing date July 10, 2017.
  - L400: Grading Plan. Drawing date July 10, 2017.
  - L500: Planting Plan. Drawing date July 10, 2017.
  - L501: Planting List. Drawing date July 10, 2017.
  - L510: Landscape Shade/Solar Reflective Surface Study. Drawing date July 10, 2017.
  - L600-604: Site Details. Drawing date July 10, 2017.
  - U101: Lighting Plan. Revision date August 11, 2017.
  - U102: Exterior Photometry Study. Revision date August 11, 2017.
  - U103-105: Lighting Details. Revision date August 11, 2017.
  - A10A and A100-106: Floor Plans. Drawing date July 10, 2017.
  - A301-306: Elevations. Drawing date July 10, 2017.

**PROJECT SUMMARY:**
**Project:** Hall of Graduate Studies Renovation
**Address:** 320 York Street and 9 Tower Parkway
**Site Size:** 284,986 SF (6.54 acres)
**Building size:** 173,811 SF
**Zone:** RH-2 (residential general high-density)
**Financing:** private
**Project Cost:** $118 million
**Parking:** no change to existing Central/Science Hill Overall Parking Plan

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| **Owner/Applicant:** John Bollier for Yale University | **Phone:** 203-432-6764 |
| **Agent:** James Elmasry of Yale University | **Phone:** 203-432-3875 |
| **Site Engineer:** Haley Busch of Fuss & O'Neill | **Phone:** 860-646-2469 |
| **Architect:** Ann Beha Architects | **Phone:** 617-338-3000 |
| **City Lead:** City Plan Department | **Phone:** 203-946-6379 |

**BACKGROUND**
**Previous CPC Actions:**
CPC 1413-03, February 20, 2008: Site Plan Review for Major Renovation of and Underground Addition to Morse and Stiles Colleges in an RH-2 Zone.

**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 will restore the building's exterior envelope (walls, roofs, and windows) and will renovate the interior spaces of the building. Existing graduate student housing and dining space will be converted to academic space, the existing "cloister" at the York Street entrance will enclosed with glass, and a single level of below-grade academic space will be constructed under the building's main courtyard. The below-grade academic space will connect to the basement of the existing building and will include a 300-seat lecture hall, a 100-seat film screening room/classroom, and support space. Landscape improvements and enhancements within the building courtyards and around the building perimeter will be implemented along with lighting and stormwater management enhancements.

**Motor vehicle circulation/parking/traffic:**
Parking for building users is provided by the Central/Science Hill Parking Plan approved by the Board of Alders on September 6, 2016. No parking spaces will be added or removed as a result of this project. Because the project consolidates and relocates existing uses, no faculty or employees will be added and no additional parking demand is created. Thus no new parking is required.

**Bicycle parking:**
Bicycle racks capable of parking 22 bicycle parking spaces will be provided near the building's York Street entrance, while a storage room capable of storing 20 bikes will be included in the new below-grade construction. An additional 48 bike parking spaces will be added to the adjacent pocket park that is at the rear of the property at 29 Broadway.

**Trash removal:**
Trash and recycling will be stored in an interior room at the building's northwest corner and brought out to Tower Lane for removal by a contracted hauler on a regular basis.

**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: 24,848 CY
Start Date: June 2018 Completion Date: July 2020
Responsible Party for Site Monitoring: Haley Busch of Fuss & O'Neill

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.

**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: 64,035 SF
50% of non-roof hardscape: 32,018 SF

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| **Shaded (average)** | **10,881 SF** |
| **SRI > 29** | **28,634 SF** |
| Concrete | 26,149 SF |
| Brick | 2,485 SF |
| StreetBond coating | 10,292 SF |
| **TOTAL PROPOSED SHADED/HIGH SRI AREA** | **39,515 SF** |
| **% SHADED/HIGH SRI PROPOSED** | **61.7%** |

**Project Timetable:**
Construction is expected to begin in June 2018 and endure approximately two years, finishing in July 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:** September 19, 2017
Edward Mattison
Chair

**ATTEST:** _____
Karyn M. Gilvarg, AIA
Executive Director