

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

RE: 500 SARGENT DRIVE. Detailed Plan Review and Coastal Site Plan Review for the conversion of the Pirelli Building into a hotel (PDD 100). (Owner/Applicant: IKEA Property, Inc.; Agent: James Segaloff of Susman, Duffy & Segaloff, P.C.)
REPORT: 1548-07
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 November 14, 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. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
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. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
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. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$540. Received August 16, 2018.

- Stormwater Management Report dated August 15, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 10, 2018. Revised October 3, 2018. Received October 5, 2018. Revised November 1, 2018. Received November 1, 2018.
- Traffic Evaluation Letter dated August 15, 2018. Received August 16, 2018.
- Second Expanded Traffic Evaluation – Proposed Hotel. Dated October 18, 2018. Received October 18, 2018.
- Application drawings. 23 sheets received August 16, 2018. Revisions received September 7, 2018, October 5, 2018, October 18, 2018, and November 1, 2018.
 - Cover Sheet. Received August 16, 2018.
 - Property Survey. Drawing date August 1, 2018. Drawing date August 1, 2018. Received August 16, 2018.
 - Existing Conditions. Drawing date August 1, 2018. Drawing date August 1, 2018. Received August 16, 2018.
 - SP-1: Overall Site Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018. Revised October 15, 2018. Received October 18, 2018.
 - SP-2: Parking and Traffic Improvement Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018. Revised October 17, 2018. Received October 18, 2018.
 - SP-3: Layout and Materials Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018. Revised October 15, 2018. Received October 18, 2018.
 - SP-4: Grading Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018.
 - SP-5: Landscape Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018. Revised October 15, 2018. Received October 18, 2018.
 - SP-6: Soil Erosion and Sediment Control Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018.
 - SP-7 – SP-9: Site Details. Drawing date August 1, 2018. Received August 16, 2018. Revised October 5, 2018. Received October 5, 2018.
 - SP-10: Shadow Coverage Study. Drawing date October 5, 2018. Received October 5, 2018.
 - SP-11: Lighting Plan. Drawing date August 13, 2018. Received October 5, 2018.
 - C-1: Drainage/Erosion Control Plan. Drawing date August 1, 2018. Received August 16, 2018. Revised October 15, 2018. Received October 18, 2018. Revised October 31, 2018. Received November 1, 2018.
 - C-1A: Alternate Drainage/Erosion Control Plan. Drawing date August 1, 2018. Received October 5, 2018.
 - C-2 & C-3: Notes and Details. Drawing date August 1, 2018. Received August 16, 2018.
 - Site Lighting Photo-Metric Plan. Drawing date August 1, 2018. Received August 16, 2018.
 - A-101: Ground Floor – Hotel Plan. Drawing date August 1, 2018. Received August 16, 2018. Drawing date August 1, 2018. Received August 16, 2018.
 - A-102: Typical Floor Plan – Hotel Levels 2-5. Drawing date August 1, 2018. Received August 16, 2018.
 - A-103: Low Roof Plan Levels 3 & 4. Drawing date August 1, 2018. Received August 16, 2018.
 - A-104: 9th Floor Plan – Hotel. Drawing date August 1, 2018. Received August 16, 2018.
 - A-105: Upper Roof Plan – Hotel. Drawing date August 1, 2018. Received August 16, 2018.
 - A-201: East Elevation. Drawing date August 1, 2018. Received August 16, 2018.

- o A-202: North Elevation. Drawing date August 1, 2018. Received August 16, 2018.
- o A-203: West Elevation. Drawing date August 1, 2018. Received August 16, 2018.
- o A-204: South Elevation. Drawing date August 1, 2018. Received August 16, 2018.

PROJECT SUMMARY:

Project: Pirelli Building Hotel Conversion

Address: 500 Sargent Drive

Total Site Size (parcels 1-3): 878,791 SF (19.26 acres)

Project Site Size (parcels 2 & 3): 120,976 SF (2.8 acres)

Pirelli Building: 118,186 SF

Zone: PDD 100

Financing: Private

Total Site Parking (parcels 1, 2, & 3): 1,251 proposed (1,218 required per previous PDD approval = 4.18 spaces per 1,000 GSF of retail floor areas; joint use parking for Pirelli building)

Project Site Parking (parcels 2 & 3): 129 parking spaces (including 5 HC accessible spaces)

Owner/Applicant: IKEA Property, Inc.

Phone: (610) 834-0180

Agent: James Segaloff of Susman, Duffy & Segaloff, P.C.

Phone: (203) 624-9830

Site Engineer: Landtech

BACKGROUND

Previous CPC Actions:

- **CPC 1528-05:** Detailed Plan Review for alterations to landscaping plan of PDD 100 (IKEA). Approved March 23, 2017.
- **CPC 1391-38:** Request for temporary location of banner. Approved June 21, 2006.
- **CPC 1376-04:** Minor Modification for enclosure of home delivery loading dock. Approved September 21, 2005.
- **CPC 1373-02:** Authorization of temporary banners on Pirelli building. Approved July 27, 2005.
- **CPC 1364-06:** Request for release/reduction of bond for off-site improvements. Approved February 16, 2005.
- **CPC 1353-27:** Certificate of Completion. Approved July 21, 2004.
- **CPC 1336-09:** Minor Modification for change in building configuration. Approved June 27, 2003.
- **CPC 1332-02:** Coastal Site Plan Review, Detailed Plan Review (PDD) and Final Site Plan Review for construction of home furnishing store and related site and roadway improvements. Approved February 19, 2003.
- **CPC 1331-01:** Interim Site Plan Review & CSPR for Phase I (Site Prep, Demolition, & Footings). Approved January 15, 2003.
- **CPC 1325-02:** Application & General Plans, CSPR for PDD for new home furnishings retail facility & office space in Pirelli Building. Approved October 2, 2002.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance and Planned Development Districts.

Site description/existing conditions:

The entire PDD site encompasses an area of approximately 19.26 acres and consists of a two-story home furnishing store (IKEA), the unoccupied Pirelli building, and a parking lot. The site is bounded by Sargent Drive in the north and east, commercial property in the south, and Brewery Street in the west.

Proposed activity:

The applicants propose to convert the existing Pirelli building into a 165-room hotel. Aside from the cleaning of the façade and the replacement of deteriorating elements, no changes to the exterior of the building are proposed. Proposed site work includes the reconfiguration two parking areas on site, landscaping, and stormwater management improvements. The use as a hotel was anticipated in the original PDD, and thus the Commission's review as a detailed site plan/minor modification.

Motor vehicle circulation/parking/traffic:

The proposed project includes the reconfiguration of the two parking areas nearest the Pirelli building to allow for the construction of a hotel drop off zone. The two parking areas will consist of 129 parking spaces, including 5 handicap accessible spaces.

Bicycle parking:

Approximately 200 SF of bicycle storage space will be provided in the existing monument sign building in the northern parking area.

Trash removal:

The applicant proposes to install a loading and refuse area immediately adjacent to the southern side of the Pirelli Building with access via an improved ramp.

Signage:

The existing monument sign structure will be retained. No new signage is proposed. Proposed signage will be subject to zoning approval.

Sec. 58 Soil Erosion and Sediment 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: 626 CY

Start Date: Fall 2019

Completion Date: Fall 2020

Responsible Party for Site Monitoring:

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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, 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.

Due to its proximity to the waterfront and the need to get peak flows drained from the site prior to the upstream peak flows arriving, the City Engineer has allowed the applicant to retain less than the 1” normally required by upstream sites; the City infrastructure in the area is already overburdened, and releasing this site’s water early provides capacity for the flows from upstream.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- 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:
50% of non-roof hardscape:

97,904 SF
48,952 SF

Shaded (average)	28,392 SF
SRI > 29	22,000 SF
StreetBond coating	22,000 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	50,392 SF
% SHADED/HIGH SRI PROPOSED	51.5%

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Shorelands: The site is located within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of a grassy lot and several trees. The site is located approximately 500 feet away from the New Haven Harbor,

Coastal Flood Hazard Area: The proposed project site is located within the Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100 year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No. 09009C0441J, Panel 0441J).

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>None.</i>
2. Potential beneficial impacts	<i>The proposed project will reduce the amount of impervious area on the site by 1,158 SF and will, therefore, decrease the volume and peak rate of runoff generated during a storm event. The applicant also proposes to upgrade stormwater management infrastructure on site to maximize on-site detention and infiltration capacity and reduce run-off. See Stormwater Management Report for additional information.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No. The site is not appropriate for water-dependent uses.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>The site is not appropriate for water-dependent uses.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>No. The site is not directly adjacent to a waterbody or watercourse.</i>
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	<i>No.</i>
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	<i>No.</i>

Project Timetable: Construction is expected to begin in Fall 2019 and be completed by Fall 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.

COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: November 14, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: November 14, 2018

ATTEST: [Signature]
James Tarcio
Building Official