

# NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 155, 175, 181 WHITNEY AVENUE, Site Plan Review for Demolition and Site Preparation of Site for new Yale School of Management in RO and RM-2 Zones (Owner/Applicant: Yale University).

**REPORT:** 1437-03

**ACTION:** Approval with Conditions

## CONDITIONS OF APPROVAL

1. 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.
2. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
3. Final 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 prior to initiation of site work.
4. Any proposed work within City right-of-way will require separate permits.

**Submission:** Letter from M. Morand 01/21/10, Development Permit Application, Application fee of \$105, Plan set by URS and Tighe & Bond 09/30/09: Title Sheet, Building/Utility Demo Plan, Grading and Soil Erosion and Sediment Control Plan, General Notes, Utility Contact, Details, Haul Route Plan, Site Logistics, Phase 1, Site Logistics Phase 2, Traffic Management Detail Sheet.

## PROJECT SUMMARY

<b>Project:</b>	Site Logistics relating to demolition of 155, 175, 181 Whitney Av	
<b>Address:</b>	155, 175, 181 Whitney Av	
<b>Site Size:</b>	191,460 SF (4.39 ac)	
<b>Zone:</b>	RM-2, RO	
<b>Financing:</b>	private	
<b>Parking:</b>	see construction worker parking	
<b>Owner:</b>	Yale University	<b>Phone:</b> 203-432-6754
<b>Applicant:</b>	same	
<b>Agent:</b>	William J. Smith, Yale U	<b>Phone:</b> 203-436-9143
<b>Site Engineer:</b>	URS	<b>Phone:</b> 860-529-8882
<b>Traffic Engineer:</b>	Tighe & Bond	<b>Phone:</b> 860-704-4760
<b>City Lead:</b>	City Plan Dept.	<b>Phone:</b> 203-946-6379
<b>Project Manager:</b>	William J. Smith, Yale U	<b>Phone:</b> 203-436-9143

## BACKGROUND

**Previous relevant City Plan Actions:** Revocable License to install underground utility lines in Whitney Av (CPC 1434-05, 11/18/09), Application and General Plans for Planned Development District Designation of site (CPC 1434-05, 12/16/10).

Delay of Demolition for 155, 175 Whitney Av filed 10/01/09, expired 12/30/09.

Yale University proposes to construct a new graduate School of Management at this location and has petitioned the Board of Aldermen for a change of zone from RO and RM-2 to PDD (see CPC 1434-05). Aldermanic approval is still pending. As two of the three buildings were listed on the City's Historic Resources Inventory, the University complied with the Demolition Delay Ordinance by filing a notification of Intent to Demolish 155 and 175 Whitney Avenue on 10/01/09, the 90-day delay has since expired on 12/30/09, and the work is eligible for a demolition permit.

#175 Whitney was constructed in 1924 as the Security Insurance Company (Architect: Henry Killam Murphy) on the site where the Judge Wayland House was demolished in 1924. #155 Whitney was constructed in 1954 (Architect Douglas Orr). The buildings were purchased by Yale in 1965 and have been in university use since then.

**Proposed Activity:** Yale proposes to initiate demolition on or about March 1 on #175 and #181 (non historic structure) and #155 on April 1 with the overall project to be complete by August 1, 2010.

Interior abatement has already commenced in #175, and #155 is still occupied in part.

Phase 1 will involve demolition of #175 and maintenance of the existing two driveways off Whitney.

Phase 2 will follow with demolition of #155 once it is vacated in April 2010. Once the buildings have been demolished, the central part of the site will be excavated to an elevation of 13 (now ranges from elevation 30 to 40). Other areas in the vicinity of the location for the new building will be excavated to elevation 40 and elevation 26, and the area under #181 to elevation 24. The banks of the excavations will be graded appropriately.

**Utilities/Stormwater Drainage:** Existing utilities will be cut, capped and prepared for the demolition. Some pipes will be removed in preparation of new installations. A new 8" high pressure fire water pipe is proposed to be installed under Whitney (see CPC 1434-05) and has been previously approved by the Board of Aldermen. 4 existing catch basins in the rear yard and 3 more on site will be surrounded with hay bales and retained through the demolition period.

**Soil Erosion and Sediment Control Review:** A total of 17,789 cubic yards of material will be moved, removed or added to the site. A sedimentation barrier with hay bales will be installed around the perimeter of the site. In addition an interior barrier will be placed to separate Phase 1 from Phase 2, and this will be removed prior to start of Phase 2. A soil stockpile will be established towards the eastern boundary of the site. It is expected to have a maximum height of no more than 6' and will be removed by early June 2010.

Jesse Garuti of Manafort Brothers is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the demolition phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Chad Hale of Hunt/Giordano shall be responsible on a day to day for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Other pre-construction provisions:** An 8' chain link construction fence with green screening will be installed along the Lawn Club driveway to the north, rising to 10' at the rear where #181 will be

demolished. An 8' fence with green screening will be installed also along the eastern and southern site boundaries. A similar 8' fence with blue screening will be installed along the Whitney Avenue frontage of #155 and #175.

A drilled secant pile earth retention/shoring system will be installed to protect a 1930's 36" water main in the northern portion of the site.

**Haul Routes for trucks arriving at and leaving the site:** 3 trucks per day on average are expected to leave the site with demolition materials during the demolition phases. A truck route plan shows the primary in-bound route to be I-91, Trumbull Street to Whitney with an alternate in-bound route to be I-91, Orange to Pearl and in the rear gate. An alternate route to the Trumbull approach is I-91 to Willow Street to Whitney. Due to a GNHWPCA sewer separation project in Trumbull Street which will cause major disruption of traffic during the summer of 2010, the Transportation Department strongly urges Yale to consider use of Edwards Street as an alternative route option. A Final Haul Route Plan will require the approval of the Transportation Department prior to initiation of site work related to this project.

**Hours of operation:** Anticipated typical first shift hours will be 7 AM to 3:30 PM. Noise producing activities will be conducted in accordance with the City's noise ordinance, including work inside the structures.

**Circulation/Loading/Parking:** Sliding construction gates will be installed at the two drives on Whitney and also at Pearl Street. (see Haul routes). Several temporary interior roads will be constructed to facilitate the demolition and loading of materials. Construction worker parking will be on site "to the extent practicable". If additional construction worker parking is required it will occur on other property owned by the University.

During church services at Christ Presbyterian Church, the University has offered the possibility of parking at 221 Whitney Avenue, a University owned property to the north. In the past church goers have been informally offered parking to the rear of 155-181 Whitney.

**Landscaping /Lighting:** Some trees will be removed from the frontage of the buildings, including some which will be temporarily transferred to the rear of the property and stockpiled for reuse later on the site.

The lighting along the entry drive to the Lawn Club will be connected to an alternate power supply prior to commencement of site activities that could affect service.

**Project Timetable:** March 1, 2010 to August 1, 2010.

#### **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.

#### **ACTION**

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** February 17, 2010  
Edward Mattison  
Chair

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