

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 175 SHERMAN PARKWAY. Site Plan Review for interior renovations to existing medical office building and parking lot in a RO and RM-2 zone. (Owner/Applicant: Yale-New Haven Hospital Inc.; John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LCC)

REPORT: 1557-05

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 3, 2024. 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 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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. 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.
12. 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).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received April 18, 2019.

- Stormwater Management Analysis dated April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 9, 2019.
- Application drawings. 30 sheets received April 18, 2019. Revisions and two additional sheets received May 9, 2019.

- Cover Sheet. Dated April 18, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- B-1: Site Survey. Drawing date July 26, 2018. Received April 18, 2019.
- C-001: General Notes, Abbreviations, and Legend. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-002: Existing Conditions Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-003: Site Surface Demolition Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-004: Site Utility Demolition Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-101: Site Layout Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-102: Site Materials Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-103: Site Grading Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-104: Site Landscaping Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-201: Composite Utility Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-202: Stormwater Management Plan. Drawing date April 16, 2019. Received April 18, 2019. Revised April 19, 2019. Received May 9, 2019.
- C-203: Site Utility Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-204: Site Lighting Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-301 & C-301: Soil Erosion and Sediment Control Plan and Details. Drawing date April 16, 2019. Received April 18, 2019.
- C-303: Construction Site Route Plan. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019.
- C-401 – C-407: Details 1-7. Drawing date April 16, 2019. Received April 18, 2019. New drawing date May 9, 2019. Received May 9, 2019. Details-2 Revised April 19, 2019. Received May 9, 2019.
- PZ1 & PZ2: Floor Plans. Drawing date April 18, 2019. Received April 18, 2019.
- PZ3 & PZ4: Floor Plans. Drawing date April 18, 2019. Received May 9, 2019.
- PZ3 & PZ4: Elevations. Drawing date April 18, 2019. Received April 18, 2019.
- Sheet 1 and Sheet 2: Contractor's Logistics Plan. Not dated. Received April 18, 2019.

PROJECT SUMMARY:

Project: Yale New Haven Hospital Renovations

Address: 175 Sherman Avenue

Site Size: 32,212 SF (0.74 acres)

Building size: 37,893 SF

Zone: RO (Residence-Office) and RM-2 (High-Middle Density)

Parking: 39 parking spaces (including 4 accessible spaces)

Owner/Applicant: Yale-New Haven Hospital Inc.

Phone: (203) 877-8000

Agent: John W. Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC

Phone: (230) 877-8000

Site Engineer: Tighe and Bond

BACKGROUND**Previous CPC Actions:**

No previous actions taken.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO and RM-2 zones.

Site description/existing conditions: The project site encompasses an area of approximately 32,212 SF (0.74 acres) and consists of a six-story story cardiac, occupational, and orthopedic rehabilitation facility and a paved parking lot.

Proposed activity: The proposed project includes approximately 40,536 SF of interior renovations to the existing medical building, improved access into the building with the addition of an accessible ramp, new stairs, and a canopy, the reconfiguration of the existing parking lot, site landscaping, and stormwater management improvements.

Motor vehicle circulation/parking/traffic: The applicant proposes to remove and repave the existing parking area, which will include 39 parking spaces and four (4) accessible spaces. Vehicular access will be provided via two curb cuts along Sherman Avenue.

Bicycle parking: Bike racks will be installed on site and will accommodate at least six (6) bicycles.

Trash removal: A concrete pad and dumpster will be placed in the northeast corner of the parking lot.

Signage: None proposed.

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: 1,800 CY

Start Date: Summer 2019

Completion Date: Fall 2020

Responsible Party for Site Monitoring: Chuck Croce of Tighe and Bond

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIRMENTS GNHWPCA STANDARDS

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

- 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:
50% of non-roof hardscape:

15,928 SF
7,964 SF

SRI > 29	9,090 SF
Concrete Sidewalks	1,379 SF
Misc. Concrete (Pads, Curbs, etc.)	1,073 SF
Bituminous Pavement with Solor-Reflective Coating	5,828 SF
Landscape Stone	810 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	9,090 SF
% SHADED/HIGH SRI PROPOSED	57.1%

Project Timetable: Construction is expected to begin in Summer 2019 and be completed by Fall 2020.


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 3, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Director, City Plan Department