

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 350 GEORGE STREET. Site Plan Review for conversion of existing building from use as a call center to university laboratory and office space in a BD zone. (Owner/Applicant: John Bollier for Yale University; Agent: Bruce McCann of Yale University)

**REPORT:** 1534-03

**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 August 16, 2022. 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 on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
5. 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.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
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. 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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

11. Applicant is to submit plans and details for proposed bioswales to Engineering Department for approval prior to sign-off for building permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC. NARRATIVE attached. Application fee: \$270. Received July 20, 2017.**

- VB-01: Data Accumulation Plan. Drawing date July 20, 2017. Received July 20, 2017.
- Remedial Action Plan prepared by Fuss & O'Neill dated March 2016. Received August 14, 2017.
- Request for waiver of stormwater management standards. Received August 14, 2014.
- Response to City comments re: stormwater management from Fuss & O'Neill. Dated and received August 15, 2017.
- Application drawings. 4 sheets received July 20, 2017.
  - Cover sheet. Drawing date July 20, 2017.
  - A1.01: First Floor Layout. Drawing date July 20, 2017.

- A1.02: Second Floor Plan. Drawing date July 20, 2017.
- A1.03: Third Floor Plan. Drawing date July 20, 2017.

**PROJECT SUMMARY:**

**Project:** Office building conversion for university use

**Address:** 350 George Street

**Site Size:** 69,347 SF (1.59 acres)

**Building size:** 119,000 SF

**Zone:** BD (Central Business)

**Financing:** Private

**Project Cost:** \$11 million

**Parking:** none

**Owner/Applicant:** John Bollier for Yale University

**Phone:** 203-432-6764

**Agent:** Bruce McCann of Yale University

**Phone:** 203-432-7535

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

None

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

**Site description/existing conditions:**

The site is occupied by an existing three-story office building in the city's downtown neighborhood. The building was most recently used as a call center by Frontier Communications. The site is surrounded by other characteristically downtown uses, including Yale-New Haven Hospital to the south, and a mix of apartments, retail, and offices to the west, north, and east.

**Proposed activity:**

The proposed renovation will convert the entire building to university use, including research laboratory space and clinical rooms on the first floor, clinical rooms and clinical support spaces on the second floor, and office space on the third floor. All proposed uses will be a consolidation and relocation of existing university uses. Clinical spaces will be occupied by the Yale School of Medicine and its Child Study Center, which currently operates in three separate downtown locations within a few blocks of the proposed project.

**Motor vehicle circulation/parking/traffic:**

No parking spaces will be added or lost as a result of the project. No parking spaces are included on this parcel; employees and visitors are expected to continue to utilize available downtown parking garages.

**Bicycle parking:**

Because bicycle parking requirements are based on car parking requirements, and university uses in the BD zone do not require car parking, no bicycle parking spaces are required or provided.

**Trash removal:**

Trash will be removed by a contracted commercial hauler.

**Signage:**

None proposed.

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

**Sec. 60 Stormwater Management Plan:**

The applicant has requested a waiver of Section 60 standards. The proposed project is an interior-only renovation, with no changes to the site proposed. Alternative stormwater management systems evaluated included the creation of stormwater storage within pervious areas on-site. As to pervious areas, the site has limited surface area between the building and City right-of-way that limits the usable area for storage. In addition, these areas contain various utility constraints and existing vegetative root structures. The site also contains widespread contaminated historic urban fill that is presently capped and isolated below asphalt and other impervious surfaces, as set forth in the Remedial Action Plan prepared by Fuss & O'Neill dated March 2016. Providing stormwater structures within these areas would disrupt the cap system in place.

As an alternative, the applicant has proposed, and the City Engineer agreed, to construct three bioswales within the City's right-of-way adjacent to the property. The applicant will work with City staff to identify feasible locations for the installation of the bioswales, the details of which must be approved by the Engineering Department prior to sign-off for building permits for full building fit out.

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

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

**Project Timetable:**

Construction is expected to begin in early 2018 and be completed by June 2019.

**SITE PLAN REVIEW**

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, and standard details.

**SITE PLAN ACTION**

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

**ADOPTED:** August 16, 2017  
Leslie Radcliffe  
Acting Chair

**ATTEST:**   
Ted Stevens, AICP  
Planner II