

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 80 ELM STREET. Site Plan Review for the construction of a 132-room hotel in a BD zone. (Owner/Applicant: Spin Olympia New Haven, LLC for Spinnaker Real Estate Partners, LLC; Agent: James Perito of Halloran & Sage)

REPORT: 1553-01

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 January 23, 2024. 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 sign-off for building permits.
4. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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 sign-off on final plans for building permit.
7. 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.
8. 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 sign-off on final plans.
9. Any proposed work within City right-of-way will require separate permits.
10. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
11. 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.
12. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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).

ADDITIONAL CONDITIONS OF APPROVAL

15. Agreement with the City of New Haven regarding proposed retaining wall improvements required prior to demolition permit.

16. Street light removals need to be coordinated with the Department of Traffic, Transportation, and Parking prior to issuance of Certificate of Occupancy.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$360. Received December 20, 2018.

- Photometric Calculations dated December 11, 2018. Received December 20, 2018.
- Engineering Report dated December 20, 2018. Received December 20, 2018.
- Traffic Impact Study dated December 20, 2018. Received December 20, 2018.
- Application drawings. 21 sheets received December 20, 2018. Revisions received January 11, 2019 and January 17, 2019.
 - A.000: Cover Sheet dated December 20, 2018. Received December 20, 2018.
 - A.001: Basement Floor Plan dated December 20, 2018. Received December 20, 2018.
 - A.002: First Floor Plan dated December 20, 2018. Received December 20, 2018.
 - A.003: Second Floor Plan dated December 20, 2018. Received December 20, 2018.
 - A.004: Typical Guestroom Floor Plan dated December 20, 2018. Received December 20, 2018.
 - A.005: Roof Plan dated December 20, 2018. Received December 20, 2018.
 - A.006: Exterior Elevations dated December 20, 2018. Received December 20, 2018.
 - Title Sheet. Drawing date December 20, 2018. Received December 20, 2018.
 - EX: Existing Conditions. Drawing date December 20, 2018. Received December 20, 2018.
 - LA: Site Plan – Layout and Landscaping. Drawing date December 20, 2018. Received December 20, 2018. Revised January 11, 2019. Received January 11, 2019. Revised January 16, 2019. Received January 17, 2019.
 - RH: Reflective Heat Impact Study. Drawing date December 20, 2018. Received December 20, 2018.
 - GU: Site Plan – Grading and Utilities. Drawing date December 20, 2018. Received December 20, 2018. Revised January 11, 2019. Received January 11, 2019.
 - SE-1 & SE-2: Sediment and Erosion Control Plan, Specifications, and Details. Drawing date December 20, 2018. Received December 20, 2018. Revised January 11, 2019. Received January 11, 2019.
 - SD-1 – SD-5: Site Details. Drawing date December 20, 2018. Received December 20, 2018. Revised January 11, 2019. Received January 11, 2019. Revised January 16, 2019. Received January 17, 2019.
 - Property/Topographic Survey. Drawing date December 3, 2017. Received December 20, 2018.
 - Vehicle Movement Plan. Drawing date November 2, 2018. Received December 20, 2018. Revised January 11, 2019. Received January 11, 2019.

PROJECT SUMMARY:

Project: Hilton Garden Inn

Address: 80 Elm Street

Site Size: 27,760 SF (0.64 acres)

Building size: 91,970 SF

Zone: BD (Central Business)

Financing: Private

Parking: 31 parking spaces (including 2 accessible space and 2 loading spaces)

Owner/Applicant: Spin Olympia New Haven, LLC for Spinnaker Real Estate Partners, LLC

Agent: James Perito of Halloran & Sage, LLP

Site Engineer: Milone and MacBroom

Phone: (203) 733-1016

Phone: (203) 672-5497

Phone: (203) 271-1773

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 zone.

Site description/existing conditions:

The project site encompasses an area of approximately 27,760 SF (0.64 acres) and currently consists of a vacant office building, formerly occupied by Webster Bank, and a surface parking lot. The site is bounded by Elm Street to the north, Orange Street to the east, New Haven City Hall to the south, and commercial property to the west.

Proposed activity:

The applicant proposes to demolish the existing vacant building and construct a new six-story hotel building with a basement, 12,000 SF of amenity space and 132 guestrooms. The ground floor of the proposed building will include a lobby, lounge areas, a restaurant area, meeting rooms, and a valet parking station. The second floor of the building will consist of twenty-four guestrooms and a fitness center and the third through sixth floors of the building will each consist of twenty-seven guestrooms. Maintenance, laundry, and employee break rooms will be provided in the basement of the building. Additional site work includes parking, stormwater management, landscaping, and lighting improvements.

Motor vehicle circulation/parking/traffic:

The applicant proposes to construct a 31-car valet-operated surface parking lot, including two (2) accessible and two (2) loading spaces, on site. Access to the site will be provided via a two-way driveway on Elm Street and an exit only egress on Orange Street.

Bicycle parking:

None proposed.

Trash removal:

A trash compactor and storage room will be provided on the ground floor of the building, adjacent to the building's rear exit and the trash/loading zone in the parking lot.

Signage:

Proposed hotel signage will be subject to zoning approval.

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: 4,573 CY

Start Date: July 2019

Completion Date: September 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 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 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: 11,292 SF
50% of non-roof hardscape: 5,646 SF

Shaded (average)	372 SF
SRI > 29	5,732 SF
Concrete or Brick Pavers	5,732 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	6,104 SF
% SHADED/HIGH SRI PROPOSED	54.1%

Project Timetable: Construction is expected to begin in July 2019 and be completed by September 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: January 23, 2019
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Acting Economic Development Administrator