

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** **CITY-WIDE STREETS WAYFINDING PROGRAM.** Site Plan and Coastal Site Plan Review for replacement of City Way-finding Signs. (Owner/Applicant: City of New Haven; Agent: Anne Hartjen, Sr Project Manager City Plan).

**REPORT:** 1495-04

**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, until July 16, 2019. 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 **Site Plan Review** 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 City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Any proposed work within City right-of-way will require separate permits.
6. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:**

**SPR Application Packet including DATA, WORKSHEET, SITE, and CSPR forms. NARRATIVE attached. Application fee: exempt due to municipal nature of project. Received July 10, 2014.**

- Vehicular and Pedestrian Message Schedule, dated 30 May 2014. Received 10 July 2014.
- 100% Design Intent Drawings, dated May 30, 2014. Received 10 July 2014.
- Sign Location Plans, dated 30 May 2014. Received 10 July 2014.

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4 Pages  
NOTICE

Michael B. Smart City Clerk



Receipt # 66278

Instr # 2014-07027

**PROJECT SUMMARY:**

**Project:** City of New Haven Wayfinding and Signage System  
**Address:** City-wide  
**Site Size:** n/a  
**Zone:** n/a  
**Financing:** 80% federal grant with 20% City match  
**Project Cost:** \$450,000  
**Parking:** n/a  
**Owner:** City of New Haven **Phone:**  
**Applicant:** City Plan Department **Phone:**  
**Agent:** Anne Hartjen, Sr Project Manager **Phone:** 203.946.6383  
**Designer:** Merje (John Bosio and Peter Reed) **Phone:** 484.266.0648  
**Site Engineer:** n/a  
**City Lead:** City Plan Department **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**  
none

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance.

**Site Description/existing conditions:**

Project proposes to replace the existing, 30+ year-old signage and wayfinding systems with a newly-designed signage and wayfinding system.

**Proposed Activity:**

Vehicular wayfinding signs will be replaced with a new system. In addition, both a pedestrian sign system and a bike sign system have been designed. The pedestrian sign system will be installed as part of the first phase of the project; vehicular and bike signs will be installed as funds allow. Vehicular signs will be strategically replaced in logical sequences of travel and phasing.

**Circulation/Parking/Traffic:**

Circulation will be enhanced as wayfinding signage will be current and definitive. Signage will include a layer of municipal parking signs directing people to municipal parking facilities.

**Trash removal:** n/a

**Stormwater Management Plan:** n/a

**Exterior Lighting:** n/a

**Reflective Heat Impact from hardscape or paved surfaces:** n/a

**Soil Erosion and Sediment Control Review:** n/a

**Project Timetable:**

Project will be completing the 100% construction documents by the end of summer 2014 in order to encumber the federal monies. Bid period is expected this fall, with fabrication and installation to begin next Spring and continue into summer 2015 until completed. Additional funding will be needed to replace the entire wayfinding system.

### **COASTAL SITE PLAN REVIEW**

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

#### **Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

Sign locations will not effect the view of coastal resources, or effect the resources themselves. Adjacent resources include intertidal flats, tidal wetlands, freshwater wetlands and watercourses, coastal flood hazard areas, shorelands, developed shorefronts, navigable waters, scenic features, archaeological features and recreational features.

#### **Positive Impacts on Coastal Resources:**

The wayfinding signs themselves will have little to no impact on coastal resources. The project may in fact enhance resources by providing clear and definitive directions and wayfinding to those resources. There are no conflicts with the Connecticut General Statutes as stated in section 22a-92.

#### **Potential negative impacts on coastal resources and mitigation of such impacts:**

None

### **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:

- All signage must be approved and signed off by Traffic and Parking.

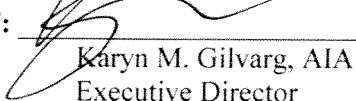
### **COASTAL FINDING:**

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

### **ACTION**

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

**ADOPTED:** *July 16, 2014*  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** *July 16, 2014*

**ATTEST:**



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Daniel O'Neill  
Building Official