

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 200 ORANGE STREET/165 CHURCH STREET, Site Plan Review per CGS Section 8-24 for new Fuel Cell Installation at City Hall (Owner/Applicant: City of New Haven).

REPORT: 1458-04

ACTION: Approval

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff by City Departments.
2. 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.
3. Any proposed work within City right-of-way will require separate permits.
4. As-built site plan in accord with City requirements shall be filed with the City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Plan Set by Louriero Engineering dated 11/7/11: Cover Sheet with rendered elevation, Layout Plan, Mechanical Plans, Demolition and New Work Plan, Partial Plans, Sections and Details, Roof Plan RTU Support framing, Piping Details, Sample Piping & Instrumentation Diagram, Schedules and Details, Electrical Plans & Details, One Line GC/CI Diagram w/ neutral forming Transformer, Specifications.

Previous Commission Actions: Statutory Review per CGS 8-24 for Millennium Plaza (CPC 1280-11, 11/17/99), Authorization to enter into a 10 yr energy services agreement with UTC Power Corp. (CPC 1449-13, 02/16/11).

PROJECT SUMMARY:

Project: City of New Haven Government Center Fuel Cell Project
Address: 200 Orange Street
Zone: BD
Financing: Paid through lease payments to UTC Power and at CT Clean Energy Fund Grant
Project Cost: Cost of installation and site work is approximately \$1.4 million

Owner: City of New Haven	Phone: 203-946-8105
Applicant: City of New Haven	Phone: 203-946-8105
Site Engineer: Louriero Engineering	Phone: 860-747-6181
City Lead: .Richard Miller	Phone: 203-946-8105
Project Manager: Peter Shmigelsky	Phone: 203-946-6780

BACKGROUND:

Under the provisions of Connecticut General Statutes Section 8-24, Municipal Improvements: *“no municipal agency or legislative body shall ... substantially improve ... municipally owned property or public building ... until the proposal to take such action has been referred to the [planning] commission for a report.”* Before the Commission are plans for installation of a fuel cell in a location known as Millennium Plaza at the Kennedy Mitchell Hall of Records at 200 Orange Street, north of the Federal Plaza to the west of the Robert Giaimo Federal Building. The 400kW fuel cell will provide electricity, heating, and cooling to the Government Center Complex. The fuel cell will sit on the plaza, with additional auxiliary mechanical equipment located under the plaza and two cooling modules on the roof of 200 Orange Street, replacing the existing cooling tower. The fuel cell will be enclosed by

an 8' metal picket fence, extending the existing brick columns to support the fence and retaining the signature lamps atop the columns. Four pipes will be installed on top of the existing three communication conduits running up the south side of 200 Orange Street, and all the pipes and conduits will be screened with a semicircular aluminum screen, anodized with an aluminum or bronze-like finish. The fuel cell itself will be wrapped with a vinyl decal that will describe the functions of the cell in addition to its environmental and economic benefits. The site work; will consist of structural reinforcing under the lower plaza, construction of a concrete pad directly underneath the unit, and installation of a taller fence around the lower plaza. The stair access to the upper plaza from Orange Street will not be impeded.

Project Timetable: Construction is set to commence in late November pending approval, with a completion date of March 2012.

Operations Plan: The installation of the fuel cell and cooling modules will require a night/weekend shutdown of Orange Street to facilitate the use of a crane. Regular maintenance will not require any blockage of Orange Street. Maintenance/repair crews are anticipated to use normal parking procedures, such as meter bags. A plan will be provided to the department of Transportation, Traffic and Parking regarding any traffic closures required by the site work.

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 with the following comments:

Transportation:

- *Provide gate at west end of access entry ramp to prevent pedestrians from entering secure area.*
- *Provide operations plan for construction & installation showing impact upon public right of way and public space.*

City Plan:

- *Submit wrap design of informative signage prior to fabrication & installation*

Building Official:

- *Will require statement of special inspections*

PLANNING CONSIDERATIONS:

The reduction of both the environmental footprint of the City and energy costs results in a win-win that will serve as an example for not only other City buildings but also other facilities in New Haven. The fuel cell will be a visible example of clean, green Connecticut technology providing environmental and financial benefits in the community.

FINDING/ADVICE:

Presented plans are acceptable as submitted with attention to above comments under Site Plan Review and Conditions Page 1.

ADOPTED: November 16, 2011
Edward Mattison
Chairman

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director