

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 9 TOWER LANE. Site Plan Review for the construction of a six-story mixed use building in BD-3 zone. (Owner: City of New Haven; Applicant/Agent: Randall Salvatore of RMS Downtown South-Hill North Development Company LLC and RMS Tower Lane LLC)

REPORT: 1557-07

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 May 15, 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 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.
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. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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: \$360. Received April 18, 2019.

- Stormwater Management Analysis dated April 18, 2019. Received April 18, 2019. Revised May 7, 2019. Received May 10, 2019.
- Trip Generation Assessment Memo dated April 23, 2019. Received May 1, 2019.

- Copy of Recorded Board of Zoning Appeals Permission Letter received May 1, 2019.
- Trip Generation Assessment Memo dated May 1, 2019. Received May 1, 2019.
- Application drawings. 29 sheets received April 18, 2019. Revisions received May 1, 2019 and May 10, 2019.
 - Cover Sheet. Site Plan and Special Permit Submission. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - VB101: Boundary and Topographic Survey. Drawing date December 13, 2018. Received April 18, 2019.
 - C1.00: Site Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019. Revised May 10, 2019. Received May 10, 2019.
 - C1.10: Reflective Heat Index Study. Drawing date April 18, 2019. Received April 18, 2019.
 - C1.50: Site Details I. Drawing date April 18, 2019. Received April 18, 2019.
 - C1.51: Site Details II. Drawing date April 18, 2019. Received April 18, 2019.
 - C2.00: Grading and Drainage Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019. Revised May 10, 2019. Received May 10, 2019.
 - C2.50: Drainage Details I. Drawing date April 18, 2019. Received April 18, 2019. Revised May 10, 2019. Received May 10, 2019.
 - C2.51: Drainage Details II. Drawing date April 18, 2019. Received April 18, 2019.
 - C2.52: Drainage Details III. Drawing date April 18, 2019. Received April 18, 2019. Revised May 10, 2019. Received May 10, 2019.
 - C3.00: Site Utility Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - C3.50: Site Utility Details. Drawing date April 18, 2019. Received April 18, 2019.
 - C4.00: Soil Erosion and Sediment Control Plan: Phase I. Drawing date April 18, 2019. Received April 18, 2019.
 - C4.01: Soil Erosion and Sediment Control Plan: Phase II. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - C4.50: Soil Erosion and Sediment Control Details I. Drawing date April 18, 2019. Received April 18, 2019.
 - C4.51: Soil Erosion and Sediment Control Detail II. Drawing date April 18, 2019. Received April 18, 2019.
 - L1.00: Landscape Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - L2.00: Landscape Notes and Details. Drawing date April 18, 2019. Received April 18, 2019.
 - L3.00: Lighting Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - L3.01: Lighting Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - L4.00: Landscapes Notes and Details. Drawing date April 18, 2019. Received April 18, 2019.
 - A.01: Cover. Drawing date April 18, 2019. Received April 18, 2019.
 - A.02: Illustration Site Plan. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - A.03: Building Floor Plans. Drawing date April 18, 2019. Received April 18, 2019. Revised May 1, 2019. Received May 1, 2019.
 - A.04: Building Floor Plans. Drawing date April 18, 2019. Received April 18, 2019.
 - A.05: Building Sections. Drawing date April 18, 2019. Received April 18, 2019.
 - A.06: Building Elevations. Drawing date April 18, 2019. Received April 18, 2019.
 - A.07: Building Elevations. Drawing date April 18, 2019. Received April 18, 2019.
 - A.08: Material Board. Drawing date April 18, 2019. Received April 18, 2019.

PROJECT SUMMARY:

Project: Six-story mixed-use building – Downtown South-Hill North Development Phase II(C)

Address: 9 Tower Lane (Parcel 11)

Site Size: 55,258 SF (1.27 acres)

Building size: 298,503 GSF

Zone: BD-3 (Central Business/Mixed-Use)

Parking: 200 parking spaces (including 7 accessible spaces and 49 compact spaces) and 1 loading space

Owner: City of New Haven

Phone: (203) 410-7473

Applicant/Agent: Randall Salvatore of RMS Downtown South-Hill North Development Company LLC and RMS Tower Lane LLC

Phone: (203) 943-2834

Site Engineer: Langan

BACKGROUND

Previous CPC Actions:

CPC 1427-02: Site Plan Review for new Parking Lot in a BA zone. Approved April 22, 2009.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-3 zone, with the zoning relief granted. On April 9, 2019, the applicant was granted Board of Zoning Appeals Permission for a variance to permit 24.2% of the façade of the building wall facing Church Street South between 2 FT and 8 FT to be comprised of clear glass where 60% is required, and to permit a projection of up to 3 FT into the required 15 FT setback for a canopy in a BD-3 District.

Site description/existing conditions:

The project site encompasses an area of approximately 55,258 SF (1.27 acres) and consists of a 100+ car surface parking lot. The site is bounded by Tower Lane in the north and east, a parking lot in the south, and Church Street South in the west.

Proposed activity:

The application proposes to construct a six-story mixed-use building with 223 residential dwelling units on the existing parking lot. The lower floor and a portion of the first floor of the proposed building will consist of a parking garage. The first floor will also include amenity space, two lobbies, and a bicycle room. The second floor will contain additional amenity space, two courtyards, and a swimming pool. The upper floors will consist of a mix of one-bedroom and two-bedroom units. Additional site work includes stormwater management, lighting, sidewalk, and landscape improvements.

Motor vehicle circulation/parking/traffic/bicycle parking:

The applicant proposes to construct a parking garage on the lower and first floors of the building that will include 200 car parking spaces, including 7 accessible spaces and 49 compact car spaces, and two vehicle entrances along Tower Lane. One loading space and 17 bicycle spaces will be located in the parking garage.

Trash removal:

The proposed building will have trash chutes on each floor connecting to the trash room that will be located in the parking garage on the first floor of the building. Trash will be compacted and rolled outside for collection.

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: 4,000 CY

Start Date: Spring 2020

Completion Date: Winter 2021

Responsible Party for Site Monitoring: Jay Inzitari of RMS Construction LLC

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 the 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 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: 3,159 SF
50% of non-roof hardscape: 1,580 SF

Shaded (average)	595 SF
SRI > 29	1,837 SF
Concrete	1,837 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,432 SF
% SHADED/HIGH SRI PROPOSED	77.0%

Project Timetable: Construction is expected to begin in Spring of 2020 and be completed 18 months later.

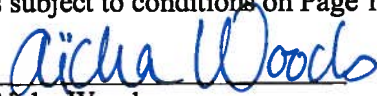
SITE PLAN REVIEW

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
Director, City Plan Department