

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 156, 174, 180, 192, 208, 216, 220, 224, 230, 236, 246, 258 & 270 WASHINGTON AVENUE;
266 CEDAR STREET; 655, 659 & 663 HOWARD AVENUE
MBLUs: 277-0114-00100; 277-0114-02400; 277-0114-02200; 277-0114-02100; 277-0114-02000; 277-0114-01900; 277-0114-00601; 277-0114-01800; 277-0114-01700; 277-0114-01600; 277-0114-01500; 277-0114-01400; 277-0114-01300; 277-0114-00200; 277-0114-01000; 277-0114-01100; 277-0114-01200
Owner: Beta 14 LLC / Alpha 9 LLC (Note: 246 Washington Avenue is owned by Alpha 9 LLC. All other addresses are owned by Beta 14 LLC) **Applicant:** Yale University; **Agent:** John Schaefer

Site Plan Review

Comprehensive renovation of an existing parking lot known as Lot 47 which is located within the Yale University School of Medicine campus, in the BA zone.

REPORT: 1633-03
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 July 19, 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 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, SESC. NARRATIVE attached. Application fee: \$410. Received June 22, 2023.

- Site Plan Set, 14 sheets, dated June 21, 2023. Revised July 5, 2023, July 13, 2023 and July 18, 2023.
- Stormwater Report, dated June 21, 2023. Revised July 6, 2023.
- Summary of Changes Memo, dated July 5, 2023

PROJECT SUMMARY:

Project: Yale University Lot 47

Address: 156, 174, 180, 192, 208, 216, 220, 224, 230, 236, 246, 258 & 270 Washington Avenue; 266 Cedar Street; 655, 659 & 663 Howard Avenue

Site Size: 78,790 SF

Building size: N/A

Zone: BA Zone

Parking: 151 spots

Owner: Beta 14 LLC / Alpha 9 LLC (Note: 246 Washington Avenue is owned by Alpha 9 LLC. All other addresses are owned by Beta 14 LLC)

Phone: (203) 436-4486

Applicant: Yale University

Phone: (203) 432-9878

Agent: John Schaefer

Phone: (203) 432-7820

Site Engineer: John Hennessy

Phone: (860) 222-5226

BACKGROUND

Previous CPC Actions:

N/A

Zoning:

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

Site description/existing conditions:

The project site is bounded by Washington Avenue to the north, Howard Avenue to the west and Cedar Street to the east. The site currently serves as a gravel/asphalt covered parking lot. Portions of the existing pavement are in disrepair. Some parking spaces are not striped or marked. There is currently no stormwater management infrastructure on the site.

Proposed activity:

This project involves the comprehensive renovation of an existing parking lot known as Lot 47 which is located within the Yale University School of Medicine campus.

Project work includes the following:

- installation of bituminous concrete pavement and curbing
- creation of six (6) ADA accessible parking spaces
- striping of all spaces and creation of drive aisles in accordance with current City parking lot design standards and dimensional requirements
- installation of stormwater infrastructure meeting current City stormwater management standards
- installation of pole-mounted lighting meeting City requirements
- installation of plantings consisting of trees, shrubs, perennials and grasses

Motor vehicle circulation/parking/traffic:

151 parking spaces are proposed in an impervious surface lot. Vehicles may enter and exit the site from two curb cuts on Washington Avenue- one closer to the Howard Avenue intersection, and the other closer to Cedar Street. Accessible parking spaces are located at the corner of the lot closest to the majority of buildings served and the Yale Shuttle route. On July 5, 2023, the Board of Alders adopted a resolution certifying that no amendment to the medical area overall parking plan is required for the application for the development/permit site plan review pertaining to Lot 47 (File #LM-2023-0394).

Bicycle parking:

No bicycle parking proposed. The applicant has confirmed that all the buildings served by this lot have on-site bicycle parking.

Trash removal:

N/A

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: **1,350 cubic yards**

Start Date: **Summer 2023**

Completion Date: **Winter 2023**

Responsible Party for Site Monitoring:

John Hennessy, A/Z Corporation

(860) 222-5226

jhennessy@a-zcorp.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 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: 49,170 SF
50% of non-roof hardscape: 24,585 SF

Shaded (average)	N/A
SRI > 29	25,693 SF
Cement	889 SF
Parking striping	0 SF
StreetBond coating	24,804 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	25,693 SF
% SHADED/HIGH SRI PROPOSED	52.3%

Sec. 50. Inclusionary Zoning: Does not apply.

Project Timetable:

Subject to approvals, it is anticipated that construction will commence in the summer of 2023 and be completed in late 2023.

PLANNING CONSIDERATIONS

The proposed renovation will greatly improve the functionality, sustainability, and aesthetics of the existing lot. Stormwater will be managed in accordance with NHZO Section 60 including through use of landscaped rain gardens and the site will be brought into compliance with NHZO Section 60.2 to mitigate heat impact. A significant number of trees and other plantings are proposed. Accessible parking spaces are included and distributed based on the location of buildings served by the lot and the Yale shuttle route. While surface parking is usually not the preferred use for land in the City, a landscaped lot with managed stormwater is certainly a significant improvement over existing conditions.

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 and 2.

ADOPTED: July 19, 2023
Adam Marchand
Acting Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department