NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **225 PROSPECT.** Site Plan Review for Sterling Chemistry Lab Renovation. (Owner/Applicant: Yale University; Agent: Kari Nordstrom of Yale Facilities).

REPORT: 1489-03
ACTION: Approval with Conditions

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 February 19, 2019. 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 Site Plan Review shall be addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. (City Plan Department is the last signatory prior to 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 the 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. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms, plus descriptive attachments. Application fee: $270. Received January 16, 2014.

- Development Permit Application Drawings dated January 17, 2014, full-size and half-size sets, received January 16, 2014. Set includes site, civil, and mechanical plans and elevations. 17 sheets.

PROJECT SUMMARY:

Project:	Renovation of Sterling Lab	
Address:	225 Prospect Street (and related addresses)	
Site Size:	511,394 SF (11.74 acres)	
Building size:	82,606 SF (includes 1952 SF addition)	
Zone:	PDU 105	
Financing:	private	
Project Cost:	TBD	
Parking:	on street and private lots	
Owner:	Yale University (John Bollier)	**Phone:** 203.432.6754
Agent:	Kari Nordstrom (Yale Facilities)	**Phone:** 203.432.8045
Site Engineer:	Nitsch Engineering	**Phone:** 617.338.0063
City Lead:	City Plan Dept.	**Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
CPC 1485-01: SPR for Underground Utility Vault

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDU #105.

Site Description/existing conditions: The existing Sterling Chemistry Lab falls within PDU #105 on the science hill part of campus. An earlier project was approved to provide a new electrical vault for upgrading service to the renovated lab space.

Proposed Activity: The SCL Teaching Lab renovation is the final part of a three building chemistry initiative begun 10 years ago. The project will replace chemistry teaching labs with new labs and relocates most biology labs. Work includes replacement of the facility's existing mechanical, electrical, plumbing, fire and lab service systems. Work also includes renovation of a small courtyard and a small building addition.

Circulation/Parking/Traffic: not applicable

Trash removal: not applicable

Stormwater Management Plan: The project proposes a new Stormwater management system that addresses water quality treatment and quantity mitigation of Stormwater runoff to the greatest extent practicable. Treated Stormwater will connect to the Prospect Street storm drain via two new and one existing separated drain connections. A combination of rainwater harvesting tanks and drywells are components of the system. The proposal meets the requirements of this section of the code. See Stormwater report for additional information.

Exterior Lighting: The project meets the requirements for this section of the code.

Reflective Heat Impact from hardscape or paved surfaces: The project meets the requirements for this section of the code.

Soil Erosion and Sediment Control Review: A total of 8000 cubic yards of material will be moved, removed or added to the site. Nicole Holmes of Nitsch Engineering 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. Mike Camp of Dimeo Construction is named as the

individual responsible for monitoring soil erosion and sediment control measures on a daily basis. Mike Camp is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction 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.*
Nicole Holmes shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. She 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, Nicole Holmes is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: not applicable

Project Timetable: Construction is expected to last between May 2014 and August 2016. See project narrative for more details.

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:

- none

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

ADOPTED: February 19, 2014
Edward Mattison
Chair

ATTEST: _____
Anne Hartjen, ASLA, PLA
Senior Project Manager