

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 187-197 DIXWELL AVENUE. Site Plan Review for the construction of the Dixwell Community Center – Q House in a RM-2 zone. (Owner/Applicant: Giovanni Zinn for the City of New Haven; Agent: Andy Bevilacqua of DTC)

REPORT: 1544-07

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 20, 2023. 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 site plan 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
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. Species and locations of proposed street trees must be coordinated with the Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS

13. The City shall create and record a permanent easement or parcel line change to encumber the adjacent Wexler School parcel that includes several of proposed parking spaces for the Q House prior to Building Permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Received April 25, 2018.

- Drainage Report dated June 13, 2018. Received June 15, 2018.
- Reflective Heat Impact Study dated April 19, 2018. Received April 25, 2018.
- Application drawings. 26 sheets received April 25, 2018.
 - Cover Sheet. Drawing date April 19, 2018. Received April 25, 2018.

- C.001: General Notes. Drawing date April 19, 2018. Received April 25, 2018.
- C.002: Zoning, NRCS and FEMA. Drawing date April 19, 2018. Received April 25, 2018.
- C.100: Existing Conditions Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.300: Layout Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.400: Grading and Drainage Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.500: Utility Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.600: Planting Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.700: Sedimentation and Erosion Control Plan. Drawing date April 19, 2018. Received April 25, 2018.
- C.900: Site Details. Drawing date April 19, 2018. Received April 25, 2018.
- C.901-C.912: Site Details. Drawing date April 19, 2018. Received April 25, 2018.
- A2.01: Proposed First Floor Plan. Drawing date April 19, 2018. Received April 25, 2018.
- A2.02: Proposed Second Floor Plan. Drawing date April 19, 2018. Received April 25, 2018.
- A2.03: Proposed Roof Plan. Drawing date April 19, 2018. Received April 25, 2018.
- A5.01: Proposed Exterior Elevations. Drawing date April 19, 2018. Received April 25, 2018.
- SL-1: Site Lighting Photometric Calculation. Drawing date June 8, 2018. Received June 15, 2018.

PROJECT SUMMARY:

Project: The Dixwell Community Center – Q House

Address: 187-197 Dixwell Avenue

Site Size: 110,602 SF (2.54 acres)

Building size: 32,500 SF

Zone: RM-2 (High-Middle Density)

Parking: 75 parking spaces (including 5 HC spaces)

Owner/Applicant: Giovanni Zinn for City of New Haven

Phone: 203-946-6417

Agent: Andy Bevilacqua of DTC

Phone: 203-439-4200

Site Engineer: Diversified Technology Consultants, Inc.

Phone: 203-439-4200

BACKGROUND

Previous CPC Actions:

- **CPC 1118-02:** Amendment to Use and Operating Agreement between City and Dixwell Community House (Mayor). Approved July 25, 1990.
- **CPC 1232-15:** Land Lease/Disposition (Dixwell Q House). Approved August 19, 1997.
- **CPC 1292-12:** Authorization for Acquisition to Add to Isadore Wexler School Site. Approved August 16, 2000.
- **CPC 1429-20:** Acquisition of Properties owned by Dixwell Community House, Inc. subj. to voluntary petition in bankruptcy. Approved June 17, 2009.
- **CPC 1543-18:** Special Exceptions to allow a Community Center and to allow 51 parking spaces where 313 spaces are required. Approved April 18, 2018.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted. On May 9, 2018, the applicant was granted Board of Zoning Appeals Permission/Approval for Special Exceptions to allow a Community Center and to allow 51 parking spaces where 313 spaces are required in a RM-2 District.

Site description/existing conditions:

The project site, which formerly housed the Dixwell Community “Q” House until 2003, encompasses a lot area of approximately 112,602 SF (2.54 acres) and consists of a parking lot, basketball court, a bituminous running track,

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: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

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

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;

- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 46,396 SF
50% of non-roof hardscape: 23,198 SF

Shaded (average)	2,171 SF
SRI > 29	21,068 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	23,239 SF
% SHADED/HIGH SRI PROPOSED	50.1%

Project Timetable: Construction is expected to begin in 2018 and be completed in 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: June 20, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

