

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 197 YORK STREET, Site Plan Review for Complete Renovation of Jonathan Edwards College and related Utility Installations in York Street Right-of-Way (Owner/Applicant: Yale University).

REPORT: 1385-06

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on Pages 3-4 shall be addressed with the City Plan Department and shown on revised plans, prior to circulation of plans for building permit signoff.
2. Signoff on final plans by 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. Fire Marshal shall conduct his own review of the plans.
3. The applicant shall record on the City land records an original signed Site Plan Review report (to be provided by the City Plan Department) of this Site Plan approval and shall furnish written proof of the recording with the application for Building or Site Permit.
4. The Soil Erosion and Sediment Control Plan is approved for a period of two years, 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). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
5. Any work within the City right-of-way will require separate permits.
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 location of parking meters, 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 street trees to be removed shall be replaced with trees of same species and of like caliper, to the satisfaction of the Department of Parks, Recreation and Trees. Any trees previously removed shall be replaced.
9. 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.
10. Any sidewalks and curbs damaged during the construction period shall be replaced to the satisfaction of the Departments of Public Works and in accord with standard City details.
11. 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)].
12. 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.

Submission: Development Permit Application and application fee of \$196, Site Plan Application Narrative; List of Attachments: Property Descriptions, Construction Logistics Diagrams, Utility Project Documents: Site Preparation, Layout and Grading Plan, Landscape Details, Site Utilities Demolition Plan, Site Utility Plan, Profile, Details & Notes, Structural Plan, MEPs. Jonathan Edwards Project Documents: Site Preparation, Layout Plan, Grading Plan, Planting Plan. Architectural Floor Plans and Exterior Elevations, Site Utilities Demo Plan, Site Utility Plan, Site Drainage Plan, Site Lighting Wiring Diagram, SESC Plan, Profile Location Plan, Profiles, details and Notes, SESC Narrative and Details. Drainage Calculations by BVH Integrated Services, Plumbing Plans. Property Survey by URS dated 02/08/06. Draft

License Agreement for York Street Project. Certification that no taxes owed, Letter from M. Morand dated 02/16/06. Phased Traffic Management Plan by Tighe and Bond including Truck Haul Routes received 03/14/06.

PROJECT SUMMARY:

Project: Renovation of Jonathan Edwards College
Sub-Project: Installation of Private Utilities in ROW (Enabling Project)
Address: 197 York Street
Zone: RH-2
Site Size: 124,939 SF (2.86 acres)
Financing: Private
Applicant: Yale University (Jerry Warren) **Phone:** 203-432-6754
Agent: James Carolan, Esq. **Phone:** 203-432-2593
Project Manager: David Yager **Phone:** 203-432-6703
Architect: Herbert S. Newman & Partners **Phone:** 203-772-1990
Civil Engineer: BVH Integrated Services **Phone:** 860-286-9171
Landscape Architect: Towers Golde **Phone:** 203-773-1153
Construction Manager: William Berry & Sons **Phone:** 978-774-1057
Contractor: Turner Construction (Victor Ciancetta) 203-783-8800
SESC Monitor: Robert Reihl (Berry) **Phone:** 978-774-1057
Cell: 978-852-1920
City Lead: City Plan Dept. **Phone:** 203-946-6353

Relevant Previous approvals: York Street License Agreement (CPC 1383-23, 02/15/06).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone. No zoning relief is required for the renovation project.

Location: Jonathan Edwards College is located on the block bounded by York Street on the west, Elm Street on the north, High Street on the east and Chapel Street on the south. The College fronts on both York and High Streets with Library Walk to the north and the Yale University Art Gallery to the south. The College consists of three masonry concrete and steel structures built between the late nineteenth century and the 1930's.

Proposed Activity:

Jonathan Edwards Renovation Project: The project includes a comprehensive renovation of the existing Jonathan Edwards (JE) College buildings to upgrade systems and to bring the facility into compliance with current life safety and accessible codes. Improvements to the site will include accessible routes to dining, academic spaces, social/recreational facilities, administrative and faculty offices throughout the College; upgrade of site utilities, security system, lighting; site drainage system to separate storm from sanitary sewer systems; upgrading of the paved walkways; renewal of the college landscape, lawn and plantings, roofs.

Included in the renovation is the construction of a new kitchen and servery, small service area to hold trash and recycling within the York Street moat behind the existing moat wall, and a new open carport for the Master's car adjacent to the access drive for the Art Gallery loading dock.

Utilities Enabling Project: Currently within the JE basement are utilities which are taking up valuable space needed for the college. As part of the JE Renovation Project is a demolition of these utilities within the basement and within Library Walk and construction of the new utilities (10" high pressure steam, 8" pumped condensate, 1" condensate return and 2 new steam vaults) into the York Street Right-

of-Way. There are other connections to existing Yale utilities within the street, all noted in the draft license agreement for these utilities and on Exhibit A currently before the Board of Aldermen.

Construction Staging: Construction Start (Utilities Project) = April '06, Completion date = October '06. Construction start (JE Project) = May '07, Completion date = September, '08.

Construction worker parking will be secured off site by the construction manager with shuttle service to the site.

Fully engineered construction logistics plans (including haul routes) will be submitted for approval to the Department of Traffic and Parking prior to initiation of site work.

Storm/sanitary drainage/utilities: Separate permits will be secured for any activity within the public right of way. There are presently combined sewers in York and High Streets, so new facilities will provide tie-in locations for future separation work which will be coordinated with City authorities. Any connections to the combined sewer will require review by the Greater New Haven Water Pollution Control Authority. Overall discharge to the combined system will be reduced. Roof drainage will be collected.

Soil Erosion and Sediment Control Review: Only minor site grading will be involved in the JE College renovation. The construction manager will provide anti-tracking pads as shown on the SESC Plan and details. Robert Reihl of William A. Berry & Sons is named as responsible for monitoring soil erosion and sediment control measures on and off site. A site superintendent from Berry will be named once the project is ready to be underway. Name of such individual shall be provided to the City Plan Department prior to sign off on building permits. Such individual shall assure there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. He is also responsible for assuring that no soil or runoff enters City catch basins or and storm sewer system and for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, he 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 shall be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

3 locations are shown for anti-tracking pads, one at either end of the Library Walk between York and High and a third at the Yale Art gallery loading dock area. No off-site tracking shall be permitted to City streets. Inlets are protected by hay bales.

Trash pickup: As with the previous Yale College renovations, trash collection and recycling are consolidated and enclosed adjacent to the communal drive off York Street.

Loading/Parking: Currently loading is off High Street. Proposed loading will be off York Street with a shared driveway to the Yale University Art Gallery loading area. Yale will be seeking a loading zone on York Street. A covered parking space is provided in this area for the Master of JE.

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.*

- *Repair/replace any damaged sidewalk, curbing etc. in right of way.*
- *Street trees shall be protected during construction period, and if damaged, reviewed by an arborist to determine whether replacement is necessary. Replacement with species of like size & caliper.*
- *Enforce off-site construction worker parking.*

ACTION

The City Plan Commission adopts the submitted Site Plans subject to the following standard conditions on page 1.

ADOPTED: March 15, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg A.I.A.
Executive Director