

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 34 LEVEL STREET. Site Plan Review for the conversion of existing building into 51 residential dwelling units in a RM-1 zone. (Owner/Applicant: 34 Level BSD LLC; Agent: James Segaloff of Susman, Duffy & Segaloff)

REPORT: 1554-04

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 March 20, 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 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. The applicant is required to discuss the public right-of-way in more detail with the Engineering Department prior to the issuance of building permits.
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 October January 24, 2019.**

- Stormwater Drainage Report dated January 24, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019.
- Reflective Heat Impact calculations dated January 24, 2019. Received January 24, 2019.
- Application drawings. 23 sheets received January 24, 2019. Revisions received February 8, February 14, February 20, 2019, and March 7, 2019.
 - Title Sheet dated January 24, 2019. Received January 24, 2019. Revisions received February 20, 2019.
 - A-2.0 – A-2.7: Proposed Floor Plans. Drawing January 24, 2019. Received January 24, 2019.
 - A-4.0 & A-4.1: Proposed Exterior Elevations. Drawing January 24, 2019. Received January 24, 2019.
 - A-6.0: Proposed Building Sections. Drawing January 24, 2019. Received January 24, 2019.
 - Sheet 1: Property & Topographic Survey. Drawing date January 17, 2019. Received January 24, 2019.
 - Sheet 2: Demolition Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised March 6, 2019. Received March 7, 2019.
 - Sheet 3: Site Layout Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019. Revised February 13, 2019. Received February 14, 2019. Revised February 19, 2019. Received February 20, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 4: Site Grading Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 13, 2019. Received February 14, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 5: Site Utility Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019. Revised February 13, 2019. Received February 14, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 6: Sediment & Erosion Control Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019. Revised February 13, 2019. Received February 14, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 7: Site Landscaping Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 8: Site Photometric Plan. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019. Revised February 13, 2019. Received February 14, 2019. Revised March 1, 2019. Received March 7, 2019.
 - Sheet 9: Erosion Control Specifications. Drawing date January 17, 2019. Received January 24, 2019.
 - Sheet 10-11: Site Details. Drawing date January 17, 2019. Received January 24, 2019.
 - Sheet 12: Storm Drainage Details. Drawing date January 17, 2019. Received January 24, 2019. Revised February 6, 2019. Received February 7, 2019.

PROJECT SUMMARY:

Project: Residential conversion of former West Rock Health Care Facility

Address: 34 Level Street

Site Size: 261,251 SF (6.0 acres)

Zone: RM-1 (Low-Middle Density)

Parking: 97 parking spaces (including 9 accessible spaces and 2 loading spaces)

Owner/Applicant: 34 Level BSD LLC

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

Phone: (203) 624-9830

Site Engineer: Juliano Associates

Architect: Gregg, Wies & Gardner Architects, LLC

BACKGROUND

Previous CPC Actions:

- **CPC 1157-04:** Authorization under the Connecticut City and Town Development Act for Initiation of Project and Issuance of \$7.2 million in Facility Revenue Bonds (Mayor/West Rock Health Care Associates). Approved February 17, 1993.
- **CPC 1403-07:** Site Plan Review for Expansion of West Rock Health Facility on RM-1 Zone. Approved May 16, 2007.
- **CPC 1540-05:** Site Plan Review for conversion of the existing nursing home building into 49 residential units. Withdrawn February 21, 2018.
- **CPC 1543-05:** Site Plan Review for the conversion of the existing building into 27 residential units and the construction of 8 two-story buildings and 47 residential units in a RM-1 zone. Approved May 16, 2018.

Zoning:

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

Site description/existing conditions:

The project site encompasses an area of approximately 261,251 SF (6.0 acres) and consists of a parking lot and a vacant one-story building including a partial second floor and basement that was formerly occupied by the West Rock Convalescent Home. The site is bounded by residential property in the north, Katherine Brennen School in the east, and Brookside Avenue, and Level Street in the west.

Proposed activity:

The applicant proposes to convert the existing vacant one-story building into 51 residential dwelling units. The proposed residential space will consist of studio, two-bedroom, and three-bedroom units. Additional site work includes stormwater management, sidewalk, parking lot, and landscape improvements.

Motor vehicle circulation/parking/traffic:

The applicant proposes to provide 97 parking spaces on site, including nine (9) accessible spaces and two (2) loading spaces. Vehicles will enter and exit the site via two curb cuts along Level Street.

Bicycle parking:

The applicant proposes to install bike racks that will accommodate at least 45 bicycles on site.

Trash removal:

A fenced dumpster pad and enclosure are will be constructed in the rear 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: 8,869.9 CY

Start Date: TBD

Completion Date: TBD

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 construction;
- 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 larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of 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.

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: 63,084 SF
50% of non-roof hardscape: 31,542 SF

SRI > 29	47,688 SF
Concrete sidewalk	8,235 SF
StreetBond coating	39,433 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	47,688 SF
% SHADED/HIGH SRI PROPOSED	75.6%

Project Timetable: TBD

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: March 20, 2019
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Interim Economic Development Administrator