NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **1303 CHAPEL STREET.** Site Plan Review for the conversion of existing office building into 13 residential dwelling units in a BA and RM-2 zone. (Owner/Applicant: 1303 Chapel, LLC; Agent: Miguel Almodóvar of Jacobs & Rozich, LLC)
REPORT: 1547-03
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 September 20, 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 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. 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. 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. 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. NARRATIVE attached. Application fee: $360. Received July 19, 2018.

- Stormwater Drainage Report dated May 11, 2018. Received July 20, 2018.
- Application drawings. 16 sheets received on July 19, 2018. Revisions and 4 additional sheets received September 7, 2018 and September 13, 2018.
    - Limited Property Survey/Boundary Survey Improvement Location Survey. Dated February 23, 2018. Received July 19, 2018.

- Site Layout and Landscaping Plan. Drawing date March 15, 2018. Received July 19, 2018. Revised August 30, 2018. Received September 7, 2018.
- Site Development. Drawing date March 15, 2018. Received July 19, 2018. Revised August 30, 2018. Received September 7, 2018. Revised September 13, 2018. Received September 13, 2018.
- Site Photometric Plan. Drawing date February 23, 2018. Received July 19, 2018. Revised August 30, 2018. Received September 7, 2018.
- Site Details. Drawing date February 23, 2018. Received July 19, 2018. Revised September 1, 2018. Received September 7, 2018. Revised September 13, 2018. Received September 13, 2018.
- Site Details. Drawing date March 15, 2018. Received July 19, 2018.
- Turning Radii. Drawing date April 2, 2018. Received July 19, 2018. Revised August 30, 2018. Received September 7, 2018.
- A100: Basement Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A101: First Floor Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A102: Second Floor Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A103: Third Floor Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A104: Fourth Floor Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A201: Proposed South Elevation. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A202: Proposed West Elevation. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A203: Proposed East Elevation. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- A204: Proposed South Elevation. Drawing date July 19, 2018. Received July 19, 2018. Revised September 4, 2018. Received September 7, 2018.
- S1.0: Foundation/Basement Plan. Drawing date July 23, 2018. Received September 7, 2018.
- S1.1: Second Floor Framing Plan. Drawing date July 23, 2018. Received September 7, 2018.
- S2.0: Sections. Drawing date July 23, 2018. Received September 7, 2018.
- S3.0: First Floor Framing Plan. Drawing date July 23, 2018. Received September 7, 2018.

PROJECT SUMMARY:
Project: Residential conversion of office building
Address: 1303 Chapel Street
Site Size: 13,725 SF (0.32 acres)
Building size: 12,810 SF
Zone: BA (General Business) and RM-2 (High-Middle Density)
Parking: 12 parking spaces (including 2 accessible spaces and a loading space)
Owner/Applicant: EGEP CT-Israel Invest LLC **Phone:** (203) 772-4134
Agent: Miguel Almodóvar of Jacobs & Rozich, LLC **Phone:** (203) 772-4134
Site Engineer: Juliano Associates **Phone:** (203) 265-1489

BACKGROUND
Previous CPC Actions:

- **CPC 1540-06:** Site Plan Review for the construction of existing office building into 13 residential units. Withdrawn February 21, 2018.
- **CPC 1540-08:** Special Permit for the conversion of existing office building into 13 residential units. Withdrawn February 21, 2018.

- **CPC 1543-06:** Site Plan Review for the conversion of existing office building into 13 residential units in a BA and RM-2 zone. Withdrawn July 18, 2018.
- **CPC 1543-09:** Special Permit for the conversion of existing office building into 13 residential units in a BA and RM-2 zone. Withdrawn July 18, 2018.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA and RM-2 zones.

Site description/existing conditions:
The project site encompasses and area of approximately 13,735 SF (0.32 acres) and consists of an unoccupied office building and a parking area. The site is bounded by Achievement First Amistad Academy Middle School in the north, Cofield Way and commercial property in the east, Chapel Street in the south, and Garden Street Playground in the west.

Proposed activity:
The applicant proposes to convert the existing 3-story building and a proposed 4-story addition into 13 residential units ranging from 1- to 3-bedroom apartments. Site work will include the removal and repaving of the existing parking area, stormwater management improvements, and landscaping.

Motor vehicle circulation/parking/traffic:
The applicant has proposed to remove and repave the existing parking area to include 12 parking spaces, including two accessible spaces and a loading space. Traffic will enter the site through a curb cut on Cofield Way and exit the site via a curb cut along Chapel Street.

Bicycle parking:
Bicycle storage units will be provided on in the basement of the existing building and will accommodate 14 bicycles.

Trash removal:
A dumpster enclosure area will be constructed in the northwest corner of the parking lot.

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: 0 CY

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.*

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: 4,519 SF
50% of non-roof hardscape: 2,259.5 SF

SRI > 29	**2,459 SF**
StreetBond coating	2,459 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**2,459 SF**
% SHADED/HIGH SRI PROPOSED	**54.4%**

Project Timetable: Construction is expected to begin upon receiving required approvals.

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: September 20, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator