

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** **100 COLLEGE STREET.** Minor Modification to PDU #3 and Detailed Plan Review for the Pedestrian Connection between 100 College Street and 333 Cedar Street. (Owner(s): WE 100 College Street LLC (100 College Street) and John Bollier for Yale University; Applicant: WE 100 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

**REPORT:** **1571-02**

**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 July 15, 2025. 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. 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.
4. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
8. As-built site plan 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: \$360. Received June 18, 2020.**

- Memorandum RE: *Application for minor modification to PDU #3 to permit a pedestrian connection between 100 College Street and 333 Cedar Street* from Carolyn Kone dated July 10, 2020. Received July 10, 2020.
- 100 College Street – Bridges drawings. 30 sheets received June 18, 2020.

### PROJECT SUMMARY:

**Project:** Pedestrian Connection between 100 College Street and 333 Cedar Street

**Address:** 100 College Street & 333 Cedar Street

**Site Size:** 1.72 acres

**Zone:** PDU 3

**Owner:** WE 100 College Street LLC (100 College Street)

*Phone: (978) 287-5000*

**Owner:** John Bollier for Yale University

*Phone: (203) 432-6764*

**Applicant:** WE 100 College Street LLC

*Phone: (978) 287-5000*

**Agent:** Carolyn W. Kone of Brenner, Saltzman & Wallman LLP  
**Site Engineer:** Fuss & O'Neill

*Phone:* (203) 772-2600  
*Phone:* (860) 646-2469

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDU 3 the RO zone. The Southern Pedestrian Connection proposed does not require any deviations from the requirements of the RO District as modified by PDU #3.

**Proposed activity:** The applicant is proposing a minor modification to PDU 3 to construct a pedestrian connection between the building located at 100 College Street across South Frontage to buildings located at 333 Cedar Street (PDU 3). The only modification to the PDU is as follows: The only piers for the Pedestrian Connection within the PDU are three structural supports that will be situated at a minimum distance of 48' from the property line on South Frontage Road. The base of the piers will be made of concrete or stone and will be approximately 3'-5' high. The columns will be made of painted galvanized steel tube supports and the soffits will be metal panel with a R-38 ridged insulation.

The Southern Pedestrian Connection is both appropriate and necessary to the continued functioning of PDU #3. It will promote the interchange scientists working at both 101 College Street and 333 Cedar Street and those employed at 100 College Street and 300 George Street and will assist in the efficient delivery of equipment, materials and resources needed for scientific research.

**Sec. 58 Soil Erosion and Sedimentation Control:** Not applicable

**Sec. 60 Stormwater Management Plan:** Not applicable

**Sec. 60.1 Exterior Lighting:** Not applicable

**Sec. 60.2 Reflective Heat Impact:** Not applicable

**Project timeline:** Construction is expected to begin in November 2020 and be completed by December 2021.


**SITE PLAN REVIEW**

The site 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, standard details, and the Downtown Municipal Development Plan as it pertains to the purview of this Commission. Each of the above departments may have additional life health and safety comments as it pertains to Tunnels, Driveways, and Pedestrian Bridges throughout the building permit review process.

**SITE PLAN ACTION**

The City Plan Commission finds the Minor Modification to PDU 3 and related Detailed Plans generally in accordance with the Planned Development standards of excellence in design and detail, and with the Application and hereby grants approval subject to the conditions on Page 1.

**ADOPTED:** July 15, 2020  
Edward Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department