

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 300 WILMOT ROAD, ROCKVIEW CIRCLE, JACKSON BOULEVARD, AND SHIRLEY WAY. Site Plan Review and Detailed Plan Review for Rockview Phase 2 construction of 32 new multi-family structures in PDD 119. (Owner/Applicant/Agent: Housing Authority of New Haven)

REPORT: 1526-06

ACTION: Approval with Conditions

Note: Companion CPC Report 1526-05 for Inland Wetlands Review at the same site.

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. 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; 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.
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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
9. 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.
10. 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.
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 Department of Transportation, Traffic, and Parking.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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

15. Applicant must remove accumulated sediment and woody vegetation from the forebay and the basin of the

stormwater detention basin that was constructed as part of Phase I prior to issuance of building permit and again before issuance of Certificate of Occupancy.

16. The project site has no address or block/lot/parcel number within the City Assessor's database. Applicant must submit documentation showing assigned MBLU from City Assessor and have this report and 1526-05 revised to reflect correct address prior to issuance of building permits.

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

NARRATIVE attached. Application fee: \$270. Received December 22, 2016.

- Stormwater Management Plan. Issued August 28, 2009. Revised December 22, 2016. Received December 21, 2016.
- Sanitary Sewer Design Report. Issued December 22, 2016. Received December 21, 2016.
- Geotechnical Engineering Report, dated August 26, 2016. Received January 4, 2017.
- Response to comments from City Engineer's office, dated January 10, 2017. Received January 12, 2017. Revisions dated January 13, 2017, received January 17, 2017.
- Reflective Heat Impact Study, issued December 20, 2016. Received December 21, 2016.
- Architectural drawings. 35 sheets received December 21, 2016.
- Site drawings. 57 sheets received December 21, 2016. Revisions received January 12, 2017.
 - Cover Sheet. Drawing date December 20, 2016.
 - C.001: Legend, Abbreviations, and General Notes. Drawing date December 20, 2016.
 - C.002: Site Location, Zoning, FEMA, and NRCS Mapping. Drawing date December 20, 2016.
 - CE.100: Overall Existing Conditions Plan. Drawing date December 20, 2016.
 - CE.101–CE.103: Existing Conditions Plans. Drawing date December 20, 2016.
 - CD.100: Overall Demolition Plan. Drawing date December 20, 2016.
 - CD.101–CE.103: Demolition Plans. Drawing date December 20, 2016.
 - CL.100: Overall Layout Plan. Drawing date December 20, 2016.
 - CL.101–CE.103: Layout Plans. Revision date January 9, 2017.
 - CG.100: Overall Site Grading and Drainage Plan. Drawing date December 20, 2016.
 - CG.101–CE.103: Site Grading and Drainage Plans. Revision date January 9, 2017.
 - CP.100: Overall Planting Plan. Drawing date December 20, 2016.
 - CP.101–CE.103: Planting Plans. Drawing date December 20, 2016.
 - CU.100: Overall Utility Plan. Drawing date December 20, 2016.
 - CU.101–CE.103: Utility Plans. Drawing date December 20, 2016.
 - CS.100: Overall Soil Erosion and Sediment Control Plan. Drawing date December 20, 2016.
 - CS.101–CE.103: Soil Erosion and Sediment Control Plans. Drawing date December 20, 2016.
 - CS.104: Soil Erosion and Sediment Control Narrative and Details. Drawing date December 20, 2016.
 - PP.101–PP.102: Street Profiles. Drawing date December 20, 2016
 - CT.100: Traffic Plan. Drawing date December 20, 2016.
 - CT.101–CE.103: Traffic Plans. Drawing date December 20, 2016.
 - SE1.01: Site Electrical Plan. Drawing date December 20, 2016.
 - E0.06-03: Electrical Details & Schedules. Drawing date December 20, 2016.
 - CJ.501–CJ.502: GNHWPCA Standard Details. Drawing date December 20, 2016.
 - CJ.503–CJ.513: New Haven Standard Details. Drawing date December 20, 2016.
 - CJ.514–CJ.517: Construction Details. Drawing date December 20, 2016.

PROJECT SUMMARY:

Project: Rockview Phase 2

Address: 300 Wilmot Road, Shirley Way, Rockview Circle, and Jackson Boulevard

Site Size: 342,592 SF (7.86 acres)

Zone: PDD 119 (West Rock Redevelopment)

Financing: Housing Authority of the City of New Haven

Parking: 42 new off-street spaces; approximately 1,400 LF of new on-street parking

Owner/Applicant/Agent: Housing Authority of the City of New Haven

Phone: 203-498-8800

Architect: Kenneth Boroson Architects

Phone: 203-624-0662

Site Engineer: Andy Bevilacqua of DTC

Phone: 203- 239-4200

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1428-08, June 17, 2009: Detailed Plan Review for Phase I.

CPC 1433-01, November 18, 2009: Inland Wetlands and Watercourses Review.

CPC 1433-02, November 18, 2009: PDD application and general plans.

CPC 1453-04, June 15, 2011: Technical modification to zoning table.

CPC 1461-07, March 21, 2012: Inland Wetlands and Detailed Plan Review for Rockview Phase I.

CPC 1472A and 1461-07R, December 19, 2012: Technical corrections to addresses for Rockview residential community in CPC report 1461-07.

CPC 1481-07, July 31, 2013: Minor modifications to approved site plans for Brookside and Rockview.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD #119.

Site description/existing conditions:

The proposed site is owned by the Housing Authority of the City of New Haven (HANH) and is currently undeveloped land that is part of PDD #119, West Rock Redevelopment. The PDD was approved in 2009 to replace the recently demolished Rockview Housing Development. Wintergreen Brook runs along the western edge of the site, while an established neighborhood of single-family homes lies across the Hamden town line to the north. Phase I of the project has already been constructed on the sites to the south and east of the proposed location of this application.

Proposed activity:

HANH proposes to construct 78 new rental units within the undeveloped portion of PDD #119. These units would be constructed on Wilmot Road, one vacant lot on Shirley Way, and along newly constructed extensions of Rockview Circle and Jackson Boulevard, along with associated sidewalks and utilities. The 78 units would be spread amongst a mix of 25 duplexes (on Shirley Road, the northern side of Rockview Circle, Jackson Boulevard, and Wilmot Road), one three-unit building, five four-unit buildings, and one five-unit building (all on the eastern and southern side of Rockview Circle).

The proposed site plan and design are substantially similar to those in the PDD application that was approved in CPC report 1433-02 in 2009.

Motor vehicle circulation/parking/traffic:

All but two of the duplex units will have a driveway unit and off-street parking. These two duplex units and all other units have parking provided via common lots to be shared by the entire development. These lots are already constructed as part of Phase I.

Bicycle parking:

None

Trash removal:

Each individual household will bring its trash to the curb for removal by the City Public Works Department on a weekly basis.

Signage:

None proposed as part of this application.

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: 33,050

Start Date: 2017

Completion Date: 2018

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 larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of 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 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: 41,885 SF
50% of non-roof hardscape: 20,943 SF

Shaded (average)	2,784 SF
SRI > 29	18,820 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	21,604 SF
% SHADED/HIGH SRI PROPOSED	51.6%

Project Timetable: Construction is expected to begin in 2017 and finish in 2018.

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: January 25, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director