

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 1080 STATE STREET. Site Plan Review and Coastal Site Plan Review for expansion of Ralph Walker Skating Rink and parking lot improvements. (Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)
REPORT: 1532-06
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 June 21, 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 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. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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

11. Handicapped spaces must be re-stripped to be ADA compliant.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.
Received May 18, 2017.

- Stormwater Management Plan prepared by Dawn Henning of the Engineering Department. Received May 18, 2017.
- Lighting cut sheets. Received June 21, 2017.
- Application Drawings. 12 sheets received May 18, 2017. Revisions received June 21, 2017.
 - C-1: Cover Sheet. Drawing date March 16, 2017.
 - B-1: Building Plans. Drawing date May 5, 2017.
 - B-2: Building Elevation. Drawing date May 5, 2017.
 - EX-1: Existing Site Plan. Drawing date March 16, 2017.

- EX-2: Existing Parking Lot. Drawing date March 16, 2017.
- P-1: Parking Lot Layout. Drawing date March 16, 2017.
- SE-1: Soil Erosion and Sediment Control. Drawing date March 16, 2017.
- SP-1: Grading Plan. Drawing date March 16, 2017.
- C-1: Catchment Area. Drawing date March 16, 2017.
- ST-1: Standard Details. Drawing date March 16, 2017.
- R-1: Rendering. Drawing date March 16, 2017.
- PH-1: Photometric Plan. Drawing date March 16, 2017.

PROJECT SUMMARY:

Project: Expansion of Ralph Walker Skating Rink and parking lot improvements

Address: 1080 State Street

Site Size: 453,024 SF (10.4 acres)

Zone: Park

Financing: Public

Project Cost: \$2.5-2.8M

Parking: 97 car spaces (including 4 HC spaces); 20 bicycle spaces

Owner/Applicant/Agent/Engineer/City Lead: Giovanni Zinn for City of New Haven **Phone:** 203-946-8105

BACKGROUND

Previous CPC Actions:

None.

Zoning:

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

Site description/existing conditions:

The Ralph Walker Skating Rink and parking lot lie at the southern end of Blake Field, a 10-acre City park in the East Rock neighborhood. The site is accessed from State Street, and is surrounded by the Upper State Street residential and commercial area to the west, industrial uses to the south and east, and parkland to the north. I-91 and the Mill River both lie along the property's eastern boundary, with the path of the proposed Mill River Trail running through the site.

Proposed activity:

The proposed project will extend the existing building housing the ice rink in order to allow for the installation of a regulation-sized rink. Proposed construction work includes a pile-supported foundation, structural steel, glazing, roof, a 200'x85' ice surface, replacement of rink mechanical equipment, grading and paving of the parking area, and construction of a stormwater bio-retention area.

Motor vehicle circulation/parking/traffic:

All car traffic will enter the site via an existing curb cut on State Street leading to a two-way driveway and parking lot. The lot will contain a total of 97 parking spaces.

Bicycle parking:

Twenty bicycle spaces are proposed. Ten will be located near the rink's entrance, while another ten will be located at the rear of the parking lot close to the park.

Trash removal:

Not specified.

Signage:

None proposed.

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: 267 CY

Start Date: July 2017

Completion Date: June 2018

Responsible Party for Site Monitoring: Chris Flanagan of 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 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 mounting height 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.

The entire parking lot will be paved using a reflective chip seal.

Project Timetable: Construction is expected to begin in July 2017 and be completed by June 2018.

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.

Coastal Flood Hazard Area (Flood Zone): Portions of the site lies within the Special Flood Hazard Area of the 100-year flood zone, with a base flood elevation of 9 feet, while other portions are within the 500-year flood zone with no base flood elevation determined.

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

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The rink expansion will occur at the northeastern end of the existing building, turning a grassy, pervious area into building hardscape within the 100-year floodplain. Additionally, the existing parking lot, which is currently compacted, mostly impervious gravel will be paved. To mitigate the increased impervious surface, a bioswale will be constructed in the grassy area at the northern end of the parking lot to retain and treat runoff.
2. Potential beneficial impacts	None
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?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Access to the Mill River Trail that runs along the river will not be impacted.
6. Is public access provided to the adjacent waterbody or watercourse?	The existing trail leading to the Mill River will not be impacted.
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 Page 1.

ADOPTED: June 21, 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: June 21, 2017

ATTEST: 
James Turcio
Building Official