

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 138 AND 146 CLINTON AVENUE AND 109, 111, 113, 115, AND 117 ATWATER STREET. Site Plan Review and Coastal Site Plan Review for construction of a new three-story nursing home in an RM-1 zone. (Owner/Applicant: David Hunter of Mary Wade Home; Agent: Richard Couch of Martinez Couch & Associates, LLC)

REPORT: 1526-02

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 January 25, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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; and 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. 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. Species and locations of proposed street trees must be coordinated with the Parks Department and Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. 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.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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 PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

15. The owner must combine the parcels into a single lot and record it on the land records, with a copy provided to City Plan prior to sign-off for building permits.
16. All stormwater connection to City infrastructure shall be constructed of reinforced concrete pipe (RCP) per the City Engineer.
17. Pedestrian crossing signs must be added at all crosswalks.
18. Add 24" stop bar at all vehicular stops and one-way sign on Pine Street at vehicular exit.

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

- Recorded BZA relief for Coastal Site Plan Review, Special Exception, and Variances to permit building coverage of 32 % where a maximum of 30% is allowed and building height of 39 ft. where a maximum of 35 ft. is permitted. Recorded December 21, 2016. Received December 21, 2016.
- Planting plan and plant list. Received December 21, 2016.
- Reflective Heat and Shading Analysis, dated October 2016. Received December 21, 2016. Revisions received January 13, 2017.
- Storm Water Analysis and Narrative, dated October 2016. Received December 21, 2016.
- Lighting Fixture Cut Sheets, dated January 2017. Received January 12, 2017.
- Application drawings. 29 sheets received December 21, 2016. Revisions received January 12, 2017.
 - T-0.0: Title Sheet. Drawing date December 16, 2016.
 - Survey: Topographic/Boundary Survey. Drawing date December 16, 2016.
 - C-1.0: Demolition Plan. Drawing date December 16, 2016.
 - C-2.0: Site Layout Plan. Revision date January 5, 2017.
 - C-2.1: Site Plan Signage and Accessibility. Revision date January 5, 2017.
 - C-2.2: Site Lighting Plan. Drawing date December 16, 2016.
 - C-3.0: Site Grading and Drainage Plan. Revision date January 5, 2017.
 - C-4.0: Site Utility Plan. Drawing date December 16, 2016.
 - C-5.0–C-5.1: Erosion & Sedimentation Control Plan & Detail. Drawing date December 16, 2016.
 - C-6.0–C-6.8: Details. Revision date January 5, 2017.
 - PA-1–PA-2: Preliminary Rendered Views. Revision date December 7, 2016.
 - PA-3–PA-6: Preliminary Floor Plans. Revision date December 7, 2016.
 - PA-7–PA-8: Exterior Elevations. Revision date December 7, 2016.
 - PA-9: Roof Plan. Revision date December 7, 2016.
 - PA-10: View of Existing Building with New Landscaping Plan. Revision date December 7, 2016.

PROJECT SUMMARY

Project: Mary Wade Homes

Address: 138 Clinton Avenue (parcels at 146 Clinton Avenue and portions of 109, 111, 113, 115, and 117 Street are also included in the proposed plan)

Site Size: 116,577 SF (2.68 acres)

Zone: Residential Low-Middle Density (RM-1)

Financing: Private

Parking: 74 spaces on site (including 13 compact, 3 HC, and 1 HC van-accessible)

Owner/Applicant: David Hunter, President and CEO of Mary Wade Home

Agent/Site Engineer: Richard Couch for Martinez Couch & Associates, LLC

City Lead: City Plan Department

Phone: 203-562-7222

Phone: 860-436-4364

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1334-12, March 19, 2003: Request for abandonment of Pine Place.

CPC 1358-25, October 20, 2004: CSPR and SE for PDU designation to allow phased development and additional administrative and program space in RM-1 zone. (118, 138, and 150 Clinton Avenue; 86, 88, and 90 Grafton Street; 71, 75, 77, 81, and 83 Pine Street)

CPC 1368-18, April 20, 2005: CSPR and Special Exception to permit home for the aged with on-site health clinic and accessory uses in an RM-1 zone. (71 Pine Street)

CPC 1402-05, April 18, 2007: Site Plan Review for moving of residential structure to 138 Clinton Avenue. (77 Pine Street)

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone, with the zoning relief granted to permit building coverage of 32 %where a maximum of 30% is allowed and building height of 39 ft. where a maximum of 35 ft. is permitted.

Site description/existing conditions:

The proposed project will occupy most of the block that is bounded by Clinton Avenue on the east, Grafton Street on the north, Atwater Street on the west, and Pine Street on the south (103, 109, 111, 113, 115, and 117 Atwater Street; 86, 88, 90, and 92 Grafton Street; 138, 146, and 150 Clinton Avenue; 71, 75, 77, 79, 81, 83, and 85 Pine Street; and Pine Place, an abandoned street). (105 Atwater Street is the only property on this block that is NOT a part of the proposed project.) 75 Pine Street is a paved 23-space parking area that is currently used by the Mary Wade Home across Pine Street at 118 Clinton Avenue. The remainder of the properties are either vacant, grassy lots or detached residential structures.

Proposed activity:

The proposed plan would demolish all existing structures Clinton Street, along with most of those on Pine Street (including the existing parking lot) and Grafton Street. Residential structures on Atwater Street and those at 83 Pine Street and 86 and 88 Grafton Street would remain. A three-story nursing home that would serve as an extension of the existing Mary Wade Home would be constructed along the Clinton Street frontage, extending westward about 90' along Grafton Street and 170 feet along Pine Street. A 74-space parking lot accessed from new curb cuts on Grafton Street and Pine Street would be constructed westward of the nursing home within the interior of the block. The applicant has plans to construct an addition to the existing home at 83 Pine Street, although they are outside the scope of this project and will need separate approval at a future date.

Motor vehicle circulation/parking/traffic:

A 78-space parking lot will be constructed in the interior portion of the site. It will be accessed via two new mid-block curb cuts, one each on Grafton Street and Pine Street. The driveways and parking aisles will be bi-directional, although traffic on Pine Street is one-way eastbound (towards Clinton Avenue).

Bicycle parking:

A seven-spot bicycle rack will be constructed in the parking lot median opposite the building's main entrance.

Trash removal:

Garbage and recycling dumpsters will be placed on concrete pads behind a six-foot high solid fence between the proposed building and the access drive. They will be emptied by a contracted hauler on a regular basis.

Signage:

None included in in submission.

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: 17,930 SF

Start Date: March 2017

Completion Date: March 2019

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: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

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 DOCUMENTATION**

- 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:
50% of non-roof hardscape:

39,245 SF
19,623 SF

Shaded (average)	2,398 SF
SRI > 29	17,563 SF
Cement	6,214 SF
Parking striping	1,057 SF
StreetBond coating	10,292 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	19,961 SF
% SHADED/HIGH SRI PROPOSED	50.9%

Project Timetable:

Construction is planned to begin in March 2017 and last approximately two years, finishing in March 2019.

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lots and grassy areas.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None
2. Potential beneficial impacts	The project includes the construction of a stormwater management system that is designed to remove 80 percent of total suspended solids (TSS) from the site. Stormwater runoff will be exfiltrated from impervious surfaces up to a five-year storm event. The retention system is designed to capture all run-off through the 100-year storm event. As a result, more stormwater runoff will be captured on site and there will be less and higher-quality runoff into the Quinnipiac River.
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

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.

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 conditions on Pages 1 and 2.

ADOPTED: January 25, 2017
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: January 25, 2017

ATTEST: 
James Turcio
Building Official