

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: DIXWELL PLAZA REDEVELOPMENT PROJECT. 87 Webster Street (MBLU: 294/0345/00400); 156-158 Dixwell Avenue (MBLU: 294/0345100500) 172 Dixwell Avenue (MBLU: 294/0345/00600) 176 Dixwell Avenue (MBLUE: 294/0345/00700); 180-184 Dixwell Avenue (MBLU: 294/0345/00800); 190 Dixwell Avenue (MBLU: 294/0345/00900); 192 Dixwell Avenue (MBLU: 294/0345/01000); 206-208 Dixwell Avenue (MBLU: 294/0345/01200); 210-212 Dixwell Avenue (MBLU: 294/0345/01300); 220 Dixwell Avenue (MBLU: 294/0345/01400); 224-226 a/k/a 230 Dixwell Avenue (MBLU: 294/0345/01500 & 294/0345/01501); 200 Dixwell Avenue (MBLU: 294/0345/01100); 26 Charles Street (MBLU: 294/0345/01600); and Dixwell Avenue (MBLU: 294/0345/01800).

Site Plan Review for a phased redevelopment project including demolition of existing structures and construction of a 2-story mixed-use building, a 7-story mixed-use building including 184 dwelling units, a 259-space underground parking garage, a public plaza, 13 townhouses, a 2-story parking garage, a 2-story Performing Art Center with retail space and a 5-story mixed-use building. (**Owners:** 87 Webster Street LLC, 156-158 Dixwell Avenue, LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell Avenue LLC, 230 Dixwell Avenue LLC and the City of New Haven. **Applicant:** Paul McCraven of ConnCorp, LLC; **Agent:** Carolyn Kone of Brenner, Saltzman & Wallman, LLP)

REPORT: 1598-02

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 December 15, 2026. 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. 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.
5. 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.
6. 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.
7. 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.
8. 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.
 9. Any proposed work within City right-of-way will require separate permits.
 10. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
 11. 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.
 12. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
 13. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
 14. 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.
 15. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
 16. 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).

ADDITIONAL CONDITIONS OF APPROVAL

17. The applicant shall terminate the condominium that the tax parcels (other than the Webster Street parcel) are part of and merge the property on which the condominium was located with the 87 Webster Street parcel through the appropriate legal instruments and surveys filed on the land records and inform the Tax Assessor of the same. Applicant shall provide City Plan with proof of such recording on the land records prior to issuance of building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360.

- Application Form. Received November 18, 2021.
- Architectural and Civil Engineering Plan Set. 61 Sheets. Received November 18, 2021. Revised December 2, 2021. Revised December 9, 2021. Revised December 14, 2021.
- Stormwater report dated November 18, 2021. Received November 18, 2021. Revised December 2, 2021. Revised December 9, 2021.
- Project narrative. Received November 18, 2021. Revised December 2, 2021. Revised December 9, 2021.
- Traffic Impact Study dated November 2021. Received November 18, 2021.
- Site lighting Cut sheets. Received December 2, 2021.
- A memo titled “Townhouses and Fair Housing Act”. Received December 2, 2021.

PROJECT SUMMARY:

Project:

Address: Multiple, as listed below:

Address	MBLU
87 Webster Street	294/0345/00400
156-158 Dixwell Avenue	294/0345100500
172 Dixwell Avenue	294/0345/00600
176 Dixwell Avenue	294/0345/00700
180-184 Dixwell Avenue	294/0345/00800
190 Dixwell Avenue	294/0345/00900

192 Dixwell Avenue	294/0345/01000
206-208 Dixwell Avenue	294/0345/01200
210-212 Dixwell Avenue	294/0345/01300
220 Dixwell Avenue	294/0345/01400
224-226 a/k/a 230 Dixwell Avenue	294/0345/01500 & 294/0345/01501
200 Dixwell Avenue	294/0345/01100
26 Charles Street	294/0345/01600
Dixwell Avenue	294/0345/01800

Site Size: 333,503 SF approximately 7.65 Acres

Zone: BA

Parking: 2 surface parking lots exist on site.

Owners: Multiple, as listed below:

Owner Name	Address
87 Webster Street LLC	87 Webster Street
156-158 Dixwell Avenue, LLC	156-158 Dixwell Avenue
172 Dixwell Avenue LLC	172 Dixwell Avenue
176 Dixwell Avenue LLC	176 Dixwell Avenue
180-184 Dixwell Avenue LLC	180-184 Dixwell Avenue
190 Dixwell Avenue LLC	190 Dixwell Avenue
192 Dixwell Avenue LLC	192 Dixwell Avenue
206-208 Dixwell Avenue LLC	206-208 Dixwell Avenue
210 Dixwell Avenue LLC	210-212 Dixwell Avenue
220 Dixwell Avenue LLC	220 Dixwell Avenue
230 Dixwell Avenue LLC	224-226 a/k/a 230 Dixwell Avenue
City of New Haven	200 Dixwell Avenue
City of New Haven	26 Charles Street
City of New Haven	Dixwell Avenue 294/0345/01800

Applicant: Paul McCraven of ConnCorp, LLC

Phone: 2032177867

Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP

Phone: 2037722600

BACKGROUND

Zoning:

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

Site description/existing conditions:

The Dixwell Plaza Redevelopment site is approximately 7.7-acres and currently consists of a retail plaza, surface parking lots, driveways, and a pedestrian pathway. The site is located on the current site of Dixwell Plaza (156-230 Dixwell Avenue and 26 Charles Street) and on the former site of the Elks Club (87 Webster Street).

Charles Street bounds the Site to the north, Dixwell Avenue to the east, Webster Street to the south and to the west is a section of Winter Street and a row of residential buildings (Florence Virtue Homes) facing Orchard Street with associated surface parking lots.

The existing development has seven driveway connections to public roadways, four to Dixwell Avenue, two to Charles Street and one to Webster Street.

Proposed activity:

This proposal is for a two-phased project.

Phase 1 will include the following activities:

- Demolition of all structure on site except the Police substation and the former Cornell Scott Hill Health Center
- Construction of 2 buildings:
 - The ConnCAT building: 2 stories mixed-use building: Headquarters for the Connecticut Center for Arts and Technology, A health Care clinic, A daycare center including an outdoor area
 - The ‘Residential Tower’: 7 stories mixed-use building: A food hall, grocery store, and retail on the first floor and 6 stories of residential use with 184 dwelling units: 69 studios, 91 one-bedrooms, and 24 two-bedrooms. Ten percent of the units built will be accessible. The accessible units will be distributed among the unit types.
- Construction of underground parking garage: 259 spaces
- Construction of a public plaza with benches, planters, trees, a splash pad, various seating areas, shading features, and bicycle parking racks.
- Construction of a 1-story retail building facing Dixwell Avenue.
- Construction of a surface parking lot: 237 spaces

Phase 2 will include the following activities:

- Demolition of the Police substation and the former Cornell Scott Hill Health Center
- Construction of two residential buildings, including 13 Townhouses in total. One building will be constructed along the northwestern property line and include 9 townhouses. The second building will face Charles Street and include 4 townhouses. All townhouses are three-story and 3-bedroom.
- Construction of a 2-story, 350 seat Performing Art Center facing Dixwell Avenue. The first floor will have a lobby and retail.
- Construction of a 2-story above-ground parking garage with 340 spaces on the first and second floor. On the roof of the structure, a green roof and greenhouses, accessible by wheelchairs, are proposed:
 - The greenhouses will be approximately 28,000 s.f. of fabricated greenhouse system, used and maintained by ConnCAT employees and students.
 - The green roof will be used by the Performing Arts Center and for hosting private events.
- Construction of a 5-story office building with two retail spaces on the first floor.

Motor vehicle circulation/parking/traffic:

The proposed development will be constructed in two phases. It will comprise multiple uses such as office, retail, residential, daycare, and entertainment, including 599 parking spaces, 13 loading docks, 172 bicycle parking spaces, and associated site improvements.

Upon the completion of Phase 1, the interim motor vehicle circulation patterns and parking arrangements will be as follows:

The project site will have five access points/driveways: Two on Charles Street (one leading to the surface parking lot and the other leading to the Northwestern driveway), one on Dixwell Avenue, one on Webster Street (leading to the underground garage), and one on Winter Street (exit from the Northwestern driveway the loading dock)

A total of 496 vehicle parking spaces will be provided in two locations:

- 259 spaces in the underground garage, including 7 handicapped van-accessible parking spaces.
- 237 spaces in the surface parking lot, including 7 handicapped accessible parking spaces, 2 of which are van-accessible spaces.

In addition, 10 loading spaces will be provided in three locations: 6 in the Loading Dock area, 2 at the west of the residential tower and 2 along the North-South driveway.

Upon the completion of Phase 2, the final Motor vehicle circulation and parking arrangements will be as follows:

The project site will have 5 access points/driveways: 2 on Charles Street (one leading to the parking garage and the other leading to the Northwestern driveway), one on Dixwell Ave, one on Webster street (leading to the underground garage), and one on Winter Street (exit from the Northwestern driveway the loading dock)

340 parking spaces will be provided in the parking garage (in addition to the 259 spaces provided in the underground garage constructed during Phase 1), resulting in a total of 599 parking spaces on the entire site.

In addition, 3 loading spaces are created during Phase 2. Two spaces will be in the above-ground parking structure, and one space will be located behind the Performing Arts Center and can be accessed from the East-West driveway.

Bicycle parking: A total of 172 Bicycle parking spaces will be provided on the project site (Phase 1:132 Bicycle parking spaces, Phase 2: 40 Bicycle parking spaces). 56 spaces will be short term, and 116 spaces will be long-term. The bicycle parking spaces will be provided in the following location:

- 'Mixed Use' building (Phase 1): 40 spaces will be provided in a bicycle room
- Underground garage (Phase 1): 56 spaces
- Public Plaza (Phase 1): 36 spaces
- Parking garage (Phase 2): 20 spaces will be located within the parking garage and 20 spaces will be located outside of the parking garage

Trash removal:

Phase 1- Trash arrangement will be as follows:

- The ConnCAT building: Two trash rooms are proposed. Dumpsters will be rolled out to Webster Street for collection.
- The 'Mixed Use' building:
 - Food hall, grocery store and retail: Trash will be collected in dumpsters located at the loading dock area and rolled out to the north-south driveway for pick up
 - Residential Tower (184 dwelling units)- Trash chutes are located on each floor, conveying the trash to the trash room in the Loading Dock Area. The garbage will be compacted in the trash room and rolled out for collection on the North-South Driveway.
 - Public Plaza: Trash will be collected and brought to the trash room in the Loading Dock Area for compacting and then rolled out for pick up in the North-South Driveway.
- Retail Building facing Dixwell Avenue- Trash will be rolled out to a common receptacle to Dixwell Avenue for pickup within the proposed metered loading spaces north of the entrance to the East-West Driveway

Phase 2- trash arrangement will be as follows:

- Townhouses: Individual totes that will be picked up from the North-South Driveway.
- Performing Art Center: A trash room is proposed. Trash will be compacted and rolled out with totes to Dixwell Avenue.
- Office building with two retail spaces on the first floor: A trash room is proposed. Trash will be rolled out with dumpsters to Charles Street.

- Green rooftop (Above Ground Parking Garage)- Trash will be collected by the Applicant/Owner and brought to the trash room on the north side of the office building, where it will be rolled out for collection on Charles Street in a loading space.

Signage: No new signage is proposed at this time. 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: Phase 1:60,700 CY, Phase 2:22,000

Start Date Phase 1: Start Fall of 2022 Completion Date Phase 1: Start Fall of 2022

Start Date Phase 2: Start Winter of 2024 Completion Date Phase 2: Winter of 2026

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*.

Note: Because the project is larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of 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 (PHASE 1&2)

REQUIRED SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights; (PHASE 1 & 2)
- Manufacturer specifications or cut-sheet for each fixture; (PHASE 1 & 2)
- Photometrics. (PHASE 1 & 2)

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 (PHASE 1&2)

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.

Note: The applicant provided Reflective Heat Impact analysis for Phases 1 and 2. The table below reflects the final condition upon completion of Phase 2. Yet, staff reviewed the Phase 1 analysis and concluded that it also meets the requirements of Sec 60.2.

TOTAL SF of non-roof hardscape: 91,020 SF
50% of non-roof hardscape: 45,510 SF

Shaded (average)	--- SF
SRI > 29	74,090 SF
Concrete sidewalks and pavers	74,090 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	74,090 SF
% SHADED/HIGH SRI PROPOSED	81.4%

Project Timetable:

Construction of Phase 1 is expected to begin in the fall of 2022 and to be completed in the summer of 2024.
Construction of Phase 2 is expected to begin in the Winter of 2024 and to be completed in the Winter of 2026

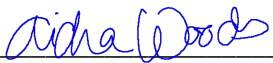
SITE PLAN REVIEW

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.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: December 15, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aïcha Woods
Executive Director, City Plan Department