

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 34 LEVEL STREET. Site Plan Review for the conversion of the existing building into 27 residential units and the construction of 8 two-story buildings and 47 residential units in a RM-1 zone. (Owner: Level Street Holdings, LLC; Applicant: 34 Level BSD, LLC; Agent: Peter Olson of Land Use & Conservation Counsel)

REPORT: 1543-05

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 May 16, 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 site plan 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. 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. 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.
7. Any proposed work within 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. 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: \$270. Received March 22, 2018.

- Title History to 34 Level Street. Received March 22, 2018.
- Land Use Application Authorization dated March 20, 2018. Received March 22, 2018.
- Site Traffic Evaluation Study dated March 22, 2018. Received March 22, 2018. Revised April 6, 2018. Received April 6, 2018.
- Stormwater Maintenance Program dated March 20, 2018. Received March 22, 2018.

- Stormwater Drainage Report dated March 20, 2018. Received March 22, 2018. Revised May 11, 2018. Received May 12, 2018.
- AutoGate Informational Packet. Received April 6, 2018.
- Elevation Calculations. Received May 15, 2018.
- Application drawings. 17 sheets received March 22, 2018. Revisions received April 6, 2018, April 19, 2018, and May 3, 2018, and May 11, 2018.
 - Title Sheet. Received March 22, 2018.
 - Property and Topographic Survey. Drawing date March 12, 2018. Received March 22, 2018.
 - Demolition Plan. Drawing date February 26, 2018. Received March 22, 2018.
 - Site Layout Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 6, 2018. Received April 6, 2018. Revised April 25, 2018. Received May 3, 2018.
 - Site Grading Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 6, 2018. Received April 6, 2018. Revised April 25, 2018. Received May 3, 2018.
 - Site Utility Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 6, 2018. Received April 6, 2018. Revised April 11, 2018. Received April 19, 2018. Revised April 25, 2018. Received May 3, 2018.
 - Sediment & Erosion Control Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 6, 2018. Received April 6, 2018. Revised April 25, 2018. Received May 3, 2018.
 - Site Landscaping Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 25, 2018. Received May 3, 2018.
 - Site Photometric Plan. Drawing date February 26, 2018. Received March 22, 2018. Revised April 28, 2018. Received May 3, 2018.
 - Erosion Control Specifications. Drawing date March, 2018. Received March 22, 2018.
 - Site Details. Drawing date March 14, 2018. Received March 22, 2018. Revised April 12, 2018. Received April 19, 2018.
 - Site Details. Drawing date March 14, 2018. Received March 22, 2018. Revised April 12, 2018. Received April 19, 2018.
 - Storm Drainage Details. Drawing date March 14, 2018. Received March 22, 2018.
 - A1: First Floor Plan. Drawing date September 12, 2017. Received March 22, 2018.
 - A2: Second Floor Plan. Drawing date September 12, 2017. Received March 22, 2018.
 - A3: Grade Level Floor Plan. Drawing date September 12, 2017. Received March 22, 2018.
 - A4: Elevation. Drawing date September 12, 2017. Received March 22, 2018.
 - B1: First Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B2: First Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B3: First Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B4: Second Floor Plan. Drawing date June 12, 2017. Received April 19, 2018.
 - B5: Second Floor Plan. Drawing date June 12, 2017. Received April 19, 2018.
 - B6: Second Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B7: Ground Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B8: Ground Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B9: Ground Floor Plan. Drawing date September 12, 2017. Received April 19, 2018.
 - B10: Elevations. Drawing date September 12, 2017. Received May 3, 2018. Revised May 10, 2018. Received May 11, 2018.
 - B11: Elevations. Drawing date May 11, 2018. Received May 11, 2018.

PROJECT SUMMARY:

Project: West Rock Convalescent Home residential conversion

Address: 34 Level Street

Site Size: 261,251 SF (6.0 acres)

Zone: RM-1 (Low-Middle Density Residential)

Financing: Private

Parking: 116 spaces (including 6 HC)

Owner: Level Street Holdings, LLC

Applicant: 34 Level BSD, LLC

Phone: (516) 504-5588

Agent: Peter S. Olsen of Land Use & Conservation Counsel

Phone: (203) 297-6070

Architect: Robert Mangino

Phone: (203) 453-8356

Engineer: Juliano Associates

BACKGROUND

Previous CPC Actions:

- **CPC 1157-04:** Authorization under the Connecticut City and Town Development Act for Initiation of Project and Issuance of \$7.2 million in Facility Revenue Bonds (Mayor/West Rock Health Care Associates). Approved February 17, 1993.
- **CPC 1403-07:** Site Plan Review for Expansion of Westrock Health Facility on RM-1 Zone. Approved May 16, 2007.
- **CPC 1540-05:** Site Plan Review for conversion of the existing nursing home building into 49 residential units. Withdrawn February 21, 2018.

Zoning:

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

Site description/existing conditions:

The project site encompasses an area of approximately 261,251 SF (6.0 acres) and a vacant building that was formerly occupied by the West Rock Convalescent Home. The site is bounded by residential property in the north and west, Clarence Rogers School and New Haven Jobs Corps Center in the east, and Brookside Avenue in the south.

Proposed activity:

The applicant proposes to convert the existing vacant building into 25 residential units that will include 1-bedroom to 4-bedroom units. The proposed project also includes the construction of 8 new structures connected by a raised walkway and consisting of 49 additional residential units, ranging in size from 2-bedroom units to 4-bedroom units.

Motor vehicle circulation/parking/traffic:

The applicant proposes to provide 116 parking spaces, including six (6) handicap accessible spaces, on site. Vehicle ingress and egress will be provided along Level Street with key card accessible gate entry systems.

Bicycle parking:

The applicant proposes to install bike racks in the front and the rear of the existing building that will accommodate 36 bicycles.

Trash removal:

A fenced dumpster pad and enclosure area will be constructed in the rear parking lot adjacent to the existing building.

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: 4,947.6 CY

Start Date: September 2018

Completion Date: January 2020

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
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:

58,964 SF

50% of non-roof hardscape:

29,482 SF

Shaded (average)	0 SF
SRI > 29	38,586 SF
StreetBond coating	38,586 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	38,586 SF
% SHADED/HIGH SRI PROPOSED	65.4%

Project Timetable: Construction is expected to begin in September 2018 and be completed by January 2020.

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: May 16, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator