

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

RE: 90, 100, 142 RIVER STREET AND 34 LLOYD STREET, LLOYD STREET
EXTENSION, Site Plan Review including Coastal Site Plan Review for Shoreline
Stabilization and Road end Construction including Drainage Improvements in an IM Zone
(Owner/Applicant: City of New Haven).

REPORT: 1453-03

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 complete by June 15, 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 for initiation of site work.
3. An individual responsible for monitoring the soil erosion and sediment control plan during the project shall be named and such name and contact information provided to the City Plan Department, prior to initiation of site work.
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.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, and haul routes to and from site shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. A Flood Development Permit shall be submitted to the Building Official prior to initiation of construction.
9. Upon completion of the project an as-built site plan shall be filed with City Plan Department, with a copy to the City Engineer. 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 form inc. CSPR section 05/20/11 and Narrative (application fee waived); Operations and Daily Maintenance Plan, Plan set 05/10/11 rev. 06/06/11 by Milone & MacBroom: Title Sheet including project site vicinity map, Index Plan, Misc. details, Plan & Elevation, Cross Sections Boring Logs, Structural Details, Typical Roadway Section, Roadway Plan, Roadway Profile, Grading Plan, Signing and Pavement Marking Plan, Roadway Cross Sections. Drainage Report rev. 4/20/11.

PROJECT SUMMARY:

Project: Shoreline Stabilization and Wetland Restoration Project

Address: 50' corridor along Quinn River on 90/100/142 River St. 34 Lloyd St,
Lloyd St. Extension

Zone: IM, MDP, CAM

Financing: DECD and EDA funds

Project Cost: \$1.3 million

Owner/Applicant: City of New Haven

Agent: Milone and MacBroom, Cheshire

Site Engineer: Milone and MacBroom, Cheshire

City Lead: City Plan Dept.

Phone: 203-946-5889

Phone: 203-271-1773

Phone: 203-271-1773

Phone: 203-946-6379

Project Manager: Helen Rosenberg, Economic Development **Phone:** 203-946-5889

Related Commission Actions: Site Plan Review inc. CSPR for 100 River St. (1451-01, 06/15/11), Site Plan Review inc. CSPR for Phase I Infrastructure Improvements (CPC 1420-03, 10/15/08), River St. MDP (1313-01, 12/12/01).

BACKGROUND

The River Street Municipal Development Plan includes a comprehensive revitalization program for the River Street area between the Mill and Quinnipiac Rivers at the south end of Fair Haven. Phase I of the revitalization included side street reconstruction and infrastructure improvements. Phase II of the improvements includes a riverwalk to eventually connect Front Street Park along the waterfront on the east side of Fair Haven with Criscuolo Park (aka Quinnipiac Park) to the west of James Street (plans for the riverwalk itself will be part of a future application). Prior to construction of the riverwalk there is a large amount of work to restore, stabilize and/or construct new bulkheads or riprap along the River Street waterfront.

Proposed Activity: The purpose of the project is to stabilize the shorefront from just east of the Lloyd Street end (at 34 Lloyd St.) to Poplar Street and to complete construction of Lloyd Street to its street end including some stormwater drainage improvements which will enable Colony Hardware at 100 River Street to connect to the City system. On shore work will include installation of a new 48" RCP which will outfall to the river, new parking spaces, concrete sidewalks, landscaping, a non-motorized boat launch location, appropriate signage, bollards and pavement markings.

In addition permanent sheet pile bulkhead will be driven from barges along the shoreline to take over the function of the dilapidated existing bulkhead which will be removed in some locations and left in place in others. Rounded stone riprap will be placed at the foot of the bulkhead along 34 Lloyd Street. Areas of tidal marsh will be restored with tidal marsh plantings. Activities waterward of the high tide line (HTL) are subject to permitting by the CT Office of Long Island Sound Programs (OLISP). A permit for the bulkhead installation has already been approved by the State. There was a previous approval for a 24" reinforced concrete pipe outfall into the Quinnipiac River, and a Certificate of Permission (COP) for doubling the size of the outfall to 48" per the existing plans is currently under review by OLISP.

Soil Erosion and Sediment Control Review: A soil erosion and sediment control plan will be in place during the project to minimize any runoff into the Quinnipiac River and into the City's storm system (which is non-existent at the Lloyd Street end). An individual will be required to be named as responsible for monitoring the site to assure that the soil erosion measure area maintained and that there is no soil or runoff entering City catch basins or the storm sewer system. Such individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the project. 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*.

Should unforeseen erosion or sedimentation problems arise, such individual 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.

Conformance with River Street MDP: All of these improvements were anticipated in the River Street Plan.

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal waters/Navigable waters: Adjacent to the site. Quinnipiac River is subject to tidal action and is navigable and accessible to New Haven Harbor and Long Island Sound.

Coastal Flood Hazard Area: The area between Lloyd St and Poplar St lies within Flood Zone AE, an area of 100 year flood, on FEMA FIRM #09009C0442H, dated 12/17/10. Flood development permits and elevation certificates will be required for substantial improvements in this area, including roadway improvements.

Tidal wetlands: Adjacent to the site primarily between James and Lloyd Streets are tidal flats which will receive restoration and enhancement in the process of the new bulkhead installation. No post construction adverse impacts are anticipated.

Developed Shorefront: Much of the natural physiological features and systems in these areas have diminished due to the nature of the previous uses of this waterfront area. B Stabilization of the shorefront will improve the overall condition and is not expected to have an adverse impact.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: A potential adverse impact is runoff into the storm drainage system or the Quinnipiac River during and following the construction period. The contractor shall utilize appropriate soil erosion and sediment control measures (silt fences) to ensure there is no runoff into the river during the construction period. Additionally in the process of driving the sheetpile bulkhead material there may be some temporary disturbance of the river's edge and bottom. Measures for addressing such are included in the DEP permit plans.

Public Access: The improvements will provide connections to the proposed riverfront walkway which will provide direct access to the Quinnipiac River and will eventually connect to Criscuolo Park. The small boat hand launch area at Lloyd Street and the fishing pier location at Poplar Street will enhance direct public access to the river.

Conformance with the Coastal Program: The proposed improvements take the City's new Coastal Program into consideration and conform to its specific recommendations for Fair Haven including *"maintain connections to the edge of the water at the ends of the north-south streets that intersect with River Street, rather than allowing these streets to fall within the footprint of development"* and *"carry out the plans set forth in the River Street MDP. When redeveloping the waterfront properties, provide for public access at the edge of the water and also provide a buffer to accommodate sea level rise and mitigate coastal hazards."*

Project Timetable: Fall 2011 to Spring 2012.

Federal or State Permits required: Two DEP permits: a COP for the new 48" RCP outfall and one for all other regulated activities including the installation of the bulkhead (which has been approved.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division 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:

Building Official:

- *Flood elevation certificate required for the improvements prior to initiation of site work.*

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

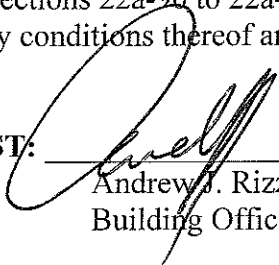
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: June 15, 2011
Roy Smith, Jr.
Vice 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 Site Permit.

DATE ADOPTED: 6/17/11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official