

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: PARK STREET near EDGEWOOD AVENUE, Site Plan Review for Utility Crossing relating to new Sculpture Building, Parking Garage and Gallery Space (Applicant: Yale University).

REPORT: 1385-07

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to plan circulation for signoff.
2. Signoff on final 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.
3. The Soil Erosion and Sediment Control Plan is 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). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
4. Final staging/logistics/construction operations plan and schedule shall be reviewed and approved by the Department of Traffic and Parking, prior to initiation of site work.
5. Final determination of traffic markings, V-loc locations, signs and traffic controls on the restored site will be subject to the approval of the Department of Traffic and Parking.
6. Any proposed work within City right-of-way will require separate permits.
7. Sidewalk, tree belt including street trees, and curb condition shall be assessed and repair/replacement to City standard details shall be the responsibility of the applicant. Any City sidewalks damaged by the project shall be repaired or replaced to the satisfaction of the Director of Public Works.
8. 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.
9. 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.
10. Once the utility work and the Yale Architecture/History of Art projects are complete, curb to curb restoration including milling and repaving, shall be required on Park Street from north of the utility crossing to the intersection of Park and Chapel Streets.

Relevant City Plan Actions: Site Plan Review for new Sculpture Building and Garage (CPC 1379-02, 12-14-05), License Agreement (CPC 1385-17, 03-15-06)

Submission: Submittal Letter from Michael Morand dated 02/16/06, Development Permit Application 02/16/06, Site Plan Narrative; Draft License Agreement, CPC Report 1379-02, Certification that no taxes owed, Application fee of \$196. Plan Set dated 02/16/06: Cover Sheet, Existing Site Survey by URS, Zoning Plan, Site Utilities Plan, SESC Plan, Profiles, Notes and Details, SESC Narrative & Details, Materials Plan, Appropriate City Details.

PROJECT SUMMARY:

Project: Utility Crossing related to new Sculpture Building and Garage
Address: Park Street near intersection with Edgewood Avenue
Financing: Private
Applicant: Yale University (Jerry Warren) **Phone:** 203-432-6754
Agent: James Carolan, Assoc. General Counsel **Phone:** 203-432-2593

Architect:	Kieran Timberlake, Philadelphia	Phone: 215-922-6600
Site Engineer:	BVH Integrated Services	Phone: 860-286-9171
SESC Monitor:	Charlie Mann, Shawmut Construction	Phone: 312-562-2007
On-site Monitor:	same	
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Yale University proposes to construct a new four-story, 55,100 SF building for the Yale School of Art Sculpture program in the center of the block bounded by Chapel, Howe, Park Streets and Edgewood Avenue, and a new single story 3,100 SF galley building to its north fronting at 20-36 Edgewood. Also proposed is a 288-space 4 story parking garage fronting on Howe Street with 11,800 SF retail and office space on the ground level. The site is currently known as Yale University's Parking Lot # 80. The Sculpture building will house studio space, classrooms, shop space, faculty and administrative offices, and storage. Use for the Gallery building will be gallery space. The parking structure will house garage space for 288 vehicles, loading space for the project, and retail and restaurant use in its permanent phase.

Proposed Activity: The University proposes to install telecommunications/data service under Park Street between existing University properties to serve the new sculpture building, gallery and garage. The conduits will run from the easterly line of Park Street to a manhole on the westerly side of the street and connecting to the new Sculpture Building over land of the University. Once the installation is complete, the University's properties will be restored with a landscaped and lighted walkway. The City's property will be restored to match existing conditions in accord with standard City details.

Soil Erosion and Sediment Control Plan: Construction of the trenching to install the new utilities will require excavation, movement and replacement of approximately 444 CY of soil per the submitted drawings and a license agreement currently before the Board of Aldermen. Charlie Mann of Shawmut Construction is named as responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system, or should unforeseen erosion or sedimentation problems arise. Mr. Mann 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, he is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the installation phase. Soil stockpiles if necessary shall also 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*.

Site Logistics Plan: A final staging, logistics and construction operations plan and schedule will be required to be reviewed and approved by the Department of Traffic and Parking prior to initiation of site work. Separate permits are required for work within the City right-of-way.

Project Timetable: Construction start March 2006 to be completed September 2007.

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:

- *One 18' traffic lane and pedestrian ways on both sides of the street shall be maintained at all times throughout the construction project.*

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