

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 113 PINE STREET. Site Plan Review for parking lot associated with The Mary Wade Home in an RM-1 zone. (Owner/Applicant: David Hunter of Mary Wade Home; Agent: Richard Couch of Martinez Couch & Associates, LLC)

REPORT: 1526-03

ACTION: Approval with Conditions

STANDARD 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 January 25, 2022. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Species and locations of proposed street trees must be coordinated with the Parks Department and Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. 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.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$270. Received December 21, 2016.

- Recorded BZA relief for Special Exception for off-site parking located in excess of 300-foot walking distance from nursing home in an RM-1 zone. Recorded December 21, 2016. Received December 21, 2016.
- Planting plan and plant list. Received December 21, 2016.

- Reflective Heat and Shading Analysis, dated October 2016. Received December 22, 2016. Revisions received January 13, 2017.
- Storm Water Analysis and Narrative, dated October 2016. Received December 22, 2016.
- Lighting Fixture Cut Sheets, dated January 2017. Received January 12, 2017.
- Application drawings. 14 sheets received December 21, 2016. Revisions received January 12, 2017.
 - T-0.0: Title Sheet. Drawing date December 16, 2016.
 - Survey: Topographic/Boundary Survey. Drawing date December 16, 2016.
 - C-1.0: Demolition Plan. Drawing date December 16, 2016.
 - C-2.0: Site Layout Plan. Revision date January 5, 2017.
 - C-2.1: Site Plan Signage. Revision date January 5, 2017.
 - C-2.2: Site Lighting Plan. Drawing date December 16, 2016.
 - C-3.0: Site Grading and Drainage Plan. Revision date January 5, 2017.
 - C-4.0: Site Utility Plan. Drawing date December 16, 2016.
 - C-5.0–C-5.1: Erosion & Sedimentation Control Plan & Detail. Drawing date December 16, 2016.
 - C-6.0–C-6.3: Details. Revision date January 5, 2017.

PROJECT SUMMARY

Project: Satellite parking lot for Mary Wade Homes

Address: 113 Pine Street

Site Size: 19,553 SF (0.45 acres)

Zone: Residential Low-Middle Density (RM-1)

Financing: Private

Parking: 41 spaces on site

Owner/Applicant: David Hunter, President and CEO of Mary Wade Home

Agent/Site Engineer: Richard Couch for Martinez Couch & Associates, LLC

City Lead: City Plan Department

Phone: 203-562-7222

Phone: 860-436-4364

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None

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 to off-site parking located in excess of 300-foot walking distance from nursing home.

Site description/existing conditions:

The proposed site is currently occupied by a 2.5-story residential home. The neighborhood is largely residential, as the majority of neighboring properties are also detached residential homes. However, the Fair Haven Union Cemetery is located directly across the street from the property. The existing Mary Wade Homes at 118 Clinton Avenue, less than a quarter-mile away, currently uses a parking lot at 75 Pine Street to meet its parking requirements, but parking lot is proposed to be demolished and redeveloped in conjunction with the proposed expansion of the Mary Wade Homes (see CPC report 1526-02).

Proposed activity:

The applicant proposes to demolish the existing building on site and construct a 41-space (6 parallel spaces, 35 90-degree spaces) parking lot to serve as a satellite parking lot for the Mary Wade Homes. The proposed lot will essentially replace the existing lot at 75 Pine Street, which will be redeveloped as a portion of the site for a new nursing home for the Mary Wade Homes. This lot is more than 300 feet from the buildings it is providing parking for at 118 Clinton Avenue, but the applicant has received a Special Exception to permit this.

Motor vehicle circulation/parking/traffic:

The lot will be accessed from a refurbished curb cut on Pine Street. All traffic within the parking lot is one-way, and as Pine Street is one-way west-to-east, all vehicles must enter from a westerly curb cut and exit with a left turn only via an easterly one.

Bicycle parking:

None.

Trash removal:

None.

Signage:

None included in in submission.

Sec. 58 Soil Erosion and Sediment Control:

Class A (minimal impact)

Class B (significant impact)

Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 1,310 SF

Start Date: March 2017

Completion Date: March 2019

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

Soil characteristics of site;

Location of closest surface water bodies and depth to groundwater;

DEEP ground and surface water classification of water bodies;

Identification of water bodies that do not meet DEEP water quality standards;

Proposed operations and maintenance manual and schedule;

Location and description of all proposed BMPs;

Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;

Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;

No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;

Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;

Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;

Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;

- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS
STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:
50% of non-roof hardscape:

14,688 SF
7,344 SF

Shaded (average)	43 SF
SRI > 29	7,709 SF
Portland cement	360 SF
Parking striping	356 SF
StreetBond coating	6,993 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	7,752 SF
% SHADED/HIGH SRI PROPOSED	52.8%

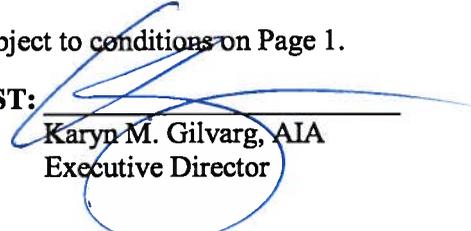
Project Timetable:

Construction is planned to begin in March 2017 and last approximately two years, finishing in March 2019.

ACTION

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

ADOPTED: January 25, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director