

CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5TH FLOOR, NEW HAVEN, CT 06510-2010
PHONE 203.946.6379 FAX 203.946.7815

Application for Development Permit

DATA

CHECK BOX ☒ WHERE APPROPRIATE. PRINT OR TYPE INFORMATION IN SPACE PROVIDED.

1. Project Address(es)

321, 333, 337, 341, 353 (portion) Crown Street

142, 146, 148, 150 (portion) York Street

1156 Chapel Street (portion)

A/K/A:

Tax Map-Block-Parcel(s)

280-0230-02300, 02400, 02500, 02600,

02800, 02200, 02100, 02000, 01006,

01000

Nearest Cross Street: Park Street

☐ Check Here if Fee Exempt. **THIS BOX IS FOR CITY USE ONLY**

	File #	Fee Paid	Date [yy-mm-dd]
☐ As-of Right	#	\$	/ /
☐ Zoning Relief	#	\$	/ /
☐ Development Permit	#	\$	/ /
.....This includes ☐ Site Plan Review. ☐ CSPPR ... ☐ SESC... ☐ IW			
☐ Flood Development Permit	#	\$	/ /
☐ Performance Bond	#	\$	/ /
☐ Building Permit	#	\$	/ /

2. Property Owner Information & Consent

Name: Yale University

Daytime Phone: (203) 432-9878

Firm: By J. Michael Bellamy, VP, Facilities, Campus Dev. & Sustainability ☒ Business ☐ Home ☐ Answering Service

Street Address: 2 Whitney Avenue

☐ Fax: ☐ Cell:

City: New Haven

State: CT

ZIP: 06520-8297

☒ E-Mail: jmike.bellamy@yale.edu

As OWNER OF THE PROPERTY I hereby authorize this development permit application, and:

1. I consent to necessary and proper inspections of the above property by agents of the City at a reasonable time after an application is made, and

2. I certify that I am familiar with all of the information provided in this application, and

3. I am aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties, and

4. I certify that this project conforms to zoning or has applied for or been granted zoning relief.

Dated: November 20, 2024

Signature of PROPERTY OWNER

3. Applicant Information & Certification

☒ Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name

Daytime Phone:

Firm

☐ Business ☐ Home ☐ Answering Service

Street Address

☐ Fax: ☐ Cell:

City

State

ZIP

☐ E-Mail:

As APPLICANT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: , 20

Signature of APPLICANT

4. Authorized Agent Information

☐ Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name: Kristina Chmelar

Daytime Phone: (203) 432-4994

Firm: Yale University

☒ Business ☐ Home ☐ Answering Service

Street Address: 2 Whitney Avenue

☐ Fax: ☐ Cell:

City: New Haven

State: CT

ZIP: 06520-8297

☒ E-Mail: kristina.chmelar@yale.edu

Check ☐ One: The AUTHORIZED AGENT for the attached Development Application is:

☐ Lessee ☐ Attorney ☐ Architect ☐ Engineer ☐ Real Estate Agent ☐ Contractor ☒ Other-Specify Assoc. Director of Planning

As AUTHORIZED AGENT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: November 20, 2024

Signature of AUTHORIZED AGENT

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WORKSHEET

1. Calculate LOT AREA as defined by the New Haven Zoning Ordinance excluding the following categories:

- Wetlands and Watercourses as defined in Sections 22a-38 15&16) C.G.S. and appearing on New Haven County USDA Soil Conservation Service Soil Survey.
- State-designated Tidal Wetlands defined and mapped under Sections 22a-29(a)(2) and 22a-30 C.G.S.
- Any parcel area below the Mean High Water Mark.

LOT AREA CALCULATION WORKSHEET

ZONING LOT AREA = TAX PARCEL AREA MINUS STEP 1 TOTAL

STEP 1 Add Items A. through C. below:

STEP 2: Subtract STEP 1 TOTAL from Tax Parcel

Area:

A. Tidal Wetlands-----	0	SF	TAX PARCEL AREA:	38,632	SF
B. Area below Mean High Water Mark -----	0	SF			
C. Inland Wetlands & Watercourses -----	0	SF	MINUS STEP 1 TOTAL:		SF
= STEP 1 TOTAL	0	SF -	ZONING LOT AREA:	38,632	SF

2. ZONING TABLE (Fill in below or include on submission drawing cover sheet.)

RESIDENTIAL PROJECTS SEE PLANS

ZONING DISTRICT: ___ Not Applicable = ☒	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. NUMBER OF DWELLING UNITS ☐	Units	Units
3. LOT AREA PER DWELLING UNIT ☐	Sq. Ft./DU	Sq. Ft./DU
4. IMPERVIOUS SURFACE ☐	Sq. Ft. %	Sq. Ft. %
5. FRONT YARD ☐	Feet	Feet
6. SIDE YARDS ☐	Feet and Feet	Feet and Feet
7. REAR YARD ☐	Feet	Feet
8. BUILDING HEIGHT	Feet	Feet
9. PARKING ☐	#Spaces	#Spaces

COMMERCIAL OR INDUSTRIAL PROJECTS

ZONING DISTRICT: ___ Not Applicable = ☒	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. TOTAL FLOOR AREA (ALL FLOORS): ☐	Sq. Ft.	Sq. Ft.
3. FLOOR AREA RATIO (FAR = B/A) ☐	FAR	FAR
4. IMPERVIOUS SURFACE ☐	Sq. Ft. %	Sq. Ft. %
5. PARKING ☐	Spaces	Spaces
6. LOADING ☐	Spaces	Spaces

3. MATERIAL (SOIL, ROCK OR FILL) TO BE MOVED, REMOVED OR ADDED

CALCULATE MATERIAL TO BE MOVED, REMOVED OR ADDED (Calculate below - Enter sizes in feet).

	Length	x	Width	x	Depth	= Cubic Feet	÷ 27 =	Cubic Yards
☒ No ☐ Yes MATERIAL TO BE MOVED:	_____	x	_____	x	_____	= _____	÷ 27 =	0
☐ No ☒ Yes MATERIAL TO BE ADDED:	_____	x	_____	x	_____	= _____	÷ 27 =	2,500
☐ No ☒ Yes MATERIAL TO BE REMOVED:	_____	x	_____	x	_____	= _____	÷ 27 =	27,000
TOTAL MATERIAL TO BE MOVED, REMOVED OR ADDED =								29,500

REGRADEING OF SITE

☐ No ☒ Yes Are more than 800 cubic yards soil, rock or fill to be **MOVED, REMOVED OR ADDED?**

☒ No ☐ Yes Is more than 30% of the lot area proposed to be **REGRADED** by more than 2 feet? (do following calculation).

REGRADED AREA IN SQUARE FEET _____ **÷ TOTAL LOT AREA** _____ **IN SQUARE FEET =** _____ **PERCENT**

[Area to be re-graded by more than 2 feet divided by Total Lot Area equals Percentage of Lot to be re-graded]

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Application for Development Permit: Site Plan Review

SITE

A NARRATIVE IS REQUIRED

NARRATIVE: A description of the proposed project in sufficient detail to determine that it complies with the New Haven Zoning Ordinance and State of Connecticut Soil Erosion and Sediment Control Standards. (Attach NARRATIVE or include it on the submitted SITE PLAN).

1. State the purpose and intended use of the project.

See Attachment A

2. Describe the structure(s) and construction activities.

See Attachment A

3. State the construction Start and End Dates/Provide a Construction Staging Plan/If phased provide Time Estimates for Each Phase.

See Attachment A and Site Logistics Plan

4. List any Federal or State Permits required and their status. Furnish copy of permits issued or applications filed.

CHECK ☒ HERE IF NONE ☒

5. Provide Board of Zoning Appeals Decision Letter(s) if zoning relief has been secured. Plan must be in compliance with the New Haven Zoning Ordinance to receive Site Plan approval.

SITE PLAN SUBMISSION REFER TO "SITE PLAN GUIDELINES" AT CITYOFNEWHAVEN.COM

SURVEY

1. ☒ A-2 Survey of property boundary, right-of-way, street, building and/or setback lines, easement lines.
2. ☐ A-2 Survey *not* required. Staff has determined this project is: ☐ Exempt ☐ Unregulated ☐ Minor Application.
3. ☐ Show Coastal Management District Boundary, Flood Zones, wetlands, watercourses, (soil types if pertinent).

SITE PLAN DATA Please use the checklist below and SESC REGULATIONS as a guide to provide required data.

4. ☒ **SITE PLAN** [1" = 20' or larger is preferred] with north arrow, scale, date prepared, and name of preparer.
5. ☒ General Location Map at a scale of 1 inch = 600 feet, with North Arrow.
6. ☒ Buildings and improvements on abutting parcels within 50 feet of the property lines.
7. ☒ Names of abutting Property Owners.
8. ☒ Driveways, aprons, sidewalks, curbs, walkways, parking layout, loading facilities, and utilities.
9. ☒ Provide applicable standard City details.
10. ☒ Existing and proposed topographical contours where slope is **LESS THAN 15%**, show at **2 FOOT** intervals.
11. ☐ Existing and proposed topographical contours where slope is **15% OR MORE**, show at **5 FOOT** intervals.
12. ☒ Proposed site alterations including cleared, excavated, filled or graded areas.
13. ☒ Existing trees with diameters of 8 inches or greater, and changes proposed, including protection measures.
14. ☒ Edge of wooded areas.
15. ☒ Proposed landscaping keyed to a plant list. Include size and planting detail.
16. ☒ Sanitary sewage disposal, water supply lines, other utilities on or serving the site.
17. ☒ Proposed building plans and elevations.
18. ☒ New property lines & improvements: signs, fences, walls, dumpsters, outdoor storage area, lighting.

ENGINEERING DATA. Please provide the following data using the checklist as a guide.

19. ☒ Storm Drainage details including roof leaders.
20. ☒ Existing and proposed grades and construction materials.
21. ☒ Support Data and Drainage Calculations to show adequacy of pipe sizes, flow, slope, invert and top of grate connections.
[Not required because: ☐ Exempt ☐ Unregulated ☐ Minor Application].

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Application for Development Permit: Soil Erosion and Sediment Control Review **SESC**

Please fill out **DATA**, **WORKSHEET**, and **SITE SECTIONS** in addition to the following items:

SITE PLAN

On a Scaled Site Plan prepared by a Connecticut Registered Architect, Landscape Architect, Civil Engineer, or Licensed Soil Scientist, show the following:

- ☒ Construction details for proposed SESC measures and storm water management facilities in accord with standard city details.
- ☒ Location and design details for all proposed SESC measures and storm water management facilities over the period of construction.

SOIL EROSION AND SEDIMENT CONTROL DATA

Print or type information in space provided, or Check ☒ appropriate box below if information is not filled in on this form.

- ☒ Shown on SITE PLAN, or
- ☐ Described in SEPARATE ATTACHMENT.

1. Describe proposed Soil Erosion & Sediment Control Measures.

The proposed soil erosion and sediment control measures will include stabilized construction entrances, concrete wash out, inlet protection on both existing and proposed drainage structures, protected stockpiles, perimeter fencing, fiber roll perimeter controls, tree protection, and temporary sediment traps. These measures will be phased and modified as construction progresses on-site. All site work will be constructed using best management practices in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control and the 2004 Connecticut Stormwater Quality Manual.

2. Schedule of Grading and Construction activities. Include start and stop dates and duration of activity.

Anticipated construction duration is from summer 2025 to fall 2028.

3. Describe the Sequence for Final Stabilization of the site.

Permanent soil stabilization measures will be applied to all graded areas within 7 days of establishing final grade. A temporary stabilization seeding mix will be applied to areas where final grading will be delayed more than 30 days. All erosion control measures will remain in place until the site is stabilized, and vegetation is established.

4. Outline the Operations and Daily Maintenance Program.

Erosion and sediment control measures will be inspected at least weekly while construction activities are on-going and after every storm event which results in the deposition of precipitation greater than 0.5 inches in a 24-hour period. Stabilization of all regraded areas and soil stockpiles will be initiated and maintained during all phases of construction. The site will be swept daily, and excess accumulated sediment will be disposed of properly.

5. Contingency Provisions. Describe your procedures if unforeseen erosion or sedimentation problems arise.

Should unforeseen problems arise, the contractor will maintain an emergency stockpile of soil erosion and sediment control measures, including silt fencing, geotextile fabric stakes, crushed stone, and equipment to place or install these measures for use during heavy rains or other events. The individual responsible for monitoring SESC control measures and the on-site monitor of SESC control measures installation and maintenance will be contacted to determine the course of action to address any issues.

6. Individual Responsible for Monitoring SESC Control Measures

Name: Timothy Onderko, PE
Firm: Langan Engineering & Environmental Services, Inc
Street Address: 555 Long Wharf Drive
City: New Haven State: CT ZIP 06511

Daytime Phone: 203-562-5771

☒ Business ☐ Home ☐ Answering Service
☐ Fax: ☐ Cell: ☒ E-Mail: tonderko@langan.com

Nighttime/Emergency: 203-435-8665

7. On Site Monitor of SESC Control Measure Installation and Maintenance

Name: Andrew Grillo
Firm: Gilbane Building Company
Street Address: 208 New Loondon Turnpike
City: Glastonbury State: CT ZIP 06033
License # MCO.0900153

Daytime Phone: 203-494-5974

☐ Business ☐ Home ☐ Answering Service
☐ Fax: ☒ Cell: ☐ E-Mail:

Nighttime/Emergency: 203-494-5974

Attachment A

This application involves the construction of a new dramatic arts building on property owned by Yale University located at the northwest corner of York and Crown Streets. The new building will house the University's David Geffen School of Drama at Yale graduate school program and Yale Repertory Theater, and the University's undergraduate program in Theater, Dance, and Performance Studies. The building will also provide space for the Yale Dramatic Association undergraduate student theater group. These University programs are currently housed in campus facilities that are dispersed among multiple buildings in several locations.

The new building will include classrooms, offices, production and technical shops, rehearsal and meeting spaces, a 100-seat studio theater, and a new 400-seat Yale Repertory Theater. The new building will further collaboration among the David Geffen School of Drama, the Yale Repertory Theater, and undergraduate programs. These programs also contribute significantly to the artistic life of the downtown area and the larger New Haven community. Public programs for outside school groups will have scheduled use of learning areas and the theater venue.

The David Geffen School of Drama is one of the only graduate-level professional conservatories in the world that provides training in every theater discipline: acting, design, directing, dramaturgy and dramatic criticism, playwriting, stage management, technical design and production, and theater management. It enrolls more than 230 students across nearly a dozen degree and certificate programs.

The building will be up to 7 stories, with a mechanical penthouse above, and will contain approximately 188,294 of gross floor area as defined by the Zoning Ordinance, as well as approximately 28,706 square feet of mechanical and below-grade space. The building will be constructed with a steel frame with attached panelized exterior wall glass, metal, and masonry system.

The building will include an off-street loading dock with two new loading spaces that will be accessed through the existing Chapel/York Garage loading area service drive from York Street. The lower level of the Chapel/York Garage structure will be used for storage to support the new building.

Landscaping at the building perimeter at street level will include new street trees along Crown Street and bioswales for stormwater retention at the corner of York and Crown Streets. The project will include new tree plantings and related sidewalk repairs, and a new utility pole mounted street light fixture. Exterior lighting will be provided on the new building facades and soffit areas for pedestrian safety. The project will also include the installation of underground utilities for electrical, sewer, water, and stormwater.

The existing University security station located on the project site will be removed and relocated inside the new building.

A total of 28 bicycle racks with 56 spaces will be provided.

The project will seek LEED Gold certification and will meet Yale's standard for "Zero Carbon Ready" with a highly energy efficient building that is ready to produce onsite or source carbon-free renewable energy from Yale infrastructure to meet all annual building operations energy consumption. The building will be designed to meet all energy loads with electricity and will utilize a carbon-free renewable geothermal system. This system will be installed below the new building and will meet a significant portion of heating and cooling demand by utilizing the temperature differential between below-ground soil temperatures and the seasonal climate temperatures above-ground.

The zoning lot for purposes of this application, upon which the building will be located, consists of 321, 333, 337 and 341 Crown Street and 142, 146 and 148 York Street, all of which are zoned BD-1, and a small portion (approximately 1,974 square feet) of 150 York Street, which is zoned BD.¹ University use is permitted by right in both the BD and BD-1 zoning districts, and the bulk and density standards applicable to the project are identical for both zoning districts. The proposed project will meet all applicable bulk and density standards and does not require any zoning relief.²

The project will comply with applicable City lighting, stormwater management and reflective heat standards.

No parking is required for this project under Section 12(b)(1)(g) of the Zoning Ordinance because parking for university use is not required by Section 45 of the New Haven Zoning Ordinance in the BD-1 and BD zoning districts.

A total of 41 existing on-site parking spaces will be eliminated by the project, 36 of which are part of the Central/Science Campus Overall Parking Plan (OPP) inventory. The eliminated spaces will be accommodated within the surplus spaces available within the OPP.

Subject to approvals, it is anticipated that construction will commence in the summer of 2025 and be completed in the summer of 2029.

¹ This portion of the 150 York Street parcel will be included in the zoning lot through a lot line adjustment that will be implemented following site plan approval and prior to issuance of a certificate of occupancy.

² Installation of underground utilities and stormwater infrastructure as well as installation and/or restoration of pedestrian walkways, ramps, stairs and service drive areas will be conducted on portions of 1156 Chapel Street, 353 Crown Street, and the remaining portion of 150 York Street.



ENGINEERING DEPARTMENT

City of New Haven

200 Orange Street, Rm 503

New Haven, CT 06510

www.newhavenct.gov



Justin Elicker
Mayor

Giovanni Zinn, P.E.
City Engineer

Storm Water Management Plan Cover Sheet

This form is to be completed by Applicant when compliance with Section 60 of the City's Zoning Ordinance is required and/or when compliance with GNHWPCA's stormwater regulations are triggered. This form shall be submitted with the Applicant's Storm Water Management Plan and must be updated, as needed, to reflect any changes made to the Plan as part of the Site Plan Review process.

Date: November 20, 2024

Site Address: Crown & York Streets, New Haven, CT

Anticipated Construction Start Date: Summer 2025 End Date: Summer 2029

Parcel Area (acres): ±0.89 ac (±38,632 sf) - Zoning Lot Area

±1.05 ac - Total Watershed Analysis Area

Existing Impervious Area (acres): ±0.99 ac - Watershed Analysis Area

Proposed Impervious Area (acres): ±1.05 ac - Watershed Analysis Area

Meets Section 60 (Y/N?) Y

Meets GNHWPCA Regulations (Y/N?) Y

If retention system proposed, please provide the area of impervious cover draining to that system (in acres):

0.39 acres of total site area drains to the proposed System B.

Retention Volume Provided (CF): The required storage volume is 1 inch of runoff over a 50,425-sf area, which equates to 4,202 cf. The proposed System B provides 4,271 cf below the lowest outlet, not including the additional infiltrated volume.

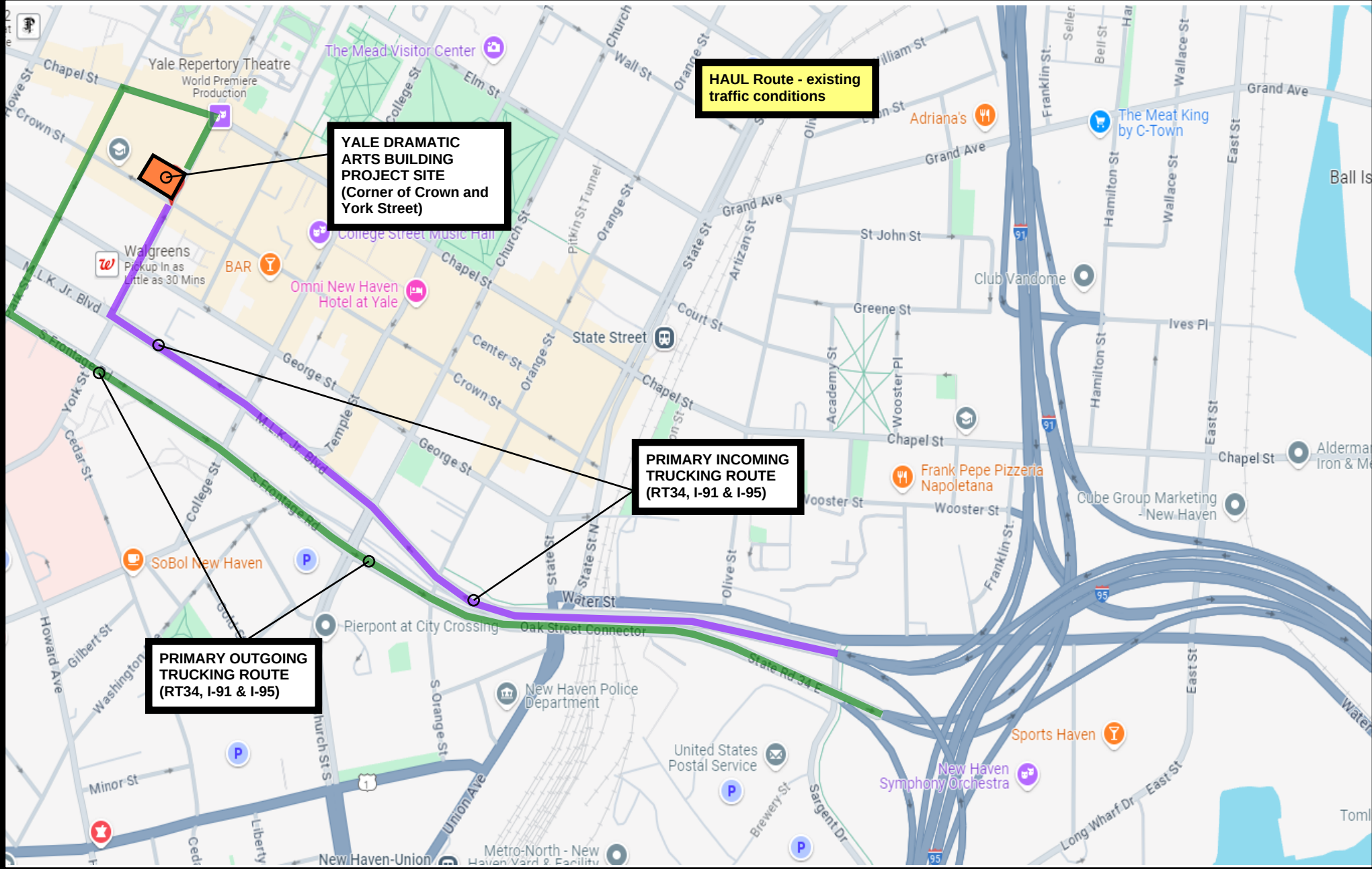
Type(s) of BMP/GI installed: Underground infiltration system.

YALE DRAMATIC ARTS BUILDING PROJECT HAULING ROUTE

11/20/2024



Yale University



YALE DRAMATIC ARTS BUILDING PROJECT HAULING ROUTE

11/20/2024



Yale University

