

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** CENTRAL AVENUE M/B/P 380-1080-00501. Site Plan Review for construction of a field house in an RS2 zone. (Owner/Applicant: John Bollier for Yale University; Agent: Jeromy Powers for Yale University)

**REPORT:** 1529-02

**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 April 20, 2022. 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; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal 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. 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.
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 PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

13. Applicant must submit one complete set of bound and conformed, signed and sealed drawings.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.  
NARRATIVE attached. Application fee: \$270. Received March 16, 2017.**

- Stormwater Analysis from Tighe & Bond dated March 14, 2017. Received March 16, 2017. Revisions dated March 23, 2017, received March 31, 2017.
- Lighting cut sheets. Received April 3, 2017.
- Application drawings. 33 sheets received March 16, 2017. Revisions received March 21, 2017 and March 31, 2017.
  - T001: Title Sheet. Drawing date March 16, 2017.
  - Existing Conditions Map (2 pages). Drawing date March 13, 2017.
  - C0.01: General Notes, Abbreviations, Legend, and Location Map. Drawing date March 16, 2017.
  - C0.02: Construction Site Route Plan. Drawing date March 16, 2017.
  - C2.01–C2.02: Site Demolition Plan. Drawing date March 16, 2017.
  - C3.01–C2.02: Site Drainage and Utility Plan. Drawing date March 16, 2017. Revisions received March 31, 2017
  - C4.01–C4.02: Site Soil Erosion and Sedimentation Control Plan. Drawing date March 16, 2017.
  - C4.03–C4.04: Site Soil Erosion and Sedimentation Control Details. Drawing date March 16, 2017.
  - C5.01–C5.05: Site Details. Drawing date March 16, 2017.
  - L-200: Layout and Material Plan. Drawing date March 3, 2017.
  - L-201: Planting Plan. Drawing date March 3, 2017.
  - L-500: Site Details. Drawing date March 3, 2017.
  - L-501: Planting Notes, Schedules, & Details. Drawing date March 3, 2017.
  - L-601–L-603: Reflective Heat Island Sketches. Drawing date March 3, 2017. Revisions received March 31, 2017.
  - A-200: Site Plan. Drawing date March 3, 2017.
  - A-201: Ground Floor Plan. Drawing date March 16, 2017.
  - A-202: Upper Floor Plan. Drawing date March 16, 2017.
  - A-203: Roof Plan. Drawing date March 16, 2017.
  - A-301: Exterior Elevations. Drawing date March 16, 2017.
  - E-101: Electrical Site Part Plan. Drawing date March 16, 2017.
  - E-102: Site Photometric Plan. Drawing date March 16, 2017.
  - CL-1: Site Access – Logistics Plan. Drawing date March 16, 2017.

**PROJECT SUMMARY:**

**Project:** Yale University Women's Field House

**Address:** 40 Central Avenue and Central Avenue M/B/P 380-1080-00501

**Site Size:** 566,280 SF (13 acres)

**Zone:** RS-2 (Residential General Single-family)

**Financing:** Private

**Parking:** 76 spaces (no changes to existing)

**Owner/Applicant:** John Bollier, Associate VP for Facilities for Yale University **Phone:** 203-432-6764

**Agent:** Jeromy Powers for Yale University **Phone:** 203-432-8313

**Architect:** Kaeyer, Garment, & Davidson Architects, PC **Phone:** 914-666-5900

**Site Engineer:** Charles Croce of Tighe & Bond

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1291-13, August 16, 2000:** Inland Wetlands Review and Site Plan Review for creation of new women's athletic facilities.

**Zoning:**

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

**Site description/existing conditions:**

The site is part of the Yale athletic complex along Derby and Central Avenues. The subject parcel is the site of Johnson Field and the Dewitt Family Field, which are used for field hockey and softball, respectively. The parcel is surrounded by other athletic fields on three sides (north, east, and south), while a forested area that includes inland wetlands lies to the west, with primarily single-family, residential homes on the other side of the wooded area. The southern property line of the parcel is also the town line with the City of West Haven.

**Proposed activity:**

The applicant proposes to construct an approximately 7,800 SF field house in the area between the softball and field hockey fields. The building would contain two home team locker rooms, a visiting team locker room, an on-site training room, and coaches offices. The project would also create a new entry plaza with access to public restrooms to replace portable restrooms that are currently used and a handicapped-accessible roof terrace for standing room views of the playing fields for spectators.

**Motor vehicle circulation/parking/traffic:**

The existing 76-space parking lot to the south of the fields would remain unchanged. The parking lot can be accessed from either Central Avenue or from Derby Avenue in West Haven. No additional parking is required by this project since the project will serve existing students and does not generate additional faculty, employees, or places of assembly.

**Bicycle parking:**

Five two-bike racks capable of accommodating a total of ten bikes will be installed on a concrete slab on the north side of the parking area.

**Trash removal:**

All trash in the Athletic Complex is handled internally by Yale staff. Exterior/outside trash is handpicked by grounds crew and deposited in dumpsters and recycling containers. Inside trash is collected by custodians and deposited in the same dumpsters. Dumpsters and recycling bins are supplied by Yale Waste Management (through a contractor) and dumpsters are emptied by the contractor; recycling bins are emptied by Yale Waste Management trucks/employees.

**Signage:**

None proposed.

**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: 2,456 CY

Start Date: July 2017

Completion Date: March 2018

Responsible Party for Site Monitoring: Charles Croce of Tighe & Bond

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 construction;
- 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**

#### **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 mounting height 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: 10,880 SF  
50% of non-roof hardscape: 5,440 SF

<b>Shaded (average)</b>	<b>821 SF</b>
<b>SRI &gt; 29 (cast-in place concrete)</b>	<b>5,610 SF</b>
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>6,431 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>59.1%</b>

**Project Timetable:**

The project is anticipated to begin in July 2017 and be completed by March 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:** April 20, 2017  
Edward Mattison  
Chair

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