

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW**1633-01A 24 HILLHOUSE AVENUE.**

MBLU: 244 0332 00300

Owner/Applicant: Yale University; **Agent:** Tara Leibenhaut, Yale University**Administrative Site Plan Review**

Administrative site plan review for accessibility improvements to an existing building within PDU 14 in the RS-2 Zone.

Review Date: July 5, 2023**Submission received June 1, 2023:**

- DATA form
- \$150 application fee
- Narrative
- Plans, dated April 14, 2023

This project involves a comprehensive renovation of the existing Yale University building located at 24 Hillhouse Avenue. The project does not require site plan review by the City Plan Commission as it is below the thresholds for Commission review.

The applicant has submitted an application for administrative site plan review in connection with the portion of the project that involves the construction of an accessible entrance ramp/sloped walkway and code-compliant steps and an associated landing at the Trumbull Street (north) entrance to the building. The Board of Zoning Appeals granted a variance on May 9, 2023 to allow the placement of these improvements within the required 5-foot front yard on Trumbull Street. (BZA 23-32-V). In addition, the Board of Alders determined at its meeting of April 17, 2023 that the project does not require an amendment to the University's Central/Science Campus Overall Parking Plan.

Construction of these accessibility improvements will include limited work in a portion of the Trumbull Street City right-of-way. This small portion of the right-of-way, which is adjacent to the University property and to the south of the public sidewalk, contains a wrought iron fence running parallel to the sidewalk. The fence is located on top of an existing retaining wall and concrete cap which extends partially into the right-of-way. The existing fence creates a visual and physical separation from the portion of the right-of-way to the north of the fence which contains the sidewalk and the street. (The fence appears to have been installed in conjunction with a development agreement between the City and the University.)

Work in the right-of-way is as follows:

- In order to provide access between the new accessible entrance ramp and the public sidewalk, it is necessary to remove a small segment (approximately 5.5 feet in width) of the existing wrought iron fence that is located on the right-of-way between the south edge of the sidewalk and the north property line of the University property. New vertical posts will be added to each side of the fence at the opening and will be anchored to the existing concrete cap at grade. These posts will match the existing fence.
- A treated wood landing will be constructed at the bottom of the western end of the ramp that will match the grade of and provide a connection to the existing City sidewalk. A portion of the landing will be located in the right-of-way. In addition, two small sections of new guard rail will extend into the right-of-way on the west and east perimeter of the landing for safe passage to the City sidewalk.
- The construction of code-compliant steps and an associated landing will eliminate the current opening of the entry door across the existing steps and meet current building code requirements. The existing

wrought-iron fence on the City right-of-way terminates at an existing portion of stair that will be removed. At the location of the new steps and landing there is a gap between the fence and the University property. For safety reasons, it is necessary to close the gap at the new stair landing by adding a small section of matching or re-used metal fence to the eastern end of the fence in the right-of-way. The existing at grade concrete cap in this location will be replaced. A small portion of the new building entrance landing foundation wall will extend into the right-of-way below the elevation of the existing sidewalk in order to meet the south face of the existing stone retaining wall. The existing sidewalk will be extended within the right-of-way to meet the bottom of the new steps on the property line.

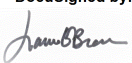
None of the proposed work will impact travel on the public sidewalk or City use of the right-of way on which the existing fence and retaining wall concrete cap are located, and all work will be on the south side of the existing fence and retaining wall. The University will repair the concrete on the existing City sidewalk as needed at the new stair and landings

The plans were reviewed by the City Plan Department, the Economic Development Administration, the Engineering Department, and the Department of Services for Persons with Disabilities and have been found to meet the requirements of City ordinances, regulations, and standard details.

ACTION

Plans noted above are approved.

Date: July 19, 2023
Reported to the City Plan Commission

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 July 5, 2023 | 11:22 AM EDT
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Laura E Brown
Executive Director, City Plan