

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **GEORGE STREET BRIDGE REPAIR (@ CHURCH STREET TUNNEL)**, Site Plan Review for Bridge Repairs adjacent to Gateway Community College. (Owner/Applicant: City of New Haven Engineering Department).

REPORT: 1487-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until December 18, 2018. 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 addressed with the City Plan Department and reflected upon final plans circulated for signoff.
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 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. Any proposed work within the 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. 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 or prior to use of the site. 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:

- Development Permit Application: DATA, SITE and NARRATIVE forms. Fee EXEMPT due to municipal nature of project.
- Drawings dated October 30, 2013: half-size set, received November 26, 2013.

PROJECT SUMMARY:

Project: Repair to George Street Bridge over Church Street Tunnel
Address: George Street at Gateway Community College (mostly underground)
Site Size: n/a
Building size: n/a
Zone: BD/BD-3
Financing: City of New Haven
Project Cost: approximately \$1.75-2 million
Parking: n/a
Owner: City of New Haven
Applicant: Engineering Department **Phone:** x8105
Agent: Larry Smith, Engineering **Phone:** x8105
Site Engineer: Dave Carlson (Speigel Zamecnik & Shah) **Phone:** 203.624.9831
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: (CPC 1469-17) 9/18/2012: Authorization for Agreements with CTDOT for design, inspection and construction of bridge over Church Street Tunnel.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD/BD-3 zone.

Site Description/existing conditions: The George Street Bridge carries street-level traffic over and forms the road of a segment of the Church Street Tunnel, which in turn provides service and loading dock access for the Gateway Community College Parking Garage and the hotel and buildings of the Chapel Square block.

The bridge is a reinforced concrete structure which was originally constructed in 1963. The bridge has two parts, the east section which will be repaired under this project and the west section which is integral to the Temple Street Garage. The bridge was last inspected in July 2011, and areas needing repair were identified at that time. Repairs to the portion of the bridge below the Temple Street Garage have been completed by the New Haven Parking Authority.

Proposed Activity: This project includes structural repairs to the underside of the bridge slab, beams and columns. Work on top of the bridge includes a new expansion joint seal at the interface with the Temple Street Garage, and infill of 4 grated openings in the roadway ventilating the tunnel below, along with deck and beam repairs at these openings. In the tunnel below, bituminous concrete will be removed and replaced with cast-in-place concrete roadway pavement. In addition, a new mechanical room at the Temple Street Garage interface will be constructed housing 2 new ventilation fans.

Circulation/Parking/Traffic: Traffic will be interrupted on George Street during construction, though it is planned for the summer months of 2014 when Gateway Community College is minimally active to minimize this disturbance. Maintenance and protection of traffic plans will need to be submitted and reviewed by TTP prior to construction.

Trash removal: not applicable

Stormwater Management Plan: not applicable

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: not applicable

Signage: not applicable

Project Timetable: permitting and bid Spring 2014; construction completed during Summer 2014.

SITE PLAN REVIEW

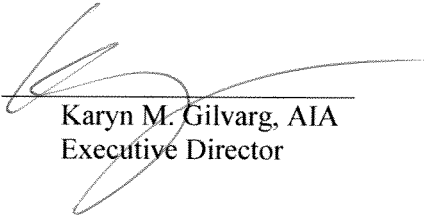
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- Maintenance and Protection of Traffic Plans to be submitted and reviewed by Transportation, Traffic and Parking prior to issuance of permits.

ACTION

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

ADOPTED: January 15, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director