

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **SHERMAN/TYLER PARKING LOT.** Site Plan Review and Coastal Site Plan Review for new parking facility. (Owner/Applicant: New Haven Parking Authority; Agent: Chris Granatini of Tighe and Bond.)

REPORT: **1490-01**

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 April 16, 2019
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** on shall be reviewed with the City Plan Staff 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. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. 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.
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. 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, CSPR, SITE, and NARRATIVE forms. Application fee is exempt. Received February 20, 2014.

- Development Permit Application Drawings dated February 20, 2014, full-size sets, received February 20, 2014. 22 sheets in drawing.
- Revised Sheet L-1.01 received April 14, 2014.

PROJECT SUMMARY:

Project: Parking Lot
Address: MLK Blvd, Sherman St, Tyler St and Legion Ave
Site Size: 208,763 SF (4.79 acres)
Zone: BA (General Business)
Parking: see narrative below
Owner: City of New Haven
Applicant: New Haven Parking Authority **Phone:** 203.946.8936
Agent/Architect: Chris Granatini (Tighe & Bond) **Phone:** 860.704.4771
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: BA (General Business)

Proposed Activity: The New Haven Parking Authority proposes to construct a 473-space surface parking lot. The lot will be used to provide parking for YNHH York Street campus and CHMC.

Stormwater Drainage and Compliance with Section 60: Stormwater Design has been reviewed and approved of by the Assistant City Engineer and has been found to be in compliance with City standards. Please see drainage report and drawings for additional information.

Exterior Lighting: The lighting as illustrated in the drawings complies with the NHZO. Any future changes to the lighting design will need to be reviewed by staff for compliance.

Reflective Heat Impact: The proposed development is unable to meet the requirements of the NHZO; planted trees provide only 5.4% shade coverage over the site. The applicant has requested a waiver from the conditions of section 60.2.

[The Commission reviewed the request for waiver at the April 16, 2014 meeting. CPC decided to allow a waiver for 10% shading of the site. Applicant to re-submit drawings showing how this criteria will be met.]

Soil Erosion and Sediment Control Review: A total of 9436 cubic yards of material will be moved, removed or added to the site. Chris Granatini of Tighe & Bond is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. 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. Chris Granatini of Tighe & Bond is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Chris Granitini of Tighe & Bond shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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, Chris Granitini of Tighe & Bond is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: Signage for the parking facility is shown on the plans and complies with the NHZO.

Project Timetable: Construction is scheduled to begin upon approval and is expected to last for 90 days. Applicant desires to have site open for cars in August 2014.

Circulation/Loading/Parking: There are two proposed entry/exits, one pair each on MLK Boulevard and also on Legion Avenue. Interior circulation is a combination of one-way and two-way traffic. Internal signage and striping modifications have been requested by Traffic and Parking.

Trash removal: n/a

Landscaping /Lighting: Trees on-site will be a combination of existing/protected trees and new plantings. Trees within the lot occur at regular intervals within curbed islands.

Lighting plans have been provided with the application. Light fixtures meet the requirements of the NHZO, but it cannot be ascertained if the light levels comply. Applicant should re-submit plans with photometrics run to minimally 10 feet beyond the property lines.

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: The site lies within 1000' of the West River, and thus requires Coastal Review. The tidal/freshwater wetlands of the River are nearby, as well as the recreational features of the surrounding parklands.

Positive Impacts on Coastal Resources: Because the proposed stormwater management system is an environmental upgrade to the existing conditions on-site, the project as a whole can be considered to have positive impact. In addition to infiltrating water via underground cells, additional cleaning and infiltration of water will occur in the biofiltration swales.

Potential negative impacts on coastal resources and mitigation of such impacts: none

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:

- Light fixtures meet the requirements of the NHZO, but it cannot be ascertained if the light levels comply. Applicant should re-submit plans with photometrics run to minimally 10 feet beyond the property lines; and
- Applicant to re-submit drawings for staff review showing how 10% shading on-site will be achieved; waiver granted by CPC stipulates 10% will be the threshold for the project as relates to NHZO Sec.60.2.

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 the standard conditions on Page 1.

ADOPTED: April 16, 2014
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.

DATE ADOPTED: April 16, 2014

ATTEST: 
Daniel O'Neill
Building Official