

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 222, 234, AND 246 LAFAYETTE STREET. Site Plan Review for the construction of a six-story building and 104 residential units in a BD-3 zone. (Owner: City of New Haven; Applicant: Randy Salvatore for RMS Downtown South/Hill North Development Company, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: 1542-02

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 March 28, 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 on final plans.
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. 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.
5. Any proposed work within City right-of-way will require separate permits.
6. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
7. 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.
8. Species and locations of proposed street trees must be coordinated with the Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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 PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received February 22, 2018.

- Stormwater Management Analysis dated February 22, 2018. Received February 22, 2018.
- Application drawings. 32 sheets received February 22, 2018. Revisions received March 9, 2018.
 - Cover Sheet. Received February 22, 2018.
 - A0.01. Project Information Sheet. Drawing date February 22, 2018. Received February 22, 2018.
 - A1.00. Code Review Information & Building Areas. Drawing date February 22, 2018. Received February 22, 2018.
 - VB101. Boundary & Topographic Survey. Drawing date February 5, 2018. Received February 22, 2018.

- CS101. Site Plan. Drawing date February 22, 2018. Received February 22, 2018.
- CS201. Reflective Heat Index Study. Drawing date February 22, 2018. Received February 22, 2018.
- CS501 – CS504. Site Details I, II, III, & IV. Drawing date February 22, 2018. Received February 22, 2018.
- CG101. Grading Plan. Drawing date February 22, 2018. Received February 22, 2018.
- CG501. Grading & Drainage Details. Drawing date February 22, 2018. Received February 22, 2018.
- CE101 & CE501. Soil Erosion & Sediment Control Plan and Details. Drawing date February 22, 2018. Received February 22, 2018.
- CU101. Utility Plan. Drawing date February 22, 2018. Received February 22, 2018.
- CU501. Utility Details. Drawing date February 22, 2018. Received February 22, 2018.
- LP101. Planting Plan. Drawing date February 22, 2018. Received February 22, 2018.
- LP501. Planting Details. Drawing date February 22, 2018. Received February 22, 2018.
- LL101. Lighting Plan. Drawing date February 22, 2018. Received February 22, 2018.
- LL102. Lighting Plan with No Street Lights. Drawing date February 22, 2018. Received February 22, 2018.
- LL501. Lighting Details. Drawing date February 22, 2018. Received February 22, 2018.
- A2.01. Proposed Basement Plan. Drawing date February 22, 2018. Received February 22, 2018.
- A2.02. Proposed 1ST Floor Plan. Drawing date February 22, 2018. Received February 22, 2018.
- A2.03. Proposed 2ND Floor Plan. Drawing date February 22, 2018. Received February 22, 2018.
- A2.04. Proposed 3RD Thru 6TH Floor Plan. Drawing date February 22, 2018. Received February 22, 2018.
- A2.05. Proposed Roof Plan. Drawing date February 22, 2018. Received February 22, 2018.
- A2.20 & A2.21. Enlarged Unit Types. Drawing date February 22, 2018. Received February 22, 2018.
- A5.01 - A5.03. Proposed Elevations. Drawing date February 22, 2018. Received February 22, 2018. Revised March 9, 2018. Received March 9, 2018.
- A6.0`1. Building Sections. Drawing date February 22, 2018. Received February 22, 2018.
- Four renderings for Parcel 10, 10A, and 10B. Received March 12, 2018.
- Traffic Generation Report. Dated March 14, 2018. Received March 15, 2018.

PROJECT SUMMARY:

Project: Six-story residential building – Downtown South-Hill North Development Phase II (Parcel 10)

Address: 222, 234, and 246 Lafayette Street

Site Size: 32, 475 SF (0.75)

Building size: 21,700 SF (113,046 gsf)

Zone: BD-3 (Central Business/Mixed-Use)

Financing: Private

Project Cost: \$21.3 million

Parking: 52 spaces (including 3 HC)

Owner: Matthew Nemerson of City of New Haven

Phone: (203) 946-2366

Applicant: Randy Salvatore for RMS Downtown South/Hill North Development Company

Phone: (203) 968-2313 ext. 103

Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP

Phone: (203) 772-2600

Site Engineer: Timothy Onderko of Langan Engineering

BACKGROUND

Previous CPC Actions: No previous CPC actions have been taken.

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 is comprised of three parcels located at 222, 234, and 246 Lafayette Street and encompasses an area of approximately 32,475 SF (0.75 acres). The entire site is currently utilized for surface parking with both gravel and bituminous lots. The site is bound by Washington Avenue to the northwest, Lafayette Street to the northeast, a parking lot to the southeast, and a church to the southwest.

Proposed activity:

The applicant proposes to construct a six-story 113,046 SF building with 104 residential units. The residential units will consist of 85 one-bedroom units, 14 two-bedroom units, and 5 three-bedroom units. Thirty percent of the units will be affordable, provided that subsidies can be secured for the affordable units. The basement of the building will include a gym and a mechanical room. The first floor will contain a parking garage and an amenity space, including a lobby and a mailroom. Recreational areas will be included on the second floor. The applicant also proposes to construct a 2,920 SF roof deck and install new sidewalks, street lights, and landscaping along Lafayette Street and Washington Avenue around the periphery of the building.

Motor vehicle circulation/parking/traffic:

Fifty-two (52) parking spaces will be provided on the site. Thirty-five (35) of these spaces will be located in a garage on the first floor of the building adjacent to the first-floor amenity space, including three handicap accessible spaces, and 17 spaces will be located in an outdoor parking lot adjacent to the garage. Vehicle entrance to the garage and parking lot will be on Washington Avenue.

Bicycle parking:

The applicant proposes to provide 16 bicycle parking spaces in the parking lot.

Trash removal:

The building will be equipped with an internal trash chute accessed on each floor. The chute empties into an automatic trash compactor that is located in the trash room on the first floor on the east side of the building. The waste will be compacted into two yard containers which will be wheeled out to the sidewalk on Washington Avenue on the north side of the building for pickup by a private trash hauler.

Signage:

None proposed.

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: 6,750 CY

Start Date: Summer 2018

Completion Date: Fall 2019

Responsible Party for Site Monitoring:

Jay Inzitari for RMS Downtown South/Hill North Development Company, LLC Phone: (203) 223-6948

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*.

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

- 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: 6,374 SF
50% of non-roof hardscape: 3,187 SF

Shaded (average)	1,985 SF
SRI > 29	2,186 SF
StreetBond coating	1,131 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	3,317 SF
% SHADED/HIGH SRI PROPOSED	52%

Project Timetable: Construction is expected to begin in September 2018 and be completed by September 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.

SITE PLAN ACTION

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

ADOPTED: March 28, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator