

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 150 YORK STREET. Site Plan Review for conversion of a dialysis center to use as a temporary swing events space in a BD zone. (Owner/Applicant: John Bollier for Yale University; Agent: Jeromy Powers for Yale University)

REPORT: 1529-03

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 April 20, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. 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.
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. Provide bike parking as required by NHZO.

Submission: SPR Application Packet including DATA and WORKSHEET forms. NARRATIVE attached.
Application fee: \$270. Received March 13, 2017.

- Application drawings. 21 sheets received March 13, 2017.
 - A000: Cover. Drawing date March 13, 2017.
 - T138-51: Property Survey. Revision date December 12, 1996.
 - C101: Proposed Utility Plan. Drawing date March 13, 2017.
 - C201: Detail Sheet. Drawing date March 13, 2017.
 - A100: Existing Floor Plan. Drawing date March 13, 2017.
 - A200: Proposed Floor Plan. Drawing date March 13, 2017.

- A400: Building Elevation. Drawing date March 13, 2017.
- P001: Plumbing Notes & Legend. Drawing date March 13, 2017.
- P100–P101: Plumbing Demos. Drawing date March 13, 2017.
- P200–P208: Plumbing Floor Plans. Drawing date March 13, 2017.
- P301: Garage Riser Dia. – Plumbing Demolition. Drawing date March 13, 2017.
- P302: Garage Riser Diagram – Plumbing. Drawing date March 13, 2017.

PROJECT SUMMARY:

Project: Conversion of former dialysis space for use as event swing space

Address: 150 York Street

Site Size: 31,633 SF (0.73 acres)

Zone: BD (Central Business)

Financing: Private

Parking: 537 parking spaces (including 7 HC spaces)

Owner/Applicant: John Bollier, Associate VP for Facilities for Yale University **Phone:** 203-432-6764

Agent: Jeromy Powers for Yale University **Phone:** 203-432-8313

Architect: Apicella + Bunton Architects, LLC

Site Engineer: Tighe & Bond

City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

There was a series of CPC action between May 6, 1987 and March 20, 1991 for a development agreement for the York-Chapel parking garage and rehabilitation of a former Jewish Community Center. CPC items 1038-03, -04, -05, -06, and -10; 1073-14; 1077-07; 1086-03L3; and 1128-11.

Zoning:

The change from the former dialysis center to university use makes the use subject to the Overall Parking Plan for the Central and Science Campus. The University submitted a Resolution to the Board of Alders pursuant to the new language in Section 65, and the Resolution was amended and approved at the Board's April 3, 2017 meeting, allowing the use conditionally until a new Certificate of Occupancy is issued for the renovated Schwarzman Center at Grove Street. The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site description/existing conditions:

The property is a completely developed site with an existing eight-level parking garage and approximately 15,800 SF of gross floor area on the ground floor outside of the garage area. The space was most recently utilized as a dialysis center.

Proposed activity:

The applicant proposes to convert the space formerly used by the dialysis center to university use as temporary event swing space during renovation to the Schwarzman Center through approximately the fall of 2020. The swing space will accommodate approximately 675 seats. No changes are proposed to the upper floors of the building, which will continue to operate as a parking garage with a substantial number of spaces available to the public. All proposed work is interior to the building, with the exception of a small expansion of the ground-floor York Street vestibule within the building's existing footprint and the replacement of an existing sanitary lateral into York Street.

Motor vehicle circulation/parking/traffic:

The eight-level parking garage accessed from York Street and with capacity for 537 vehicles will not be altered as part of this project.

Bicycle parking:

A number of bicycle parking spaces are available in the surrounding blocks. A Yale bike share station is located within the parking garage at 150 York Street.

Trash removal:

Garbage is emptied through an existing loading dock in the rear of the building that is accessed from Chapel Street.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment Control:

Not applicable.

Sec. 60 Stormwater Management Plan:

Not applicable.

Sec. 60.1 Exterior Lighting:

Not applicable.

Sec. 60.2 Reflective Heat Impact:

Not applicable.

Project Timetable:

Work is expected to begin in May 2017 and be completed by September 2017.

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 conditions on Page 1.

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director