

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 60 YORK STREET, AIR RIGHTS GARAGE PDD#28, Site Plan  
Review for new Garage Entrance Ramp (Owner: City of New Haven;  
Applicant: NH Parking Authority).

**REPORT:** 1461-04

**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 after the date of decision. 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 or issuance of building permit.
3. 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 for Building Permit).
4. Any proposed work within City right-of-way will require separate permits.
5. Final determination of traffic markings, 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.
6. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit Application; Plan Set by Tighe and Bond 01/19/12: Cover Sheet with location map & Drawings list, Existing Conditions Plan, General Information Plan, Demolition Plan, Layout Plan, Construction Plan, Grading and Drainage Plan, SESC Plan, Pavement Markings and Lighting Plan, Misc. Details 1 & 2, Ramp Closure Detour Plan (revised), Traffic Management Plan- New Ramp, TMPs-Exit Lanes Area.

### PROJECT SUMMARY:

**Project:** Construct new entrance ramp in the Air Rights Garage; reconfigure UARG parking lot entrance & exit lanes.

**Address:** 60 York Street

**Site Size:** 0.658 acres (project area);186,527.608 SF (4.28 acres) = Total lot

**Zone:** PDD#28 & BD

**Financing:** Private

**Project Cost:** \$1.2 million

**Owner:** City of New Haven **Phone:** 203-946-2366

**Applicant:** New Haven Parking Authority **Phone:** 203-946-8932

**Site Engineer:** Tighe & Bond **Phone:** 203-712-1106

**City Lead:** Economic Development Department **Phone:** 203-946-2366

## **BACKGROUND**

**Relevant Actions of the Commission:** Transfer from State to CNH of UARG parcel (1335-22, 04/15/03), Site Plan Review for Access & Development of Loading Dock for Yale Cancer Center (1405-03, 07/18/07), Agreement to Use UARG lot for surface parking (1415-12, 04/23/08).

**Zoning:** The ARG is PDD#28; the area to its west where the ramp connects with existing Route 34 access to the UARG is zoned BD and included as part of a proposed zone change to BD-3.

**Proposed Activity:** The proposed project will include the reconfiguration of the garage access control and entrance and exit configuration within the Under Air Rights Garage parking facility (UARG) for the future connection to a development site east of the garage. A cast-in-place concrete ramp is proposed to connect the existing second level entrance ramp to the basement level access from Route 34. The new internal entrance ramp, similar to the exit ramp on the south side, will provide a connection from the roundabout area into the ARG. Minor regrading is proposed at both the basement level access control islands. In addition, site lighting modifications for the new ramp and new access control equipment is proposed.

During the ramp construction period, there will be temporary closure of the garage entrance ramp from Rev. Dr. Martin Luther King Jr. Boulevard and rerouting of traffic to another garage ramp during the morning peak hour for entry just to the west York Street (otherwise an exit) or to the existing entrance ramp from South Frontage Road between Park and York Streets. Access control modifications will be made at the second level so that garage use can be maintained during the construction period.

During the construction phase of the project, approximately 60 parking spaces in the UARG will be closed. A majority of the current parking patrons will utilize the available parking in the UARG or be relocated within the parking system, as needed. Based on average parking demand in the UARG, current supply should be able to accommodate the daily demand without relocating patrons. Following construction, a majority of the parking spaces closed during construction will be returned to existing conditions. In addition, the proposed design includes providing 15 parking spaces beneath the proposed ramp, mitigating the loss of parking in the UARG facility. The current plan includes an estimated total loss of 15 parking spaces from the current UARG parking supply following completion of the project.

During construction, access into the UARG will be maintained at all times, including access to the Park Street Building Loading Dock. Egress from the UARG will be maintained at all times and the existing exit ramp to South Frontage Road, currently closed to traffic, will be used during limited phases of the project to provide egress to the city streets.

Construction workers will be required to park within the limits of the construction site. No offsite construction parking will be required.

**Stormwater Drainage:** A slight realignment of the existing drainage line under the proposed garage ramp is also required as part of the project. Otherwise the storm drainage will remain unchanged.

**Soil Erosion and Sediment Control Review:** Only a small amount of material will be removed from the project area (185 cubic yards). In general the complete construction is contained within the confines of the Garage, protected from the elements including rain. The overall disturbance is very minor and a contingency plan is not necessary. Soil erosion and sediment control measures include the protection of the catch basins located within the construction area with silt sacks and

installation of anti-tracking pads at the garage's eastern entrance and exit. Chris Granatini of Tighe and Bond is named as the individual responsible for monitoring soil erosion and sediment control measures, to assure there is no material entering City catch basins or the storm sewer system and for ensuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the project. 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 2002*, as amended.

Mr. Granatini 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 individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Project Timetable:** The construction is scheduled to take place over the course of a 6 to 8 month duration. Work will start fall 2012 and be complete by March 2013, and will be completed in a single phase.

#### **PLANNING CONSIDERATIONS**

This is a "stand alone" project intended to provide a connection from a future development project and service roads east of the Air Rights Garage into the Air Rights Garage facility. This project was contemplated as one component of the larger Downtown Crossing project and is intended to remove traffic from the frontage roads that is travelling to the Air Rights Garage.

#### **SITE PLAN REVIEW**

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

##### ***Traffic Dept:***

- *Look at traffic counts at York & MLK Blvd for signal timing*
- *Check with Police traffic division whether traffic control may be necessary at garage exit*

#### **ACTION**

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

**ADOPTED:** February 15, 2012  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director