

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: PROSPECT STREET between Sachem Street and Canal Street, Site Plan Review for Streetscape Improvements (Owner: City of New Haven; Applicant: Yale University).

REPORT: 1458-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 3 shall be reviewed with the appropriate City Departments and resolution reflected on final plans, prior to their circulation for signoff.
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 determination of traffic markings, V-loc locations, signs, light pole placement, parking spaces and traffic controls will be subject to the approval of the Department of Transportation, Traffic and Parking.
4. Any proposed work within City right-of-way will require separate permits.
5. Traffic Operations Plan including traffic lane/sidewalk closures, temporary walkways, detours, and related signage shall be subject to approval of the Department of Transportation, Traffic and Parking.
6. Upon completion of construction, the City Engineer shall inspect the roadway and accept its reconstruction in behalf of the City.
7. Upon 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: Submittal Letter from Lauren Zucker, Development Permit Application 10/20/11, Application fee \$135, Plan Set by Tighe & Bond 10/20/11 rev. 02/13/12: Title Sheet with Location Map, Existing Conditions Plans, General Notes, Legend & Abbreviations, Typical Sections, Roadway Layout Plan, Construction Plan, Prospect St. Profile, Drainage and Utility Plan, Grading Plan, Sediment and Erosion Control Plan, Pavement Marking and Signing Plan, Temporary Traffic Management Plans 1 & 2 (Phases A-D), Detail Sheets, Lighting Details, Prospect St. Cross Sections at Stations. Landscape Plans by OLIN 1/26/12: Tree Removal Plan, Materials Plan, Concrete Joint Layout Plan, Planting Plan, Planting Details. **Previous relevant City actions:** Application and General Plans for Yale Residential Colleges PDD designation (CPC 1445-08, 10/20/10), PDD approved by Board of Aldermen 01/03/11; Detailed Plans (CPC 1458-01, 11/16/11)

PROJECT SUMMARY

Project: Streetscape Improvements (Prospect Street from Sachem Street to Canal Street and Trumbull Street)

Financing: Private and City (per Yale Development Agreement)

Owner: City of New Haven

Applicant: Yale University **Phone:** 203-432-6754

Applicant: City of New Haven **Phone:** 203-946-6417

Site Engineer: Tighe & Bond
Landscape Architect: Olin Partnership
City Lead: Richard Miller, City Engineer

Phone: 203-712-1100
Phone: 215-440-0030
Phone: 203-946-6417

BACKGROUND

Yale University is coordinating and constructing the streetscape improvements on Prospect Street between Sachem Street and Canal Street/Trumbull Street on the block of Prospect Street which directly abuts the site of Yale's two new residential colleges. An enabling project for relocation of utilities is already underway to prepare for the construction of the colleges. Under separate contract the City is in the process of realigning the Sachem/Prospect Street intersection under the Yale Development Agreement. Also to coordinate with this project is a Greater New Haven Water Pollution Control Authority (GNHWPCA) 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, new light poles, new parking meters or pay stations, pedestrian lighting and conduits, new landscaping and trees, and restoration of full depth pavement or mill and overlay pavement on Prospect Street from Sachem to Trumbull Street. The roadway elevation will be modified to eliminate a depressed area north of the Prospect Street Bridge, making the grade more consistent. There will be a mid-block pedestrian crosswalk to handle the anticipated higher volume of pedestrian traffic across Prospect Street. The curb will "bump out" to the crosswalk which will have a red brick pattern (Traffic Patterns XD) and handicapped ramps on the east and west sides of the street. It will also have a pedestrian push button activated sign warning of the pedestrian crossing. There will be two traffic calming measures in the form of ITE speed tables (22' long x 3" at highest point) midway between the cross walk and the street intersections, one to the north and one to the south of the crosswalk.

The curb line on the west side on Prospect Street will be modified as the colleges are constructed. From the intersection with Sachem Street, the University will match the existing curblines as it turns south onto Prospect Street and will transition it into the new curb. From this point south to the crosswalk area the roadway widens to 40' including a 12' sharrow and 8' parking lane in either direction. At the crosswalk the roadway necks down to two 12' sharrows and then widens out again south of the crosswalk to the 12' sharrow and 8' parking lane to a point approximately 160' north of the stop bar at the intersection with Canal and Trumbull where the southbound roadway widens to 24' (to accommodate a 12' sharrow and a 12' left turn lane onto Trumbull). The curb line on the east side of the block will be adjusted slightly to the east to accommodate the new lane widths. Two-way traffic will be maintained throughout the construction period.

Lighting/Parking Meters: City details are provided for use of the Washington light posts with York and King Luminaires. Light poles will accommodate double parking meters and signage to reduce clutter. There are 37 regulation size parking spaces shown in the block. The plans show use of parking meters and as an alternate the Parkeon pay stations, with a decision to be made at a later date by the Department of Transportation, Traffic and Parking in consultation with the University as to which will be used.

Planting Plan: The planting plan shows a grass tree belt and street trees (25 five inch caliper Scarlet oaks @ 30'-0" on center) on both sides of Prospect Street except on the west side north of the crosswalk where there are trees on the west side of the sidewalk (as part of the residential colleges landscape plan). To accommodate the streetscape improvements all existing trees will

be removed to prepare for the proposed planting plan. Certain smaller trees planted with the completion of the Sociology Building may be transplanted to other off site locations.

Grading/Drainage: Grading of the roadway has been revised to eliminate a low point in Prospect Street north of the Trumbull/Canal intersection, and drainage has been revised accordingly to accommodate the residential colleges construction, the GNHWPCA sewer relocation project and the traffic calming measures (2 ITE speed tables and 1 crosswalk).

Soil Erosion and Sediment Control Review: A minimal amount of material will be removed, moved or added, primarily to replace curbing and install landscaping. Charles Croce of Tighe & Bond 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*. Michael Crowl of Turner Construction shall be responsible for determining the appropriate response on a day to day basis, 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: This project will be constructed in conjunction with the colleges with anticipated completion of the roadway to coincide with the completion date for the colleges.

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:

Traffic:

- *Pavement marking and signing plan shall be coordinated with and approved by the Department of Transportation, Traffic and Parking, prior to initiation of construction.*
- *Provide sequencing plans including temporary signage for each phase of construction.*


Engineering:

- *Verify with GNHWPCA what pipes will be removed and which will remain*
- *ITE Speed tables are acceptable with option "b" markings as shown in the guidelines (4 direction chevrons) and the side edges are tapered where parking is to accommodate plowing to the curb.*
- *The drainage still remains a concern where the bump out and crosswalk appear. While the plan shows flow being maintained at the gutter, the water needs to cross the walkway. This is where slight settlement and ponding may occur and cause problems. A cross section should be shown at 6+25 where the Pedestrian walkway is proposed.*

ACTION

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

ADOPTED: February 15, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director