

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1080 STATE STREET. Site Plan and Coastal Site Plan Review for revisions to previously approved plan for expansion of Ralph Walker Skating Rink and parking lot improvements. (Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)

REPORT: 1532-06R

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 April 17, 2024. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the City 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.
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 site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
9. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

10. Applicant is to submit any changes to existing lighting on site to the City Plan Commission to confirm conformance with New Haven Zoning Ordinance Section 60.1 Exterior Lighting regulations prior to issuance of Certificate of Occupancy.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Received April 9, 2019.

- Stormwater Management Plan. Dated May 22, 2017. Revised March 2019. Received April 9, 2019.
- Application drawings. 14 sheets received April 9, 2019.
 - C: Cover. Drawing date March 1, 2019. Received April 9, 2019.
 - EX-1: Existing Site Plan. Drawing date March 16, 2019. Received April 9, 2019.
 - S-1: Existing Survey. Dated 1962. Received April 9, 2019.
 - SP-1: Site Plan. Drawing date January 25, 2019. Received April 9, 2019.

- G-1: Proposed Grading Plan. March 16, 2017. Received April 9, 2019.
- C-1: Drainage Plan. Drawing date March 16, 2017. Received April 9, 2019.
- SE-1: SESC. Drawing date January 25, 2019. Received April 9, 2019.
- V-1: Vehicle Tracking. Drawing date January 25, 2019. Received April 9, 2019.
- SP-1: Site Plan. Drawing date January 25, 2019. Received April 9, 2019.
- SS-1: Solar Reflectivity Plan. Drawing date January 25, 2019. Received April 9, 2019.
- BE-1: Building Elevation. Not dated. Received April 9, 2019.
- BE-2: Team Building Elevation. Not dated. Received April 9, 2019.
- D-1: Details. Drawing date March 16, 2017. Received April 9, 2019.
- D-2: Details. Drawing date March 16, 2017. Received April 9, 2019.

PROJECT SUMMARY:

Project: Ralph Walker Ice Rink Phase II

Address: 1080 State Street

Zoning Lot Area: 453,024 SF (10.4 acres)

Building size: 11,120 SF

Zone: Park

Parking: 104 parking spaces (including 5 accessible spaces)

Owner/Agent: City of New Haven

Applicant: Giovanni Zinn of the City of New Haven

Phone: (203) 946-6417

BACKGROUND

Previous CPC Actions:

CPC 1532-06: Site Plan Review and Coastal Site Plan Review for expansion of Ralph Walker Skating Rink and parking lot improvements. Approved June 21, 2017.

Zoning:

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

Existing Conditions/Background:

The project site encompasses an area of approximately 2.9 acres and consists of an ice-skating rink, a Team Building, and a parking area. The site is bounded by East Rock Park-Blake Field in the north, Interstate 91 in the east, State Street in the south, and a residential development in the west. On June 21, 2017, the applicant received Site Plan and Coastal Site Plan approval from the City Plan Commission for the expansion of the existing building housing the Ralph Walker Skating Rink, the installation of a regulation-sized skating rink, grading and repaving of the parking area, the construction of a stormwater bio-retention area.

Proposed activity:

The previously approved application for renovations to Ralph Walker Skating Rink includes a site plan that is in conformance with City regulations. The applicant is proposing several revisions to the originally approved site plan that includes the construction of a 4,600 SF Community Building on the northwest corner of the rink and a 2,750 SF addition to the existing Team Building (6,845 SF total). The proposed revisions also include the reconfiguration of the parking lot to accommodate the proposed Community Building, the relocation of the retention basin to allow for more stalls in the parking lot, the addition of underground stormwater retention chambers, the installation of a concrete entrance plaza, and additional greenspace within existing and proposed paved areas on site.

Motor vehicle circulation/parking/traffic:

Traffic will continue to enter the site via an existing curb cut on State Street leading to a two-way driveway and parking lot. The previously approved site plan consisted of a 97-space parking lot. The applicant is proposing to reconfigure the parking lot and provide 104 parking spaces, including five (5) accessible spaces.

Bicycle parking:

Bicycle storage will be located along the northern edge of the ice rink entry plaza. The storage area will accommodate at least 20 bikes.

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: 122.2 CY

Start Date: Spring 2019

Completion Date: Fall 2019

Responsible Party for Site Monitoring:

Chris Flanagan of the 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 the 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. 60.2 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:

74,714 SF
37,357 SF

Concrete SRI > 29	36,253 SF
Concrete SRI < 29	38,463 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	36,353 SF
% SHADED/HIGH SRI PROPOSED	51.5%

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:

Coastal Flood Hazard Area (Flood Zone): A portion of the project site is located within Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100-year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Maps (FIRM) panels 09009C0433K and 09009C0434J effective July 8, 2013.

Nearshore Waters: The project site is directly adjacent to the Mill River.

Shorelands: The project site is located within the coastal boundary on a developed waterfront adjacent site.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>The proposed construction of a 4,600 SF building and the expansion of the footprint of the parking area will increase impervious cover on site from 74,550 SF to 82,307 SF. In order to mitigate the impacts of the increased impervious surface, the applicant proposes to construct underground stormwater retention chambers and a rain garden on site.</i>
2. Potential beneficial impacts	<i>The proposed rain garden and retention chambers will significantly reduce stormwater runoff rates and volumes on site. The proposed infrastructure will also provide additional filtration of stormwater prior to flowing into the adjacent Mill River.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>The proposed project will not impact potential opportunities for future water-dependent development. Access to the existing Mill River Trail along the river will not be impacted.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>The proposed project will not restrict access to the Mill River.</i>
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)?	<i>No.</i>
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'.	<i>No.</i>

Project Timetable: Construction is expected to begin in Spring 2019 and be completed by Fall 2019.


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.

SITE PLAN ACTION

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

ADOPTED: April 17, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Director, City Plan Department

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: April 17, 2019

ATTEST: _____
James Turcio
Building Official