

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: PROSPECT, SACHEM AND FARMINGTON CANAL GREENWAY, PDD #121, Site Plan Review and License Agreement for Enabling Project (Site Utilities and Site Preparation) for new Yale Residential Colleges (Owner/Applicant: Yale University).

REPORT: 1452-04

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by May 18, 2016.
2. License Agreement is hereby approved, and once executed, it shall be recorded on the City land records.
3. 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.
4. Comments under **Site Plan Review** on pages 4-5 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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 or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
6. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to and 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 site permit. Any changes mid-project to these plans shall be submitted to the Transportation Department for review and approval.
7. Any proposed work within City right-of-way will require separate permits.
8. Milling and final repaving of Prospect Street from Trumbull to Sachem Street and Sachem Street from Prospect Street to its terminus at the Farmington Canal Greenway, including granite curbs and replacement sidewalks in accord with City of New Haven standard details, shall be completed by the applicant, within 12 months of issuance of Certificate of Occupancy of the Residential Colleges.
9. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy of the Residential Colleges. 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.
10. PDD #121 Conditions of approval shall remain in effect.
11. It is the express intention of the City and Yale University that the work within the Farmington Canal Greenway is carried out with as little disruption as possible to public use thereof. Accordingly,
 - (a) to the extent practicable, all deliveries of materials and general vehicle access to the new residential college site shall be by way of surrounding City streets, and
 - (b) as regards the Temporary Relocated Canal Path referred to in the Temporary Construction License (Section B. under License Agreement below), Yale shall use all reasonable efforts to complete its use of the same by June 30, 2012.

Submission: Submittal letter from Lauren Zucker, Development Permit Application and Site Plan Narrative, Application fee of \$270, License Agreement with 4 Exhibits. Index to drawings 4/20/11: Demolition Logistics Plan by URS 04/08/11, Utility Relocation Phasing Plan 04/08/11 by RMF Engineering, Overall Erosion and Sediment Control Plan 12/23/10 by RMF Engineering, Enlarged Erosion and Sediment Control Plans (4), SESC Details, SESC Notes, Haul Route Plan by Tighe & Bond 01/19/11 rev. 4/20/11, Sachem St. Traffic Management Plan Phase 1A and Prospect Street Traffic Management Plan Phase 1C 04/20/11 by Tighe & Bond, Sachem St Management Plan Phase 3 04/20/11, Sachem St Traffic Management Plan Phase 3C, Utility Licensing Agreement Plan UT001, Greenway Improvements License Plan L001, Temporary Construction License Plan L002, Sealed Site Survey by URS 04/11.

PROJECT SUMMARY:

Project: Site Utility Relocation Project (Enabling Project) for new Yale Residential Colleges
Address: Property generally bounded by Sachem & Prospect Sts. & Farmington Canal Greenway;
Also portions of Sachem St, Prospect St, & Farmington Canal Greenway
Site Size: N/A
Zone: PDD (except for certain ROW portions)
Financing: Private
Parking: Yale Parking Plan; Construction Worker Parking Plan
Owner: Yale University **Phone:** 203-432-6754
Owner: City of New Haven (ROW) **Phone:** 203-946-2366
Agent: Robert Corbett, Yale Project Manager **Phone:** 203-432-7385
Project Architect: Robert A.M. Stern, LLP **Phone:** 212-967-5100
Civil Engineer: URS **Phone:** 860-529-8882
Civil Engineer: RMF Engineering (SESC Plan) **Phone:** 410-274-9093
SESC Contact: John Williamson **Phone:** 410-274-9093
Traffic Engineer: Tighe & Bond (Chris Granatini) **Phone:** 203-712-1100
General Contractor: Turner Construction (Michael Crowl) **Phone:** 203-395-4336
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: PDD #121 (1445-08, 10/2/0/10), PDD approved by Board of Aldermen 01/03/11. Authorization for ROW modifications on Sachem St at Prospect St. (CPC 1444-07, 09/22/10), Development Agreement between Yale University and City of New Haven (CPC 1393-02, 08/30/06).

Proposed Activity: In order to prepare the site bounded by Sachem Street on the north, Prospect Street on the east and the Farmington Canal Greenway on the northwest for two new Residential Colleges proposed by Yale University, the University will relocate a number of utilities into areas outside the foundation locations of the new buildings. These relocated services include steam, chilled water, water, sanitary and storm sewers, electrical and tele-data ductbanks. In addition demolition of all remaining buildings will be part of the enabling project as previously noted on the approved General Plan for PDD # 121. the majority of the utility work is on or near the site of the north college.

Project Phasing: In order to maintain traffic on Prospect and Sachem Streets, the site utility relocation work is divided into four phases as follows:

Phase I (June 2011-January 2012):

- Phase 1A Steam, Manhole-107, Electrical (NW corner of property)
- Phase 1B-Temp 18" on-grade Chilled Water Lines at Canal St.
- Phase 1C new manhole 2.5 and associated ductbanks

Phase 2 (September 2011-August 2012):

- Removal of Temporary Chilled Water Plant from former Mansfield St.
- Demolition and Rebuild of new manhole 2 & piping

Phase 3 (March 2012-September 2013):

- Steam, New manhole 5 and steam at Sachem St.

Phase 4 (March 2012-September 2013):

- Steam (through new North College)

Building Demolition Phase II (May 2011-December 2012): The demolition will be initiated after May 30 with the removal first of a small portion of Donaldson Commons to enable the utility relocation work. Demolition of the remainder of the buildings will follow in accord with the demolition plan, coordinating with the utility relocation work and as the buildings become fully vacant. Seeley Mudd Library at 38 Mansfield Street will be the final building to be demolished. As buildings are demolished there will be sidewalk closures to protect pedestrian safety.

Soil Erosion and Sediment Control Review. A total of approximately 4,000 cubic yards of material will be moved on the site. A 6' construction fence will surround the construction staging areas, and two primary construction entrances established, one on Prospect Street at the former intersection with Prospect Place and one on Sachem Street at the former intersection with Mansfield Street. Each staging area will have a 12' wide lockable gate with its own construction entrance. Tree protection will be installed around any trees at the perimeter of the areas. Silt fencing will be placed along the Farmington Canal Line beginning at the southwest corner of Sachem Street, running along the south side of the former Prospect Place to Prospect Street. Silt fencing will also be placed around any soil stockpiles on site (One 80' diameter stockpile location is shown). All stormwater inlets will be protected with silt sacks and haybales (if necessary). Upon completion of each project phase and throughout phases, surface will be stabilized and restored. The contractor will be responsible for sweeping the public rights of way affected by the project on an ongoing basis. John Williamson of RMF 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. He 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 utility work 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*.

Mr. Williamson shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He 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, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Mike Garrity of Turner Construction is named as the person responsible for monitoring the soil erosion plan on a day-to-day basis and for reporting to Mr. Williamson concerning any weaknesses or breeches in the plan.

Haul Routes: Inbound haul routes to the site will be I-91 to Trumbull St to Whitney Av. to Sachem St. Outbound routes will be Prospect to College to Route 34. or Prospect to Sachem to Whitney to Temple St to Route 34. The Haul Route Plan TMP-001 and adjustments thereof are part of the operations plan and subject to City Transportation Dept. approval.

Project Timetable: (As stated above under Project Phasing).

License Agreement: As noted in the Development Agreement between the City and Yale 10/24/06, the City can grant through the Commission licenses, rights and privileges to the University to place utilities or other appurtenances related to the Yale Residential Colleges on or under City property. Hence the submitted License Agreement covers four separate licenses for the utility relocation project and thereafter with the construction of the residential colleges. Once adopted by the Commission, the License Agreement will be recorded on the Land Records:

- A. *Private Utility Facilities License* to install, construct, operate, maintain, inspect, alter, remove, repair and replace the utilities noted in the areas specified in this application.
- B. *Temporary Construction License* to use a portion of the Greenway and area adjacent for construction related purposes and to temporarily relocate the portion of the Greenway path shown in the application for the duration of the utility relocation in that area.
- C. *Greenway Improvements License* to install, construct, operate, maintain, inspect, alter, remove, repair and replace pathways, stairs and stairways, cheek walls, hand rails, trees, landscaping, lighting fixtures, emergency telephones, irrigation systems, building footings and related appurtenances, equipment and facilities, and to regrade and landscape a portion of the Greenway.
- D. *Access License* for use of Greenway pathways and stairways to be installed by Yale for access to and from the new colleges site, the Farmington Canal Greenway, Canal Street and Prospect Street. This accommodates a number of access points to the Greenway within the new colleges.

Seven areas are noted on the Utility Licensing Agreement Plan where there are permanent license areas over City property. Also noted on the Plan is the Temporary Relocated Canal Path as referred to in Section B. above.

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:

Engineering:

- *Of utmost concern is the coordination of the utility work with the Prospect St. Bridge closure (June July 2011), the Sachem Street realignment, and the continuing work of the GNHWPCA.*
- *Address Geotechnical/Dewatering issues.*

Transportation:

- *All construction gates must open in to the site*
- *Parking plan for construction workers shall be provided to the Transportation Dept.*
- *Obstruction permits for sidewalk closures will be required; any modification of Tighe & Bond logistics plans to be approved by the Transportation Dept.*

City Plan:

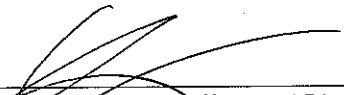
- *Of utmost concern is limiting any diminution of pedestrian/bicycle passage on the Farmington Canal Greenway during the project and maintaining pedestrian passage through Sachem Street from the Health Center to campus points east of the site (see final paragraph on page 3).*

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1. It approves the License Agreement as noted.

ADOPTED: May 18, 2011
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director