

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 272-310 ELM STREET. Site Plan Review for mixed-use development to include commercial space and graduate student housing on site of existing surface parking lot. (Owner/Applicant: John Bollier, Associate VP for Facilities for Yale University; Agent: Stephen Brown for Yale University)

REPORT: 1515-03

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 17, 2021. 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 reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation 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.
5. 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 building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
8. 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.
9. 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.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required prior to issuance of Certificate of Occupancy.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. 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 paper, mylar, and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 21, 2016.

- Recorded BZA decision letter granting Variance 15-49-V and Special Exception 15-50-S, dated July 16, 2015.
- Stormwater management report, dated January 2016.
- Application drawings. 29 sheets received February 12, 2016.
 - A-000: Cover sheet. Revision date February 12, 2016.
 - GI-101: General notes. Drawing date January 21, 2016.
 - VB-101: Zoning location and topographic survey. Revision date January 15, 2015.
 - CP-101: Site preparation plan. Revision date February 5, 2016.
 - CE-101: Erosion & sedimentation control plan. Drawing date January 21, 2016.
 - CS-101: Site plan. Revision date February 12, 2016.
 - CS-102: Zoning conformance plan. Revision date February 5, 2016.
 - CG-101: Grading, drainage, & utility plan. Revision date February 12, 2016.
 - LP-101: Landscape plan. Revision date February 5, 2016.
 - LUM-101: Luminaire plan. Drawing date January 21, 2016.
 - CE-501: Erosion & sedimentation control details. Drawing date January 21, 2016.
 - CD-501-508: Site details. Revision date February 5, 2016.
 - A-001.00: Site plan – aerial view. Drawing date January 21, 2016.
 - A-002.00: Site street views. Drawing date January 21, 2016.
 - A-003.00: Overall floor plans – gross floor area. Revision date February 5, 2016.
 - A-100.00-104.00: Floor plans, basement through sixth floor. Revision date February 5, 2016.
 - A-105.00-106.00: Building elevations. Revision date February 5, 2016.

PROJECT SUMMARY:

Project: Yale Graduate Student Housing

Address: 272-310 Elm Street

Site Size: 26,639 SF (0.61 acres)

Zone: BA (General Business)

Financing: Private

Parking: None

Owner/Applicant: John Bollier, Associate VP for Facilities for Yale University **Phone:** 203-432-6754

Agent: Stephen Brown for Yale University **Phone:** 203-432-672

Site Engineer: Ted DeSantos for Fuss & O'Neill, Inc. **Phone:** 860-646-2469

City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1360-05, December 15, 2004: Site Plan Review for undergraduate residential housing with retail ground floor space and refuse consolidation.

CPC 1369-11, May 18, 2005: Final plan review for Davenport College annex with retail ground floor space and refuse consolidation in a BA zone.

CPC 1506-09, June 17, 2015: BZA referral for Special Exception to provide 0 on-site parking spaces and 0 on-site loading spaces where 145 parking and two loading spaces are required in a BA district.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with zoning relief granted for Variances (15-49-V) to allow a rear yard of 16.4 feet where 24.34 feet is required and floor-to-area ratio of 2.984 where a maximum of 2.0 is permitted and Special Exception (15-50-S) to provide zero (0) on-site parking spaces and zero (0) on-site loading spaces where 145 parking and two loading spaces are required.

Site Description/existing conditions:

The site is currently occupied by two buildings and a surface parking lot. Arnold Hall (304-310 Elm Street) is a four-story building containing a restaurant on the ground floor and undergraduate housing on the upper floors. 296 Elm Street is a three-story building containing a retail store on the ground floor and university uses on the upper floors. 272 Elm Street is a surface asphalt parking lot for use by monthly parkers only in the surrounding Broadway commercial district. The entire site is fronted by a heavily utilized, approximately 13-foot wide brick sidewalk.

Proposed Activity:

No changes are proposed for the existing buildings at 296 and 304-310 Elm Street. The applicant proposes to construct a six-story, 51,177 SF building on the site of the existing surface parking lot. The upper four floors of the building will be devoted to graduate student housing, with 41 units containing 82 beds. The lower two-floors will be used for retail and/or restaurant purposes, with a total of 12,524 SF of net retail area, in addition to a lobby and common area for the graduate housing above.

Circulation/Parking/Traffic:

Although no parking is provided on site, there are seven metered parallel parking spaces in front of 304-310 Elm Street, in addition to many more spaces on the surrounding blocks. Furthermore, the site is across the street from the Broadway parking lot, which has more than 100 parking spaces. A parking study submitted by the applicant as part of the BZA application package indicated that parking availability would only be marginally affected by the project. All parking associated with the graduate student housing is provided under Yale's Overall Parking Plan.

An existing bike rack behind 304-310 Elm Street will be supplemented by bike racks for 20 bicycles in the rear yard of the proposed building at 272 Elm Street. These rear yards will be accessible to building residents only, through an entrance on Park Street. Pedestrian and vehicle access along Elm Street in front of the project site will be impeded during construction, due to the need to stage construction equipment on the existing sidewalk. Final plans to ensure adequate pedestrian and wheelchair access must be coordinated with the Transportation, Traffic, and Parking Department prior to final sign-off for building permits. Furthermore, the existing bus stop on Elm Street in front of the project site will be located to the east side of York Street for the duration of construction.

Other unresolved issues that must be finalized before sign-off for building permits include determining haul routes from the site, submitting emergency egress plans (both during construction and after building completion), determining a designated location for contractor parking during construction, and studying possible signalization improvements to better move traffic through the Broadway/Elm intersection during construction.

Trash removal:

Trash and recycling for the entire lot will be gathered at and emptied from a gated, recessed area along Elm Street at the western end of the 310 Elm Street building.

Signage:

No new signage is proposed.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A (minimal impact)
- Class B (significant impact)
- Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 3,500

Start Date: June 2016

Completion Date: August 2018

Responsible Party for Site Monitoring: Raymond Galvin, Jr. of John Moriarty & Associates, Inc.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during both the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;

- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	4, 287 SF
50% of non-roof hardscape:	2,149 SF
Shaded (based on average values per code):	- SF
Areas with SRI > or = 29	2,391 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,391 SF
% SHADE/HIGH SRI PROPOSED	55.7%

Project Timetable: Construction is expected to begin in June 2016 and be completed in August 2018. Phase I will last approximately 15 months, while phase II will last approximately 12 months.

SITE PLAN REVIEW

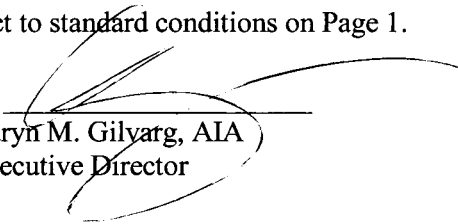
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan; City Engineer; Building; Disabilities Services; and Transportation, Traffic, and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Applicant to provide City Plan with emergency egress plans, including during construction phases;
- Applicant to provide City Plan with haul routes that fully extend to highway entrance;
- Plans to provide continuous pedestrian and wheelchair access to the southern side of Elm Street throughout construction must be finalized with TTP prior to building permit sign-off;
- A specific contractor parking plan must be submitted to and approved by TTP prior to building permit sign-off;
- Applicant to study traffic signal timing improvements during demolition/construction phases at Broadway/Elm intersection and adjacent intersections to provide adequate traffic progression/coordination in vicinity of the construction area. Applicant to coordinate activities with TTP;
- Provide adequate warning and other traffic control devices required to control traffic operations in vicinity of construction site; and
- Submit bound and conformed set of signed and sealed site plans, including updated lighting and photometric sheets and all items subject to TTP approval.

ACTION

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

ADOPTED: February 17, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilyarg, AIA
Executive Director