

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 501 GEORGE STREET. Site Plan Review for the conversion of an existing building into a child daycare for Yale New Haven Health in a RM-2 zone. (Owner/Applicant: Yale-New Haven Hospital Inc.; John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC)

REPORT: 1560-02

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 August 21, 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. 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).

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

NARRATIVE attached. Application fee: \$270. Received July 18, 2019.

- Plan Set, dated July 13, 2019. Received July 18, 2019. Revised and received August 7, 2019 and August 16, 2019. Containing the following sheets:
 - B-1 Existing Conditions Map
 - C-001 General Notes, Legend, and Abbreviations
 - C-002 Existing Condition Plan
 - C-003 Site Demolition Plan

- C-101 Site Layout Plan
 - C-102 Site Materials and Planting Plan
 - C-103 Site Grading and Utility Plan
 - C-104 Site Lighting Plan
 - C-201 Soil Erosion and Sedimentation Control Plan
 - C-202 Soil Erosion and Sedimentation Control Details – 1
 - C-203 Soil Erosion and Sedimentation Control Details – 2
 - C-301 Site Details – 1
 - C-302 Site Details – 2
 - C-303 Site Details – 3
 - C-304 Site Details – 4
 - C-305 Site Details – 5
 - PZ-1 Floor Plans
 - PZ-2 Exterior Elevations
- Project Narrative, dated July 18, 2019. Received July 18, 2019.
 - File-stamped letter dated July 11, 2019 for zoning relief granted July 9, 2019. Received July 18, 2019.
 - TM-101 Garbage Truck Turning Movements. Received July 5, 2019. Revised and received August 7, 2019.
 - Narrative Responses to Site Plan Review comments, email dated August 7, 2019.

PROJECT SUMMARY:

Project: Yale New Haven Health Daycare Renovation
Address: 501 George Street
Site Size: 15,000 sq. ft.
Building size: 12,999 sq. ft.
Zone: RM-2
Parking: Governed by 2018 MAOPP, approved by the Board of Alders
Owner: Yale-New Haven Hospital Inc. **Phone:**
Applicant: Same as above. **Phone:**
Agent: John W. Knuff, Esq. **Phone:** 203-877-8000
Site Engineer: Charles J. Croce, PE, Tighe & Bond **Phone:** 860-704-4762

BACKGROUND

Previous CPC Actions:

No previous actions have been taken.

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. A special exception to permit a Child Day Care Center for 60 children and variances for 0ft setbacks to permit projections and accessory structures in connection with site enhancements and playground equipment.

Site description/existing conditions: The Property consists of 0.34 acre and is improved with a three-story building, which dates to the late 1800s. Prior to YNHH's purchase of the Property, the existing building served as the community's Ronald McDonald House for over 30 years.

Proposed activity: YNHH is relocating an existing daycare to expand the daycare's capacity to 60 children. YNHH proposes comprehensive upgrades to the interior and exterior of the building. These upgrades will not only allow YNHH to provide a high quality of care to the children at the center but will also improve the streetscape by revitalizing a building that has been vacant for two years. The grounds will be improved by the

addition of a playscape that provides a variety of experiences for children of all ages and landscaping will be added throughout to enhance the Property's curb appeal.

Motor vehicle circulation/parking/traffic: There is a two-way entrance off of George Street into a parking area with 8 parking spaces, predominantly used for drop-off and pick-up. Staff will continue to park at the St. Raphael campus as provided by the 2018 MAOPP.

Bicycle parking: Four bike parking spaces will be provided on site (where 2 are required).

Trash removal: Dumpster pads are located at the back of the parking area. Private trash service is proposed to come during off hours when the parking area is empty but only during daytime hours in accordance with the City Ordinance. Garbage truck turning radii were provided. The private trash company has confirmed that trash collection will be performed once per week, outside of daycare operating times but within the required times by City Ordinance.

Signage: All signage must comply with the zoning ordinance for the RM-2 zone.

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: 900 cy

Start Date: September 1, 2019

Completion Date: May 1, 2020

Responsible Party for Site Monitoring: Chuck Croce, PE

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 both the demolition and 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: 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: Not applicable.

Project Timetable: September 1, 2019 - May 1, 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: August 21, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department