

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** **101 COLLEGE STREET.** Site Plan Review for the construction of a twelve-story mixed-use building in a BD-3 zone. (Owner: State of Connecticut c/o Department of Transportation; Applicant: Carter Winstanley for WE 101 College Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

**REPORT:** **1571-01**

**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 July 15, 2025. 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. 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.
4. 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.
5. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
8. 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.
9. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. 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.
12. 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, and SESC forms.**

**NARRATIVE attached. Application fee: \$360. Received June 18, 2020.**

- Section 60.0 Stormwater Management Compliance Report dated June 2020. Received June 18, 2020. Revised July 2, 2020. Received July 2, 2020.
- Section 60.1 and Section 60.2 Reflective Heat Impact Compliance Report dated June 2020. Received June 18, 2020.
- Traffic Impact Study dated April 2020. Received June 18, 2020.
- Architectural drawings. 40 sheets received June 18, 2020. Revisions received July 2, 2020.

- Civil drawings. 55 sheets received June 18, 2020. Revisions received July 2, 2020.
- Site logistics drawings. 9 sheets received June 18, 2020.

#### **PROJECT SUMMARY:**

**Project:** 101 College Street Mixed-Use Development  
**Address:** 101 College Street  
**Site Size:** 1.72 acres  
**Building size:** 491,960 SF  
**Zone:** BD-3 (Central Business/Mixed Use)  
**Parking:** 117 parking spaces on site; up to 550 off site parking spaces  
**Owner:** Amy Martinez for the State of Connecticut c/o Department of Transportation  
*Phone:* (860) 594-2391  
**Applicant:** WE 101 College Street LLC  
*Phone:* (978) 287-5000  
**Agent:** Carolyn W. Kone of Brenner, Saltzman & Wallman LLP  
*Phone:* (203) 772-2600  
**Site Engineer:** Fuss & O'Neill  
*Phone:* (860) 646-2469

#### **BACKGROUND**

##### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-3 zone.

**Site description/existing conditions:** The project site encompasses an area of approximately 1.72 acres and is bounded on the north by Martin Luther King, Jr. Boulevard, on the south by South Frontage Road, on the west by College Street, and on the east by the site of the proposed Temple Street Crossing bridge that will connect Temple Street to Congress Avenue. The site, comprised of asphalt pavement, pervious landscaped islands, and pervious embankment slopes, currently serves as the northwestern terminus of the Oak Street Connectors between Interstate 95 and College Street.

**Proposed activity:** The applicant proposes to construct a 491,960 SF ten-story building consisting of laboratories, research facilities, offices, and a café/restaurant. An approximately 19,912 SF public plaza will be constructed to the east of the proposed building. Additional site work includes landscaping and the installation of outdoor light fixtures, sidewalks, utility and stormwater management infrastructure, and bioswales along the public rights of way adjacent to the 101 College Street parcel.

The project site is located within the Downtown Municipal Development Plan (the “MDP”) area created under the Development Plan-Downtown Municipal Development Program adopted in May 1996. Pursuant to Subsection E.2 of the Plan, proposals for the development of any parcel of land within the Plan Area must be evaluated by the New Haven Development Commission to determine compliance with the criteria set forth by the MDP. The MDP further requires that the Development Commission refer the plans for the project to the City Plan Commission for their review of the standards listed below:

- (1.) Vehicular and pedestrian access, including loading and transit access (Section E.2.a.(i))
- (2.) Parking, short-term and long-term (Section E.2.a.(ii))
- (3.) Loading, especially for commercial, retail and food service, and trash and snow removal (Section E.2.a.(iii))
- (4.) Landscaping (Section E.2.a.(iv))
- (5.) Compatibility with surrounding properties in design, scale, and materials (Section E. 2.a.(v))
- (6.) Design and building material quality (Section E.2.a.(vi))
- (7.) Sign Controls (Section E.2.b)

- (8.) Coverage (Section E.2.e.(c))
- (9.) Maneuver Areas (Section E.2.e.(e))
- (10.) Off-Street Parking (Section E.2.e.(f)) The MDP provides that each structure's on-site parking demand in districts that do not have parking requirements for business use will be determined by the mix of uses, practical demand and market factors.
- (11.) Access (Section E.2.e.(g))

The Commission and city staff have reviewed the criteria set forth by the Downtown Municipal Development Plan and finds the proposed project to be in conformance with the standards.

**Motor vehicle circulation/parking/traffic:** An underground parking garage with 117 spaces (including three (3) accessible spaces and two (2) loading spaces) will be located under the public plaza. Entrance to the parking structure will be from MLK Boulevard. The applicant has entered a long term parking agreement with the New Haven Parking Authority for 550 parking permits for building staff to park in the Temple Medical Garage and the Temple Street Garage.

The applicant will construct several tunnels and driveways that will run eastbound and westbound under the 101 College Street Parcel, provide access to the underground parking structure and then connect to the existing tunnels and driveways under the 100 College Street parcel.

**Bicycle parking:** Seventy-two (72) bicycle parking spaces will be located in the underground parking structure. Eighteen (18) outdoor bicycle spaces will be installed at the entrance to the building on College Street and an additional 18 spaces will be installed on the public plaza.

**Trash removal:** The applicant proposes to install dumpsters at the two proposed loading docks and a trash compacter is expected to be installed at the southerly loading dock.

**Signage:** The applicant proposes to install a sign over the building's entry canopy. Additional signage is planned for the corner of Temple Street and MLK Boulevard on the north and east walls bordering the staircase to the public plaza. An additional sign will be located over the entrance to the parking structure on MLK Boulevard. All signage must meet zoning ordinance requirements.

**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: 59,069 CY

Start Date: August 2020

Completion Date: November 2022

Responsible Party for Site Monitoring: Shawn Tivey of Dimeo Construction Company

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 the 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 REQUIREMENTS**

#### **REQUIRED SUBMISSION**

- 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**

In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;

*Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;

*Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;

*Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;

*Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and

*Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;

*Maximum Light Levels at the Property Line.*

*a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*

*b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*

*c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

## 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:

18,705 SF

50% of non-roof hardscape:

9,352.5 SF

<b>Shaded (average)</b>	<b>15,554 SF</b>
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>15,554 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>83%</b>

**Project Timetable:** Construction is expected to begin August 2020 and be completed by November 2022.

### SITE PLAN REVIEW

The site plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, Fire and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, standard details, and the Downtown Municipal Development Plan as it pertains to the purview of this Commission. Each of the above departments

may have additional life health and safety comments as it pertains to Tunnels, Driveways, and Pedestrian Bridges throughout the building permit review process.

**SITE PLAN ACTION**

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

**ADOPTED:** July 15, 2020  
Edward Mattison  
Chair

**ATTEST:** Aicha Woods  
Aicha Woods  
Executive Director, City Plan Department