

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)

165, 223, 243, 285, 301 Prospect Street
320, 340, 360 Edwards Street
180, 256, 260 Whitney Avenue
21 Sachem Street

A/K/A:

Tax Map-Block-Parcel(s)

245-0363-00100, 00200, 00201, 00300,
00400, 00500, 00501, 00600, 00800,
00900, 01100, 01200, 01201, 01300

Nearest Cross Street:

Note: The zoning lot consists of the block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem St.

THIS BOX IS FOR CITY USE ONLY			
	File #	Fee Paid	Date [yy-mm-dd]
<input type="checkbox"/> Check Here if Fee Exempt.			
<input type="checkbox"/> As-of Right	#	\$	/ /
<input type="checkbox"/> Zoning Relief	#	\$	/ /
<input type="checkbox"/> Development Permit	#	\$	/ /
.....This includes <input type="checkbox"/> Site Plan Review. <input type="checkbox"/> CSPR ... <input type="checkbox"/> SESC... <input type="checkbox"/> IW			
<input type="checkbox"/> Flood Development Permit	#	\$	/ /
<input type="checkbox"/> Performance Bond	#	\$	/ /
<input type="checkbox"/> Building Permit	#	\$	/ /

2. Property Owner Information & Consent

Name: Yale University

Daytime Phone: (203) 432-9878

Firm: By J. Michael Bellamy, Vice President, Facilities & Campus Development ☒ 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: September 20, 2023

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: Stephen Brown

Daytime Phone: (203) 432-6721

Firm: Yale University

☒ Business ☐ Home ☐ Answering Service

Street Address: 2 Whitney Avenue

☐ Fax: ☐ Cell:

City: New Haven

State: CT

ZIP: 06520-8297

☒ E-Mail: stephen.m.brown@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, Planning Administration

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: September 20, 2023

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:	1,575,880	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:	1,575,880	SF

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

RESIDENTIAL PROJECTS SEE PLANS

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

COMMERCIAL OR INDUSTRIAL PROJECTS

ZONING DISTRICT: ___ Not Applicable = <input checked="" type="checkbox"/>	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): <input type="checkbox"/>	Sq. Ft.	Sq. Ft.
3. FLOOR AREA RATIO (FAR = B/A) <input type="checkbox"/>	FAR	FAR
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft. %	Sq. Ft. %
5. PARKING <input type="checkbox"/>	Spaces	Spaces
6. LOADING <input type="checkbox"/>	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
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes MATERIAL TO BE MOVED:	_____	x	_____	x	_____	= _____	÷ 27 =	4,000
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes MATERIAL TO BE ADDED:	_____	x	_____	x	_____	= _____	÷ 27 =	0
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes MATERIAL TO BE REMOVED:	_____	x	_____	x	_____	= _____	÷ 27 =	36,000
TOTAL MATERIAL TO BE MOVED, REMOVED OR ADDED								= 40,000

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 ☐

CT DEEP General Permit Registration for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities

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, inlet protection on both existing and proposed drainage structures, perimeter fencing, fiber roll perimeter controls and diversion berms and ditches. 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 the spring of 2024 to the summer of 2026.

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: Christian Meyer
Firm: Turner Construction Company
Street Address: 50 Waterview Drive
City: Shelton State: CT ZIP 06484

Daytime Phone: _____

☐ Business ☐ Home ☐ Answering Service

☐ Fax: _____ ☒ Cell: **203-627-4494**

☒ E-Mail: cmeyer@tcco.com

License # MCO.0900358

Nighttime/Emergency: _____

Attachment A

This project involves the construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block. Following completion of construction and the commencement of operation of the addition to Wright Laboratory, the existing Wright Laboratory West will be removed. This project is an enabling project to the development of a new physical sciences and engineering building (PSEB) and associated improvements which will be located, in part, on the site of the existing Wright Laboratory West building. The PSEB building and associated improvements are currently in the design phase and will be the subject of a future application which will also address the removal of the existing Wright Laboratory West building. This application is only related to the Wright Laboratory addition, new service node at the Yale Science building, site utility work and associated improvements. (The City Plan Commission approved an earlier enabling project involving the construction of a new chemical safety building on the Science Hill block. (CPC 1629-06))

The zoning lot for purposes of this application is the Science Hill block which consists of approximately 36 acres bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street. The block is located in the RH-2 zoning district and contains numerous existing University buildings. The proposed project will meet all current RH-2 bulk and density standards and does not require any zoning relief.*

The addition to Wright Laboratory will be two stories above grade and one story below grade, with an enclosed mechanical, electrical penthouse. The addition will contain approximately 45,153 square feet of gross floor area as defined by the Zoning Ordinance, as well as additional basement space and space devoted to mechanical equipment. The addition will provide research laboratories, offices, meeting spaces and shop spaces to support research, including space for the Advanced Instrumentation Development Center. Initial project work includes modifications to the Wright Laboratory High Bay to allow for increased floor loads, and renovations to that existing space.

* A portion of the block was designated as Planned Development Unit (PDU) 105 in 2003. The development standards for the RH-2 district, including permitted building coverage and floor area ratio, were modified by the City of New Haven subsequent to the designation of PDU 105.

The new service node will replace the existing Bass Center and YSB service nodes which will become inaccessible once the overall project is completed. The addition will provide two loading bays and a dumpster dedicated to research functions in YSB. The service node is currently, and will continue to be, accessed from a drive along the west side of Lot 22 which is in turn accessed from Whitney Avenue. The service node will be one story above grade with approximately 3,069 square feet of gross floor area, and will provide a direct connection to YSB and a planned future connection to the PSEB building.

Site utility work will consist of extensions of below-grade chilled water, electrical and domestic water lines which will serve the Wright Lab addition and future PSEB building.

Landscaping will be consistent with the Science Hill block.

Lighting is internal to the project boundary and is designed to meet regulatory requirements.

The project complies with applicable City stormwater and reflective heat requirements.

The project will not expand the University's existing student body, no faculty will be added, and no new places of assembly will be created. Up to three employees may be added, requiring one additional parking space under Section 12(b)(1)(g) of the Zoning Ordinance.

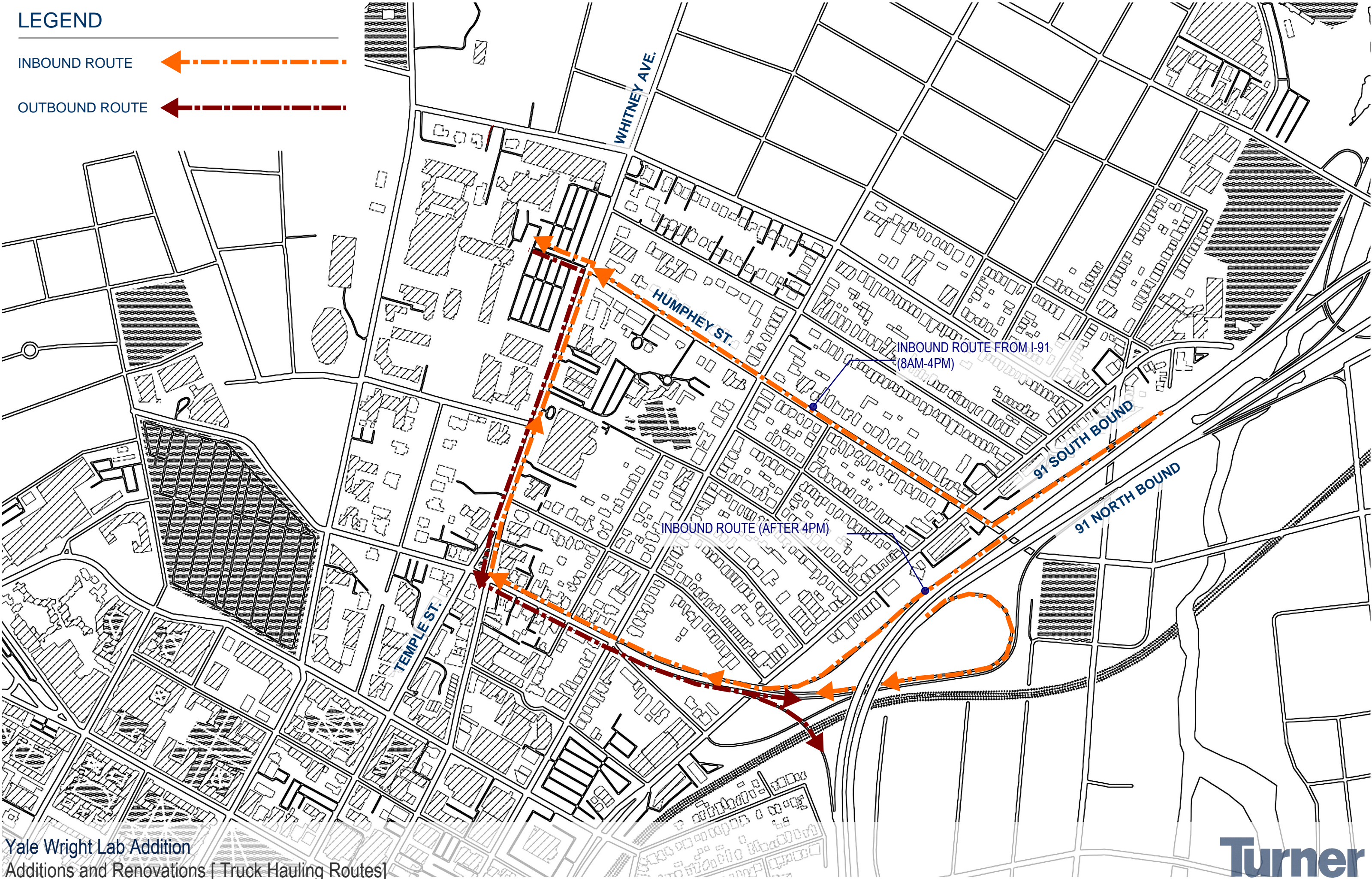
A total of 94 existing on-site parking spaces will be eliminated by the project. These spaces, and the one additional space referenced above, can be accommodated within the surplus spaces available in the Central/Science Campus Overall Parking Plan. There will be a minor reconfiguration of a portion of the existing parking that remains in the project area.

Subject to approvals, it is anticipated that construction will commence in the spring of 2024 and be completed in the summer of 2026.

LEGEND

INBOUND ROUTE ←

OUTBOUND ROUTE ←





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: September 20, 2023

Site Address: Northeast portion of Yale University's Science Hill block. Project area is south of existing PSG garage and east of existing Wright Laboratory West building.

Anticipated Construction Start Date: Spring 2024 End Date: Summer 2026

Parcel Area (acres): ±6.61 ac (278,894 sf) - Watershed Analysis Area

Existing Impervious Area (acres): ±4.75 ac (206,982 sf) - Watershed Analysis Area

Proposed Impervious Area (acres): ±4.50 ac (196,053 sf) - 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):

227,475 sf of total site area drains to retention systems inclusive of pervious and impervious area.

Retention Volume Provided (CF): 1 inch of run off over 273,444 sf, the area identified on the "1 Inch Retention Area Figure", equates to 22,787 cf. The proposed system A1-3 provides 23,230 cubic feet below the weir elevation.

Type(s) of BMP/GI installed: Landscaped areas, sumped catch basins, water quality units, and underground stormwater retention system.