

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 135 ORANGE STREET. Site Plan Review for the conversion of two floors of existing office space into 10 residential units in a BD-1 zone. (Owner: Palladium Holdings, LLC; Applicant: Borja Atorés; Agent: Katy Gagnon of Langan)

REPORT: 1544-03

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 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. 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.
7. 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.

Application fee: \$270. Received April 19, 2018.

- Stormwater Management Report dated April 19, 2018. Received April 19, 2018.
- Letter from the New Haven Parking Authority dated May 15, 2018. Received May 15, 2018.
- Application drawings. 54 sheets dated April 10, 2018 and April 13, 2018. Received April 19, 2018. Revisions received May 9, 2018.

PROJECT SUMMARY:

Project: Residential conversion of floors 2 & 3 of Palladium Building

Address: 135 Orange Street

Site Size: 5,226 SF (0.12 acres)

Building size: 20,180 SF

Zone: BD-1 (Central Business/Residential)

Financing: Private

Parking: Five parking spaces (including HC spaces) made available by the New Haven Parking Authority at
Either the State Street and Chapel Street or State Street and Fair Street lot

Owner: Palladium Holdings, LLC

Applicant: Borja Atorés

Phone: (203) 500-0931

Agent: Kay Gagnon of Langan
Site Engineer: Langan Engineering

Phone: (203) 562-5771
Phone: (203) 562-5771

BACKGROUND

Previous CPC Actions:

- **CPC 910-02:** Tax Assessment Agreement between the City of New Haven and David Yager Partner of Palladium Associates (Housing and Neighborhood Development).

Zoning:

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

Site description/existing conditions:

The project site encompasses an area of 5,226 SF (0.12 acres) and contains an existing 20,180 SF zero-lot line structure comprised of 5 stories and a basement. The first floor of the building is occupied by several retail establishments and the fourth and fifth floors serve as offices for the NHR Group. The site is bounded by Pitkin Plaza in the north, commercial property to the east, Chapel Street in the south, and Orange Street in the east.

Proposed activity:

The applicant proposes to convert 7,250 square feet of existing unoccupied office space on the second and third floors of the Palladium Building into 10 dwelling units. No exterior alterations are proposed.

Motor vehicle circulation/parking/traffic:

The New Haven Parking Authority will make up to five parking spaces available for tenants of the proposed units at either the State Street and Chapel Street or State Street and Fair Street lots.

Bicycle parking:

Bicycle storage units will be provided on the second and third floors of the building and will accommodate five bicycles.

Trash removal:

A refuse area with two dumpsters is located along the rear of the building.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

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.

The proposed project consists entirely of interior renovations to the existing building and is exclusive of exterior alterations. Due to proposed construction activity being located within an existing zero-lot line structure, stormwater quality is not expected to be negatively impacted by the activities and, therefore, no alternations to the existing stormwater management system are proposed.

Sec. 60.1 Exterior Lighting: Not applicable

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: 694 SF
50% of non-roof hardscape: 347 SF

Shaded (average)	319 SF
SRI > 29	248 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	567 SF
% SHADED/HIGH SRI PROPOSED	81.7%

Project Timetable: Construction is expected to begin in April 2018.

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: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator