

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 2, 10, 12, & 24 HILLHOUSE AVENUE, HILLHOUSE AVENUE, 21 PROSPECT STREET, AND 173 GROVE STREET.  
MBLUs: 244 0332 00100; 244 0332 00200; 244 0332 00300; 244 0332 00301; 244 0332 00400; 244 0332 00500; 244 0332 00601; 244 0332 00602  
**Owner/Applicant:** Yale University; **Agent:** James Elmasry, Yale University

### Site Plan Review

Renovation of an existing building on the Yale University Campus, including movement of over 800 CY of soil, in Block A of PDU 14 within the RH-2 Zone.

**REPORT:** 1632-02  
**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 June 21, 2028. 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 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. 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. 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. 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.
11. 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.
12. 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, and SESC forms. NARRATIVE attached. Application fee: \$410. Received May 18, 2023.**

- Civil plans, 22 sheets, dated May 3, 2023, revised May 30, 2023
- Stormwater management letter, 106 sheets, dated May 3, 2023
- Construction logistics plans, 8 sheets, dated March 24, 2023, revised May 30, 2023

**PROJECT SUMMARY:**

**Project:** Yale Kirkland Hall Renovation

**Address:** 2 Hillhouse Avenue

**Site Size:** 220,464 SF

**Building size:** 19,666 SF

**Zone:** RH-2 and Block A of PDU 14

**Parking:** N/A

**Owner/Applicant:** Yale University

**Phone:** 203-4320-1185

**Agent:** James Elmasry, Yale University

**Phone:** 203-432-3875

**Site Engineer:** Tim Onderko, Langan, CT

**Phone:** 203-784-3042

**BACKGROUND**

**Previous CPC Actions:**

None.

**Zoning:**

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

**Site description/existing conditions:**

This application pertains to Yale University's 'Kirtland Hall' which is located at 2 Hillhouse Avenue. The site is located in Block A of PDU 14 and is located just north of the northwest corner of Hillhouse Avenue and Grove Street, in the downtown neighborhood. PDU 14 is comprised of two separate blocks. Block A is located on the west side of Hillhouse Avenue and consists of the block bounded by Hillhouse Avenue, Grove Street, Prospect Street, and Trumbull Street. The block is located in the RH-2 zoning district and contains numerous existing University buildings. The 2 Hillhouse Avenue parcel includes the existing Kirkland Hall building (19,666 SF/22,996 SF GFA) and a rear courtyard with lawn and paved pathways and several mature trees. The Kirkland Hall building is in the New Haven Historic Resource Inventory listing #430 which describes the building as a Beaux-Arts Classical building "detailed like an Italian palazzo."

**Proposed activity:**

The project involves a comprehensive renovation of the existing Kirkland Hall building including accessibility and sustainability improvements. Project work includes construction of a new building code and ADA-compliant entrance at the west (courtyard) side of the building, installation of new interior stairs and elevator, installation of new HVAC systems, reconfiguration of interior spaces to accommodate classroom functions, window replacement, repair and repointing of exterior stone and masonry and perimeter basement waterproofing, and replacement of the flat portion of the building roof. The application is required due to the movement of more than 800 cubic yards of soil. As part of the project work, underground utilities will be installed on the adjacent parcel located at the corner of Hillhouse Avenue and Grove Street. The basement waterproofing work on the exterior of the north building wall of Kirtland Hall will require temporary excavation of a small portion of the adjacent parcel to the north at 10 Hillhouse Avenue. These parcels are also owned by the University. The proposed project will meet all RH-2 bulk and density standards, as modified by PDU 14, and does not require any zoning relief. Because the entire perimeter of the building will be excavated to provide new basement waterproofing, all perimeter plantings will be removed and replaced in kind. A portion of the western courtyard will be regraded, and a new ramp and sloped walk will be provided on the building's west elevation to provide accessibility to the

building's new courtyard entrance. New paving materials will be installed to match existing. Seven new bike racks will be installed adjacent to the new courtyard entrance portico. Existing trees and roots on the property will be protected during construction. Existing building-mounted exterior lighting will be refurbished with LED lamping. Existing pole-mounted site lighting will be maintained.

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

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. On May 15, 2023 the Board of Alders passed a resolution confirming that 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 renovation of Kirtland Hall.' No on-site parking spaces will be eliminated by the project.

Note: The applicant submitted draft construction logistics plans, however final determination of construction logistics and approval of these plans will occur prior to issuance of a building permit. Per standard condition of approval #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, prior to City Plan signoff on final plans for building permit.

**Bicycle parking:**

Seven new bike racks will be installed adjacent to the new courtyard entrance portico.

**Trash removal:**

No changes proposed to existing university trash collection process.

**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: 2,296 CY

Start Date: Fall 2023

Completion Date: Spring 2025

Responsible Party for Site Monitoring:

Timothy Onderko, Langan CT

[tonderko@langan.com](mailto:tonderko@langan.com) 203-562-5771/203-435-8665

On-Site Monitor

David Tweedie, Gilbane Construction

[DTweedie@gilbaneco.com](mailto:DTweedie@gilbaneco.com) 860-494-7440/860-218-5717

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 GNHWPCA 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: DOES NOT APPLY. No new exterior lighting.**

**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:  
50% of non-roof hardscape:

2,672 SF  
1,336 SF

<b>Shaded (average)</b>	<b>1,441 SF</b>
<b>SRI &gt; 29</b>	<b>767 SF</b>
Cement	767 SF
Parking striping	-
StreetBond coating	-
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>2,208 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>82%</b>

**Project Timetable:** Fall 2023 to spring 2025

**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:** June 21, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department