

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 95-99 HOWE STREET. Site Plan Review for the construction of a six-story building and 30 residential dwelling units in a BA zone. (Owner/Applicant: 91 Howe LLC; Agent: Gregory Muccilli of Shipman & Goodwin LLP)

**REPORT:** 1556-01

**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 April 17, 2024. 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. Signoff on final plans by 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. 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. 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. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, AND SESC forms. NARRATIVE attached. Application fee: \$270. Received March 21, 2019.**

- Site Stormwater Management Plan. Dated March 7, 2019. Received March 21, 2019. Revised March 3, 2019. Received April 4, 2019.
- Stormwater Management Report. Dated December 20, 2018. Revised March 21, 2019. Received March 21, 2019.
- Application drawings. 26 sheets received March 21, 2019. Revisions received April 4, 2019, April 12, 2019, and April 15, 2019.
  - T-1.0: Title Sheet. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - A1.0: Site Plan. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019. Revised April 11, 2019. Received April 12, 2019. Revisions received April 15, 2019.
  - A2.0: First Floor Plan. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019. Revisions received April 15, 2019.
  - A3.0 – A2.6: Floor Plans. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - A-4.0 & A-4.1: Exterior Elevations. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - A-6.0 & A.6.1: Building Sections. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - A-12.0: Perspectives. Drawing date March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-1: Demolition Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-2: Overall Site Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-3: Grading, Drainage & Utility Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-4: Sedimentation & Erosion Control Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-5: Soil Erosion & Sediment Control Plan Notes and Details. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019.
  - C-6: Landscape and Lighting Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Revised April 4, 2019. Received April 4, 2019.
  - C-7 – C-10: Detail Sheets. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019. Sheet C-10 Revised April 4, 2019. Received April 4, 2019.
  - C-11: Reflective Heat Impact Plan. Drawing date November 5, 2018. Revised March 21, 2019. Received March 21, 2019.
  - Property Survey. Drawing date September 9, 2016. Revised March 15, 2019. Received March 21, 2019.

**PROJECT SUMMARY:**

**Project:** New residential building

**Address:** 95-99 Howe Street

**Site Size:** 15,322 sf

**Existing Impervious Area:** 14,342 sf (100%)

**Proposed Impervious Area:** 14,342 sf (100%)

**Building size:** 30,320 sf, 57 ft tall

**Zone:** BA

**Parking:** 27 parking spaces (including 2 accessible spaces)

**Owner/Applicant:** 91 Howe LLC

**Phone:** 203-624-0642

**Agent:** Gregory Muccilli  
**Site Engineer:** Atlantic Consulting & Engineering LLC  
**Site Architect:** Sam Gardner

**Phone:** 203-836-2806

## **BACKGROUND**

**Previous CPC Actions:** None.

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone.

**Site description/existing conditions:** The site is currently occupied by two aging structures in need of significant repair and renovation along with 21 surface parking spaces.

**Proposed activity:** The proposed site plan would remove and replace the two existing structures with one new six-story residential apartment building of approximately 30,320 square feet, consisting of 30 residential dwelling units and 27 parking spaces and exterior storage for at least 10 bicycles. Tenant amenities are available in the building.

**Motor vehicle circulation/parking/traffic:** 17 parking spaces will be located within a first-floor parking garage with an additional 10 parking spaces located at the site. Traffic will enter the Site via a one-way driveway off Howe Street and making a left hand turn into the garage, which has two-way traffic inside. Cars will exit the garage by also turning left to enter the one-way traffic pattern, which ultimately exits back onto Howe Street. Because of the nature of the counterclockwise, one-way traffic circulation, the applicant has added a stop bar and safety light mechanism to inform entering vehicles when another vehicle is exiting the garage. The 10 uncovered parking spaces provided are a mix of parallel parking spaces and pull-in spaces around the site.

**Bicycle parking:** The applicant has provided at least 10 covered bicycle parking spaces in exchange for 3 required car parking spaces.

**Trash removal:** A refuse area will be located under the proposed rear exterior stairway and a 2 cy container will be rolled to the street for pick up and rolled back by a private company.

**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: 545 cy

Start Date: Upon approval

Completion Date: Spring 2020

Responsible Party for Site Monitoring: 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**

#### **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:

7,645 SF  
3,822.5 SF

<b>Shaded (average)</b>	<b>4,737 SF</b>
<b>SRI &gt; 29</b>	<b>N/A</b>
Cement	N/A
Parking striping	N/A
StreetBond coating	N/A
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>4,737 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>62%</b>

Other data does not need to be provided. The applicant has shown that there is over 50% shaded area by tree cover alone.

**Project Timetable:** Construction is expected to begin upon receiving site plan approval and be completed by Spring 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:** April 17, 2019  
Leslie Radcliffe  
Vice Chair

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