NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **50 TOWER PARKWAY AND 400 YORK STREET.** Site Plan Review for improvements and renovations to Baker Hall in an RH-2 zone. (Owner/Applicant: John Bollier for Yale University; Agent: Kristina Chmelar for Yale University)
REPORT: 1524-02
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 November 16, 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. 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.
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. 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.
8. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

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

- Stormwater Management Report dated October 21, 2016. Received October 21, 2016.
- Property survey dated October 2016. Received October 21, 2016.
- Site drawings. 16 sheets received October 21, 2016. Revisions received November 10, 2016.
  - G1.0: Coversheet. Drawing date October 21, 2016.
  - L1.0: Site Plan. Revision date November 9, 2016.
  - L1.1: Plating Plan. Revision date November 9, 2016.
  - L1.2: Reflective Heat Impact Plan. Drawing date October 21, 2016.
  - C1.1: Drainage Plan. Drawing date October 21, 2016.
  - C1.2: Erosion and Sediment Control Plan. Revision date November 9, 2016.
  - C1.3: Site Lighting Plan. Drawing date October 21, 2016.

- C5.0 General Notes. Drawing date October 21, 2016.
- C5.1-6: Site Details. Drawing date October 21, 2016.
- C5.7: Site Lighting Details. Drawing date October 21, 2016.
- A1.0: Partial Exterior Elevations. Drawing date October 21, 2016.

PROJECT SUMMARY:
Project: Stormwater management improvements and Baker Hall renovations
Address: 50 Tower Parkway and 400 York Street
Site Size: 136,610 SF (3.14 acres)
Zone: RH-2 (Residential General High Density)
Financing: Private
Parking: provided in Central and Science Hill Campus Overall Parking Plan (no net changes to required spaces)
Owner/Applicant: John Bollier for Yale University **Phone:** 203-432-6764
Agent: Kristina Chmelar for Yale University **Phone:** 203-432-4994
Architect: Laura Pirie for Pirie Associates Architects **Phone:** 203-821-2087
Site Engineer: Ted DeSantos for Fuss & O'Neill **Phone:** 860-646-2469
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
CPC 1227-07: SESC application for construction of 110 dwelling units in an RH-2 zone, May 21, 1997.
CPC 1227-09: Special Exception to permit use of existing parking within the university parking system for construction of 110 dwelling units in an RH-2 zone, May 21, 1997.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone.

Site Description/existing conditions:
The site is a three-acre parcel bounded by Tower Parkway, York Square Place, and Ashmun Street. Baker Hall, which contains student housing and academic functions is on the northern portion of the site. The Central Power Plan occupies the southeastern portion of the site, and an open grassy area occupies the western portion.

Proposed Activity:
The applicant is proposing to upgrade existing stormwater management systems and undertake mostly interior renovations to Baker Hall. Proposed exterior work includes adding roof gutters and leaders to Baker hall, a new courtyard gateway adjacent to Power Parkway, new site walls, the addition of a raised terrace and roof canopy in the courtyard, construction of an air-lock vestibule at the main building entrance, modifications to the Ashmun Street entrance, hardscape modifications, and new site lighting. Existing trees will be preserved, and their pits will be extended.

The proposed stormwater management system will collect and direct stormwater to new on-site retention chambers and will meet New Haven Zoning Ordinance Section 60 requirements.

Circulation/Parking/Traffic:
There is no parking included at this site, other than a small parking lot on the south side of the power plant. All parking requirements are accounted for in Yale's Central and Science Hill Campus Overall Parking Plan; this project will not increase any parking demand. The nearest parking is provided via parallel spaces on each of the streets bounding the site. Sidewalks bounding the entire site and a network of paths across the site provide pedestrian access to all points. Two new bike racks will be added to the site as well.

Trash removal:
No changes to the existing trash removal procedures are proposed.

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: 3,564
Start Date: July 2017 **Completion Date**: August 2018
Responsible Party for Site Monitoring: Robert Lynch for AZ Corp

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: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION
☒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:	28,572	SF
50% of non-roof hardscape:	14,286	SF
Shaded (based on average values per code):	-	SF
Areas with SRI > or = 29	15,673	SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	15,673	SF
% SHADE/HIGH SRI PROPOSED	**54.9%**	

Project Timetable:
Construction is expected to begin in July 2017 and be completed in August 2018.

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: November 16, 2016
Edward Mattison
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director