

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 145 DEWITT STREET AND 550 AND 552 HOWARD AVENUE. Revision to approved Site Plan requesting amendment to Condition of Approval #16 regarding deed restricted elderly housing. (Agent: Meaghan Miles of Carmody Torrance Sandak & Hennessey LLP)

**REPORT:** 1547-04R

**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 September 20, 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 sign-off 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. 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
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. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
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 mylar and digital form (.pdf).

### ADDITIONAL CONDITIONS OF APPROVAL

15. Applicant shall combine parcels and provide address(es) to City Plan prior to sign-off for building permits.
16. Applicant shall provide a copy of its tenant selection plan identifying the 22 elderly housing units as preferred for elderly tenants prior to issuance of Certificate of Occupancy.

17. Applicant shall provide one set of fully conformed and bound approved drawings prior to sign-off for building permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$360. Received July 19, 2018.**

- Stormwater Management Analysis dated July 19, 2018. Received July 19, 2018.
- Application drawings. 46 sheets received July 19, 2018. Revisions received August 3, 2018 and July 19, 2018.

**PROJECT SUMMARY:**

**Project:** Phase One of Hill Central Redevelopment

**Address:** 145 Dewitt Street, 550-552 Howard Avenue, and M/B/L 276/0060/02001

**Site Size:** 107,575 SF (2.47 acres)

**Zone:** RM-2 (High-Middle Density)

**Parking:** 61 parking spaces (including 4 HC spaces)

**Owner/Applicant:** Frank D'Amore for the City of New Haven, Hill Central LLC, JGE LLC, and JGM Realty, LLC

**Phone:** (203) 946-2258

**Agent:** Meaghan Miles of Carmody Torrance Sandak & Hennessey LLP

**Phone:** (203) 325-8608

**Site Engineer:** Langan Engineering

**Phone:** (203) 562-5771

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1547-04:** Site Plan Review for Hill Central Redevelopment Phase One construction of 64 residential dwelling units in a RM-2 zone. Approved September 20, 2018.

**Zoning:**

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

**Site description/existing conditions:**

The project site encompasses a lot area of approximately 107,575 SF (2.47 acres) and consists of several multi-story residential buildings, surface parking lots, and concrete sidewalks. The site is bounded by Portsea Street in the north, Dewitt Street in the west, and residential properties in the south and the east.

**Proposed activity:**

The applicant proposes to demolish existing structures and construct eight (8) two- and three-story residential buildings containing 64 residential units. The proposed development will include twenty-four (24) one-bedroom units, of which twenty-two (22) will be age-restricted elderly housing units, six (6) two-bedroom units, nineteen (19) three-bedroom units, and fourteen (14) four-bedroom units. Additional site improvements include the installation of below grade stormwater infiltration systems, landscaping, and the construction of an at-grade bituminous parking lot.

This request modifies Condition of Approval #16 in the previously approved site plan (CPC 1547-04) that the "Applicant shall provide a copy of the deed for the twenty-two (22) age-restricted elderly housing units prior to sign-off for building permits." The applicant has requested to amend the language to the effect of "Applicant shall provide a copy of its tenant selection plan identifying the 22 elderly housing units as preferred for elderly tenants prior to issuance of Certificate of Occupancy." The Commission has found the request to be in conformance with the regulations. This report supersedes prior approvals.

**Motor vehicle circulation/parking/traffic:**

The applicant proposes to provide 61 parking spaces, including four (4) handicap accessible spaces and 17 compact spaces, on site. Vehicle ingress and egress will be provided along Portsea Street and Howard Avenue.

**Bicycle parking:**

The applicant proposes to install bike racks that will accommodate 8 bicycles along the western side of the proposed parking lot.

**Trash removal:**

A dumpster enclosure with screening will be constructed in the eastern area of proposed parking lot.

**Signage:**

None proposed.

**Sec. 58 Soil Erosion and Sedimentation 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: 600 CY

Start Date: Summer 2019

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 during both 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** per GNHWPCA standards and thus does not fall under CNH jurisdiction.

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS**

**REQUIRED SUBMISSION**

- 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: 39,982 SF  
 50% of non-roof hardscape: 19,991 SF

<b>Shaded (average)</b>	<b>6,488 SF</b>
<b>SRI &gt; 29</b>	<b>13,611 SF</b>
StreetBond coating	2,818 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>20,099 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>50.3%</b>

**Project Timetable:** Construction is expected to begin in the summer of 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.

**SITE PLAN ACTION**

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

**ADOPTED:** May 15, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan