

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 294-302 STATE STREET. Site Plan Review for the construction of 60 residential units in a BD-1 zone. (Owner/Applicant: Downtown East, LLC; Agent: Peter Olsen of Land Use and Conservation Counsel)

REPORT: 1552-04

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 December 19, 2023. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. 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.
6. 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.
7. 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.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant is to provide geotechnical data to support the assumptions made in their stormwater design prior to sign-off on plans for building permit.
15. Applicant is to provide copies of recorded easements for proposed striped pedestrian crosswalks prior to issuance of Certificate of Occupancy.
16. Applicant is to provide cross-section of proposed stormwater connection confirming location of nearby

utilities to the Engineering Department prior to sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received November 15, 2018.

- Site Traffic Evaluation Study dated September 3, 2018. Received November 15, 2018.
- Stormwater Drainage Report dated November 13, 2018. Received November 15, 2018.
- Access, Use, and Maintenance Easements. Received December 11, 2018.
- Application drawings. 13 sheets received November 15, 2018. Revisions received December 6, 2018 and December 13, 2018.
 - Cover Street dated November 13, 2018. Received November 15, 2018.
 - C1: Existing Conditions Map. Drawing date July 7, 2018. Received November 15, 2018.
 - C2: Site Layout Plan. Drawing date September 18, 2018. Received November 15, 2018. Revised December 5, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C3: Grading & Utility Plan. Drawing date September 18, 2018. Received November 15, 2018. Revised December 5, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - C4: Site Photometric Survey. Drawing date September 18, 2018. Received November 15, 2018. Revised December 5, 2018. Received December 6, 2018.
 - C5: Site Details. Drawing date September 18, 2018. Received November 15, 2018.
 - C6: Erosion Control Specifications. Drawing date September 18, 2018. Received November 15, 2018.
 - A1.1 & A1.2: Floor Plans. Drawing date November 13, 2018. Drawing date September 18, 2018. Received November 15, 2018.
 - A2.1 – A2.4: Exterior Elevations. Drawing date September 18, 2018. Received November 15, 2018.

PROJECT SUMMARY:

Project: Residential development

Address: 294-302 State Street

Site Size: 18,396 SF (0.42 acres)

Zone: BD-1 (Central Business/Residential)

Parking: 19 parking spaces (including 1 accessible space)

Owner/Applicant: Downtown East LLC

Agent: Peter Olsen of Land Use & Conservation Counsel

Site Engineer: Juliano Associates

Phone: (917) 733-9385

Phone: (203) 297-6070

Phone: (203) 265-1489

BACKGROUND

Previous CPC Actions:

CPC 1545-11: Special Exception to allow on-site parking spaces where 35 spaces are required. Approved June 20, 2018.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone with the zoning relief granted. On July 25, 2018, the applicant was granted Board of Zoning Appeals Permission for a Special Exception to allow 19 on-site parking spaces where 35 spaces are required in a BD-1 District.

Site description/existing conditions:

The project site encompasses a lot area of approximately 18,396 SF (0.42 acres) and is currently occupied by a paved surface parking lot with access along State Street. The site is bounded by commercial property in the north and west, State Street in the east, and a parking garage in the south.

Proposed activity:

The applicant proposes to construct a six-story 60-unit residential apartment building with units ranging in size from studio to two bedrooms. The first floor of the building will consist of a lobby, leasing office, fitness center, and parking garage. Additional site work includes stormwater management improvements and site lighting.

Motor vehicle circulation/parking/traffic:

The proposed project includes the construction of a 14-space (including one (1) accessible space) parking garage on the first floor of the building. Five additional uncovered parking spaces will be provided on the northern portion of the site. Access to the site will be provided via a curb cut along State Street.

Bicycle parking:

The applicant proposes to install bike racks in the covered parking garage on the first floor of the building. The bike racks will accommodate at least 18 bicycles.

Trash removal:

The proposed project includes the construction of a trash/recycling room for tenant use on the first floor of the building. Waste bins will be transported from the trash room to the curb for pick up.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable.

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
 - coated with SreetBondSR with a solar reflectance index of at least 29.

% SHADED/HIGH SRI PROPOSED	100%
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Project Timetable: Construction is expected to begin late spring of 2019 and be completed in early summer of 2020.

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.

SITE PLAN ACTION

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

ADOPTED: December 19, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Acting Economic Development Administrator