

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 301-305 GEORGE STREET, 274 CROWN STREET. Site Plan Review and Detailed Plan Review for 78 residential units and related site amenities in a Planned Development Unit. (Owner: Robert Smith of Metro Star Property Management, LLC; Applicant/Agent: James Segaloff of Susman, Duffy, & Segaloff, P.C.)

REPORT: 1513-03

ACTION: Approval with Conditions

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 16, 2020. 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 on final plans.
3. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department 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 restoration bond in an amount of \$2,500 per dwelling unit (\$195,000 total) 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 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. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
12. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.

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 paper, mylar, and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$280. Received November 19, 2015.

- Warranty deed to property, dated October 28, 2015.
- Legal description of property
- Recorded zoning relief decision letter (15-80-S) approving Planned Development Unit of 78 dwellings on 0.86 acres in Central Business (BD) District, dated November 12, 2015.
- Letter of support for PDU application from New Haven Preservation Trust.
- Drainage calculations, dated November 19, 2015. Received November 20, 2015.
- Reflective surfaces calculations, dated November 24, 2015. Received November 24, 2015.
- Letter from Susman, Duffy, & Segaloff advising State Historic Preservation Officer of project, dated September 24, 2015.
- Traffic Impact Study, dated September 2015.
- Application drawings. 32 sheets received November 19, 2015.
 - T-1.0: Cover Sheet. Drawing date November 19, 2015.
 - EX-01: Property Survey.
 - E-1.0: Existing Conditions. Drawing date November 19, 2015.
 - DM-1.0: Demolition Plan. Drawing date November 19, 2015.
 - L-1.0: Layout Plan. Drawing date November 19, 2015.
 - ER-1.0-2.0: Erosion Control Plan, Details, and Notes. Drawing date November 19, 2015.
 - G-1.0: Grading Plan. Drawing date November 19, 2015.
 - U-1.0: Utilities Plan. Drawing date November 19, 2015.
 - LS-1.0: Lighting & Landscaping Plan. Drawing date November 19, 2015.
 - D-1.0-5.0: Miscellaneous Details. Drawing date November 19, 2015.
 - A-0.0: Site Plan. Drawing date November 19, 2015.
 - A-2.0-2.4: Building Floor Plans. Drawing date November 19, 2015.
 - A-2.5: Roof Plan. Drawing date November 19, 2015.
 - A-2.6-2.7: Lighting/Photometrics and Details. Drawing date November 19, 2015.
 - A-4.0-4.4: Building Elevations. Drawing date November 19, 2015.
 - A-6.0-6.2: Site Sections. Drawing date November 19, 2015.

PROJECT SUMMARY:

Project:	George Street Apartments	
Address:	301-305 George Street, 274 Crown Street	
Site Size:	37,570 SF (0.86 acres)	
Zone:	BD (Central Business)	
Financing:	Private	
Parking:	54 vehicle spaces (3HC, 2 HC van-accessible, 14 compact)	
Owner:	Robert Smith of Metro Star Property Management	Phone: 203-878-2193
Applicant:	James Segaloff of Susman, Duffy, & Segaloff	Phone: 203-624-9830
Agent:	same	Phone: same
Site Engineer:	David Sacco of TPA Design Group	Phone: 203-562-2181
City Lead:	City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1511-12: Special Exception for a Planned Development Unit (PDU) of 78 dwelling units on 0.86 acres in a Central Business (BD) District.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with the zoning relief granted for a Special Exception for a Planned Dwelling Unit (PDU) of 78 dwelling units on .86 acres in a BD district.

Site Description/existing conditions:

The project site currently contains a variety of buildings. A single-story zero-lot line building currently occupies the entirety of the 274 Crown Street parcel. This building was formerly occupied by a Salvation Army retail outlet, but is currently vacant. The 301 George Street parcel contains a surface parking lot and three vacant buildings: a warehouse, a former home for aged women, and a historic chapel.

Proposed Activity:

The owner proposes demolition of the existing single-story retail building at 274 Crown Street, the existing warehouse building and the "Home for Aged Women" at 301-305 George Street. The chapel building will be retained and rehabilitated. The owner will construct three new small mews (homes built to look like former stables) buildings along a walkway on Crown Street and a 55-unit podium building along the streetline at 301 George Street, while rehabilitating the chapel building and adding a four-story complementary connected addition to it.

Circulation/Parking/Traffic:

Parking for the entire development will be provided by the 301 George Street parcel, where an at-grade parking lot with a below ground parking garage will be constructed, with apartments in the podium-style building above. The at-grade lot will be accessed via an existing curb cut on George Street. The below-ground lot will be accessed via easement on the neighboring 297 George Street parcel (Regency Hotel). This building is constructed in a podium style, with the surface-level parking lot providing access to this development's driveway. Both parking structures (the at-grade lot and the below-ground lot) will only be available to building residents and will employ an electronic system that will control access to gates and ramps. An auto courtyard will also be constructed utilizing existing curb cuts on George Street to allow for deliveries/drop-offs/pick-ups. A controlled-access paved walkway running between George Street and Crown Street will provide pedestrian connections to all buildings for residents. The at-grade lot will also have a bike storage area.

Trash removal:

Garbage collection will be done by Metro Star Property Management. In order to minimize noise impact and turning areas, management uses smaller trash bins which are emptied by a management team pick-up truck. The owner does anticipate the trash removal truck to perform three point "K" turns in the standard 24 foot two aisles, if necessary, to turn around prior to exit.

Signage:

No signage 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: 4,700
Start Date: March 2016
Completion Date: May 2017

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS
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 elevation 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:	8,561 SF
50% of non-roof hardscape:	4,281 SF
Shaded (based on average values per code):	- SF
Areas with SRI > or = 29	8,561 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	8,561 SF
% SHADE/HIGH SRI PROPOSED	100%

Project Timetable: Constructed is planned to commence in March 2016 and last for approximately 14 months, until May 2017.

SITE PLAN REVIEW

Plans have been reviewed by Transportation, Traffic, and Parking (TT&P). Because of the added foot traffic in the area created by the development, and in light of the need for improvements to overall pedestrian safety in the area, TT&P has advised that additional infrastructure be installed in the area: (1) upgrades to pedestrian signal heads and HC ramps at George and York and (2) rectangular rapid flashing beacon and crosswalk on George. Applicant shall discuss and resolve these issues with TT&P.

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 except for the following issues, which must be addressed prior to sign-off for permits:

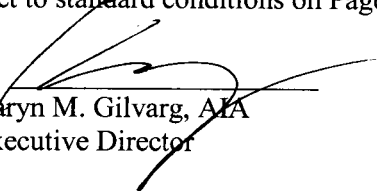
- Provide City Plan with recorded copy of access easement through 297 George Street for records;

- Prior to building permit sign-off, coordinate and confirm with TT&P that trash removal trucks performing three-point "K" turns in drive aisles is acceptable, and revise trash removal plan if necessary.

ACTION

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

ADOPTED: December 16, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director