

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: **Portion of 378 FRONT STREET(157/0815/00301) and portion of FRONT STREET (157/0815/00300), Quinnipiac Terrace Phase II**, Site Plan Review including Coastal Site Plan Review for construction of 50 new Residential Units, Community center, Management office, and Maintenance space in a RM-2 zone (Owner: Housing Authority of New Haven; Applicant: Trinity New Haven Housing Two LP).

REPORT: 1391-07

ACTION: Approval of Site Plans with Conditions

COASTAL FINDING: No Adverse Impact of Coastal Resources

CONDITIONS OF APPROVAL

1. A site restoration bond in an amount of 2% of the overall project cost based upon a certified estimate, including grading, stormwater improvements, landscaping, paving, and the like, will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans and initiation of site work.
2. Signoff on final plans by Fire Marshal, City Engineer, GNHWPCA, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
3. Any activity within public right-of-way will require separate permits.
4. The Soil Erosion and Sediment Control Plan is approved for a period of two years, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
5. Final determination of traffic markings, V-loc locations, traffic signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
6. 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.
7. The applicant shall record on the City land records an original signed Site Plan Review report (to be provided by the City Plan Department) of this Site Plan approval and shall furnish written proof of the recording with the application for Building or Site Permit.
8. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Cover Letter from Attorney Carolyn Kone, Brenner Saltzman Wallman dated 05/25/06.

Development Permit application and fee of \$196.00, Narrative.

Plan Set dated 05/26/06: Master Plan for Overall Project.

Civil Drawing by VHB: Cover sheet inc. location map and zoning table, Legend and General Notes, Layout and Materials Plan, Grading and Drainage Plan, Soil Erosion and Sediment Control Plan, Utilities Plan, Site Details.

Roadways: Typical Street Sections; Alignment Layout & Control Points, Grading & Drainage Plan, Detour Plan, Maintenance & Protection of Traffic Plan, Construction Plan and Profile, Signing and Pavement Parking Plan. Coastal Application, Drainage Stormwater Management Plan 10/16/03 & Addendum#1 05/25/06.

Property Survey (Parcel Disposition Map), Existing Conditions Plan

Architectural Plans by ICON: Floor Plans, for Buildings 1&2, 3& 4, 5& 6, Building 7, Building Elevations, Planting Plan, Plant List and Planting Details, Fence & Gate Details, Other Details, Site Lighting (including Park).

PROJECT SUMMARY:

Project: Phase II of Quinnipiac Terrace Hope VI Development

Address: between Downing and Front Streets north of Del Rio Drive

Site Size: 2.19 acres (Phase II site)
Total Project: 10.41 acres
Zone: RM-2, Park, CAM
Financing: Hope VI grant, Low Income Housing Tax Credit equity, state bond funding, city support through HOME and LCI Special Act funds
Units: 50 (of 150 total Trinity Units)
Parking: 50 spaces + 16 spaces for Phase I + 4 spaces for community center
Owner: Housing Authority of New Haven
Applicant: Trinity New Haven Housing Two LP **Phone:** Hank Keating, 617-720-8400
Agent: Carolyn Kone, Brenner Saltzman **Phone:** 203-772-2600
Architect: ICON Architecture, Boston **Phone:** Steve Heikin, 617-451-3333
Landscape Architect: Rojas Group Inc., Boston **Phone:** 617-720-4100
Site Engineer: Vanasse Hangen Brustlin Inc. **Phone:** Richard Pettinelli, 860-632-1500
Soil Erosion Contact: Joseph O'Donnell, Trinity **Phone:** 203-7731491
City Lead: Economic Development **Phone:** Wendy Clarke, 203-946-2867

Previous CPC Actions:

PDD Application, General Plans and Coastal Site Plan Review (CPC 1330-01, 12/18/02).
PDD Detailed Plan Review and Coastal Site Plan Review (CPC 1344-04, 11/19/03).
CSPR and Variances and Special Exceptions for parking (CPC 1361-01, -02, -03, 12/23/04).
Site Plan Review & CSPR Phase I (CPC 1362-01, 12/23/04).
Zone Change from PDD to RM-2 & Park (CPC 1385-04, 03/16/06)
Phase II CSPR (CPC 1390-02, 06/08/06)

BACKGROUND

The applicant, Trinity New Haven/Housing Two Limited Partnership, seeks Site Plan approval including Coastal Site Plan approval of Phase II of the Quinnipiac Terrace HOPE VI project.

The HOPE VI is a collaborative effort by the City, Housing Authority of New Haven and two private developers to revitalize the Quinnipiac Terrace housing project in Fair Haven. The initiative is comprised of the following elements: demolition of the existing 244-unit complex, site preparation, new street layout, development of 200 new units (blend of rental and owner units) and development of community facilities and park spaces.¹

The HOPE VI originally was granted its zoning approval as the Quinnipiac Terrace Planned Development District in 2003, amended in 2004. In November, 2004, however, the Connecticut Appellate Court invalidated the Planned Development section of the Zoning Ordinance. In light of that decision, the Quinnipiac Terrace PDD was invalidated. Prior to the recent Connecticut Supreme Court decision, which overturned the Appellate Court ruling, the Board of Aldermen enacted a map amendment re-zoning Quinnipiac Terrace from PDD to RM-2.

Zoning: Quinnipiac Terrace Phase II is in compliance with the New Haven Zoning Ordinance with the zoning relief granted. The Board of Zoning Appeals has approved a series of variances and special exceptions accompanied by coastal site plans for Phase II (06-62-S, 06-63-V, 06-64-V granted 05/02/06, 06-104-V, 06-09-CAM granted 06/13/06).

Construction Schedule: Work is scheduled to begin 09/06 and to be complete by 05/08.

¹ Existing on-site Park land will be developed; the Park land will be replaced in part with an expansion of Dover Beach Park.

Proposed Activity for Phase II:

Trinity will demolish the remaining 11 buildings of the original Quinnipiac Terrace housing project and construct a new mixed use building to the north of new street "A" which will house 22 one-bedroom affordable housing units, a community center, management office and maintenance space. Trinity will also construct 28 townhouse units to the south of new Street "A" and to the north of a new street named Del Rio Drive. During Phase II Front Street will be relocated and New Street "A" will be constructed.

Improvements to an expanded Dover Beach Park (and improvements to the seawall) are expected to be completed during Phase II but detailed plans are not included in this plan submission. Deterioration to the seawall has necessitated a engineering feasibility study, which must be completed before design (and any required permit applications) can be filed. The Commission understands that Trinity will construct the park improvements with public funding (per cooperation agreement). Detailed plans for a park investment of no less than \$700,000 are included in the Cooperation Agreement, to be executed by the city and developer. Plans for the park are expected to the City Plan Commission no later than January 1, 2007.

PLANNING CONSIDERATIONS

Buildings: The architecture is essentially the same as Phase I. The townhouses will have their own front and rear entrances and private fenced yards. The multi-use building will have the same architectural features. There will be community center accommodations (4,500 SF) as well as a maintenance shop and management office (for all the Trinity units). All the buildings in Phase II will be of the same quality, design and construction as those in Phase I.

Stormwater drainage: The proposed development has been designed to direct stormwater runoff from the rooftop areas via a roof leader system connected to the proposed on-site drainage. Runoff from the lawn areas and the impervious surface areas on the site are collected in the closed drainage system by hooded catch basins with 4-ft. deep sumps. Discharges from the closed drainage system are to a new City separated storm drainage system.

Soil Erosion and Sediment Control: Soil will be moved around on the site and approximately 370 c.y. will be removed or added. Silt fence with hay bales are utilized as SESC measures to the east of the current and new alignments of Front Street. Once utilities are installed catch basins will be protected with silt sacks. The construction entrance will be at the location of the new Front Street to the east of Buildings 1 and 2. A soil stockpile area is located to the north of Building 7. Joseph O'Donnell of Trinity 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, running into the public right of way or onto other private property. He 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 reconstruction phases. Soil stockpiles 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 (2002)*.

Mr. O'Donnell 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, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

New and relocated Streets: The applicant has proposed acceptance of the new configuration of New Street "A" which is currently before the Board of Aldermen (see companion report #1391-18). Front Street is relocated to the west to enlarge Dover Beach Park. It is also embellished with chicanes and bump outs to calm traffic and has cross walks to the park at Bailey Street, 2 at proposed New Street A and 1 at Del Rio Drive. New Street A will be constructed with the underground utilities before the new buildings are constructed. The new Front Street will be constructed after the new buildings are up.

Site Lighting: The applicant proposes a mix of decorative lighting treatments using the "Acorn" style lighting fixtures, the same as in Phase I and similar in nature to the lighting at Monterey Place, and standard city

lighting with a black anodized finish. The city will be responsible for maintenance of lighting fixtures in the right-of-way.

Utilities: Will be underground.

SITE PLAN REVIEW

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

From Engineering:

- *What is proposed for the abandonment of Front Street infrastructure once the roadway is relocated?*

Sheets C-2 to C-5:

- *Show handicapped ramps at intersections (to agree with SPM sheets).*
- *Use City Standard Driveway Apron for driveway between buildings 6 and 15.*
- *Sheet C-4: Consideration should be given to placing the tracking pad at the New Street A location.*
- *Sheet C-5:*
- *Try to avoid the skew crossings/grade conflicts of drainage and water main in Front Street DMH26 to DMH27)*
- *The drainage connection from CB31 should go to DMH21 and not CB24.*

Sheet C-6 to C-11:

- *Use latest City Standard Details - the base material under roadways, sidewalks, driveway aprons etc. has been changed to processed coarse aggregate base.*
- *Suggest putting details together by category i.e. roadway, sidewalk, curb; sedimentation and erosion control; drainage; sanitary; traffic etc.*

Sheet C-6:

- *On STD-NH-03 detail, use 9" concrete (Commercial).*
- *Need handicapped ramp detectable warning surface details included (05 series).*
- *Sheet TYP-1: See previous comment regarding processed aggregate base.*
- *Sheets PL-1&2: Suggest developing an intersection grading plan (Front Street/New Street A) to insure no low point is developed at the corners.*
- *Sheet PL-3 shows a low point on Front Street at Sta. 22+04. Review drainage for catch basins at low points.*
- *Pedestrian and street lighting should be reviewed with Pat Petrone, City's lighting contact (and compared to street tree locations).*

From Traffic:

- *Provide a plan that shows all street furniture (trees, signs, hydrants, light poles, curbs, benches, fences etc.)*
- *Move limit of work line to wall of Building 13.*
- *Sheet C-2: Traffic & Parking should review the handicapped parking layouts to assure they have flush curbs and are correct size with correct details.*
- *Add cross walks across Del Rio Drive from Beachview Lane.*

COASTAL SITE PLAN REVIEW (note: this text is taken from 1390-02)

The Commission's Coastal Site Plan Review is prepared in accordance with Section 55.C of the New Haven Zoning Ordinance. In relevant part, Section 55.C states that the Commission shall consider the characteristics of the site, including location and condition of any coastal resources; 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. It will also determine the consistency of the proposed development with the New Haven Coastal Program.

Characteristics and Condition of Coastal Resources and Other Feature at or Adjacent to the Site: VHB, Inc. prepared the application for coastal site plan review. A map of coastal resources is included with the application. There are no coastal resources on site as Front Street and Dover Beach Park separate the development area from the waterfront. A marsh is on a portion of Dover Beach Park, which is a developed shorefront that is mainly grassy fields, with a small play area for children. In Phase II, the applicant proposes to renovate Dover Beach Park in partnership with the city's Parks Department (separate future detailed plan review and CAM application). Oyster beds are located nearby in the Quinnipiac River, which is navigable.

Flood Zone: Phase II is in Zone C, an area of minimal flooding. In a future Phase III, a sliver of Front Street, just south of Bailey Street, is in Zone B. This sliver is an area between limits of the 100 year and 500 year flood, or an area subject to 100 year flooding with average depths less than one foot, or where the contributing drainage area is less than one square mile. The realignment of Front Street includes appropriate drainage and stormwater improvements to mitigate any flood impact in this area.

Scenic/Recreational Feature: The site provides excellent views of the Quinnipiac River. Adjacent parkland provides public access to both residents and the Fair Haven community.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: A potential adverse impact would be run off from roof drains and paved areas of the site into the Quinnipiac River. The Commission notes that such activity has historically occurred from the paved and previously disturbed site areas for many years and the City Engineer has recommended that there be no on-site detention of stormwater.

Potential Beneficial Impacts: The sanitary system – which was not separated in the existing condition – will be separated in the future condition. This is a substantial improvement and will improve water quality at this discharge point. The City recently completed enabling CSO work on Front Street and Lombard Street in support of this effort.

Consistency with the Municipal Coastal Program: The proposed use is consistent with the City's Municipal Coastal Program Plan of Development, dated 1983, which designates the site as Residential (R).

Public Access to Coastal Resources: The proposed expansion of Dover Beach Park dramatically improves public access to the Quinnipiac River. As part of the HOPE VI plan, traffic calming, walking paths on the east side of Front Street and general park improvements all contribute to a more inviting and user-friendly coastal experience.

COASTAL FINDING

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. No adverse impacts on coastal resources are anticipated. The proposed project will not degrade water quality, existing circulation patterns of coastal waters, natural erosion patterns, natural or existing drainage patterns, existing visual quality, essential wildlife, finfish or shell fish, tidal wetlands, beaches or dunes, rocky shorefront, bluffs or escarpments. The project will not increase the hazard of coastal flooding. The Commission therefore makes a finding of no adverse impact on coastal resources and approval for a coastal permit to be issued.

SITE PLAN ACTION

The City Plan Commission adopts the submitted Site and Building Plans, as listed in Attachment #1, subject to the standard conditions on Page 1.

ADOPTED: June 21, 2006
Patricia King
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: _____

ATTEST: _____
Andrew J. Rizzo, Jr.
Building Official