

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**

RE: **EDGEWOOD AVENUE.** Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review for construction of a cycle track from Forest Road to Park Street.
(Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)

REPORT: 1532-07

INLAND WETLANDS FINDING: Approval with Conditions

COASTAL SITE PLAN ACTION: Approval with Conditions

SITE PLAN 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 June 21, 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. Signoff on final plans by the 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.
4. 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.
5. 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.
6. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer upon completion of the project. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, CSPR, and IW forms. Received May 25, 2017.

- Application drawings. 21 sheets received June 13, 2017.
 - Cover. Drawing date March 16, 2017.
 - Site Plans (10 plans).
 - Traffic Control Signal Plans (11 sheets). Revision date May 5, 2017.

PROJECT SUMMARY:

Project: Downtown West Community Connectivity Project

Address: Edgewood Avenue, from Forest Road to Park Street

Site Size: not applicable

Zone: not applicable

Financing: public

Project Cost: \$1.2M

Parking: not applicable

Owner/Applicant/Agent/Engineer/City Lead: Giovanni Zinn for City of New Haven **Phone:** 203-946-8105

BACKGROUND

Previous CPC Actions: Not applicable

Zoning: Not applicable

Site description/existing conditions:

Edgewood Avenue is an approximately two-mile long road running west-to-east across New Haven, from Forest Road in Westville to Park Street in Downtown. The road can be divided into approximately thirds. Its western most third, running from Forest Road to its overpass above Edgewood Park is a two-lane, bi-directional road. From Edgewood Park to Winthrop Avenue, the road turns into a four-lane boulevard, with two lanes of eastbound and two lanes of westbound traffic separated by the Edgewood Mall. From Winthrop Avenue the road is a one-way, two-way street eastbound towards Park Street., where it turns into a one-way road running eastbound to Park Street.

Proposed activity:

The proposed project will add a two-way cycle track the entire length of Edgewood Avenue. Most of the cycletrack will run in the existing northern (westbound) parking lane of Edgewood Avenue. The cycletrack will be ten-foot wide, with a three-foot buffer from automobile traffic. For a two-block stretch from Central Avenue to Yale Avenue, the cycle track will be constructed in the City's right-of-way within the existing grass, preserving parking on this stretch. In the portion of the route running through the Edgewood Mall, the eastbound and westbound cycletrack lanes will be separated on either side of the mall, mirroring the configuration of the existing roadway. For the final portion from Winthrop Avenue to Park Street, both lanes cycle track will return to the northern parking lane of Edgewood Avenue.

Motor vehicle circulation/parking/traffic:

Appropriate lane markings, signage, traffic calming devices, and signaling will be installed throughout the length of the route, including bicycle-only signals where appropriate. Car traffic will continue to operate as it does currently. On-street parking spaces will be removed in portions of the route to accommodate the cycle track, although driveway access will be maintained for all properties.

Bicycle parking: Not applicable

Trash removal: Not applicable

Signage: Not applicable

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: 150 CY

Start Date: Summer 2017

Completion Date: Spring 2018

Responsible Party for Site Monitoring: Chris Flanagan of City of New Haven Engineering Department

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 construction;
- 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*.

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is expected to begin in summer 2017 and be completed in spring 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 .

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification:

No construction activity is to take place within the wetlands area itself. Striping of the cycle track will occur on Edgewood Avenue where it runs on a bridge above wetlands, and is therefore within the 50' regulated area.

Based on this information, staff suggests to the Commission that this application be categorized as a **CLASS B**.

Proposed regulated activity:

Creation of the cycle track includes painting appropriate lane markings on Edgewood Avenue within the regulated area. No construction, demolition, or alteration of the road pilings is required,.

Wetland/watercourse area altered:

Wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet

Upland area altered:
0.0 acres

Soil science report: None

Vegetation: Not applicable

Planting plan: Not applicable

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

The only work proposed within the regulated area is painting of the existing roadway to create the cycle track. Edgewood Avenue is an existing road that runs on a bridge above the wetlands, and there is no way to complete the project without traversing this regulated area. The roadway striping will not have any impact upon the wetlands.

The Commission believes that required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

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.

Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved roadway.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None
2. Potential beneficial impacts	None.
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?	Not waterfront
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront
6. Is public access provided to the adjacent waterbody or watercourse?	Not waterfront
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

ACTION

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

ADOPTED: June 21, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

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.

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: June 21, 2017

ATTEST: 
James Turcio
Building Official