

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: CHAPEL/HOWE (1229, 1245, 1249 CHAPEL and 169 & 175 DWIGHT). Site Plan Review for new mixed-use development. (Owners: Chapel and Dwight LLC, Joel Schiavone and Carl Youngman, Applicant: RMS Chapel Street LLC, Agent: Carolyn Kone of Brenner, Saltzman & Wallman).

REPORT: 1487-07

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 18, 2018. 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 addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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 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. Any proposed work within the 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. Milling and repaving of the street (areas where utility trenches are cut) as discussed with the City Engineer shall be completed by the applicant, prior to issuance of Certificate of Occupancy or release of Site Bond.
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 Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms plus project NARRATIVE. Application fee: \$270. Received November 22, 2013.

- Development Permit Application Drawings dated 11/20/13, full-size set, received November 22, 2013. (39 sheets in set)
- Site Lighting Photometric Sketch dated November 21, 2012 and received December 10, 2013.

PROJECT SUMMARY:

Project:	Mixed-use Development	
Address:	1229, 1245, 1249 CHAPEL and 169 & 175 DWIGHT	
Site Size:	52,960 SF (1.22 acres)	
Building size:	45,075 SF of impervious surface	
Zone:	BD-1	
Financing:	private	
Project Cost:	\$13 million	
Parking:	92 spaces (combined site and covered)	
Owner:	Chapel and Dwight LLC	Phone: 203.389.7407
	Joel Schiavone	Phone: 203.458.3296
	Carl Youngman	Phone: n/a
Applicant:	RMS Chapel Street LLC	Phone: 203.968.2313
Agent:	Carolyn Kone	Phone: 203.772.2600
Site Engineer:	Tighe & Bond	Phone: 860.704.4760
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

(CPC 1469-23) SE for 90 parking spaces where 144 are required for 144 units in a BD-1 zone

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone, with the zoning relief granted. Zoning relief was granted by the BZA on October 16, 2012 and renewed on October 25, 2013 (Decisions 12-62-V and 12-63-S).

Site Description/existing conditions: The site currently includes three houses (169 & 175 Dwight and 1249 Chapel) and a surface parking lot. As part of a separate project (see CPC 1487-06) 1249 Chapel will be relocated to 1255 Chapel.

Proposed Activity:

The proposed Chapel/Howe Project is a mixed use project to be located on the corner of Chapel and Howe Streets and on a portion of Dwight Street. The Project will include a new structure which will be constructed on 1229, 1245 and 1249 Chapel Street, and two existing historic

houses, 169 and 175 Dwight Street, which are contributing structures to the Dwight Street National Register Historic District.

The new building will be 6 stories high. On the ground floor of the new building, there will be approximately 3,380 square feet of retail space (most likely a restaurant facing Howe Street), approximately 1,130 square feet of retail on the corner of Chapel and Howe Streets, an approximate 1,800 square foot lobby facing Howe Street, and a parking garage containing 47 spaces. The upper floors of the new building will contain 136 market rate apartments of which 72 will be studios, 46 will be one bedroom units and 18 will be two bedroom units. The second floor of the New Building will contain an approximate 3610 square foot amenity space, which may include a fitness center, theater and/or lounge. An approximate 1370 square foot outdoor terrace with amenities such as grills, chairs, plantings, outdoor TVs, and possibly a shower and/or ping pong table will be located on the sixth floor. The current uses in the Dwight Street properties will continue, which are five apartments in 169 Dwight Street and three apartments in 175 Dwight Street.

Circulation/Parking/Traffic: Ninety-two parking spaces are proposed with this application: 47 spaces within the garage (under cover), including 2 HC spaces; 19 spaces in the interior courtyard including 2 HC spaces (plus one loading space); 20 spaces exterior to the new building; and 6 spaces associated with the two houses on Dwight Street. The main entry/egress to/from the building for cars is via an archway and curb cut off Chapel Street (key-card access only). Secondary entry and egress is provided in a drive between the two houses on Dwight. A fence separates the spaces adjacent to the houses from the spaces adjacent to the building. The gate on the fence is emergency-access only. There will be one loading space for retail use located in the northeast corner of the exterior lot.

Fourteen bicycle spaces will be provided in the project: nine in a secure bicycle room in the southwest corner of the garage and five adjacent to the lobby entrance on Howe Street.

Trash removal: There will trash chutes on each floor of the new building where trash can be sent to the trash room. Trash will be compacted and rolled outside for collection. There will also be totes for recycling on each floor. Trash and recycling will be picked up on an as-needed basis or at a minimum of once each week by a private company.

Stormwater Management Plan: The stormwater management system consists of a four by five grid of open bottom precast concrete infiltration chambers. The underground stormwater management system is designed to reduce the peak flow and volumetric runoff to pre-development levels. A hydrodynamic separator is proposed upstream from the infiltration chamber to treat the water quality volume before infiltration. The system meets the requirements of this section of the code.

Exterior Lighting: Lighting will consist of lighting in the parking lot. The lighting proposed for the project is consistent with the exterior lighting requirements of Section 60.1: the fixtures will be LED cut-off type mounted at a height less than 20 feet above the ground. The exterior lighting is designed to prevent direct glare and light trespass, while adequately lighting on-site parking and walkways.

Reflective Heat Impact from hardscape or paved surfaces: An average of fifty-five percent of the site is shaded per requirements via a combination of highly reflective hardscape surfaces, site landscaping and roof terrace surfaces. The site meets the requirements of this section of the code.

Soil Erosion and Sediment Control Review: A total of 2200 cubic yards of material will be moved, removed or added to the site. Jay Inzitari of RMS Construction LLC is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Jay Inzitari of RMS Construction LLC is named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. Jay Inzitari of RMS Construction LLC is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Jay Inzitari of RMS Construction LLC shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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, Jay Inzitari of RMS Construction LLC is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: The signage for the residential and retail components of the new building has not yet been designed. Signage must be reviewed and approved by City Plan staff prior to issuance of the Certificate of Occupancy.

Project Timetable: Construction is slated to begin in the spring of 2014 and to be completed in approximately 12 months.

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 with the following comments:

- Signage design must be reviewed and approved of by City Plan staff prior to issuance of the Certificate of Occupancy;
- Details of milling and repaving of the street (areas where utility trenches are cut) as discussed with the City Engineer shall be approved by staff prior to issuance of Building Permit;
- Sidewalks along Howe Street and granite curbs at existing curb cuts (to be closed) along Howe Street should be replaced per City standard details. Plans shall be updated to illustrate this work.

ACTION

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

ADOPTED: December 18, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director