

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 323 GEORGE STREET, 9 AND 15 HIGH STREET. Site Plan Review for mixed-use commercial/retail space and 108-room extended-stay hotel with accessory amenity space. (Owner: James Salatto of 15 High Street, LLC and J&J Holdings, LLC; Applicant: Jacob Feldman of MOD Equities, LLC; Agent: Matthew Ranelli of Shipman & Goodwin LLP)

**REPORT:** 1513-04

**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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final 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. 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.
11. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
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 paper, mylar, and digital format [.pdf file].

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received November 19, 2013.**

- Transmittal letter from Shipman & Goodwin, LLP, dated November 19, 2015.
- Site plan rendering, dated November 16, 2015.
- Owner authorization letter, dated November 18, 2015.
- Revised stormwater Management Report, dated December, 2015. Received December 15, 2015.
- Revised building elevations. Received December 8, 2015.
- Shading plan. Received December 9, 2015.
- Application drawings. 38 revised sheets received December 10, 2015. (Half-size sheets also submitted.)
  - T1.00: Title Sheet. Drawing date November 19, 2015.
  - T1.01: Drawing List & Abbreviations. Revision date December 9, 2015.
  - 1.1: Property Survey. Revision date September 2, 2015.
  - CP-101: Site Preparation Plan. Drawing date November 19, 2015.
  - CE-101: Erosion and Sedimentation Control Plan. Drawing date November 19, 2015.
  - CS-101: Site Plan. Drawing date November 19, 2015.
  - CG-101: Site Grading & Utility Plan. Revision date December 9, 2015.
  - LP-101: Site Landscape Plan. Drawing date September 15, 2015.
  - LT-101: Lighting Plan. Revision date December 9, 2015.
  - CE-501: Erosion and Sediment Control Details. Drawing date November 19, 2015.
  - CD-501-513: Site Details. Revision date December 9, 2015.
  - A1.00-07: Lower Level, First-Sixth Floor, and Roof Plans. Revision date December 9, 2015.
  - A2.00-03: Exterior Elevations. Revision date December 9, 2015.
  - A2.04: Building Perspectives. Drawing date November 19, 2015.
  - A2.05: Exterior Materials. Drawing date November 19, 2015.

**PROJECT SUMMARY:**

<b>Project:</b>	Mixed-use Extended Stay Hotel	
<b>Address:</b>	323 George Street, 9 and 15 High Street	
<b>Site Size:</b>	23,958 SF (0.55 acres)	
<b>Zone:</b>	BD (Central Business)	
<b>Financing:</b>	Private	
<b>Parking:</b>	14 spaces (1 HC, 1 HC van-accessible), 1 loading space, 30 bicycles	
<b>Owner:</b>	James Salatto, 15 High Street, LLC and J&J Holdings, LLC	<b>Phone:</b> 203-624-2225
<b>Applicant:</b>	Jacob Feldman, MOD Equities, LLC	<b>Phone:</b> 203-624-0642
<b>Agent:</b>	Matthew Ranelli, Shipman & Goodwin, LLP	<b>Phone:</b> 203-836-2805
<b>Site Engineer:</b>	Craig Lapinski, Fuss & O'Neill	<b>Phone:</b> 860-646-2469
<b>City Lead:</b>	City Plan Department	<b>Phone:</b> 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 zone.

**Site Description/existing conditions:**

Most of the site is currently occupied as a surface storage lot for a car rental operation that covers 323 George Street and 9 High Street and includes several small buildings. 15 High Street contains a historic 5,000+ SF home.

**Proposed Activity:**

The applicant proposes to remove the existing car rental operation and in its place construct a new L-shaped building along George and High Streets. The new building will include (1) two ground-level commercial/retail spaces for a café or other service-oriented commercial tenants and (2) an extended-stay hotel with 108 fully-furnished guest rooms and accessory amenity space located on floors two through six. In addition, the applicant will preserve and rehabilitate the existing historic home at 15 High Street for use as additional guest rooms. The applicant plans to provide front desk and concierge service by staff during regular hours from 7:00 AM to 11:00 PM, as well as an express self-service check-in system for guests checking in/out after hours and 24-hour availability of staff if necessary for unanticipated circumstances. However, these hours are preliminary and may be adjusted based on experience and operational needs of the hotel and guests.

**Circulation/Parking/Traffic:**

Vehicular access to the site would be provided via a reconstructed curb cut on George Street, leading to a 15-space parking lot, with an additional loading/turnaround space. If hotel guests require more than these 15 spaces, they will have to find spots on the street or, more likely, in nearby garages. The applicant is also exploring the possibility of designating a portion of the parking area for use by a car-sharing program. A storage area and repair station for approximately 40 bicycles will be provided on the ground level adjacent to the parking lot. The sidewalk bounding the entire site, which is in poor condition, would be removed and reconstructed.

**Trash removal:**

A fenced trash and recycling area will be included in the northeast corner of the surface parking lot, adjacent to the loading area. Trash will be hauled away by a private contractor, who will be able to use the loading spot to turn around within the lot.

**Signage:**

No signage other than standard “handicapped parking” and “no parking” signs is illustrated.

**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:** 3,700

**Start Date:** As soon as possible after approval

**Completion Date:** Spring 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: Light bleed across easterly property line in violation of regulations**

#### **REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and 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:	9,324 SF
50% of non-roof hardscape:	4,662 SF
Shaded (based on average values per code):	3,528 SF
Areas with SRI > or = 29	1,724 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>5,252 SF</b>
<b>% SHADE/HIGH SRI PROPOSED</b>	<b>56.3%</b>

**Project Timetable:**

Construction is anticipated to commence upon site plan approval, with construction to be completed in one stage by spring 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:

- Confirm that minimum 3.5' clear dimension of City sidewalk exists at each and every tree pit. Expand City tree pit detail to minimum 4'x10';
- Lighting plan must be revised to prevent light bleed across easterly property boundary;
- Prior to building permit sign-off, coordinate and confirm with City Engineer's office that handicapped ramp at corner of George and High meets City standards; and
- 323 George Street, 9 High Street, and 15 High Street parcels must be combined into a single parcel and recorded on the land records

**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:**   
Kafyn M. Gilvarg, AIA  
Executive Director