

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 240 WINTHROP AVENUE, Site Plan Review for conversion of former Convalescent Home to 80-unit Supportive Housing Facility including Corporate Offices and other Supportive Services to be known as Independence Commons in a RM-1 Zone (Conn Healthcare Holdings LLC; Applicant: Continuum of Care Inc.)

REPORT: 1450-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by March 16, 2016.
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** on pages 3-4 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. The Greater New Haven Water Pollution Control Authority, Health Department, and Fire Marshall shall also review the plans.
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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including 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. 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.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. 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.
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 in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application & Narrative, Application fee of \$270, vision appraisal sheet, Property survey Sheet X-01 by Stanley Golebiewski 2/24/11, Civil Plans 3/16/11: Cover Sheet with zoning table and locator map, Existing Condition Plan E-1, Demolition Plan DM-1, Erosion Control Narrative and Details EC-1, Erosion Control Plan EC-2, Grading and Drainage Plan G-1, Signing and Striping Plan SS-1, Site Layout Plan L-1, Landscape Plan LL-1; Architectural Plans: Existing Basement & Foundation Plan-West EX-1, Existing Foundation Plan-East EX-2, Existing first Floor Plan-West EX-3, Existing First Floor Plan-East EX-4, Lower Level Plan A-1, First Floor Plan A-2, Second Floor Plan A-3, Third Floor Plan A-4, Roof Plan A-5, Elevations A-6, Electrical Site Plan SE-1, Electrical Site Lighting Plan-LED SE-2, Electrical Site Lighting Plan-MH SE-3.
Draft Drainage Report and Stormwater Management Concept by TPA Design Group rec'd. 3/1/11

PROJECT SUMMARY:

Project: Reconstruction existing building as 80-unit supportive housing facility
(40 elderly units, 28 units for psychiatrically disabled including veterans, 12 units for developmentally disabled)
Address: 240 Winthrop Avenue
Site Size: 216,599 SF (4.972 acres)
Floor Area: 139,973 GSF
Zone: RM-1
Financing: Potential funding sources: HUD, DECD, CHFA, LIHTC, FHLB AHP in conjunction with private Mortgage financing and possible private donations thru a capital campaign, HTCC, HOME, CDGB, CHIF, DEMAS, DSS
Project Cost: \$26 million
Parking: 119 spaces
Owner: Conn. Healthcare Holdings, LLC **Phone:** 203-562-2264
Applicant: Continuum of Care, Inc. (Patti Walker) **Phone:** 203-562-2264
Agent: Real Estate Diagnostics, Inc. (Harvey Edelstein) **Phone:** 203-481-6734
Architect: henry schadler associates, p.c.(Paul Selnau) **Phone:** 860-677-9620
Site Engineer: TPA Design Group (John Zyrllis) **Phone:** 203-562-2181
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant City Actions: Application to BZA for Special Exception to permit 80-Unit home for the aged & disabled persons (11-15-S, approved 03/15/11).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone with the zoning relief granted.

Site: The 4.87 acre site is located and has substantial frontage on Winthrop Avenue south of George Street. It has access also from George Street at the intersection of Norton Street and Derby Avenue. Opposite a proposed main entry drive to the site off Winthrop Avenue is Gilbert Avenue. The site is surrounded by residential uses fronting of George Street, Winthrop Avenue, and Judson Avenue. There is an existing brick house at 248 Winthrop Avenue which is part of the site which is intended to be renovated and rented.

Proposed Activity: Continuum of Care proposes to relocate and consolidate its facilities to 240 Winthrop Avenue, a former nursing home facility which has been vacant for quite some time. The building which will be partially demolished and rebuilt to have one and two stories will include 80 residential units, multiple offices which centralize executive and administrative functions, and common/meeting rooms. Office space, service and support space, and common areas are located in the center core of the first floor with apartments located in the outside wings. Apartments are located on the second and third floors. The main entry to the building will be from a courtyard on the north side of the building which faces George Street.

Circulation/Loading/Parking: The main vehicular entry to the site will be mid block fronting on Winthrop Avenue. An existing driveway apron at the north end of the property frontage will be removed. An existing apron near the south property line on Winthrop will be retained for emergency access and egress only. An alternative vehicular entrance is off George Street at the signalized intersection with Norton Street and Derby

Avenue. Vehicles will enter the site off Winthrop or George and proceed to parking areas on the south, southeastern and northern sides of the building. There are HC spaces near the building entries. The main pedestrian entry to the building is on the north side.

Trash removal: A dumpster enclosure including room for recycling is located at the northwestern corner of the site, easily accessible from George Street.

Landscaping /Lighting: Substantive trees will be saved as part of the project. The site is to be lit in accord with the zoning ordinance; full cutoff fixtures are utilized so light does not go beyond the property lines.

Stormwater Drainage: A draft stormwater management concept presented by TPA Design Group includes two subsurface detention areas which capture runoff from roofs, catch basins and yard drains. An existing piped connection to the combined sewer in George Street will be used as an overflow for the proposed detention system. The proposed fire lane from the George Street entry around the west side of building will be will be constructed as pervious pavement to minimize runoff. All catch basins and yard drains will be fitted with 4-foot deep sumps to maximize sediment capture. Stormwater will be pretreated by removal of floatable materials and up to 80% of suspended solids at the catch basins. The City Engineer states the system goes a long way to minimize stormwater flow into the combined system where all of the water flows to now. A final plan will be required to be approved by the City Engineer.

Soil Erosion and Sediment Control Review. Filter fabric fencing will be installed to surround the site. Two construction entrances are shown on the SESC Plan, one from George Street and one where a driveway will be removed on Winthrop. Both entrances are paved now so these should control off site tracking of material. TPA Design Group is named as responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. An individual who will monitor the SESC Plan on a day to day basis will be required to be named and such name and contacts provided to the City Plan Department prior to initiation of site work or issuance of building permit. Such individual is also 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*.

Such individual 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.

Project Timetable: Construction is anticipated to commence in October 2011 and to be complete by December 2013.

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:

- ***Replace any cracked sidewalk panels or asphalt panels and area where driveway apron is to be removed with new panels in accord with standard City sidewalk detail.***
- ***Final Stormwater Plan to be approved by City Engineer prior to circulation of final plans for signoff.***

Transportation:

- ***Treat George St. driveway entry as a street (i.e. add 2 HC ramps)***

- *Add sidewalk along north side of George St. entry drive including an accessible route from the south end of the walk to the closest building entry*
- *May require detection at George St drive (camera, microwave)*
- *The following changes are required for the signal at George St. entry/exit:*
 - a. *On the proposed plans, modify the access ramp landing area to keep the utility poles out of the landing areas*
 - b. *The overhead traffic signal will have to be modified to add an additional signal head and replace the hardware and span wire on the existing signal*
 - c. *Relocate the existing pedestrian crossing signal on the left side of the exit drive*
 - d. *Add a pedestrian signal on the right side of the exit drive*
 - e. *The internal workings of the three pedestrian crossing signals to be modified with new City of New Haven standard crossing lights which incorporate a countdown timer*
 - f. *Provide pedestrian crossing painted lines*
 - g. *Submit preliminary plans to Bijan Notghi for review*
 - h. *Work will require plans and specifications to be prepared by a traffic engineer. All plans to be approved by the City.*


City Plan:

- *Tree belt on Winthrop Avenue shall be restored*
- *Add accommodation for safe bicycle parking*
- *Fencing on the perimeter may be dark color vinyl clad chain link fencing with solid screening added where parking spaces abut residential properties*

ACTION

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

ADOPTED: March 16, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director