

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 24 AND 40 DIXWELL AVENUE, 49 GOFFE STREET. Site Plan Review for construction of surface parking lot. (Owner/Applicant/Agent: Michael Peck, Director of Operations for Yale University)

REPORT: 1515-04

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 February 17, 2021. 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 Marshall, 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 and 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. 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. 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.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required prior to issuance of Certificate of Occupancy.
11. 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.
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 format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 21, 2016.

- Stormwater management report, dated January 21, 2016.
- Traffic impact statement, dated January 20, 2016.
- Application drawings. 26 sheets received February 12, 2016.
 - GI-001: Cover sheet. Revision date February 12, 2016.
 - GI-002: General notes. Drawing date January 21, 2016.
 - VB-02: Zoning location and topographic survey. Drawing date October 13, 2014.
 - CP-101: Site preparation plan. Revision date February 12, 2016.
 - CE-101: Erosion and sediment control plan. Drawing date February 12, 2016.
 - CS-101: Site layout plan. Revision date February 12, 2016.
 - CS-102: Snow storage plan. Revision date February 12, 2016.
 - CG-101: Grading and drainage plan. Revision date February 12, 2016.
 - CL-101: Site lighting plan. Drawing date January 21, 2016.
 - CL-102: Electrical plan. Drawing date February 12, 2016.
 - CL-501: Lighting details. Drawing date January 21, 2016.
 - LP-101: Landscape plan. Revision date February 12, 2016.
 - LP-102: Landscape shade/solar reflective surface study. Revision date February 12, 2016.
 - LP-501-502: Landscape details. Revision date February 12, 2016.
 - CD-501-502: Erosion and sediment control details. Drawing date January 21, 2016.
 - CD-503-507: Site layout details. Revision date February 12, 2016.
 - CD-508-509: Stormwater management details. Revision date February 12, 2016.
 - CD-510: Utility details. Drawing date January 21, 2016.
 - TR-GS_01: Sign face sheet aluminum R-series signs typical details. Revision date June 2015.

PROJECT SUMMARY:

Project: Dixwell-Goffe Parking Lot
Address: 24 and 40 Dixwell Avenue, 49 Goffe Street
Site Size: 45,302 SF (1.04 acres)
Zone: BB (Automotive sales)
Financing: Private
Parking: 60 passenger car spaces (including 2 HC and 1 HC van-accessible) and two bus spaces
Owner/Applicant/Agent: Michael Peck, Director of Operations for Yale University **Phone:** 203-432-2769
Site Engineer: Ted DeSantos for Fuss & O'Neill, Inc. **Phone:** 860-646-2469
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1346-12, August 11, 2004: Site plan review for 27-space limited access parking lot in a BB zone.

Zoning:

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

Site Description/existing conditions:

The 40 Dixwell Avenue parcel is currently an unimproved gravel lot. There is existing building on the 24 Dixwell parcel that formerly served as a UPS store. There is an existing building and associate parking lot on the 49 Goffe parcel that will not be modified as part of this project, but the remainder of the lot is an unimproved gravel lot.

Proposed Activity:

The existing building on the 24 Dixwell parcel will be demolished. This parcel, as well as the entire 40 Dixwell parcel and the unimproved portion of the 49 Goffe parcel will be paved in order to create a 60-space public parking lot. The northern portion of the lot will be paved with concrete, while the central and eastern portions of the lot will be paved with asphalt. The applicants presume that most of the spaces in the lot will be utilized by monthly parkers, but remaining spaces will be available to the public for daily use.

Circulation/Parking/Traffic:

All traffic will enter through a reconstructed curb cut at the northeast corner of the 40 Dixwell parcel. The lot will utilize a centrally located pay and display station to collect parking fees. Parking lot users will park, pay at the central station, and return to their vehicles to display the receipt. Monthly pass holder will not need to utilize the pay station.

A wrought iron fence will encircle the site, with pedestrian access allowed only at driveway entrance and the southern corner at the intersection of Dixwell Avenue and Goffe Street, where most pedestrian traffic is expected to be going to/coming from. A seven-spot bicycle rack will also be installed at this southern entrance to the site.

Trash removal:

No trash collection will take place on site.

Signage:

The project includes standard handicapped parking signs, as well as instructional and wayfinding signage for the pay station.

Sec. 58 Soil Erosion and Sedimentation 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: 2,715**

Start Date: April/May 2016

Completion Date: two to four months after work begins

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 during both 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

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 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:	28,111 SF
50% of non-roof hardscape:	14,052 SF
Shaded (based on average values per code):	4,295 SF
Areas with SRI > or = 29	11,334 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	15,629 SF
% SHADE/HIGH SRI PROPOSED	55.6%

Project Timetable: Construction is expected to begin in April/May 2016 and last two to four months.

SITE PLAN REVIEW

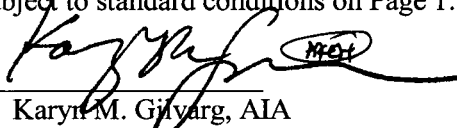
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan; City Engineer; Building; Disabilities Services; and Transportation, Traffic, and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Submit bound and conformed set of signed and sealed site plans, including updated lighting and photometric sheets.

ACTION

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

ADOPTED: March 16, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Givarg, AIA
Executive Director