

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW**1563-01A1 87 TRUMBULL STREET**

MBLU: 244 0364 00900

Owner/Applicant: Yale University; **Agent:** James Elmasry, Yale University**Administrative Site Plan Review**

Minor modifications to a previously approved site plan for the Yale University Economics Building in PDU 89.

Review Date: May 12, 2022**Submission received April 20, 2022**

- \$150 application fee
- Narrative, 2 sheets, n.d.
- DATA sheet dated April 20, 2022
- Civil Plan Set, 75 sheets, dated April 20, 2022, revised May 30, 2022
- Drawing Set, 31 sheets, dated April 20, 2022

Yale University is seeking approval of minor changes to the approved site plans for the University's new Economics Building at 87 Trumbull Street. The City Plan Commission approved a minor modification of PDU 89 and detailed plans/site plans in November 2019 for the project. (CPC Report 1563-01). The project met all current RH-2 zoning district standards and did not require zoning relief.

The University is now proposing some minor changes to the approved plan, as follows:

- Reduction in the area of the existing service drive and amount of pavement located to the south of Rosenkranz Hall and adjacent to the new building, installation of permeable pavers and landscaping in place of these existing improvements, and reduction in width of the existing curb cut to Prospect Street. This additional area of approximately 2,863 square feet (referred to as "Prospect Court"), which was not in the original project area has been integrated into the project in order to create more landscaped and pedestrian accessible space, improve pedestrian access and safety, and enhance the site.
- Installation of additional on-site lighting in the Prospect Court area
- Creation of one new on-street parking space
- Provision of new access to the existing trash/recycling enclosure adjacent to Rosenkranz Hall
- New masonry stair and cheekwall adjacent to the existing building at 77 Prospect Street
- Modifications to the portion of Prospect Court included in the approved plans consisting of additional plantings and installation of bluestone pavers
- Raising of basement floor of new building, while maintaining original building height, and associated minor modifications to interior floor plans and exterior building design
- The raising of the basement floor reduces the amount of soil excavation and disturbance as follows:

Approved plan

Material to be added: 2,900 cubic yards

Material to be removed: 9,000 cubic yards

Total material to be moved, removed or added: 11,900 cubic yards

Revised plan

Material to be added: 2,500 cubic yards

Material to be removed: 3,875 cubic yards

Total material to be moved, removed or added: 6,375 cubic yards

- Elimination of the new building's enclosed central courtyard area which was within the approved plan, which reduces building coverage by 1,838 square feet, and reduces PDU building coverage from 33.77% in the approved plan to 33.13%
- Adjustments to building design result in an additional 462 square feet of gross floor area. In addition, a slight discrepancy was identified in the amount of gross floor area deducted in the original application for removal of the building formerly located on the project site, which results in an increase of gross floor area of 2,213 square feet. These adjustments slightly increase the floor area ratio in the PDU from 0.7343 in the approved plan to 0.7439, well under the 2.0 FAR standard in the RH-2 district.
- The revised project area will meet the City's reflective heat standards.
- The approved stormwater system will accommodate the changes without requiring any adjustment, as confirmed in the attached memorandum from the project civil engineer.

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.

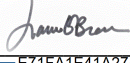
CONDITIONS OF APPROVAL:

1. Any proposed work within City right-of-way will require separate permits.

ACTION

Plans noted above are approved.

Date: June 15, 2022
Reported to the City Plan Commission

DocuSigned by:

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Laura E Brown
Executive Director, City Plan