

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW**

RE: 270, 295 WILMOT ROAD, WEST ROCK PDD # 119, Inland Wetlands Application, Detailed Plan and Site Plan Review for **Rockview Phase 1** (Owner: Housing Authority of New Haven; Applicant Rockview I Associates LLC):

REPORT: 1461-07R

ACTION: Approval with Conditions

INLAND WETLANDS FINDING: Approval

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to March 21, 2017. 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 Inland Wetland and Detailed 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** on page 7 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 Richard Miller or his designee, 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review and approve the plans.
5. Final Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, final destination for material to be removed from site, 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 prior to City Plan signoff on final plans for infrastructure improvements or building permit.
6. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project site cost, including roadwork, grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. Names of individuals responsible for monitoring the soil erosion and sediment control plan on an overall and daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans for building permit.
8. Any proposed work within the City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street addresses shall be assigned by the City Engineer.
10. Upon completion of construction and prior to issuance of certificates of occupancy, the City Engineer shall inspect the new roadways and accept their construction in behalf of the City.
11. Final determination of traffic markings, V-loc locations, signs and traffic controls on site will be subject to the approval of the Department of Transportation, Traffic and Parking.

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. Prior to issuance of Final Certificates of Occupancy for this phase of the West Rock project, a request for Certificate of Completion in accord with Zoning Ordinance Section 65 (e) (3) shall be submitted to the City Plan Commission for approval.
14. Once the project has been completed, the *Stormwater Facility Operation and Maintenance Schedule* shall be executed in accord with the stormwater management plan.
15. As-built site plan of Rockview Phase 1 shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final 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: Development Permit Application including SITE, SESC and Inland Wetlands and components 01/18/12, Application fee of \$240, Stormwater Management Plan for West Rock Redevelopment PDD by DTC issued 08/28/09, revised 10/21/09, rev. 11/11/11; Sanitary Sewer Design Report West Rock Redevelopment Rockview-all phases by DTC 10/25/11; Vehicle Turning Templates Rockview Phase I 10/21/11.

Civil Plans by DTC: "West Rock Redevelopment Rockview Phase I Site and Infrastructure for Construction of New Residential Units" 01/19/12, revised 03/12 (no revision date): Cover Sheet with location map and project team, Legend & Gen. Notes; Site Location, Zoning FEMA, & NCRS Mapping; Boundary and Topographic Survey (2 sheets); Existing Conditions Plans (3 sheets), Site Demo Plans (3 sheets); Subdivision Map, 08/21/09 revised 3/19/12; Site Layout Plans (3 sheets) rev. 03/15/12; Site Grading & Drainage Plans (3 sheets); Road Profiles (4 sheets); Site Utility Plans (2 sheets); Site Lighting Plans (4 sheets); Soil Erosion and Sediment Control Phasing; SESC Plans, Narrative & Details (4 sheets); Site Landscape Plans (2 sheets); Traffic Signs & Pavement Markings (2 sheets) rev. 3/20/12; Maintenance & Protection of Traffic for community center rev. 03/15/12, GNHWPCA Standard Details (2 sheets), CNH Standard Details (12 sheets), Construction Details (8 sheets).

Architectural Building Plans by Kenneth Boroson Architects Rockview Phase I Rental 01/19/12: Cover Sheet with location map and professional team; Information Sheet, Building Elevation Matrix, Overall Site Plan; Phase I Rental Site Layout, Building Location, Schedule, & Color Schemes; Unit Plans for 2,3, & 4 BR Units; Building Plans and Elevations for Bldg. Type 4 (Italianate), Bldg. Type 6 (Victorian), Bldg. Type 7, 20, 21 (National); Bldg. Type 8, 9, & 10 (Arts & Crafts); Bldg. Type 13, 18 (Colonial). Updated Overall Project Phasing Plan 03/07/12.

Rockview Community Center Schematic Floor Plan and elevations received 03/07/12 rev. 03/19/12. Letter 03/13/12 from DTC summarizing changes in plans and calculations in application.

PROJECT SUMMARY

Project:	West Rock Redevelopment Project: Rockview Phase 1
Address:	270, 295 Wilmot Road (individual unit addresses to be assigned)
M/B/L:	395/1192/00100, 364/1192/00100
Site Size:	2,604,562 SF (59.79 acres) =overall parcel
Zoning Lot Area:	1,538,484 SF (35.32 acres)
Wetlands Area:	130,004 SF (2.98 acres) = excluded from zoning lot area
Zone:	PDD #119
Financing:	Moving to Work Funds, CHFA Low Income Housing Tax Credits, Private Mortgage, HANH MTW, Developer Equity, and the Department of Economic and Community Development
Project Cost:	\$175 million (overall cost)
Parking Phase 1:	81 off-street spaces plus on-street parking
Total Project Units:	433
Units in Rockview Phase I:	77 rental units

Property Owner:	Housing Authority of New Haven	Phone: 203-498-8800
Contact:	Jimmy Miller, Dep. Dir.	Phone: same
Applicant:	Rockview I Associates LLC	Phone: 203-908-3757
Contact:	Peter Wood	Phone: same
Agent:	L. Andrew Bevilacqua (DTC)	Phone: 203-239-4200
Architect:	Kenneth Boroson Architects	Phone: 203-624-0662
Architect:	Torti Gallas and Partners, Maryland	Phone: 301-588-4800
Site Engineer:	Diversified Technologies Consultants	Phone: 203-239-4200
Contact:	L. Andrew Bevilacqua (DTC)	Phone: 203-239-4200
City Lead:	City Plan Dept.	Phone: 203-946-6379
Project Manager:	Catherine Schroeter, LCI	Phone: 203-946-8274

BACKGROUND

Previous relevant Actions of the Commission: 6 PDU Application and General Plan Approvals with conditions (CPC 1420-06, 09/17/08; CPC 1421-21, 1421-22, 1421-23, 1421-24, 1421-25, 10/15/08); Cooperation Agreement (CPC 1426-14, 03/18/09); PDU #118 (WR #5) Amendment (CPC 1426-31, 03/18/09); PDU #s 111A, 112, 113, 114, 115, 118: Amendments (see CPC 1428-22, 23, 24, 25, 26, 27 05/20/09). Inland Wetland, Site Plan and Detailed Plan Review for Brookside Phase I (CPC 1428-08, 06/17/09); Inland Wetland & Watercourses Application Schedule Hearing (CPC 1432-07, 09/16/09); Inland Wetlands (CPC 1433-01, 11/18/09), PDD #119 Designation (1433-02, 11/18/09), Detailed Plans for Brookside Phase II (CPC 1439-02, 04/21/12), Technical Modification to Zoning Table (CPC 1453-04, 06/15/11).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Planned Development District #119 as approved by the Board of Aldermen. Michaels Development Company previously received general and detailed plan approvals from the Board of Zoning Appeals and City Plan Commission for 6 separate Planned Development Units (PDUs 111A through 115, and PDU 118) for a total of 121 multifamily rental and single family homeownership dwelling units on 8.38 acres (part of a larger 59.6 acre parcel) at property known as 50 (aka 49) Brookside Avenue, located in the northwest corner of the city and abutting the Town of Hamden. The Board of Aldermen has since approved a Planned Development District #119 which encompasses the entire West Rock project area, including the area of the PDUs, and the City Plan Commission approved detailed plans for Brookside Phase II including 101 rental units.

The overall West Rock redevelopment plan calls for approximately 433 residential dwelling units ranging from apartments to single family houses, both rentals and individual ownership, and includes a senior housing component, management building and a community center. This development is taking place on approximately 100 acres of Housing Authority property located on Brookside Avenue and Wilmot Road.

Site: The 60-acre Rockview site is located on the west side of the overall West Rock redevelopment site with Brookside Phase II and a wetlands and watercourse to its immediate east and a wetlands area to its west. It is generally bounded by Wintergreen Brook to the west and the Hamden Town line to the north, Wilmot Road and wetlands to the east, and Wayfarer Street and Wintergreen Brook to the south. To be constructed within Phase 1 are new City streets, stormwater management improvements, and underground utilities, followed by 77 residential units ranging from 2 to 5 units per building and a Community Center. The site was previously the location of 195 public housing units which have been demolished by the Housing Authority.

Project Phasing: Rockview Phase 1, the subject of this review, includes 77 units and also the expanded and renovated West Rock Family Center to be initiated June 2012 and completed by November 2013. Future phases of the Rockview portion of the redevelopment will include Phase

2 (78 rental units with construction to be started also in June 2013 and completed by November 2014), Phase 3 (38 Units senior housing with construction to be started in June 2013 and completed by November 2014), and Homeownership Units (18 market rate units with construction to be started in March 2013 and completed by September 2014), and Phase 5 (new Solomon Crossing bridge).

Proceeding on a parallel track are a sanitary sewer relocation and a new Brookside Avenue Bridge to replace the deteriorated existing culvert bridge with the City taking the lead in managing the projects and Michaels, GNHWPCA and Housing Authority of New Haven participating financially. The City has taken over the responsibility for the new Solomon Crossing Bridge connecting Brookside with Rockview which has not yet gone to design.

Site Preparation/Soil Erosion and Sediment Control Review: The Rockview site is steeper with more rock than Brookside prior to development. In order to prepare the Rockview site the applicant has calculated that approximately 69,200 CY of material will be removed including approximately 5,000 to 6,000 CY of rock. Some of the material has been removed already to prepare and provide fill for the Brookside site. Haul routes for removal of the material have not been identified, nor has a destination for the removed material. Routes are to be approved as part of the Traffic Operations Plan to be submitted to the Department of Transportation, Traffic and Parking prior to signoff on plans for Building Permit or initiation of infrastructure construction. Existing roadways (Rockview Circle and portions of Wilmot Road) and related utilities will be completely removed.

No individuals have been named as responsible for monitoring the site to assure there is no soil or runoff entering City roadways, catch basins or the storm sewer system. Once the construction contract has been awarded, names of individuals, one who will be the overall responsible monitor and one who will monitor the site on a daily basis will be required to be provided to the City Plan Department, prior to City Plan signoff on plans for issuance of building permit. Such individuals shall be responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during continuing demolition and ongoing 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*.

Such individuals shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise and 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.

Dwelling Units: Unit types will be in strings of 2 to 5 units per building in 22 buildings. Some are townhouse style ranging in height from one to three stories with a typical height of 2 to 2.5 stories. Each string is composed to read as a single unified composition in one of several different styles (Arts & Crafts, Colonial, Italianate, Victorian, and National), providing each building with its own character. The breakdown in bedroom count is 41 2-bedroom units including 6 HC units, 32 3-bedroom units, and 4 4-bedroom units. 2 BR units are 1147 SF; 3 BR units are up to 1397 SF; 4 BR units are up to 1584 SF. As sustainability is one of the goals of the project, the architecture will be designed referencing Green Communities standards as well.

Exterior materials of the residential units: The materials are the same as presented in the PDD application for each architectural prototype. Typical materials for all buildings are fiber cement clapboard siding, asphalt shingle roofs with standing seam metal roofs on porches, fiberglass/Urethane surrounds on porch columns, PVC railings, urethane foam and fiber cement

window, door & building trim, vented fiber cement soffits, and urethane foam cornices and brackets. While no natural materials are utilized, all will be long lasting and low maintenance. All designs are acceptable as shown.

Community Center/Family Center: The former 1-story flat roofed brick Rockview Community Center will be retained and renovated and an addition will be constructed more in keeping with the architecture of West Rock PDD. The addition will have hardiplank siding, double hung windows and will include larger spaces (a community room and two activity rooms). The renovated structure which will contain a senior day care center, offices and conference rooms will have an upgraded exterior including repaired and stained brick and new windows where necessary. A communal screened courtyard fronting on Wilmot Road will connect the two components. There will be a 26-space parking lot (including 2 HC spaces) adjacent to the community center to the north.

Parking: The buildings are arranged within a regular block type street network in which buildings front and define the public realm. Each unit includes a single off-street parking space some accessed from shared interior parking areas behind the units with parallel on-street parking also provided on one side of most streets.

New Streets/Circulation: New streets will be constructed: a new section of Wilmot Road to connect eventually with Woodin Street in Hamden, Jackson Boulevard, Holby Court, Shirley Way and a new Rockview Circle. Some of these new streets will be one way to deter cut-through traffic. As a traffic calming measure and to improve traffic circulation in this area, a roundabout with raised granite curb islands will be constructed at the intersection of Wilmot Road, Solomon Crossing, and Rockview Circle. Wilmot Road will be a two-way roadway with bike lanes in both directions. A raised crosswalk is proposed to provide better pedestrian access across the Green from the residential units to the community center. North and south of the raised crosswalk there will be a stenciled concrete island with flush granite curb defining it. Speed humps are planned on Wilmot Road to calm through traffic. A temporary cul-de-sac will be constructed to truncate Jackson Boulevard, to be extended in a later Phase. Vehicle Turning Templates have been provided to show that the new street intersections can handle the Fire Department and CT Transit turning movements.

Utilities/Lighting: Proposed site utilities will be located underground throughout Rockview Phase 1 as required in the Planned Development. Electric, gas, water, sewer, and cable TV service mains will be located within the proposed new municipal road rights of way. Street lights within the public rights-of-way will be standard City light fixtures (Spring City and Cooper Street Works) and poles to be maintained by the City as in Brookside. Site lighting outside of the right of way will be owned and maintained by the property management company. Lighting comments by the City Engineer remain to be addressed.

The existing sanitary sewer has been removed with the demolition of the existing roadways and units. According to the submitted Sanitary Sewer Design Report, the design flow rate for the new sanitary sewer system is estimated to be 77,400 gallons per day with all pipes designed to have a velocity greater than 2 feet/second when flowing full. To account for infiltration all the pipes are designed to flow at a maximum of half full. The redevelopment project will not increase sanitary sewer flow from the site when compared with the previously existing development. This plan will ultimately require the approval of the Greater New Haven Water Pollution Control Authority. 6 Homeownership units with frontage on Woodin Street in Hamden will be serviced by an existing 8-inch sewer on the north side of the street.

Stormwater Management Plan: The site's drainage master plan was designed initially through the development of Brookside and has been refined since 2009 to reflect detailed site design of Rockview. Existing site drainage on Rockview consists primarily of drainage inlets and storm sewer within Wilmot Road. This system will be expanded to include storm sewer pipes within the new streets all which lead to Wilmot Road and finally to a water quality basin to the east of Wilmot Road. Gross particle separators have been added to further treat stormwater prior to its outfall into the water quality basin. Micropools will be excavated at the bottom of the basin to enhance stormwater renovation. The water quality basin includes a concrete spillway for overflow to the adjacent wetland.

A Post-Construction Stormwater Facility Operation and Maintenance Schedule using Best Management Practices is included in the Stormwater Management Plan. BMPs include vacuum sweeping of paved surfaces on an annual basis, maintenance of outfalls (monthly inspection), roof runoff management (bi-annually), sediment forebays (monthly inspection), vegetation (annually) and litter (weekly) control. The maintenance schedule is included in the Cooperation Agreement, as amended, among the Developer, the owner and the City.

Landscaping/open space: New streets are tree lined in the grass tree belt with maples, honey locusts, pin oaks, zelkovas and callery pears. Trees are to be spaced so that they do not interfere with sight lines or sign posts. Internal parking areas are embellished with similar trees. Smaller plantings are grouped at the front of all buildings and on the sides and rear of some. The stormwater detention basin will be lined with a wetlands see mix and bordered with evergreen trees (red cedar and white pine). The green area between Wilmot Road and Holby Court will be planted with grass.

Trash collection and recycling for rental units will be provided by a private hauler under contract with the development's management company. Dumpster pads for dumpster enclosures are shown in the parking areas at the rear of the proposed buildings. Homeownership units in a future phase as with units on Brookside will be serviced by municipal trash and recycling collection, although the City may contract this out to the management company as this run is distant from existing public works runs.

Mail delivery in the rental area will be in cluster box units strategically located within the parking areas which have been identified on the submitted plans.

Construction Sequence: Utility and road construction for Rockview Phase 1 is proposed to begin in June 2012. Unit construction will begin in October 2012.

Other Permits: General Permit for Stormwater associated with Construction activities (file 30 days prior to construction); State Traffic Commission Major Traffic Generator determination letter (pending).

From FEMA A Conditional Letter of Map Revision (CLOMAR) (pending).

Zoning approval from the Town of Hamden for the units which front on Woodin Street.

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:

Engineering:

- ***New ADA Standards may impact design***
- ***Lighting Plans:***
 1. *Cobra Heads should be 200W not 150W*
 2. *New photometrics needed based on 200w Cobra Head light fixtures*
 3. *On the plans need the uniformity shown based on foot candle levels calculated.*
 4. *Include Control cabinet City of New Haven detail. Submit for review job specific details.*
 5. *All lamps used shall be Metal Halide (MH).*
 6. *Voltage Drop Calculations and wire sizes used.*
- ***Additional comments may be added following final review of revised plans***

Transportation:

- ***Provide revised signing and pavement markings sheets to the satisfaction of the Transportation Department***
- ***Haul routes for material leaving the site are required to be provided prior to signoff for building permit***
- ***Additional comments may be added following final review of revised plans***

Planning:

- ***Provide contacts for monitoring Soil Erosion and Sediment Control Plan***

INLAND WETLANDS REVIEW

Proposed activity: The Rockview Phase 1 application states that while there is no proposed activity within flagged wetlands, approximately 0.9 acres of upland area within 50 feet of wetlands are altered by construction of the stormwater basin.

Determination of Wetlands Classification: The Commission has reviewed the options for classification, as stated in Sections 4 and 5 of the Regulations and has determined that the wetlands application qualifies as a Class B Application. The activity proposed will have no significant effect on the regulated area or any other part of the inland wetlands and watercourses system.

Application Evaluation Criteria: In reviewing a Class B Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.

- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Any evidence and testimony presented at a public hearing, should one be held.
- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

INLAND WETLANDS PLANNING CONSIDERATIONS

The water quality basin will filter stormwater from the site where there were direct outfalls in the original development. Water will flow from the storm water system into the basin via a 30" RCP in the vicinity of an access road behind the community center. Gross particle separators have been added to minimize the amount of material transiting through the stormwater pipes into the water quality basin. The micropools in the basin bottom will allow material to settle and the wetland seed mix to be planted will further filter the water. The Commission has considered all criteria and believes that execution of the Rockview Phase 1 project will not have a negative impact on the regulated area but that the stormwater quality basin will have a positive impact on the project and the overall area. There will be no loss of wetlands as a result of Phase 1 activity.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLANDS FINDINGS

The City Plan Commission, acting as the Inland Wetlands Commission, finds that there is no preferable location of the proposed activity on the site, nor are there further technical improvements required in the plans aside from the required modification of the Stormwater Management Plan. The proposed activity will result in little if any reduction of the natural capacity of the wetlands and watercourses to support desirable biological life, prevent flooding, supply water, and facilitate drainage. All of the required findings have been satisfied. The Commission approves the Plans for Rockview Phase 1 with the condition that the stormwater system maintenance plan shall be executed in accord with the schedule in the stormwater management plan.

DETAILED PLAN ACTION

The City Plan Commission hereby finds that the Detailed Plans for Rockview Phase 1 are largely in accord with the approved Application and General Plans as amended and approves them subject to the conditions on Pages 1-2.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans for Phase II subject to the standard conditions on Pages 1-2.

ADOPTED: March 21, 2012
Edward Mattison
Chair

REVISED: December 19, 2012

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director