

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW AND SITE PLAN REVIEW

RE: CRESCENT STREET, Inland Wetlands Review and Site Plan Review for Complete Renovation of Bowen Field in a Park Zone (Owner: City of New Haven; Applicant: William Clark, Board of Education).

REPORT: 1480-03

INLAND WETLANDS FINDING: No significant impact

SITE PLAN ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Inland Wetland and Site Plan approval is valid for a period of five (5) years after the date of decision, to June 19, 2018. 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. Signoff on final site plans by the City Engineer, Traffic Department and City Plan Department in that order shall be obtained prior to issuance of building permit or initiation of site work. Fire Department shall also review and approve plans.
3. The applicant shall record on the City land records an original copy of this Inland Wetlands and Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for a building permit or initiation of site work.
4. An individual who will monitor the Soil Erosion and Sediment Control Plan on a day-to-day basis shall be named, and such name and contact information shall be provided to the City Plan Department, prior to City Plan sign off on final plans for a building permit or initiation of site work.
5. Any activity within the public right-of-way will require separate permits.
6. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Note version of AutoCAD.

Previous CPC Actions: Auth for filing ED049 Grant Application with State of CT (CPC 1469-19, 09-18-12), Amend Appropriating Ordinance #4 in FY2013 Capital Budget (CPC 1472-04, 12/19/2012).

Submission: Application for Development Permit inc. Inland Wetlands Application 05/16/13; SESC Operation and Maintenance Plan; Stormwater Management Report 05/13 by BSC Group, Inc.; Wetlands and Watercourses Delineation by William Kenny Associates LLC 08/31/12.

Plans by The SLAM Collaborative 05/16/13: Cover Sheet, Survey by Conklin & Soroka 10/12 (8 sheets); Site General Information, Overall Site Plan, Site Demo and Preparation, Site Materials, Site Layout, Gatehouse Enlargement, Grandstand Enlargement, Site Grading, Site Grading Enlargement, Site Plantings, & Enlargements, Planting Details & Plant List, Site Detail Sheets, Athletic Field Details, Drainage Plan, Utility Plan, SESC Plan, City Details, Overall Plan – Buildings, Floor Plans – Locker Rooms & Restroom facilities, Floor Plans - Gatehouse, Building Roof Plans, Building Elevations, Electrical Site Plan, Illumination Summary.

Clarifying letter from BSC Group 05/13 dated 06/11/13.

PROJECT SUMMARY:

Project: Renovation of Bowen Field Track, Field and Football Facilities (see project description)

Address: Crescent Street

Site Size: 2,382,873 SF = 54.67 acres including 19.3 acres of wetlands and watercourses
Project site = 10.9 acres

Zone: Park

Financing: State School Construction Grant

Project Cost: \$11.6 million

Parking: adjacent lots off Munson Street

Land Owner: New Haven Department of Parks **Phone:** 203-946-8200

Applicant: William Clark, COO BOE. **Phone:** 203-691-2681

Agent: Glenn Gollenberg, SLAM **Phone:** 860-657-8077

Architect: same **Phone:** same

Site Engineer: BSC Group (Will Walter) **Phone:** 860-652-8227

Soil Scientist: William Kenny Associates **Phone:** 203-366-0588

BACKGROUND

Site/Existing Conditions: The 54.67 acre site is located within Beaver Pond Park in the north central area of the city of New Haven. Bowen Field, its gate house and maintenance building front on Crescent Street to the west, and is bordered on the north and east by Beaver Ponds and to the south by ball fields and parking accessed from Munson Street. The buildings including existing locker rooms and restrooms are in deteriorated condition, and the fields are heavily used by high school athletic team practices and competitive events including track and field meets, football, lacrosse, and soccer games. The fields are also used by community groups such as Pop Warner football and other local organizations. There are areas around the field where the Friends of Beaver Pond Park have done some planting

Proposed activity: To develop this facility to its full potential in serving the public need, the main turf field will be replaced with a synthetic turf field for football, lacrosse, and soccer games. The field will have a subsurface drainage system which will allow for increased hours of use during all seasons. The field will be raised with fill to alleviate flooding conditions. A new 8-lane synthetic track around the artificial turf field will replace the existing 6 lane track. The existing natural grass practice field will be rebuilt with an underdrainage system to drain away excess moisture from the turf so as to create drier playing conditions sooner after weather events. In order to compensate for the filling under the synthetic turf field within a floodplain, the practice field will be excavated to create a compensatory storage area for flood waters as required.

A new cast-in-place 2,500 seat grandstand will replace the existing concrete grandstand on the west side of the field. The visitors' grandstand on the opposite side will be demolished and replaced with portable aluminum bleachers. A new press box, new public restrooms and new locker facility will be constructed. The exterior of the existing gatehouse and maintenance building will be renovated and the roof replaced to make it weather tight. A new accessible unisex toilet room will be added to the interior. Otherwise, interior renovations are not proposed as part of this project.

The gatehouse courtyard will be redeveloped from a utilitarian maintenance/parking area into an upper and lower multi-use, pedestrian entrance plaza for use as impromptu viewing of the main athletic field, gather space outside a future concession stand (inside the gatehouse building), and disembarking point for stadium patrons. The lower pedestrian plaza will be the main entrance

plaza for patrons entering from the parking lot to the south, and will serve for impromptu gatherings around the centrally located flagpole. New fencing will surround Bowen Field so that access can be limited during athletic events. Pedestrian gates will be added at control points. Fencing will primarily be vinyl coated black chain link except for along Crescent Street where it will be a decorative metal picket variety. Additional plantings and landscaping will be incorporated.

SITE PLAN REVIEW

Soil Erosion and Sediment Control Plan: The application states approximately 2,315 cubic yards of soil will be removed and 1,202 CY will be added to the site. Approximately 23,267 CY will be excavated from the practice field and moved to the area of the new synthetic turf field to raise the elevation and to provide for compensatory storage under the practice field. The soil erosion and sediment control plan is therefore an important component of the project. The construction entrance to the project area is located at the north end of the field area. From that point silt fencing will surround the entire field area and there are temporary sediment traps at four points at the perimeter of the site. A temporary stockpile area is shown on the practice field. All SESC measures are required to be designed and constructed in accordance with the Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*. Once grading is complete disturbed areas will be temporarily seeded until final seeding and plantings are installed. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. No off site tracking of materials shall be permitted.

The erosion control operation and maintenance plan establishes procedures for maintenance of the soil erosion and sediment control measures utilized during the construction period. According to the narrative, the contractor once selected is stated to be responsible for monitoring control measures during the project and the person responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. The name and contact information of an individual responsible for the soil erosion and sediment control plan as well as an on-site monitor shall be provided to the City Plan Department, prior to initiation of site work or issuance of building permit. All measures should be inspected periodically, as well as after each rain event. The applicant 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, the applicant is responsible for notifying the City Engineer within twenty four hours of any such situation with a plan for immediate corrective action.

Stormwater Plan/Drainage Report: the stormwater collection and management system is designed to, at a minimum, mitigate the post development increase in the peak rates of runoff from the 2, 10 and 100-year storm events associated with the construction of the site improvements. In all cases the peak site flows to Beaver Pond have been reduced, thus meeting the standards of Zoning Ordinance Section 60 Stormwater Management Plans.

Field Underdrain systems: The synthetic turf field will percolate 100% of flows that reach the turf surface. A series of flat panel drain sections installed 20 feet on center and 10 inches below the turf surface connect to an oversized 15" slotted HDPE perimeter collector drain. The collector drain is installed in a crushed stone filled trench which provides plenty of storage space for runoff storage capacity. The grass practice field is designed to provide underdrainage of flows that reach the turf surface with a similar system of flat panel drains which drain to a perimeter collector drain.

Raingardens collect and treat overland flow prior to release into Beaver Pond providing increased stormwater quality although their bio-retention capabilities, treating any remaining pollutants that are not remediated by the extended overland flow path over the practice field.

Compensatory Storage in the Floodplain: The proposed renovation lifts the entirety of the synthetic field above the base flood elevation, to prevent flooding damage to the synthetic surface. To compensate for the filling beneath the artificial turf to raise it above the BFE, compensatory storage for flood waters is provided as required by the Flood Damage Prevention Ordinance by installing a crushed stone layer which will accept rising water during flood events. The total compensatory provided within the two fields is 1,752 cubic yards, exceeding the City requirement of 1,618 CY, thus meeting the requirements of Section 60.

The majority of the site runoff will be collected by a series of deep sump catch basins, area drains and roof leaders, as well as a trench drain, conveyed via underground piping to outlet protection facilities before it discharges into Beaver Pond.

Stormwater quality: Short term water quality during the construction project is addressed by soil erosion measures. Long term water quality is handled by permanent soil erosion measures such as the rain gardens, plantings and an operation and maintenance plan.

All improvements rely in the long term upon a maintenance plan carried out by the owner, in this case the City, by sweeping of parking areas, cleaning catch basin sumps, and maintaining rain gardens. Friends of Beaver Pond Park may be helpful to the City in caring for some of the landscaping and raingardens.

Operation and Maintenance Plan: Typical short term measures are used during construction to prevent runoff and control dust. The Commission also recommends inspection and clearing of the weirs downstream prior to the project to assure that the system functions. In the long term the City will be responsible for maintaining the improvements. A Plan which includes sweeping paved areas and keeping drainage structures, rain gardens and landscaped areas clear of debris and sediment is important to be implemented to prevent flooding and to keep the floatables and pollutants from entering the Beaver Ponds.

Site Circulation/Parking: Maintenance vehicles enter the site from Fournier Street, and there is also access to the site from the parking lot to the south off Munson Street. Provision is made for golf cart circulation as well. There is a large existing parking lot to the south of the Field with The site will be better geared for pedestrian circulation than it is presently.

Landscape Plan: As previously stated tree plantings by Friend of Beaver Pond Park enhance the site in numerous locations and will not be disturbed. Rain gardens are established in areas where stormwater will be seeping into the adjacent wetlands. These rain gardens slow and filter the runoff.

Project Timetable: The project is proposed to be initiated in October 2013 and to be complete by August 2014.

Site Plan Team Review: Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Building Department and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

Other Permits Required: CT DEEP Flood Management Certification – in process; CT DEEP General Permit for the Discharge of Stormwater and dewatering Wastewaters – to be submitted to CT DEEP at least one month prior to the start of construction.

INLAND WETLANDS REVIEW

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of Classification: The Commission has reviewed the options for classification, as stated in Sections 4 and 5 of the Regulations and has determined that the wetlands application qualifies as a Class B Application on June 19, 2013.

Proposed Regulated Activity: In the upland review area (the 50' buffer) the applicant proposes regrading of grassed areas, raingardens, a small portion of an access road, and a small portion of the track/pole vault area are within 50' of the flagged wetlands and watercourses. In addition the ends of new fencing will be anchored in the wetland area to provide a more secure site.

Soil Science Report: Soil Scientist William Kenny investigated the site and flagged the wetlands and watercourses on August 31, 2012. The wetlands system which is located in the eastern portion of the investigation area, includes a portion of a pond and meadow and woodland wetland areas. Soils found in the areas classified as wetlands were as follows:

Aquents: a poorly to very poorly drained soil where two or more feet of the original surface had been altered by filling, excavation and/or grading.

Soils found in the upland review area:

Udorthents, smoothed: excavated or filled soil which is well drained to somewhat poorly drained

Vegetation: These measures have been designed to not only control site generated stormwater runoff but greatly enhance the cleansing and "pre-treatment" of stormwater runoff before it reaches naturally occurring wetland resource areas.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.

- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

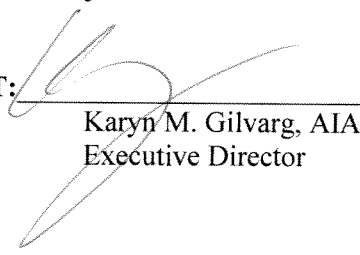
The Commission has reviewed the application, plans and materials in context with the evaluation criteria and Class B required findings and believes that there is no preferable location of the proposed activity on the site, nor are there further technical improvements required in the plans. Compensatory storage is provided for potential flood waters exceeding the City requirement. The proposed activity will not reduce the ability of the site and the capacity of the wetland and buffer areas to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

SITE PLAN ACTION

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

ADOPTED: June 19, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director