

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 703 WHITNEY AVENUE. Site Plan Review for modifications to previously approved stormwater management system. (Owner/Applicant: 703 Whitney LLC; Matthew Ranelli of Shipman & Goodwin LLP)
REPORT: 1529-01R
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 June 20, 2023. 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. Any proposed work within City right-of-way will require separate permits.
6. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
7. 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.
8. 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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received May 17, 2018.

- Engineering Report dated March 16, 2018. Revised May 11, 2018. Received May 17, 2018.
- Drainage system letter dated June 13, 2018. Received June 14, 2018.
- Application addendum dated June 13, 2018. Received June 14, 2018.
- Application drawings. 11 sheets received May 18, 2018.
 - Cover Sheet dated May 11, 2018. Received May 18, 2018.
 - EX: Existing Conditions and Removals. Drawing date March 15, 2017. Received May 18, 2018.
 - LA: Site Plan – Layout & Landscaping. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
 - RH: Reflective Heat Impact Study. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
 - GU: Site Plan – Grading & Utilities. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
 - SE-1: Site Plan – Sediment & Erosion Control. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
 - SE-2: Sediment and Erosion Control Details. Drawing date March 15, 2017. Received May 18, 2018.

- SD-1: Site Details. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
- SD-2: Site Details. Drawing date March 15, 2017. Received May 18, 2018.
- SD-3: Site Details. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.
- SD-4: Site Details. Drawing date March 15, 2017. Revised May 11, 2018. Received May 18, 2018.

PROJECT SUMMARY:

Project: Redevelopment of former Red Cross site for 42 residential apartments

Address: 703 Whitney Avenue

Site Size: 56,330 SF (1.29 acres)

Zone: RH-1 (Residential Special High-Density)

Financing: Private

Parking: 38 car spaces (including 2 HC, 2 HC van-accessible, and 11 compact spaces) & 9 bicycle spaces

Owner/Applicant: 703 Whitney, LLC

Phone: 203-671-3434

Agent: Matthew Ranelli, Esq. of Shipman & Goodwin, LLP

Phone: 860-251-5748

Architect: Peter Gluck of Gluck and Fernando Pastor of SeedNH

Phone: 212-690-4950

Site Engineer: Tom Daly of Milone & MacBroom

Phone: 203-271-1773

BACKGROUND

Previous CPC Actions:

- **CPC 1529-01:** Site Plan Review and Coastal Site Plan Review for construction of 42 residential dwelling units at former Red Cross campus in an RH-1 zone. Approved April 20, 2017.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-1 zone.

Site description/existing conditions:

The project site, which formerly housed the American Red Cross, encompasses an area of approximately 56,330 SF (1.3 acres) and consists of two vacant buildings and a parking lot. The site is bounded by residential property in the north and east, Worthington Hooker School in the south, and Whitney Avenue in the west.

Proposed activity:

The proposed project previously approved on April 20, 2017 (CPC 1529-01) includes the rehabilitation of the former Red Cross campus, consisting of the construction of a four-story 37,000 SF building, the renovation of two existing buildings, and the construction of 42 residential units and two 25-space and 13-space parking lots.

The applicant is proposing a revision to the existing site plan approval to allow for the modification of the previously approved stormwater management system. The current submission includes the removal of approximately 7,900 SF of permeable pavers from the parking lot and sidewalks on site. The applicant has proposed to utilize concrete pavement in replacement of the permeable pavers, while maintaining the previously approved SRI value. To accommodate the additional stormwater runoff resulting from the increase in impervious surfaces on site, the applicant proposes to slightly enlarge the underground galley system with three additional chamber units.

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. 60.2 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: 20,505 SF
50% of non-roof hardscape: 10,253 SF

Shaded (average)	777 SF
SRI > 29	9,639 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	10,416 SF
% SHADED/HIGH SRI PROPOSED	50.8%

Project Timetable: Construction is expected to begin in August 2018 and be completed by December 2019.

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 Page 1.

ADOPTED: June 20, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator