

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 423 & 459 PROSPECT STREET, 352 CANNER STREET, CANNER STREET,
AND 341 ST. RONAN STREET. MBLUs: 248 0395 00204; 248 0395 00205; 248 0395
00201; 248 0395 00200; 248 0395 00203.

Site Plan Review and Soil Erosion and Sediment Control Review for construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone. (Owner/Applicant: Yale University; Agent: Kristina Chmelar).

REPORT: 1615-05

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 August 17, 2027 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the 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. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
9. 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.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
13. As-built Survey 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$410. Received July 21, 2022.

- Civil and Architectural Plans, 49 sheets, dated July 21, 2022, revised August 2, 2022 and August 11, 2022
- Civil Narrative, 449 sheets, dated July 21, 2022, revised August 2, 2022, August 11, 2022, and August 15, 2022

Received August 2, 2022

- Unit Accessibility memo, 1 sheet, n.d.

PROJECT SUMMARY:

Project: Yale Divinity School Graduate Housing

Address: 423 & 459 Prospect Street, 352 Canner Street, Canner Street, And 341 St. Ronan Street

MBLUs: 248 0395 00204; 248 0395 00205; 248 0395 00201; 248 0395 00200; 248 0395 00203

Site Size: 711,901 SF

Building size:

Zone: RM-2

Parking: 92 spaces

Owner/Applicant: Yale University

Phone: 203-432-1185

Agent: Kristina Chmelar

Phone: 203-432-4994

Site Engineer: Nicole Holmes

Phone: 617-960-7541

BACKGROUND

Previous CPC Actions:

10/16/2002 1325-26 409-423 PROSPECT Street

Yale Divinity School Chiller. Bd. of Examiners of Engineers

9/19/2001 1309-09 409-423 PROPSECT Street

Site Plan Review Including Soil Erosion and Sediment Control Review for Renovation of Yale Divinity School. Yale University.

7/19/2000 1291-10 409-423 PROSPECT Street

Site Plan Review for renovations to Yale Divinity School. Yale University.

Zoning:

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

Site description/existing conditions:

The project involves the construction of a new building and associated improvements on the campus of the Yale University Divinity School as well as the renovation of the entry to the existing building known as the Sterling Divinity Quadrangle. The Divinity School is located off Prospect Street. The zoning lot has an area of 16.343 acres and contains a number of existing buildings, surface parking lots, and grassy lawn areas. The site is bound by Canner Street to the north, Prospect Street to the west, St. Ronan Street to the east and another Yale University-owned parcel to the south.

Proposed activity:

The project will be located on a portion of the zoning lot which is within the RM-2 zoning district. The "area of work" is shown on the civil plans.

Proposed activity includes construction of a new building for graduate student housing, associated site improvements, and renovation of the first floor of an existing building.

The new building will contain graduate student housing, with 49 units and 51 beds. The units will include kitchens. Common areas will include study spaces, community kitchens, storage, a fitness room and laundry. The renovation to the Sterling Divinity Quadrangle first floor will include an entry terrace with canopy, gallery, and relocated reception area and bookstore kiosk.

The new building will be a sustainable design to high-performance standards with net-positive solar energy production. The design also incorporates stormwater management which includes harvest and reuse of rainwater and processing of wastewater for reuse which will minimize flow to public sanitary and storm sewers.

Architecture is adaptive to the site and climate through enclosure and orientation. The building is designed to be human scaled and pedestrian friendly with integrated landscaping that supports biodiversity.

Motor vehicle circulation/parking/traffic:

Parking

No parking is required for this project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created.

There are currently 191 parking spaces located on the site. A total of 99 parking spaces will be eliminated by the project. These spaces can be accommodated within the surplus spaces available in the Central/Science Campus Overall Parking Plan. The parking that remains on site will be reconfigured.

On August 1, 2022 the Board of Alders approved a Resolution of the Board of Alders certifying that no amendment to the Yale University Central/Science Campus Overall Parking Plan is required for the application for development permit/site plan review pertaining to the construction of graduate student housing and renovations to the existing building known as the Sterling Divinity Quadrangle on the Yale University Divinity School Campus.

Vehicle Circulation

One-way vehicle circulation is proposed throughout the site. Vehicles enter the site from Prospect Street and can drive around the north side of the proposed building on a one-way private drive which splits off just east of the proposed building. At this point, vehicles can either turn right (south) to access the southeast parking area and loop around the south side of the site and exit back onto Prospect Street, or they can turn left (north) to access the north parking area and exit onto Canner Street.

Bicycle parking:

15 exterior bicycle racks are proposed with capacity for 30 bicycles. Additional indoor bike storage for student residents will be provided inside the building.

Trash removal:

Trash will be collected and brought out to dumpsters located along the northern drive that connects to Canner Street. Collection vehicles will enter from Prospect Street, collect refuse, and exit onto Canner Street.

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

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: 48,000 CY

Start Date: Winter 2022
Responsible Parties for Site Monitoring:

Completion Date: Summer 2024

Nicole Holmes
617-960-7541
nholmes@nitscheng.com

Chris Wrynn and Bill Sweeney
617-519-5254/617-592-0843
cwrynn@shawmut.com/wsweeney@shawmut.com

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 the 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 SUBMISSION

- 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

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and
- Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;
- Maximum Light Levels at the Property Line.*
 - a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*
 - b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
 - c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

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: 141,465 SF
 50% of non-roof hardscape: 70,733 SF

Shaded (average)	28,232 SF
SRI > 29	17,165 SF
Cement	
Parking striping	
StreetBond coating	25,400 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	70,797 SF
% SHADED/HIGH SRI PROPOSED	50.1%

Sec. 50. Inclusionary Zoning: DOES NOT APPLY.

Project Timetable: Project work is expected to begin in late 2022 and be completed in summer 2024.

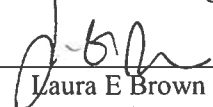
SITE PLAN REVIEW

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.

SITE PLAN ACTION

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

ADOPTED: August 17, 2022
 Leslie Radcliffe
 Chair

ATTEST:  8/31/22
 Laura E Brown
 Executive Director, City Plan Department