

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 500 COLLEGE STREET, 109 & 121 WALL STREET, AND 145 HIGH STREET.  
Site Plan Review for construction of the Schwarzman Center, to include an addition to the Commons dining hall, renovations to the Commons and Memorial Hall, and below-grade work in an RH-2 zone. (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry for Yale University)

**REPORT:** 1523-04

**ACTION:** Approval with Conditions

### STANDARD 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 October 20, 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 **ADDITIONAL CONDITIONS OF APPROVAL** 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 Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and 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 & 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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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 PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

12. Yale is to provide a draft of public access easement over the newly constructed sidewalk along Grove Street prior to receiving building permits and a final recorded easement prior to Certificate of Occupancy.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received September 22, 2016.**

- Recorded BZA Variances to permit a front yard of 1.5 feet and projections to within 1.5 feet of property line. Received September 27, 2016.
- Consent from The Stone Trust Corporation to construction of underground improvements and related activities on its property, 145 High Street, dated September 20, 2016. Received September 22, 2016.
- Stormwater Management Analysis dated September 22, 2016. Received September 22, 2016.
- Email from GNHWPCA accepting stormwater report dated October 5, 2016. Received October 11, 2016.
- Application drawings. 21 sheets received September 22, 2016. Revisions received October 7, 2016.
  - CS001: Cover Sheet. Drawing date September 22, 2016.
  - E9-18C: Boundary & Topographic Survey. Revision date June 17, 2016.
  - CS101: Site Plan. Revision date October 6, 2016.
  - CS201: Site Shading Plan. Revision date October 6, 2016.
  - CG101: Grading, Drainage, & Utility Plan. Revision date October 6, 2016.
  - CE101: Soil Erosion & Sediment Control Plan. Revision date October 6, 2016.
  - CS501-502: Site Details. Drawing date September 22, 2016.
  - LP101: Tree Preservation & Landscape Plan. Drawing date September 22, 2016.
  - LP501: Tree Preservation & Landscape Details. Drawing date September 22, 2016.
  - A-001: Architectural Site Plan. Drawing date August 29, 2016.
  - A-100-103: Floor Plans. Drawing date August 29, 2016.
  - A-300-301: Elevations. Drawing date August 29, 2016.
  - TTC-001: Temporary Traffic Control Plan. Drawing date September 15, 2016.
  - TTC-002-003: Temporary Traffic Details. Drawing date September 15, 2016.
  - Construction Logistics Plan. Drawing date September 15, 2016.

#### **PROJECT SUMMARY:**

**Project:** Schwarzman Center

**Address:** 500 College Street, 109 and 121 Wall Street, 145 High Street

**Site Size:** 144,632 SF (3.32 acres)

**Zone:** Residential General High Density (RH-2)

**Financing:** Private

**Parking:** All spaces accounted for in Yale University Central/Science Hill Campus Overall Parking Plan

**Owner/Applicant:** John Bollier for Yale University      **Phone:** 203-432-6764

**Agent:** James Elmasry for Yale University      **Phone:** 203-432-3875

**Architect:** Beyer Blinder Belle      **Phone:** 212-777-7800

**Site Engineer:** John Plante, Langan      **Phone:** 203-562-5771

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

#### **BACKGROUND**

**Previous CPC Actions:**

None

#### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone, with the zoning relief granted to permit a front yard of 1.5 feet where 5 feet is required and to permit projections extending to within 1.5 feet of the property line where projections to within 5 feet are allowed.

Parking is supplied in accordance with the Yale University Central/Science Hill Overall Parking Plan. There is no net increase or decrease in the number of spaces on site after construction. The Yale University Central/Science

Hill campus Overall Parking Plan (OPP) 2016 was approved by the Board of Alders on September 6, 2016 by Order file number LM-2016-2041.

**Site Description/existing conditions:**

The site of the proposed project occupies most of the block bounded by College Street, Grove Street, High Street, and Wall Street. Beinecke Plaza occupies most of the interior of the site, and is largely open and paved. Surrounding the Plaza to the north and east is a building at 500 College Street that houses Woolsey Hall on its southern wing fronting College Street and The Commons at Schwarzman Center dining hall on its western wing fronting Grove Street. Woodbridge Hall (109 Wall Street) is south of the Plaza, while the Beinecke Rare Book Library (121 Wall Street) is to its west. At the northwest corner of the block is The Book and Snake Secret Society at 145 High Street. Although a sidewalk runs along the entire length of The Commons' Grove Street frontage, a depressed "moat" used as a service area for the dining hall is in between the sidewalk and the building, narrowing the walkable area and creating a somewhat less pleasant and less safe walking environment.

**Proposed Activity:**

The proposed project will construct a two-story above-grade addition to the existing Commons dining hall by increasing the first floor area by approximately 1,700 SF in the existing "moat area" along Grove Street and constructing a second floor addition of approximately 5,400 SF. Below-grade and ground-floor additions will accommodate food service spaces in support of the Commons, while the upper floor will provide meeting, activity, and study rooms for students. Currently exposed mechanical systems and waste storage bins will be relocated inside the building after construction is complete. The sidewalk along Grove Street will be widened from 8 feet to 9.5 feet. The colonnade along the south wall of The Commons facing Beinecke Plaza will be enclosed.

A portion of the underground improvements will be within the property owned by The Stone Trust Corporation at 145 High Street. The Stone Trust Corporation has provided consent to the construction of underground improvements and related activities on its property.

**Circulation/Parking/Traffic:**

On the interior of the site, Beinecke Plaza is a pedestrian-only paved open space that provides entry to Woolsey Hall and The Commons. The entire site is bounded by a sidewalk, although, as mentioned under "Site Description," the "moat" along Grove Street narrows the passable area and creates a less pleasant walking environment due to the dumpsters and food service area. Although there is a guardrail along the moat, it also creates a possible safety hazard due to the more than 10-foot drop from the sidewalk above. This project would fill in the moat with usable space, thus enclosing the food service area and dumpsters, while providing a wider sidewalk.

Construction will require a 20-24 month closure of the sidewalk, parking lane and southernmost travel lane on Grove Street. In order to maintain two lanes of traffic flow, the parking lane on the north side of Grove Street (along Grove Street Cemetery) will be used as a driving lane and meters will be bagged during this time. Additionally, construction will require a six-month closure of a portion of the College Street sidewalk in front of Woolsey Hall. Pedestrian traffic will be directed into a temporary protected walkway on College Street, which will be accommodated by temporary loss of a few parallel spaces.

No parking spaces are on site, and therefore none will be lost or gained as a result of the project. The project will serve the Yale student body and will not increase parking demand. Incremental employees hired as a result of the project can be accommodated via the substantial available spaces in the Yale University Central/Science Hill Campus OPP. On September 6, 2016, the Board of Alders determined and certified by unanimous consent that the project does not require an amendment to the OPP (Order file number LM-2016-2041).

**Trash removal:**

Garbage will be removed via an interior lift to Grove Street, where it will be hauled away by a private contractor.

**Signage:**

None

**Sec. 58 Soil Erosion and Sediment 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:** 50,900

**Start Date:** to be provided by Dimeo

**Completion Date:** to be provided by Dimeo

**Responsible Party for Site Monitoring:** Christopher Doepper

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 both during 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*.

**Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS**

**REQUIRED DOCUMENTATION**

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

**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:** Not applicable.

**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:	63,252 SF
50% of non-roof hardscape:	31,626 SF
Shaded (based on average values per code):	19,325 SF
Areas with SRI > or = 29	43,347 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	62,672 SF
% SHADE/HIGH SRI PROPOSED	99.1%

**Project Timetable:**

Demolition and enabling work will begin in approximately August 2017 and be completed by May 2020.

**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.

**ACTION**

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

**ADOPTED:** October 20, 2016  
Edward Mattison  
Chair

**ATTEST:**  
  
Karyn M. Gilvarg, AIA  
Executive Director