

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

RE: 856, 860-862, AND 868 HOWARD AVENUE AND 45, 47, 51-53, AND 55 VERNON STREET. Site Plan Review and Detailed Site Plan Review for demolition of existing buildings and construction of Ronald McDonald House. (Owner: Stephen Carbery of Yale-New Haven Hospital, Inc.; Applicant: Stocky Clark of Ronald McDonald House Charities of CT and Western MA; Agent: David Sacco of TPA Design Group)

REPORT: 1512-01

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 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 & 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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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 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, and SESC forms.
NARRATIVE attached. Application fee: \$270. Received October 22, 2015.**

- Reflective surface calculations, dated October 22, 2015.
- Drainage calculations, dated October 22, 2015. Revised November 4, 2015.
- Zoning relief letter approving creation of a Planned Development Unit (PDU), dated June 11, 2015.
- Application drawings. 25 sheets received October 22, 2015.
 - T0.01: Title Sheet. Drawing date October 22, 2015.
 - Topographic Survey. Drawing date March 27, 2015.
 - Exhibit E Lot Consolidation and Lot Line Adjustment Plan. Drawing date April 16, 2015.
 - Exhibit C-1 Leasehold Easement Map. Drawing date April 16, 2015.
 - C1.00: Existing Conditions Plan. Drawing date October 22, 2015.
 - C2.00: Site Plan – Phase 1. Revision date November 5, 2015.
 - C2.01: Schematic Site Plan Phase 3. Drawing date November 5, 2015.
 - C3.00: Grading, Drainage, and Utilities Plan – Phase 1. Revision date November 5, 2015.
 - C4.00: Lighting & Landscaping Plan – Phase 1. Revision date November 5, 2015.
 - C4.01: Lighting & Landscaping Plan – Future Improvements. Revision date November 5, 2015.
 - C4.02: Lighting & Landscaping Plan – Photometrics. Drawing date November 5, 2015.
 - C5.01: Erosion Control Details & Notes. Drawing date October 22, 2015.
 - C5.02-06: Miscellaneous Details. Drawing date October 22, 2015.
 - A1.00-03: Floor Plans. Drawing date October 22, 2015.
 - A1.04: Roof Plan. Drawing date October 22, 2015.
 - A2.00-01: Building Elevations. Drawing date October 22, 2015.
 - A2.02: Exterior Perspectives. Drawing date October 22, 2015.
 - A2.03: Exterior Materials. Drawing date October 22, 2015.

PROJECT SUMMARY:

Project: Ronald McDonald House
Address: 856, 860-862, and 868 Howard Avenue; 45, 47, 51-53, and 55 Vernon Street
Site Size: 27,205 SF (0.625 acres)
Zone: PDU #124 within RO (Residence-Office) and RM-2 (High-Middle Density)
Financing: Private
Parking: 25 spaces, including 2 HC (1 van-accessible)
Owner: Stephen Carbery, Yale-New Haven Hospital, Inc. **Phone:** 203-688-3055
Applicant: Stocky Clark, Ronald McDonald House Charities of CT and Western MA **Phone:** 203-773-6951
Agent: David Sacco, TPA Design Group **Phone:** 203-562-2181
Architect: Jay Brotman, Svigals + Partners **Phone:** 203-786-5110
Site Engineer: David Sacco, TPA Design Group **Phone:** 203-562-2181
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1505-13: Planned Development Unit (PDU) for hospital related uses in a High-Middle Density (RM-2) Residence District and Resident/Office (RO) District.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO and RM-2 zones, with the zoning relief granted to create Planned Development Unit #124 (15-37-S).

Site Description/existing conditions:

The project site is currently comprised of three parcels on Howard Avenue (856, 860-862, 868) and the rear of four parcels on Vernon Street (45, 47, 51, and 55), which in June 2015 were approved by the Board of Zoning Appeals as Planned Development Unit (PDU) #124. (Future project phases will include the remainder of the Vernon Street lots as well as 878 Howard Avenue.) The lots currently have a mix of residential and office uses housed in 1-3 story wood frame buildings. The Howard Street lots are directly across the street from YNNH Children's Hospital.

Proposed Activity:

The proposed development is a new facility for Ronald McDonald House, to replace its existing George Street facility. The house provides accommodation for families of children receiving care at Yale-New Haven Hospital (YNNH). The purpose of the proposed development is to increase the number of rooms available and provide the rooms at a location convenient to the Children's Hospital facility. The new location is directly opposite the hospital on Howard Avenue.

The proposed building will be three-stories high and contain 18 guestrooms. In addition, there will be two respite rooms to provide families not staying at the facility with a place to rest, shower, etc. Common spaces will include a reception area, living room, play room, teen lounges, dining room, kitchen, laundry rooms, and administrative space. Additionally, during Phase I YNNH will lease approximately 11,600 gross square feet of the new building for general conference, community meeting, administrative, and storage space. During Phase 2, the leased space will be converted into 12 additional bedrooms, a recreation room, and a media room. No new site improvements will be carried out in Phase 2. In Phase 3, the existing Adler Center at 878 Howard Avenue will be demolished and an addition will be built to increase the total number of guestrooms to as many as 40. Work in Phase 3 is beyond the scope of this application and will be the subject of a future Development Permit application.

A limited amount of site lighting, landscaping, and furnishings will be installed as needed to satisfy City requirements for screening and to make the site safe and attractive. The applicant plans to fully improve the entire site over time using donated materials and mainly volunteer labor.

Circulation/Parking/Traffic:

Phase I of the development will utilize the existing curb cuts at 860 Howard Avenue (directly opposite Park Street) and 878 Howard Avenue (opposite South Street and part of the Adler property that will be redeveloped as part of Phase III), as one-way entrance to the site's 25-space parking lot. The existing unstriped lot on 878 Howard will be striped to accommodate 9 vehicles (included in the 25 total parking spots). All traffic will exit via the existing driveway on Sylvan Avenue, which is part of the 878 Howard lot. The parking lot includes two handicapped spaces (one van-accessible) adjacent to the proposed building and a loading space across the drive aisle from it. A bike rack will be installed at the building's front entrance along Howard Avenue.

The site's entire frontage along Howard Avenue is bounded by a sidewalk, however, the only existing crosswalk across Howard Avenue is north of the Howard Avenue/Park Street intersection. Under the current system, pedestrians wishing to reach the project site from the Children's Hospital must cross Park Street to reach an island, cross Howard Street, and backtrack along Howard Avenue to the building's main entrance. Wheelchair ramps on this route are either non-existent or inadequate, and there are no pedestrian walk signals. To provide a more direct route from the hospital to the proposed building, the owners propose to construct a new crosswalk across Howard Avenue on the south side of Park Street. However, because motor vehicle traffic across this section of Howard Avenue always has a green light (either traffic travelling along Howard Avenue or from Park Street, which must turn left onto Howard), the entire intersection must be signalized and rebuilt to provide protected pedestrian crossings and accessible wheelchair ramps that meet current ADA standards at all crossings.

Trash removal:

Two trash enclosures will be constructed for residents' use on the south and west sides of the building. These will be emptied by an employee into a larger dumpster enclosure along Sylvan Street on a regular basis, where they will be collected by a contracted hauler.

Signage:

One 20 SF identifying sign (meeting the zoning requirements) will be at the building's entrance.

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: 1,067

Start Date: Demolition is expected to occur in December 2015 and January 2016, with new building construction beginning in May 2016.

Completion Date: May 2017

Responsible Party for Site Monitoring: Glenn Stevens, Petra Construction Company, 203-401-2151

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*.

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 DOES NOT MEET REQUIREMENTS; RE-SUBMIT
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.

Upighting shown on Sheet C5.06 as a potential future inclusion is not allowed by ordinance.
There is light bleed onto neighboring residential property at 49 Vernon Street.

**Sec. 60.2 Reflective Heat Impact: SUBMISSION DOES NOT MEET REQUIREMENTS; RE-SUBMIT
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:	6,334 SF
50% of non-roof hardscape:	3,167 SF
Shaded (based on average values per code):	- SF
Areas with SRI > or = 29	3,010 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	3,010 SF
% SHADE/HIGH SRI PROPOSED	47.5%

An additional 157 SF of non-roof hardscape must be shaded or use a material with SRI > 29 to meet Section 60.2 standards.

Project Timetable:

Demolition is expected to occur in December 2015 and January 2016, with new building construction beginning in May 2016, with completion planned for May 2017.

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:

- Parcels must be consolidated and lot lines adjusted, with copy of recording provided to City Plan Department;
- “Do not enter” signs to be added to one-way driveways, where appropriate;
- Lighting must be adjusted so as to eliminate light bleed onto 49 Vernon Street property;
- An additional 157 SF of non-roof hardscape must be shaded or use a material with SRI > 29 to meet Section 60.2 standards;
- All parking must be striped under this project, including the Adler lot;
- One conformed set of signed and sealed drawings must be provided to City Plan for file.

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