

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 37 HILLHOUSE AVENUE.
MBLU: 244 0365 00400
Owner/Applicant: Yale University; **Agent:** Tara Leibenhaut, Yale University

Site Plan Review

Renovation of an existing building on the Yale University Campus, including a 6,500 SF addition and related site improvements, in the RH-2 Zone.

REPORT: 1632-03
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, 16 sheets, dated May 17, 2023, revised May 30, 2023

- Stormwater management memo, 94 sheets, dated May 17, 2023, revised May 30, 2023
- Utility Plan, 1 sheet, dated May 30, 2013 (received June 14, 2023)

PROJECT SUMMARY:

Project: 37 Hillhouse Avenue renovation and construction of a four-story addition at the rear of the building.

Address: 37 Hillhouse Avenue

Site Size: 15,199 SF

Building size: 3,093 SF

Zone: RH-2

Parking: N/A

Owner/Applicant: Yale University

Phone: (203) 432-9878

Agent: Tara Leibenhaut, Yale University

Phone: (203) 687-5666

Site Engineer: Erik Lindquist

Phone: (203) 543-0078

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, with variances to allow for a building wall height of 44.50' where 36.00 is permitted and to allow for a height of 38.50' where 33.00' is permitted for the construction of an addition to an existing structure, granted by the Board of Zoning Appeals on May 9, 2023. (23-33-V)

Site description/existing conditions:

The property is located within the University's central campus on the east side of Hillhouse Avenue. The building is located in the RH-2 zoning district and is surrounded by numerous existing University buildings and is bounded by Hillhouse Avenue, Grove Street, Prospect Street, and Trumbull Street. The existing building at 37 Hillhouse Avenue (the 'Graves-Gilman House') is listed in the New Haven Historic Resource Inventory (listing #444) and is a contributing structure in the Hillhouse Avenue National Register Historic District. Built in 1866, the 2-story brick and stucco, Italianate-style structure has several notable features including segmental window pediments with carved floral crests.

Proposed activity:

This project involves a comprehensive renovation of the existing Yale University building at 37 Hillhouse Avenue and the construction of a four-story addition at the rear of the building. Project work includes construction of an accessible entrance to the building at the south side of the addition, installation of new interior egress stair and elevator, installation of new mechanical systems, reconfiguration of interior spaces and creation of program spaces, refurbished and energy-efficient windows, roof and façade repairs, landscape enhancements and removal of existing exterior fire escapes. All spaces in the existing building and addition will be accessible and accessible restrooms will be provided on every floor.

The project will result in the addition of approximately 6,500 square feet of gross floor area (as defined by the Zoning Ordinance) to the gross floor area of the existing building. The addition will be clad in terracotta panels topped by a zinc-coated copper mansard roof and will continue a similar irregular pattern of fenestrations and projections as on the existing building. The addition will contain operable, awning type aluminum clad windows.

Lighting is internal to the project boundary and will meet City requirements. Lighting includes ground-mounted bollards along walkways, wall-mounted luminaires above each exit door, and discreet strip lights mounted on the underside of the handrails on the west entrance porch.

Landscaping to be installed includes shrubs, perennials and trees and a planting bed from the new south building entrance around the east side of the building to the north property line. A portion of the planting bed will screen pad-mounted mechanical equipment.

Stormwater improvements will be installed as part of the project utilizing primary treatment techniques to improve water quality and reduce the quantity of stormwater runoff from the site. The proposed stormwater management system will include a series of new and existing roof leaders and a yard drain that discharge to a subsurface infiltration system. The system is designed to fully infiltrate the water quality volume for the site prior to ultimately discharging to the existing 15-inch storm drain at the rear of the site. (Note: The City's stormwater and reflective heat requirements do not apply to the project because the project will not disturb one-half acre of land area and does not involve a site with one-half acre or more of impervious cover.)

Motor vehicle circulation/parking/traffic:

No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since it 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. The Board of Alders reviewed the project and determined at its meeting of April 17, 2023 that it does not require an amendment to the University's Central/Science Overall Parking Plan.

Bicycle parking:

Ten covered bicycle spaces will be provided through five ground-mounted bicycle racks set in bluestone pavers.

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: 875 CY

Start Date: Fall 2023

Completion Date: Early 2025

Responsible Party for Site Monitoring:

Erik Lindquist

elindquist@tighebond.com (203) 543-0078

On-Site Monitor:

Joe DeAngelis

jdeangelis@petraconstruction.com (203) 627-5488

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 both the demolition and 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: DOES NOT APPLY. The application does not meet the applicability criteria of NHZO Section 60(c).

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: DOES NOT APPLY. The application does not meet the applicability criteria of NHZO Section 60.2(b).

Project Timetable: Fall 2023 to early 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 Pages 1.

ADOPTED: June 21, 2023
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department