

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1028-1040 and 1050 WHALLEY AVENUE; 13, 17, 25, 31, 35, 39, 45, 49, 53, AND 59 EMERSON STREET; AND M/B/P 389-1139-03700. Site Plan Review for redevelopment of Chapel Haven campus in an RM-2 zone. (Owner: Chapel Haven, Inc., Jeanie Malone & Marcy Dillon, and Miriam Skolnick & Sidney Horton; Applicant: Chapel Haven, Inc.; Agent; John Knuff, Esq. of Hurwitz Sagarin Slossberg & Knuff, LLC)

REPORT: 1530-06

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 May 17, 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; 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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. Documentation of merging of properties to be provided to City Plan prior to sign-off for building permits.
16. Applicant to provide inventory of existing signs to Department of Transportation, Traffic, and Parking prior to sign-off for building permit and shall replace any signs damaged during the demolition and construction process prior to sign-off for Certificate of Occupancy.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.**NARRATIVE attached. Application fee: \$270. Received April 20, 2017.**

- Letters of authorization from all property owners. Received April 20, 2017.
- Stormwater Management Analysis prepared by Tighe & Bond dated April 19, 2017. Received April 20, 2017. Revisions dated May 5, 2017 received May 5, 2017.
- Parking compliance letter dated May 3, 2017. Received May 5, 2017.
- Application drawings. 43 sheets received April 20, 2017. Revisions received May 5 and May 12, 2017.
 - Cover Sheet. Drawing date May 11, 2017.
 - EX-01: Property/Topographic Survey. Revision date April 18, 2017.
 - EX-002: Compilation Plan & Topographic Survey. Drawing date December 18, 2014.
 - L001: General Site Information. Revision date May 11, 2017.
 - L101: Site Demolition and Preparation. Revision date May 11, 2017.
 - L102: Construction Staging Plan. Revision date May 5, 2017.
 - L201: Site Layout and Materials. Revision date May 11, 2017.
 - L202: Site Layout and Materials Enlargements. Revision date May 5, 2017.
 - L203: Fire Access Plan. Revision date May 5, 2017.
 - L204: Waste Removal Plan. Revision date May 5, 2017.
 - L205: Site Lighting Plan. Revision date May 10, 2017.
 - L301: Site Grading. Revision date May 5, 2017.
 - L401: Site Planting. Revision date May 11, 2017.
 - L402: Planting Details. Revision date May 5, 2017.
 - L403 – L405: Shade Studies. Revision date May 11, 2017.
 - L501–L503: Site Details. Revision date May 11, 2017.
 - C001: General Notes, Abbreviations, Legend, and Location Map. Revision date May 5, 2017.
 - C002: Existing Conditions. Revision date May 5, 2017.
 - C101: Site Utility Plan. Revision date May 5, 2017.
 - C102: Drainage Plan. Revision date May 5, 2017.
 - C201: Demolition Phase, Soil Erosion, and Sedimentation Control. Revision date May 5, 2017.
 - C202: Soil Erosion and Sedimentation Control Plan. Revision date May 5, 2017.
 - C203–C204: Site Soil Erosion and Sedimentation Control Details. Revision date May 5, 2017.
 - C301–C305: Site Drainage and Utility Details. Revision date May 5, 2017.
 - A101R–A103R, A101W, and A101S–A102S: Floor Plans. Revision date May 5, 2017.
 - A301R, A301W, and A301S–A302S: Exterior Elevations. Revision date May 5, 2017.

PROJECT SUMMARY:**Project:** Chapel Haven redevelopment**Address:** 1028-1040 and 1050 Whalley Avenue; 13, 17, 25, 31, 35, 39, 45, 49, 53, and 59 Emerson Street; and M/B/P 389-1139-03700**Site Size:** 121,968 SF (2.8 acres)**Zone:** RM-2 (Residential high-middle density)**Financing:** Private**Parking:** 72 automobile spaces (including 3 HC and 1 HC van-accessible); 12 bicycle spaces

Owner: Chapel Haven, Inc. (most parcels), Jeanie Malone & Marcy Dillon (13 Emerson Street), Miriam Skolnick & Sidney Horton (M/B/P 389-1139-03700)

Applicant: Chapel Haven, Inc.

Agent: John Knuff, Esq. of Hurwitz Sagarin Slossberg & Knuff, LLC

Phone: 203-877-8000

Architect: The SLAM Collaborative

Phone: 860-657-8077

Site Engineer: Charles Croce of Tighe & Bond, Inc.

Phone: 203-712-1100

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

Site description/existing conditions:

Chapel Haven is an existing school and transition program that serves 250 adults with special needs that has been operating for many years out of existing buildings at 1028-1040 and 1050 Whalley Avenue and 58 Emerson Street. The Chapel Haven campus provides these adults an opportunity to enroll in an intensive, residential experience before graduating to live independent lives, often within the Westville community.

The existing campus consists of two two-story brick buildings on the parcel at 1028-1040 Whalley Avenue that currently serve as office space and residences in two-story homes at 1050 Whalley Avenue and 58 Emerson Street. There is an existing 38-space parking lot on the 1028-1040 Whalley Avenue parcel that is accessed from two separate curb cuts on Whalley Avenue. A CT Transit bus stop is immediately in front of the campus on Whalley Avenue.

Proposed activity:

The applicant has acquired a total of 13 properties in the northwest portion of the block surrounded by Fountain Street to the south, Emerson Street to the west, Whalley Avenue to the north, and Harrison Street to the east. Nine existing residences along Emerson Street would be demolished in order to allow for the construction of two new buildings and a 34-space parking lot. One building, along Emerson Street, will house the Schleifer Adult Independent Living (SAIL) and aging services programs. The second, to be constructed in the southeastern interior portion of the campus will house the Residential Education at Chapel Haven (REACH) program. Additional construction work includes an addition to an existing administrative building and landscaping and utility work.

Motor vehicle circulation/parking/traffic:

Motor vehicle traffic would enter the site in one of two ways. The existing 38-space parking lot on Whalley Avenue would be maintained, and would provide access to closest point of entry to the existing administrative buildings. A new 34-space parking lot would be constructed off of Emerson Street in the southwestern portion of the property and would provide the most direct access to the REACH and SAIL buildings. Emerson Street is a one-way street flowing from Fountain Street northwards towards Whalley Avenue. All cars would enter via a new curbcut on the southern edge of the site, proceed around the lot in a counter-clockwise manner, and exit back on to Emerson Street via a second new curb cut. Despite the addition of two new curb cuts, seven curb cuts currently serving driveways of the Emerson Street houses to be demolished would be removed, resulting in a net decrease of five curb cuts along this stretch of Emerson Street.

The site is also served by two CT Transit bus lines. The B line, running between Downtown New Haven and Woodbridge along Whalley Avenue, stops near the intersection of Whalley Avenue and Emerson Street. The Q line, running between the Amity Shopping Center on the Woodbridge town line and the Foxon Boulevard Wal-Mart on the East Haven town line via Downtown New Haven, stops near the intersection of Emerson Street and

Fountain Street. A sidewalk also runs along the entirety of the the site's Whalley Avenue and Emerson Street frontage.

Bicycle parking:

A total of 12 bicycle parking spaces will be provided. Six covered spaces will be added to the plaza outside the REACH building, while another six spaces will be added just off the parking lot to be constructed in the southern portion of the site.

Trash removal:

A dumpster enclosure will be constructed in the corner of the new parking lot off of Emerson Street, where it will be emptied by a private hauler.

Signage:

None submitted as part of application.

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: 6,873 CY

Start Date: June 2017

Completion Date: October 2019

Responsible Party for Site Monitoring: Chuck Croce, P.E. of Tighe & Bond

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.

TOTAL SF of non-roof hardscape:
50% of non-roof hardscape:

43,354 SF
21,677 SF

Shaded (average)	7,514 SF
SRI > 29 (concrete, brick pavers, and turfstone pavers)	14,214 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	21,728 SF
% SHADED/HIGH SRI PROPOSED	50.1%

Project Timetable:

Construction is scheduled to begin in June 2017 and last until October 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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: May 17, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director