

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 202-314 PROSPECT STREET bet. Sachem Street and Hillside Place, Site Plan Review for Streetscape Improvements as part of the Yale Development Agreement (Owner/Applicant: City of New Haven Engineering Department).

REPORT: 1440-07

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Appropriate City staff shall study the feasibility of a mid-block pedestrian crossing on Prospect Street between Sachem and Edwards Streets, and shall report back to the Commission at its meeting of July 21, 2010.
2. Comments under **Site Plan Review** on page 2 shall be reviewed with the appropriate City Departments and resolution reflected on final plans, prior to their circulation for signoff.
3. 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.
4. Any traffic lane/sidewalk closures, temporary walkways, detours, and related signage shall be subject to approval by the Department of Transportation, Traffic and Parking.
5. Any proposed work within City right-of-way will require separate permits.
6. Final determination of traffic markings, V-loc locations, signs and traffic controls will be subject to the approval of the Department of Transportation, Traffic and Parking.
7. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
8. Following completion of construction, as-built site plan shall be filed with City Plan Department, with a copy to the City Engineer. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 04/16/10, Application fee waived, Plan Set by Cardinal Engineering Associates and Towers Golde 05/07/10 rev.6/15/10: Title Sheet with Location Map, General Notes, Legend & Abbreviations, Typical Sections, Plan/Profiles, Cross sections, Intersection grading plan (Prospect, Edwards & Hillside), Details, Tree Protection & Removal Plan, Planting Plan, Planting Details.

PROJECT SUMMARY

Project: Streetscape Improvements (Prospect Street sachem to Hillside)
Address: 202-314 Prospect Street
Financing: Private and City (per Yale Development Agreement)
Owner: City of New Haven
Applicant: City of New Haven **Phone:** 203-946-6417
Site Engineer: Cardinal Engineering Assoc. **Phone:** 203-238-1969
Landscape Architect: Towers Golde **Phone:** 203-773-1153
City Lead: Engineering Department
Project Manager: Lawrence R. Smith, P.E. **Phone:** 203-946-8099

BACKGROUND

As part of the implementation of the Development Agreement between the City and Yale University, the City is coordinating the streetscape improvements on Prospect Street between Sachem Street and Hillside Place. Yale is in process of placing the overhead wires and utilities underground on the west side of Prospect Street. Also to coordinate with this project is a Greater New Haven Water Pollution Control Authority CSO project in the area of Prospect Street at Sachem Street.

Proposed Activity: All work is within the existing right of way. Work will include replacement of existing bluestone curb with new granite curb, new wider sidewalks, pedestrian lights and conduits, new landscaping and trees, preservation of certain existing trees, and milling of Prospect Street from Sachem to Hillside. The intersection of Prospect with Edwards Street and Hillside Place will be regraded so that storm water runs off evenly, curbs are even and handicapped ramps work. Some catch basins may be adjusted to accommodate the revised roadway elevations. Some signage will be consolidated to the light poles.

A number of street trees will be removed due to the undergrounding of the utilities, but approximately 50 new trees, primarily 3-3 1/2" caliper scarlet oaks, will be replanted with the use of structural soil. The tree belt along Prospect Street which is primarily grass will be enlarged and concrete pads will be installed to locate 15 centralized parking pay stations on concrete pads. A concrete pad will also be added for the shuttle bus stop.

The initial plans showed a crosswalk midblock at the point of entry to the Science Hill Garage; at the request of the Site Plan Team, the crosswalk has now been eliminated on revised civil plans dated 6/15/10. Appropriate City staff will report back to the Commission after studying the feasibility of a mid-block crossing in this block.

Soil Erosion and Sediment Control Review: There is minimal material being removed, moved or added, primarily to replace curbing and install landscaping. Lawrence Smith of the City Engineer's office 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 and for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. 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*.

Mr. Smith shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise and is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan throughout the project.

Project Timetable: Start July 2010; finish December 2010. Final paving may be delayed to new paving season May-June 2011.

SITE PLAN REVIEW

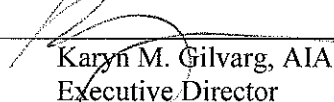
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Coordinate City signal project (at Prospect and Edwards) including installation of loops with this project, prior to final paving.*
- *Trees shall be posted for removal in coordination with Parks Department procedures.*

ACTION

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

ADOPTED: June 16, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director