

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION**

RE: 182, 194, 200, 204 YORK STREET, 1145 CHAPEL STREET, PDU #98, Detailed Plan Review and Site Plan Review for Phase II including Construction of new History of Art Building and Renovation of Art and Architecture Building; Related Utility Installations within York Street Right-of-Way (Owner/Applicant: Yale University).

REPORT: 1385-05

ACTION: Approval of Schematic Plans with Conditions

CONDITIONS OF APPROVAL

1. Final Detailed Plans shall be brought to the City Plan Department, once LCI Building Department stamp has been secured and prior to circulation of plans for signoff. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final detailed plans, prior to plan circulation for signoff.
2. Signoff on final detailed plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Fire Marshall shall also review the plans.
3. The applicant shall record on the City land records at the City Clerk's office an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish a copy of the recorded document (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for building permit.
4. The Site Plan and Soil Erosion and Sediment Control Plan are valid for a period of one (1) year after the date of decision, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations) and Section 4.3 of the *2004 Interim Site Plan Review Guidelines*. The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
5. Name of individual responsible for monitoring the Soil Erosion and Sediment Control Plan shall be provided to the City Plan Department, prior to City Plan signoff on final plans for Building Permit.
6. Final site logistics plan/construction operations plan shall be reviewed and approved by the Department of Traffic and Parking, and the plan included in the final plan set, prior to issuance of building permit. Any changes to this plan during project shall be reviewed and approved by the Department of Traffic and Parking.
7. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
8. Any proposed work within City right-of-way will require separate permits.
9. Any City sidewalks or curbs damaged by the project shall be repaired or replaced to the satisfaction of the Director of Public Works, in accord with standard City of New Haven details.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. Prior to issuance of Certificate of Occupancy, the applicant shall submit to the City Plan Commission a detailed report showing the outcome of the construction project and that all requirements of Section 65 relating to planned developments have been met.
12. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Include version of AutoCAD.
13. Once University projects on this block of York Street are complete, curb to curb restoration including milling and repaving of the street between Chapel and Elm Streets will be required.

Previous relevant Actions of the Commission: Application and General Plans for PDU (CPC 1313-10, 12/12/01), Detailed Plan Review for Phase I: Demolition of 194-200 York St. (1319-13, 05/15/02).

Submission: Cover sheet, Plan set dated 02/16/06, revised 03/10/06: Site Plan inc. Zoning Map segment, Topographic Survey by USR dated 02/06, Planting Plan, Soil Erosion Plan, Site Utilities Plan, Floor Plans, Exterior Elevations. Fee of \$196.00. Narrative and Attachment A (Zoning allowable and proposed under the PDU approval) and Attachment B (Chart demonstrating compliance with PDU approval), Draft License Agreement for utility installations within the York Street ROW. Draft Construction Logistics Plan by Berry Contractors. Phased Traffic Management Plan received 03/14/06 including Truck Haul Routing plan by Tighe and Bond; Letter from Tom Tomsich responding to questions by the City Engineer regarding access way from Park Street dated 03/13/06.

Project Name: Chapel-York PDU #98

Use: 56,258 SF Building housing History of Art Department and Arts Library

Site: 1.137 Acres

Zone: PDU

Cost: \$60 million

Financing: Private

Developer: Yale University

Project Manager: Tom Tomsich

Phone: 203-432-8059

Architect: Gwathmey Siegel & Associates Architects, NYC
Charles Gwathmey, principal

Phone: 212-947-1240

Structural Engineer: Severund Associates, NYC

Phone: 212-986-3700

Landscape Consultant: Semmens Associates, Millwood, NY

Phone: 914-762-2320

City Lead: Karyn Gilvarg, AIA, City Plan Executive Director

Phone: 203-946-6379

Zoning: Planned Development Unit approval granted 12/18/01 by BZA (#01-95-S, CPC 1313-10). Demolition Permit granted following Detailed Plan Review for Phase I (CPC 1319-13, 05/15/02). Submitted plans are in conformance with the PDU approval which permitted a maximum 67,000 SF building addition inclusive of mechanical space.

BACKGROUND:

Proposed Activity: Yale University proposes to renovate the Yale School of Architecture at the corner of York and Chapel Streets and to construct adjacent to it a new building to house the History of Art Department. The Arts Library will be located on the first floor and basement levels of both buildings. Phase I of the project which involved demolition of two structures at 192 and 200 York Street is already complete. The new building addition by architect Charles Gwathmey of Gwathmey Siegel & Associates Architects is an 8-story reinforced concrete structure with relatively modest structural spans. Height is 100'-0" above ground level at the top of the 8th floor mechanicals. The new building addition provides shared core elements for both buildings including new passenger and service elevators, new loading dock serviced from Park Street, new ADA compliant restrooms, utility point of entry, and pressurized fire stair. Preparation of the site will include sheet piling at the back of sidewalk and excavation to 35' for below grade levels of the new building.

Utility Project: Utility work covered by a License Agreement for installation of private utility lines within the York Street ROW, is currently before the Board of Aldermen (CPC 1383-23, 02/15/06). There is a crossing of York Street for pumped steam, steam condensate, chilled water, chilled water return, fire service, and telecommunications in the vicinity of the new building. Any/all portions of the street, sidewalk or improvements in the street line shall be restored in accord with Standard City details.

Landscape Plan: Planting Plan shows 8 Zelcova Serrata (4-4 1/2" caliper) to be planted as street trees on York and Chapel Street. These will be limbed up to 5'-0".

Stormwater/Drainage/Utilities: 6" sanitary and 8" storm pipes will connect with the combined sewer in York Street.

Soil Erosion and Sediment Control Review. A total of 15,209 cubic yards of material will be moved, removed or added to the site. 13,961 CY will be removed to excavate for the new structure and 1,248 CY will be added back. An individual from Turner Construction will be named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. The individual's name shall be provided to the City Plan Department prior to issuance of building permit. He shall also be responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the site preparation and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*. Two anti-tracking pads are shown on the Soil Erosion Plan, one off York Street and one on property of Yale University in the accessway off Park Street.

Such individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Construction Schedule/Site Logistics Plan: The anticipated start of construction is June 2006 and completion date is August 2009. A detailed construction schedule, logistics plan (including construction worker parking and haul routes to and from both York Street and Park Street) and an engineered traffic operations plan has been submitted to the Department of Traffic and Parking for review and approval prior to application for building permits.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *The team has concern regarding the conflict and intensity of schedules for work to be done on/in York Street for this and Jonathan Edwards renovation projects; detailed construction logistics plan acceptable to Department of Traffic and Parking will be critical to the success of the execution of the project.*
- *Demonstrate why the loading dock to the Architecture Building will remain on Chapel Street when new combined loading and receiving area is proposed internal to the block. The City would prefer to eliminate the Chapel Street loading zone.* Response: This loading dock is for handling large exhibit pieces which would not fit into the elevator from the new loading dock. It is anticipated the dock will be used infrequently, perhaps 3 or 4 times per year, but the dock is a necessary component of the architecture program.

PLANNING CONSIDERATIONS

As part of this action, the Commission is considering a change in the professional team, namely the architects and related professionals involved in the project. The developer remains the same (Yale University). At the time of the PDU approval, the building presented was designed by Richard Meier. Charles Gwathmey of Gwathmey Seigel & Associates Architects, LLC has taken over the project and has redesigned the building within the confines of the zoning envelope approved by the Board of Zoning Appeals.

PLANNED DEVELOPMENT ACTION

The Commission hereby approves the change in Development Team to include the Professionals on page 1 and others who may not be listed but are integral to the project. The Commission approves the Detailed Plans for Phase II of the Chapel York PDU# 98 with the conditions on Page 1.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: March 15, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director