

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 1425, 1439, AND 1447 STATE STREET (AKA 1435 STATE STREET). Site Plan Review and Coastal Site Plan Review for adaptive reuse of existing building for residential use. (Owner/Applicant: Ocean Management, LLC; Agent: A. Brooks Fischer of Newman Architects.)

REPORT: 1512-02

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 following the date of decision, until **November 18, 2020**. 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 **Site Plan Review** 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 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. A site restoration bond in an amount of \$2,500 per dwelling unit (\$52,500 total) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. 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.
8. Any proposed work within City right-of-way will require separate permits.
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. 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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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 [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.
Application fee: \$270. Received October 22, 2015.**

- Recorded BZA decision letter granting variance, dated October 15, 2015.
- Stormwater Management Analysis report, dated October 22, 2015.
- Letter from CT DEEP finding no listed species on site from NDDDB search, dated November 5, 2015.
- Application drawings. 32 sheets received October 22, 2015.
 - A0.00: Cover Sheet. Drawing date October 22, 2015.
 - A0.01: General Information. Drawing date October 22, 2015.
 - A0.02: Code Review. Drawing date October 22, 2015.
 - EX-1: A-2 Survey. Drawing date October 22, 2015.
 - C101: Site Plan. Drawing date October 22, 2015.
 - C102-105: Site Details I-IV. Drawing date October 22, 2015.
 - C201-203: Grading, Drainage, and Utility Plan and Details. Drawing date October 22, 2015.
 - C301-302: Soil Erosion & Sediment Control Plan and Details. Drawing date October 22, 2015.
 - L101-102: Landscape Plan and Details. Drawing date October 22, 2015.
 - L201-202: Lighting Plan and Details. Drawing date October 22, 2015.
 - D1.00-1.01: Landscape Plan and Details. Drawing date October 22, 2015.
 - A1.01 Floor Plans. Drawing date October 22, 2015.
 - A1.10-1.15 Enlarged Floor Plans and Interior Elevations Drawing date October 22, 2015.
 - A2.01-2.02: Exterior Elevations. Drawing date October 22, 2015.
 - A2.03: Building Sections. Drawing date October 22, 2015.
 - MEPFP1.00: Basement MEPFP Plans. Drawing date October 22, 2015.

PROJECT SUMMARY:

Project:	Adaptive reuse of former YMCA Railroad Boarding House for residential use	
Address:	1439 State Street	
Site Size:	60,948 SF (1.40 acres)	
Zone:	BA (General Business)	
Financing:	Private	
Parking:	23 spaces (1 HC van-accessible, 3 HC)	
Owner:	Ocean Management, LLC	Phone: 203-903-4667
Applicant:	same	Phone: same
Agent:	A. Brooks Fischer, Newman Architects	Phone: 475-441-7250
Architect:	Herbert Newman, Newman Architects	Phone: 203-772-1990
Site Engineer:	Christopher Cardany, Langan Engineering	Phone: 203-560-5771
City Lead:	City Plan Department	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 BA zone, with the zoning relief granted to permit first floor residential units (15-79-V).

Site Description/existing conditions:

The site consists of three parcels between State Street to the west and active railroad tracks to the east. The northern and southern parcels are completely paved over and impervious and provide parking for the building located on the center parcel. The existing 17,692 SF building on the center parcel was originally constructed as a YMCA boarding house, but is currently vacant.

Proposed Activity:

The applicant proposes to repurpose the existing building for use as 21 residential apartments. The existing structure will remain, but all interior walls will be demolished and reconstructed. Much of the existing impervious hardscape on the remainder of the site will be removed and replaced with landscaping features such as grasses; trees; a rain garden; pavers; and residents amenities including a seating area with decorative gravel and raised planters. A shed on the site will be removed and the existing fence between the site and the railroad tracks will be replaced with an anti-climb fence.

Circulation/Parking/Traffic:

The site has two existing curb cuts off of State Street, both leading to unstriped parking lots that are connected via a driveway on the east side of the building, between it and the railroad tracks. This general setup will be maintained, although the curb cuts will be widened and the pavement area of the northern lot will be greatly reduced in size, with just three handicapped (one van-accessible) spaces on this side of the building, with the rest of the paved area being used for grassy landscaping and a rain garden. Most of the site's parking will be accommodated by the southern lot, which will have 18 spaces. The paved area to the building's east will be narrowed, with seating areas for the residents both immediately outside the building and along the property's eastern edge overlooking the railroad tracks. The driveway area between these seating areas will serve as a loading zone and be repaved with pavers and will include a crosswalk to connect the seating areas. All driveways and parking areas will accommodate two-way traffic flow. A bicycle rack will be included at the building's entrance.

In addition to existing steps on the west side of the building leading to State Street, stairs will be added to the north and south sides of the building leading to parking lots and two sets of stairs will be added to the east side leading to the seating areas and loading zone.

Trash removal:

A dumpster enclosure for residents' use will be included in the southern parking lot, with regular pickups scheduled with a private contractor.

Signage:

The only proposed signs are standard stop and handicapped parking signs.

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: 610

Start Date: February 1, 2016

Completion Date: August 31, 2016

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:

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited; **(leak off into railyard at southeast corner of property in violation)**
- 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 SUBMISSION

- 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:	22,286 SF
50% of non-roof hardscape:	11,143 SF
Shaded (based on average values per code):	4,761 SF
Areas with SRI > or = 29 (includes 4,678 SF of pavers, evidence of SRI needed)	7,746 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	12,507 SF
% SHADE/HIGH SRI PROPOSED	56.12%

Project Timetable:

Construction is expected to begin on February 1, 2016 and finish on August 31, 2016.

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; 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:

Intertidal Flats: The southern end of Quinnipiac River in New Haven is a tidal body, with gently sloping banks composed of muddy, silty, and fine sandy sediments and generally devoid of vegetation.

Tidal Wetlands: The southern end of Quinnipiac River in New Haven is a tidal body, with tidal wetlands along its western shore in the vicinity of the project site.

Freshwater Wetland and Watercourses: At its closest point, the Quinnipiac River is approximately 700 feet from the property.

Estuarine Embayments: The southern end of Quinnipiac River in New Haven is a tidal body, with saline sea water from Long Island Sound and New Haven Harbor diluted by freshwater from upriver sources.

Shellfish Concentration Areas: Although the Quinnipiac River has managed shellfish beds, according to CT DEEP's map of shellfish concentrations, none are present within the vicinity of the project area.

Navigable waters: The Quinnipiac River is navigable and accessible from New Haven Harbor and Long Island Sound. However, this site lies north of the I-91, Middletown Avenue, and railroad bridges over the river, which have clearances that only for very small vessels to pass beneath.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<p>The proposed development is separated from the Quinnipiac River and its associated resources by approximately 700 feet. The buffer area is largely comprised of an active rail yard with several tracks in the north-south direction. Additionally, the project site is located atop a steep elevated embankment west of the existing rail yard, the top of which is in excess of 10 feet above the adjacent rail yard. Excess runoff from the site is directed to an existing swale on the western side of the tracks where it is collected and infiltrated. This drainage condition is not directly connected to the Quinnipiac River or its coastal resources.</p> <p>Based on these conditions, while the site is located within the Coastal Management District, it is not anticipated that the proposed development will have any adverse impacts on the coastal resources identified.</p>
2. Potential beneficial impacts	None identified in application.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None identified in application.
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?	The site's location does not allow for water-dependent development.
6. Is public access provided to the adjacent waterbody or watercourse?	The site does not have access to the river.
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; and Transportation, Traffic, and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details with the following comments:

- The owner must combine the three parcels into a single entity and record it on the land records;
- Transformers must be relocated from front yard to comply with Zoning Ordinance;
- Revise site plans to include four-foot space between stop sign and sidewalk at both driveways;
- Rip rap overflow must be replaced with level spreader to prevent direct channeling of stormwater;
- Provide proposed pavers' color sample on cut sheet;
- Due to resurgence of Dutch Elm Disease in the city, replace American Elms with another species of tree species.

COASTAL FINDING:

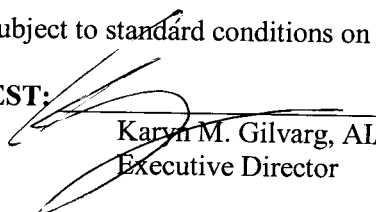
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would 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 standard conditions on Page 1.

ADOPTED: November 18, 2015
Edward Mattison
Chair

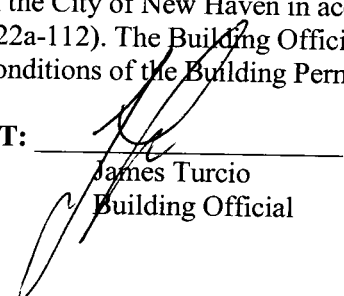
ATTEST:


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: November 18, 2015

ATTEST:


James Turcio
Building Official