

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1550-04A1 180, 256, AND 260 WHITNEY AVENUE, 223 PROSPECT STREET, AND 21 SACHEM STREET. Administrative Site Plan Review for modifications to the Yale South Central Science Landscaping Project. (**Owner/Applicant:** Yale University; **Agent:** Sheri Miller)

Review Date: March 17, 2023

Submission received December 22, 2022:

- DATA form
- \$150 application fee
- Narrative
- Landscaping Design Revisions dated December 19, 2022

Yale University is seeking approval of minor changes to the approved site plans for the University's South Central Science Landscaping Project. The City Plan Commission issued site plan approval in December 2018 for the project. (CPC Report 1550-04). A portion of the work for this project has been completed at Sachem's Wood and a portion remains to be constructed for the NW Sachem's Wood connection and Gibbs Court. A later submission and approval for the Kline Tower Renovation (CPC Report 1564-02) utilized and expanded the stormwater system included in the South Central Science Landscaping Project submission.

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

- **Electrical Duct Bank:** The 09/20/2018 City Plan Submission assumed preserving in place an existing electrical duct bank. During construction for Kline Tower (KT) and continued design refinement, test pitting and ground penetrating radar were conducted that revealed the electrical duct bank would need to be relocated because the existing grades are incompatible with the new design. The relocated electrical duct bank must tie into an existing vault to the west of Sterling Chemistry Laboratory (SCL). The duct bank extends north past the previous limit of work, but remains within Yale Property and does not impact conditions above grade. The total volume of soil disturbance associated with this relocation is approximately 200 CY.
- **Soil Disturbance:** The volume of soil disturbance is considerably lower than anticipated in the 09/20/2018 City Plan Submission for the South Central Science Landscaping Project. The overall approved amount of soil disturbance has been reduced and balanced against work previously completed. **Stormwater Management Plans:** The approved site plan for the Kline Tower Renovation dated 12/05/2019, utilized and expanded the stormwater system documented in the 09/20/2018 City Plan Submission for the South Central Science Landscaping Project. This system is already installed and other than trunklines and adjusting the drain types and locations, stormwater quantities remain unchanged.
- **Impervious Surfaces:** Since the 09/20/2018 City Plan Submission for the South Central Science Landscaping Project the overall amount of impervious surfaces have been reduced. The overall amount of impervious surfaces on the project site changes from 19,337 square feet (previous total) to 13,692 square feet (current total). This reduction resulted from modifications that addressed the protection of critical root zones of two existing trees on the project site.
- **Plantings:** Modifications were made to plantings to minimize non-native and non-drought resistant selections. Additionally, there is an overall reduction in the complexity of the planting plan to improve ease of maintenance and ensure long-term health of site plantings. The western portion of the site was modified to use lawn and low shrubs in lieu of new trees to maintain the existing viewshed and sightlines between Prospect Street and Kline Tower. This addresses both security concerns and campus landscape vernacular.

- An existing New Haven street tree to be removed along Prospect Street was erroneously omitted on the CD101 Site Demolition Plan and its removal is highlighted in these changes. This removal was reviewed by the Tree Warden and the standard procedures were followed for approving its removal.
- Exterior Lighting (Section 60.1): The revised plan generally follows the lighting plan shown on the 09/20/2018 City Plan Submission with the following slight modifications:
 - Integrated handrail lights were removed from the design and two pole lights added to provide adequate illumination and security. The pole light locations were adjusted to avoid footings within the critical root zone of existing trees to remain and to improve security and visibility at the stair from Prospect Street up to the Project site. Two building mounted lights were added at the entrance to Sloane Physics Laboratory to replace pole lights that were moved to avoid disturbing two existing tree's critical root zones.
 - Fifteen total pole lights in current plan have increased from thirteen in approved submission
 - The revisions outlined herein do not affect the project's ability to comply with City of New Haven Exterior Lighting zoning regulations, including dark sky compliance.
- Accessibility: Minor revisions in grading to improve ADA accessibility from Prospect Street sidewalk to Project site and from Project site to buildings.
- Site Access: A mountable curb is being proposed in place of a standard curb cut/apron at the emergency vehicle access driveway entrance to discourage unauthorized vehicular access and to improve pedestrian access while accommodating emergency vehicles. Removable, keyed bollards (included in the previous submission) will remain in place to further control vehicle access. The sidewalk will prevail across the curb cut per city requirements.

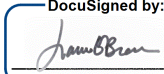
SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Parks and Public Works, Disabilities Services and Transportation, Traffic and Parking and have been found to continue to comply with the City's requirements after the changes.

ACTION

Plans noted above are approved.

Date: March 24, 2023
Reported to the City Plan Commission

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 March 26, 2023 | 7:08 PM EDT
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Laura E Brown
Executive Director, City Plan