

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: **480 FERRY STREET.** Detailed Plan Review for proposed improvements at Ruoppolo Manor (PDU 20). (Owner/Applicant: Housing Authority of New Haven; Agent: Kenneth Boroson Architects)

REPORT: 1535-02

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 November 15, 2022. 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 on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. 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.
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. Species and locations of proposed trees must be coordinated with the Parks Department and 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.
10. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA form. Received August 17, 2017.

- Lighting cut sheets. Received September 14, 2017. Revisions received October 6, 2017.
- Stormwater Management Report dated September 2017. Received October 6, 2017.
- Application drawings. 12 sheets received August 17, 2017. Revisions received September 8, October 6, October 12, and November 2, 2017.
 - BS-1: Property/Topographic Survey. Revision date September 1, 2017.
 - C-101: Site Demolition Plan. Drawing date October 18, 2017.
 - C-201: Site Plan. Drawing date October 18, 2017.
 - C-301: Drainage & Utility Plan. Drawing date October 18, 2017.
 - C-401: Erosion & Sediment Control Plan. Drawing date October 18, 2017.
 - C-501–C505: Site Details. Drawing date October 18, 2017.
 - C-601: Solar Reflective Index Plan. Drawing date October 18, 2017.
 - PH2.00: Photometrics Plan. Drawing date October 18, 2017.

PROJECT SUMMARY:

Project: RAD upgrades at Ruoppolo Manor

Address: 480 Ferry Street

Site Size: 64,033 SF (1.47 acres)

Zone: PDU #20/RM-2

Financing: public, Connecticut Housing Finance Authority (CHFA) funding is being sought

Project Cost: Approximately \$6 million

Parking: 36 spaces (including 2 HC and 1 HC van-accessible)

Owner/Applicant: City of New Haven Housing Authority

Agent: Mark Guerrero of Kenneth Boroson Architects

Site Engineer: Freeman Companies

City Lead: City Plan Department

Phone: 203-498-8800

Phone: 203-624-0662 x101

Phone: 860-251-9550

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 657-03: Special Exception to establish a Planned Development Unit...to build a 116-unit elderly housing structure in an RM-2 zone. Approved March 24, 1969.

CPC 1442A: Revision to drop-off area at Ruoppolo Manor. Approved July 21, 2010.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD #20.

Site description/existing conditions:

Ruoppolo Manor is a 103-unit elderly public housing complex built in the early 1970's. The building sits in the middle of a residential portion of the Fair Haven neighborhood, where it is surrounded on all sides by mostly multi-family homes. The parcel itself is a double-frontage flag lot; most of the property fronts Ferry Street, but it has arms that extend both to the interior of the block and through to Poplar Street.

Proposed activity:

The applicant is seeking to make upgrades to the property as part of the federal Department of Housing and Urban Development's (HUD's) Rental Assistance Demonstration (RAD) program, which allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. The planned upgrades include interior renovations to 90 percent of units, mechanical upgrades, new lighting, and parking lot repaving, including construction of an underground stormwater detention system.

The proposed work includes the removal of several dying ash trees throughout the property. These trees will be replaced with a mix of arborvitae, red cedars, a dogwood, and an eastern redbud.

Motor vehicle circulation/parking/traffic:

Vehicular access to the site is through a single curb cut on Ferry Street, leading to two parking lots. A small lot with three handicapped spaces is in front of the building near Ferry Street, while a larger 31-space lot extends into the block and is surrounded by neighboring residential properties on three sides. A loading and turnaround area with two additional parking spaces extends from the driveway into the rear of the building.

Bicycle parking:

A five-space bicycle rack will be added to the site near the building's front entrance. Upon request of the Commission, the applicant will seek to identify and locate a location for a second five-space rack as well.

Trash removal:

The rear parking lot/loading area includes a concrete dumpster pad surrounded by a chain link fence with privacy slats. The dumpster will be emptied on a regular basis by private hauler.

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: 415 CY

Start Date: April 2018

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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: Not applicable

The subject property is located in a combined sewer area. In such areas, stormwater management plans are subject to Greater New Haven Water Pollution Control Authority (GNHWPCA) approval. The applicant has submitted

plans to GNHWPCA, who approved the plans on August 10, 2016. Sheet S-1 of the application drawings includes the stormwater management plans along with a signed stamp of approval by GNHWPCA.

**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: 29,632 SF
50% of non-roof hardscape: 14,816 SF

Shaded (average)	4,034 SF
SRI > 29 (concrete)	11,510 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	15,544 SF
% SHADED/HIGH SRI PROPOSED	52.5 %

Project Timetable:

Construction is expected to begin in April 2018.

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: November 15, 2017
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator