

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE: YALE ATHLETICS CAMPUS - 165, 67, & 40 CENTRAL AVENUE, YALE AVENUE, AND CHAPEL STREET.** MBLUs: 377/1079/00100 (165 Central Avenue), 377/1079/00120 (150 Yale Avenue), 377/1079/200 (67 Central Avenue), 377/1079/00103 (Yale Avenue) and 376/1079/00110 (Chapel Street), 377/1080/00500 (40 Central Avenue). (Owner/Applicant: Yale University, Agent: Joseph Hammer).

Site Plan Review for installation of light poles, communications & security equipment and associated electric lines and fiber optic cable adjacent to existing pedestrian walkways.

**REPORT: 1611-01**

**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 June 15, 2027. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the 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. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
12. As-built Survey 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 mylar and digital form (.pdf).

### ADDITIONAL CONDITIONS OF APPROVAL

13. Lights shall be controlled by timers to turn on, when needed, at dusk and turn off by 10:00 p.m. every night, or as soon as reasonably practical after the completion of an event.
14. Noise generated by any construction equipment which is operated before 7:00 a.m. and after 10:00 p.m. on Mondays through Saturdays, and before 9:00 a.m. and after 9:00 p.m. on Sundays shall not exceed limits established in New Haven Code of Ordinances Title III, Chapter 18, Article II: Noise Control.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE (2 sheets) attached. Application fee: \$410. Received May 19, 2022.**

- Civil plans, 28 sheets, dated May 19, 2022
- Additional Surveys, 8 sheets, dated December 2005
- Truck Routes Plan, 1 sheet, dated May 13, 2022

**PROJECT SUMMARY:**

**Project:** Yale Athletics Campus Lighting

**Address:** 165, 67, & 40 CENTRAL AVENUE, YALE AVENUE, AND CHAPEL STREET.

**MBLUs:** 377/1079/00100 (165 Central Avenue), 377/1079/00120 (150 Yale Avenue), 377/1079/200 (67 Central Avenue), 377/1079/00103 (Yale Avenue) and 376/1079/00110 (Chapel Street), 377/1080/00500 (40 Central Avenue).

**Site Size:** 2,204,136 SF

**Zone:** Parcels fall in the RS-2 Zone, RM-1 Zone, and PDD 86

**Owner/Applicant:** Yale University

**Phone:** 203-432-1185

**Agent:** Jeremy Powers

**Phone:** 203-432-8313

**Attorney:** Joseph Hammer

**Phone:**

**BACKGROUND**

**Previous CPC Actions:**

- **CPC 1560-04:** Site Plan Review for the construction of a new natural grass playing field for Yale University. Approved August 2019.
- **CPC 1560-06:** Site Plan and Coastal Site Plan Review for the construction of a new two-story field house for use by the Yale University men's and women's varsity lacrosse and soccer teams. Approved August 2019.
- **CPC 1552-07:** Site Plan and Coastal Site Plan Review for the installation of a synthetic turf surface in Yale Bowl Stadium. Approved December 19, 2018.
- **CPC 1428-02:** Site Plan Review for construction of new stadium at Reese Field. Approved May 20, 2009.
- **CPC 1415-05:** Site Plan Review for construction of new team room facility at Yale Bowl. Approved April 23, 2008.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2, RM-1 Zones and PDD 86.

**Site description/existing conditions:**

The six parcels included in the scope of work are bound by the New Haven/West Haven border (Derby Avenue) to the south, Chapel Street to the north, Edgewood Park to the east, and a residential neighborhood to the west. The site currently contains a variety of Yale University Athletics facilities including the Yale Bowl, tennis courts, grass fields, and other facilities, with paved vehicular and pedestrian access throughout.

**Proposed activity:**

This project involves the installation of lighting and communications improvements adjacent to existing pedestrian walkways and access drives on the Yale University athletics campus in order to provide improved lighting for students, staff and spectators. In addition, more reliable cellular network and internet service will be provided through equipment installed on the new light poles, and additional emergency phones will be pole-mounted in several locations.

Post-top luminaires identical in performance and appearance to those previously installed at the Reese Stadium and Tsai Field House areas will be utilized. The full cut-off fixtures will comply with the City's lighting standards. Most of the fixtures will be 18 feet in height. In two areas, 24-foot tall fixtures are proposed in order to allow for increased distance between the lighting fixtures, thereby permitting easier passage for pedestrians and vehicles while maintaining lighting levels consistent with the areas served by the 18-foot poles. The applicant requests that these 24-foot tall fixtures be permitted pursuant to § 60.1(d)(6) of the Zoning Ordinance. Lights will be controlled by timers to turn on at dusk and turn off when the security gates are closed, by 10:00 p.m. each night.

Shallow trenches will be excavated to install new underground power and communications utilities which will be placed in imported bedding sand and backfilled with excavated soil material. Areas where trenching will be performed include lawns, planting beds, asphalt walkways and concrete sidewalks. These areas are all located within Yale's property. No work will occur in City streets or rights-of-way. All disturbed areas will be restored, including patching of paved and concrete areas.

Approximately 430 cubic yards of excess soil materials generated from the trenching and backfilling operations will be utilized on a portion of the athletics campus located on the west side of Central Avenue in order to reduce the steepness of an existing slope in that area. No soil materials will be exported or hauled away from the athletics campus. The importation of bedding sand and topsoil for the trenches and the movement of excess excavated material to the regrading area will be spread out over the course of the project. A truck route/logistics plan is attached.

No work is proposed in or within 50 feet of a wetlands or watercourse. The project will not create any new impervious area, change or impact existing storm drainage, or change the existing reflective heat index of the site.

**Motor vehicle circulation/parking/traffic:** No impact to existing conditions. No parking is required for this project under Section 12(b)(1)(g) of the Zoning Ordinance since no buildings are to be constructed, the project will serve the University's existing student body, there will be no faculty or employees added and no new places of assembly will be created. A Truck Routes Plan for vehicle circulation during construction has been submitted and reviewed by the Transportation, Traffic, and Parking Department. The Truck Routes Plan is designed to keep construction vehicles out of the adjacent residential areas and should be strictly adhered to.

**Bicycle parking:** No impact to existing conditions.

**Trash removal:** No impact to existing conditions.

**Signage:** No new signage proposed at this time. All signage must meet zoning ordinance requirements.

**Sec. 58 Soil Erosion and Sedimentation Control:**

Class A (minimal impact)

Class B (significant impact)

Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 2,107 CY

Start Date: Fall 2022

Completion Date: Fall 2023

Responsible Party for Site Monitoring:  
Daniel Disco, Yale University Office of Facilities  
[Daniel.disco@yale.edu](mailto:Daniel.disco@yale.edu) 475-202-3363

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party 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 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*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**Sec. 60 Stormwater Management Plan: Not required, no impact to existing conditions.**

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS  
REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

**STANDARDS**

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and

*Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;

*Maximum Light Levels at the Property Line.*

- a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*
- b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
- c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

*Note: Planning Staff have determined that proposed lighting fixtures over 20 feet in height are exempt from Maximum Height requirements because they are warranted by site conditions (24 feet is a standard height for athletic field lighting) and should not have a detrimental impact on the surrounding area (photometric plan shows no spillover into adjacent residential areas) and lights will be turned off at 10:00PM via timer.*

**Sec. 60.2 Reflective Heat Impact: Not required, no impact to existing conditions.**

**Project Timetable:**

Fall 2022 to Fall 2023.

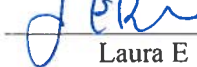
**SITE PLAN REVIEW**

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:** June 15, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
\_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department