

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 10 WALL STREET, Site Plan Review for Demolition, Site Remediation and Reconstruction of Parking Lot in a BD Zone (Owner/Applicant: City of New Haven).

REPORT: 1473-01

ACTION: Approval with Conditions

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, to January 16, 2018. 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. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
3. Any proposed work within the City right-of-way will require separate permits.
4. An operations plan describing how trucks will enter and exit the site during demolition and construction, final haul routes to and from the site, any temporary sidewalk or lane closures, location of construction worker parking and days/hours of operation shall be submitted for review and approval to the Department of Transportation, Traffic and Parking as part of the permitting process prior to initiation of site work.
5. 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.
6. 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.

Submission: Development Permit application 12/11/12; Plan set by Tighe and Bond 12/20/12 revised 1/9/13; Cover sheet with locator map, Existing conditions, General Information Plan, Demolition Plan, Remediation Plan, Construction Plan, SESC Plan, Signing and Pavement Marking Plan, City Details, Misc. Details (4 sheets), Electrical Site Plan & Details, Electrical Details Riser Diagram & Schedules, Hazardous Materials Abatement Plan; Material Haul Route Plan 1/9/13, Truck turning movements plan. Stormwater Management Report by Tighe & Bond 12/19/12.

PROJECT SUMMARY:

Project: Remediation and Reconstruction of Parking Lot
Address: 10 Wall Street
Site Size: 46,271 SF (1.06 ac)
Zone: BD
Financing: EPA Cleanup Grant; DECD Funding
Parking: 95 existing; 127 proposed (including 4 HC spaces & 1 HC van space)
Owner: City of New Haven **Phone:** 203-946-5889
Applicant: Helen Rosenberg, EDA **Phone:** 203-946-5889
Site Engineer: Tighe & Bond **Phone:** 860-704-4760
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site Description/existing conditions: The 1.06 acre site is bounded by Wall Street to the north, State Street and a small segment of the former Farmington Canal line to the east, #532-536 State Street, 19 and 27 Elm Street to the south and 275 and 283 Orange Street and 22 Wall Street to the west. The site which is zoned Central Business District (BD) contains several structures (multi-bay carport and garage/office building) and is used by the New Haven Parking Authority as a surface parking lot with two access points from Wall Street. There is also a curb cut onto State Street which is currently not in use. State Street alongside the site has granite curbs and brick patterned tree belts with street trees planted as part of the State Street Renewal project. Wall Street has granite curbs and concrete sidewalks which include the tree belt. There are existing retaining walls along the south and partially along the east property line, and also along the segment of the former Farmington Canal Line. A chain link fence with sliding gates surrounds the site. There is a small triangular shaped brick building in residential use at the corner of State and Wall Streets which is privately owned and which will remain.

Proposed Activity: This site is a prime development site in downtown New Haven which was formerly used as a repair and fueling garage for telephone company vehicles. It is proposed to be cleared of the existing buildings and remediated of any hazardous soil prior to its paving, striping, and lighting as a 130-space surface parking lot to be operated by the New Haven Parking Authority. The project will be carried out in two Phases so that half of the site can continue to be utilized for parking while the other half is being remediated and improved. The west side where the existing buildings are located will be Phase I and the east side will be Phase II.

Once the site work is complete new black vinyl coated fencing will be installed, lighting will be installed, and concrete sidewalk panels will replace locations of former curbcuts and granite curb will be installed. During and following construction the City will continue to market the site for development.

Stormwater Management Plan: The site gently slopes from north to south towards State Street. The four existing catch basins which capture runoff will be removed and replaced with deep sump hooded catch basins leading to a water quality structure (Contech hydrodynamic separator) in the south east corner of the site that will treat the first 1" of runoff to meet the CTDEEP's water quality manual guidelines of 80% TSS removal. System overflow will be directed to a manhole in State Street. The SWMP calls for underground infiltration as well as annual inspection and regular maintenance of the stormwater structures.

Remediation Plan: Up to two feet of soil/fill material including all asphalt and paving material will be removed from the final grade of the entire site. Any contaminated soil will be excavated and removed in accordance with a remedial action plan. Clean soil will be brought in and once compacted, pavement will be installed to cap the site.

Circulation/Parking/Traffic: The site plan shows that traffic will enter and exit the site from a single point on Wall Street. Wall Street is a one way westbound street where traffic must enter Wall Street from State Street both north and south bound to access the lot and turn onto Orange Street following exit.

Trash removal: There will be several trash receptacles in the lot which will be tended by the Parking Authority.

Lighting: An electrical plan shows new standing cut off fixtures in addition to some existing fixtures on site. There will be one twin head fixture in the middle of the lot. The Lighting Plan meets the standards in Section 60.1 of the Zoning Ordinance regarding exterior lighting of parking lots.

Landscaping: There is no green space shown on the plan although there are street trees in good condition in the tree belt along both State and Wall Streets. As the parking lot will be replaced with new development in the not too distant future, and is considered temporary to a certain extent, landscaping is not required on the site. There is some existing growth in the Canal Line segment which buffers the residential use at the corner.

Fencing: The site will be surrounded by new black vinyl coated chain link fencing.

Signage: Signs indicating Monthly Parking (NHPA Lot #56) will be attached to the new fencing (as it exists today).

Project Timetable: 3 month construction period beginning in February 2013.

Soil Erosion and Sediment Control Review: Construction fencing will surround the site and silt fencing will be installed in areas where runoff may occur. A total of 6,667 cubic yards of material will be moved, removed or added during the project. 1667 CY will be moved, 4000 CY will be removed and 1000 CY will be added back to the site. James Olsen of Tighe and Bond is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Mr. Olsen is also named to monitor soil erosion measures on the site on a day to day basis. He is responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Mr. Olsen shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Construction Operations Plan: A haul route plan notes that trucks will use State Street through an existing curb cut for entering and exiting the site during the construction period. No truck traffic will be staged on Wall Street. During each phase of construction, the contractor shall provide the Department of Transportation Traffic and Parking with a summary of daily construction traffic volumes.

SITE PLAN REVIEW

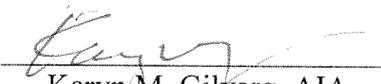
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments from the Traffic Dept:

- *Provide information on truck volume during construction period*
- *Haul routes shall show that trucks enter and exit the site from State Street*

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: January 16, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director