

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 10, 22, AND 32 GOLD STREET AND PRINCE STREET (M/B/P 264-0121-01400).
Site Plan Review for a new mixed-use development including 110 dwelling units in a BD-3 zone. (Owners: City of New Haven and RMS Downtown South/Hill North Development Company, LLC; Applicant: Randy Salvatore for Downtown South/Hill North Development Company, LLC Agent: Carolyn Kone of Brenner, Saltzman, & Wallman LLP)

REPORT: 1529-08

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 20, 2022. 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 **ADDITIONAL CONDITIONS OF APPROVAL** 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; 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. 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. 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. Species and locations of proposed street trees must be coordinated with the Parks Department and Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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. Filing (with City Plan) and 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 PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

15. Provide one conformed, signed and seal set of drawings to the City Plan Department prior to building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received March 16, 2017.

- Traffic Assessment from Langan dated March 16, 2017. Received March 16, 2017.
- Stormwater Management Analysis from Langan dated March 16, 2017. Received March 16, 2017.
- Copy of BZA relief granted April 11, 2017 (17-41-V). Recorded 04/18/2017.
- Application drawings. 27 sheets received March 16, 2017. Revisions received March 24, 2017.
 - A0.00: Coversheet. Revision date March 24, 2017.
 - Lot Consolidation Plan. Drawing date August 2015.
 - CS002: Master Legend and General Notes. Drawing date March 16, 2017.
 - CS101: Site Plan. Revision date March 23, 2017.
 - CS201: Site Shading Plan. Drawing date March 16, 2017. Update recv'd April 18, 2017.
 - CS501–CS 504: Site Details. Drawing date March 16, 2017.
 - CG101: Grading Plan. Drawing date March 16, 2017.
 - CG501: Grading and Drainage Details. Revision date March 23, 2017.
 - CU101: Utility Plan. Drawing date March 16, 2017.
 - CU501: Utility Details. Drawing date March 16, 2017.
 - CE101: Soil Erosion and Sediment Control Plan. Drawing date March 16, 2017.
 - CE501: Soil Erosion and Sediment Control Details. Drawing date March 16, 2017.
 - LP101: Landscape Plan. Revision date March 23, 2017.
 - LP501: Landscape Notes and Details. Drawing date March 16, 2017. Update recv'd April 18, 2017.
 - LL101: Lighting Plan. Drawing date March 16, 2017. Update recv'd April 18, 2017.
 - LL102: Lighting Plan without Street Lights. Revision date March 23, 2017. Update recv'd April 18, 2017.
 - LL501: Lighting Notes and Details. Drawing date March 16, 2017. Update recv'd April 18, 2017.
 - A2.00–A2.05: Proposed Floor and Roof Plans. Drawing date March 16, 2017. Update recv'd April 18, 2017.
 - A5.01: Proposed Exterior Elevations. Drawing date March 16, 2017.

PROJECT SUMMARY:

Project: Gold Street Apartments

Address: 10, 22, and 32 Gold Street and Prince Street (M/B/P 264-0121-01400)

Site Size: 54,634 SF (1.25 acres)

Zone: BD-3 (central business/mixed use)

Financing: Private

Parking: 101 car spaces including 2 HC van-accessible and 4 HC (73 below grade, 28 surface) and 36 bike spaces

Owner: Randy Salvatore for RMS Downtown South/Hill North Development Co.

Phone: 203-968-2313

Owner: Matthew Nemerson for City of New Haven (10/22/32 Gold Street)
946-2366

Phone: 203-

Applicant: Randy Salvatore for RMS Downtown South/Hill North Development Co.

Phone: 203-968-2313

Agent: Carolyn Kone, Esq. for Brenner, Saltzman, & Wallman, LLP

Phone: 203-772-2600

Architect: Brian Stone of Kenneth Boroson Architects, LLC

Phone: 203-624-0662

Site Engineer: Kathryn Lynch of Langan Engineering and Environmental Services

Phone: 203-562-5771

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND**Previous CPC Actions:**

None.

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.

- Variance 17-41-V granted on April 11, 2017: permitting 10 ft of unobstructed space between curblines and structure where 15 ft is required in a BD-3 District.

Site description/existing conditions:

The existing site is occupied by the former Prince Street School Annex and surface parking lots.

Proposed activity:

The applicant proposes to construct a four-story building that will house 110 residential units and 2346 sf of retail space. The retail space will be located on the corner of the building at Gold Street and Washington Avenue. Residential units will consist of 8 junior 1 BRs, 82 1 BRs, 16 2 BRs and 4 3 BR units. Additionally, Section 8 vouchers may be used for relocation of some Church Street South residents.

Motor vehicle circulation/parking/traffic:

Parking is provided in two separate areas on-site: one underground parking garage accessed via Prince Street/Gold Street and one surface lot accessed via Washington Avenue. Loading is provided via the surface lot. See site plans for additional details.

Bicycle Parking:

Thirty-six bicycle spaces will be provided: 20 in the garage and 16 outside.

Trash removal:

The building is equipped with an internal trash chute. The trash room is located in the northwest of the building. Refuse will be compacted and will be wheeled out to the sidewalk on Washington Avenue for pick-up.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment 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: 834 cy +/-

Start Date: June 2017

Completion Date: May 2018

Responsible Party for Site Monitoring: Jay Inzitari of RMS Companies

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 both during 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 REGULATIONS 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 REGULATIONS

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:

15,900 SF

50% of non-roof hardscape:

7,950 SF

Shaded (average)	5800 SF
SRI > 29 (cast in-place concrete)	2392 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	8192 SF
% SHADED/HIGH SRI PROPOSED	51.5 %

Project Timetable:

Construction is expected to begin in June 2017 and be completed by May 2018.

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on at the beginning of the report.

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director