

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

**RE:** 842 AND 848 CHAPEL STREET. Site Plan Review for proposed mixed-use building in a BD-1 zone. (Owner/Applicant: Mid Block Development LLC; Agent: Steve Mednick, Esq)

**REPORT:** 1550-03

**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 December 19, 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. 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.
6. 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.
7. 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.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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: \$360. Received September 20, 2018.**

- Sanitary Sewer Design Report dated September 18, 2018. Received September 20, 2018.
- Traffic Impact Study dated October 3, 2018. Received December 6, 2018.
- Stormwater Management Plan dated October 29, 2018. Revised December 4, 2018. Received December 6, 2018.
- Geotechnical Study for Proposed Apartment Building dated October 17, 2018. Received November 15, 2018.
- Application drawings. 24 sheets received September 20, 2018. Revisions received November 15, 2018, December 6, 2018 and December 12, 2018.
  - EX-1: Property & Topographic Survey. Dated June 8, 2018. Received September 20, 2018.
  - A0.00: Coversheet. Dated September 20, 2018. Received September 20, 2018.
  - C.001: General Notes, Legend & Abbreviations. Dated September 20, 2018. Received September 20, 2018.
  - CE.100: Existing Conditions. Dated September 20, 2018. Received September 20, 2018. Revised December 6, 2018. Received December 6, 2018.
  - CD.100: Demolition Plan. Dated September 20, 2018. Received September 20, 2018. Revised November 14, 2018. Received November 15, 2018.
  - CL.100: Layout Plan. Dated September 20, 2018. Received September 20, 2018. Revised November 14, 2018. Received November 15, 2018.
  - CU.100: Grading and Utility Plan. Dated September 20, 2018. Received September 20, 2018. Revised November 14, 2018. Received November 15, 2018.
  - CS.100 & CS.101: Sediment and Erosion Control Plan, Notes and Details. Dated September 20, 2018. Received September 20, 2018.
  - DT.500 & DT.501: Site Details. Dated September 20, 2018. Received September 20, 2018.
  - A2.01-A2.07: Proposed Floor Plans. Dated September 20, 2018. Received September 20, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 12, 2018.
  - A5.01-A5.04: Proposed Exterior Elevations. Dated September 20, 2018. Received September 20, 2018. Revised December 6, 2018. Received December 6, 2018.
  - A5.31 & A5.32: Proposed Views from Chapel Street and Center Street. Dated September 20, 2018. Received September 20, 2018.
  - A9.90: Interior Parking Details. Drawing date September 20, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 12, 2018.

**PROJECT SUMMARY:**

**Project:** Proposed mixed use building

**Address:** 842 and 848 Chapel Street

**Site Size:** 24,085 SF (0.55 acres)

**Building size:** 150,461 SF

**Zone:** BD-1 (Central Business/Residential)

**Parking:** 55 parking spaces (including 5 accessible spaces and 1 loading space)

**Owner/Applicant:** Mid Block Development LLC

**Agent:** Steve G. Mednick, Esq. of Law Offices of Steven G. Mednick

**Site Engineer:** DTC

**Phone:** (203) 787-7740

**Phone:** (203) 752-9198

**Phone:** (203) 239-4200

**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-1 zone.

**Site description/existing conditions:**

The project site encompasses an area of approximately 24,085 SF (0.55 acres) and is occupied by a gravel surface parking lot with access along Center Street. The site is bounded by Chapel Street in the north, Center Street in the south, and commercial properties in the east and west. Phase I of the Audubon Square development along Orange Street and Audubon Street is currently under construction.

**Proposed activity:**

The applicant proposes to construct a new seven-story zero-lot line mixed-use building on the existing parking lot. The first floor of the proposed building will include building entrances, a parking garage, that extends into the lower level, and retail space accessible via Chapel Street. The upper floors of the building will consist of 120 residential dwelling units that will include a mix of studio, one-bedroom and two-bedroom residential units. The applicant proposes to construct outdoor patio areas and a partial green roof on the second floor, an outdoor deck area on the roof level, and amenity space on the third, second, and third floors. Additional proposed site work includes the installation of new water and electric services and stormwater management improvements.

**Motor vehicle circulation/parking/traffic/bicycle parking:**

The applicant proposes to construct a parking garage on the lower and first floors of the building that will include 55 car parking spaces (including 5 accessible spaces and 1 loading space) and 45 bicycle parking spaces.

**Trash removal:**

The proposed building will have trash chutes on each floor connecting to a trash room that will be located in the parking garage on the first floor of the 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: 10,700 CY

Start Date: 2019

Completion Date: 2021

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 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:** Not applicable

**Sec. 60.2 Reflective Heat Impact:** Not applicable

**Project Timetable:** Construction is expected to begin in 2019 and be complete by 2021.

#### **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:** December 19, 2018  
Edward Mattison  
Chair

**ATTEST:** MPL  
Michael Piscitelli, AICP  
Acting Economic Development Administrator

