NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **805 QUINNIPIAC AVENUE (aka 460 LEXINGTON AVENUE) and 3 and 5 RUNO TERRACE.** Site Plan Review and Coastal Site Plan Review for renovations to parking lot and play area at the Quinnipiac STEM School in an RM1 zone. (Owner/Applicant/Agent: Anne Hartjen of City Plan on behalf of the City of New Haven Board of Education)

REPORT: 1528-06

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 March 23, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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 Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
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. 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. 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.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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.

ADDITIONAL CONDITIONS OF APPROVAL

12. A signed and sealed, bound and conformed set of site drawings must be submitted to City Plan.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Received February 17, 2017.

- Lighting layout, dated March 3, 2017. Received March 6, 2017.
- Playground details. Received March 23, 2017.
- Application drawings. 10 sheets received March 6, 2017, with revisions received March 22, 2017.
  - Cover Sheet.
  - L1.0: Overall Site Plan. Drawing date March 2017.
  - L2.0: Demolition and Site Preparation. Drawing date March 2017.
  - L3.0: Layout Plan. Drawing date January 2017.
  - L4.0: Grading Plans. Drawing date January 2017.
  - L5.0: Reflective Heat Impact. Drawing date February 2017.
  - C1.0: Site Drainage Plan. Drawing date March 2017.
  - C2.0–C2.1: Site Drainage Details. Drawing date March 2017.
  - L6.0: Site Details. Drawing date January 2017.

Other relevant information:

- Letter of support from Alders Rose Santana and Alphonse Paolillo dated March 23, 2017. Received March 23, 2017.

PROJECT SUMMARY:
Project: Parking lot and play area construction for Quinnipiac School
Address: 805 Quinnipiac Avenue (AKA 460 Lexington Avenue) and 3 and 5 Runo Terrace
Site Size: 108,029 SF (2.48 acres) (805 Quinnipiac: 94,525 SF; 3 Runo: 6,970 SF; 5 Runo: 6,534 SF)
Zone: RM1 (Residential Low-Middle Density)
Financing: Public
Project Cost: $300,000 budget
Parking: 42 spaces (including 1 HC and 1 HC van-accessible)
Owner/Applicant: City of New Haven
Agent/Landscape Architect/Project Manager: Anne Hartjen of New Haven City Plan **Phone:** 203-946-6383
Site Engineer: Cindy Baumann of CDM Smith

BACKGROUND
Previous CPC Actions:
None.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM1 zone.

Site description/existing conditions:
The proposed project is located on three City-owned parcels. The portion of the project on 805 Quinnipiac Avenue (aka 460 Lexington Avenue) is in an existing parking area in the rear of the Quinnipiac School, which can only be accessed by car via Runo Terrace, a narrow residential street off of Quinnipiac Avenue. 3 and 5 Runo Terrace are vacant, gravel-covered lots that formerly each housed a since-demolished single-family home. The surrounding neighborhood is predominantly residential and is comprised of a mix of single- and multi-family homes. All three parcels are adjacent to Fairmont Park, a City-owned park that contains two baseball fields and a sloping wooded area. All parcels are within the Coastal Management Area due to being within 1,000 feet of the Quinnipiac River.

Proposed activity:
The project will reconstruct the existing parking lot at the rear of the Quinnipiac School (accessed from Runo Terrace), adding new drainage to replace a failed drainage system and also adding a new play area for the children. Six parking spots will be provided adjacent to the rear entry to the school. The existing gravel lot will be paved to accommodate a total of 24 parking spaces for teachers and staff.

Motor vehicle circulation/parking/traffic:
The main entrance to the school is accessed via Lexington Avenue, where there is a paved but unmarked parking area that can accommodate approximately 12 vehicles. The rear of the school is accessed via Runo Terrace, where there is currently an unstriped asphalt parking area. A playground and six striped spaces, including two handicapped spaces, will be added to this area. The existing gravel lot at 3 and 5 Runo Terrace will be paved, lighted, and striped for 24 spaces for teacher and staff use.

Bicycle parking:
An existing bicycle rack at the front entrance to the school will be maintained.

Trash removal:
Garbage and recyclables produced by the school are placed into separate, dumpster-like containers in the parking lot at the rear of the building and emptied regularly via truck. The parking lot dimensions were specifically designed to accommodate the truck's turning radius to allow it to turn around and exit the site.

Signage:
None.

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: 70 CY
Start Date: April 2017 Completion Date: June 2017

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.*

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

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 mounting height 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: 39,687 SF
50% of non-roof hardscape: 19,844 SF

Shaded (average)	**12,122 SF**
SRI > 29 (cast-in-place concrete)	**8,283 SF**
TOTAL PROPOSED SHADED/HIGH SRI AREA	**20,405 SF**
% SHADED/HIGH SRI PROPOSED	**51.4%**

Project Timetable:
Construction is expected to last from April to June of 2017.

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:
Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent hillside site consisting of a school building and paved and gravel parking lots.

Scenic features: the site's existing views to the Quinnipiac River will be maintained

Recreational features: playing fields are adjacent to the site in Fairmont Park.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None
2. Potential beneficial impacts	The project includes the construction of a stormwater management system that is designed to remove 80 percent of total suspended solids (TSS) from the site and capture the first inch of stormwater runoff on site, resulting in less and higher-quality runoff into the Quinnipiac River. The existing recreational features will be enhanced through the construction of a playground.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None

4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not a waterfront site
6. Is public access provided to the adjacent waterbody or watercourse?	No adjacent waterbody
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

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 conditions on Page 1.

ADOPTED: March 23, 2017
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.

ADOPTED: March 23, 2017

ATTEST: _____
James Turcio
Building Official