

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: SACHEM STREET near WHITNEY AVENUE, Site Plan Review for Utility Crossings relating to Renovations and Addition to Department of Anthropology at 158 Whitney Avenue (Applicant: Yale University).

REPORT: 1385-08

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 is complete, curb to curb restoration including milling and repaving shall be required from the west side of one crossing to the east side of the second crossing of Sachem Street.

Relevant City Plan Actions: Site Plan Review for new Anthropology Dept. Addition and Renovation (CPC 1379-01, 12-14-05), License Agreement (CPC 1385-16, 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 1379-01, Certification that no taxes owed, Application fee of \$52. Plan Set dated 02/16/06: Cover Sheet, Existing Site Survey by URS, Site Utility Plan, Profile Location Plan, SESC Plan, Profiles, Notes and Details, SESC Narrative & Details, Overall Site Plan for Anthropology Dept., Appropriate City Details, Utility License Exhibit A. Phased Traffic Management Plan for all Utility Installations including Sewer in Whitney Avenue by Tighe and Bond received 03/14/06.

PROJECT SUMMARY:

Project:	Utility Crossings related to Yale Anthropology Department renovation and expansion	
Address:	Sachem Street west of Whitney Avenue	
Financing:	Private	
Applicant:	Yale University (Jerry Warren)	Phone: 203-432-6754
Agent:	Geoffrey Palmer, Tai Soo Kim	Phone: 860-547-1970
Architect:	Tai Soo Kim Partners, Hartford	Phone: 860-547-1970
Site Engineer:	BVH Integrated Services	Phone: 860-286-9171
SESC Monitor:	Barr & Barr Builders	Phone: 203-562-2007
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

The Yale Anthropology Department proposes to consolidate its teaching and research labs, faculty offices, seminar rooms and administration offices into a single facility at 158 Whitney Avenue where the nucleus of the Department currently exists. The existing 19th Century building will be extensively restored, structurally reinforced and set on a new foundation and its interior updated to meet current health, safety and functional standards using new mechanical, electrical and fire safety systems. An addition to the rear of the building will reflect the massing of the existing structure using materials that complement the historic character of the surrounding buildings. It will be roughly equal in size to the existing building and will be steel frame with stucco covered masonry exterior walls and brownstone foundation, limestone banding, replicating the details of the existing building.

Proposed activity: To connect the Department of Anthropology with utility systems of the University, two new utility trenches are proposed to be excavated in Sachem Street to install two 10" chilled water lines (one supply and one return), one 6" high pressure steam line, two condensate return lines, and one 8" fire protection line. In addition, a retaining wall along the north property line, which encroaches 12" into the Sachem Street right-of-way, will be replaced. The City's property including street curbs, paving, parking meters, signage and tree belt 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 1110 CY of soil per the submitted drawings and a license agreement currently before the Board of Aldermen. Barr & Barr, Inc. 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. An individual and on-site monitor will be named prior to initiation of site work. Barr & Barr 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. Barr & Barr 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 has been submitted and 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 May 2006 to be completed July 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:

- *Work in Whitney Avenue shall be coordinated with the City's reconstruction project*
- *Once the work is complete, curb to curb restoration including milling and repaving shall be required from one side to the other of the area including the two crossings on Sachem Street, per direction of the City Engineer.*

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