

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 108 ORANGE STREET AND 808 & 812 CHAPEL STREET. Site Plan Review for the construction of a six-story mixed-use building in a BD-1 zone. (Owner/Applicant: Corner Block Development, LLC; Agent: Steve Mednick of Law Offices of Steven Mednick)

REPORT: 1556-03

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 May 15, 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. 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 signoff 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 signoff 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. 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).

ADDITIONAL CONDITIONS OF APPROVAL

15. Applicant is to provide geotechnical data to the Engineering Department to confirm groundwater elevations prior to sign-off on plans for building permit.
16. Applicant is to provide a copy of the executed lease for 23 parking spaces and two (2) loading spaces at the 96 Orange Street parking garage prior to City Plan sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received March 21, 2019.

- Stormwater Management Plan. Dated March 19, 2019. Received March 21, 2019. Revised April 2, 2019. Received April 3, 2019.
- Sanitary Sewer Design Report. Dated March 19, 2019. Received March 21, 2019.
- Traffic Impact Letter. Dated April 2, 2019. Received April 3, 2019.
- Draft Parking Lease Agreement received April 29, 2019.
- Memorandum of Understanding between the City of New Haven and Corner Block Development. Effective Date: May 1, 2019. Received May 10, 2019.
- Application drawings. 17 sheets received March 21, 2019. Revisions received April 3, 2019 and April 26, 2019.
 - EX-1: Property & Topographic Survey. Drawing date January 25, 2019. Received March 21, 2019.
 - A0.00: Cover Sheet. Dated March 21, 2019. Received March 21, 2019.
 - C.001: General Notes, Legend, & Abbreviations. Drawing date March 21, 2019. Received March 21, 2019.
 - CE.100: Existing Conditions Plan. Drawing date March 21, 2019. Received March 21, 2019.
 - CD.100: Demolition Plan. Drawing date March 21, 2019. Received March 21, 2019. Revised April 10, 2019. Received April 26, 2019.
 - CL.100: Layout and Planting Plan. Drawing date March 21, 2019. Received March 21, 2019. Revised April 10, 2019. Received April 26, 2019.
 - CU.100: Grading and Utility Plan. Drawing date March 21, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 3, 2019.
 - CS.100: Sediment and Erosion Control Plan. Drawing date March 21, 2019. Received March 21, 2019.
 - CS.101: Sediment and Erosion Control Notes and Details. Drawing date March 21, 2019. Received March 21, 2019.
 - CL.100: Layout and Planting Plan. Drawing date March 21, 2019. Received March 21, 2019.
 - DT.500: Site Details. Drawing date March 21, 2019. Received March 21, 2019.
 - DT.501: Site Details. Drawing date March 21, 2019. Received March 21, 2019. Revised April 10, 2019. Received April 26, 2019.
 - DT.502: Site Details. Drawing date March 21, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 3, 2019.
 - A2.01: Proposed Floor Plans. Drawing date March 21, 2019. Received March 21, 2019.
 - A2.02: Proposed Floor Plans. Drawing date March 21, 2019. Received March 21, 2019. Revised April 10, 2019. Received April 26, 2019.
 - A5.01: Proposed Exterior Elevations. Drawing date March 21, 2019. Received March 21, 2019. Revised April 10, 2019. Received April 26, 2019.
 - A5.30: Proposed Rendering. Drawing date March 21, 2019. Received March 21, 2019.

PROJECT SUMMARY:

Project: Proposed mixed use building

Address: 108 Orange Street and 808 & 812 Chapel Street

Site Size: 9,325 SF (0.21 acres)

Building size: 51, 237 SF

Zone: BD-1 (Central Business/Residential)

Parking: 23 parking spaces to be provided in adjacent existing parking garage (draft lease provided)

Owner/Applicant: Corner Block Development, LLC

Phone: (203) 787-7740

Agent: Steven Mednick of Law Offices of Steven Mednick

Phone: (203) 752-9198

BACKGROUND

Previous CPC Actions:

CPC 1336-03: Site Plan Review for Open Space with Bus Shelter in a BD-1 zone (Artspace). Approved May 21, 2003.

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 9,325 SF (0.21 acres) and consists of an overgrown grassy lot, several trees, concrete planters, and a concrete sidewalk. The site is bounded by Chapel Street in the north, Orange Street in the west, and commercial property in the south and east.

Proposed activity:

The applicant proposes to construct a new six-story mixed-used building on the existing vacant lot. The first floor of the proposed building will include building entrances, outdoor amenity spaces, common amenity space, and retail space accessible via Chapel Street. A lower floor will be provided for mechanical equipment and additional amenity space. The upper floors of the proposed building will consist of a mix of studio, one-bedroom, and two-bedroom residential units. Additional site work includes the installation of new water and electric services and stormwater management improvements.

Motor vehicle circulation/parking/traffic:

The applicant proposes to lease 23 parking spaces in an adjacent existing parking garage located at 96 Orange Street from 96 Orange Street Associates, LLC. Two spaces will be allocated for use of off-loading trucks for commercial and residential deliveries.

Bicycle parking:

A total of eight (8) bicycle parking spaces will be provided within the proposed building.

Trash removal:

Trash disposal and collection will be accessible via an access way on the first floor of the proposed building from a trash storage room to Orange Street.

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: 3,479 CY

Start Date: 2019

Completion Date: 2021

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*.

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: 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: 1,766 SF
50% of non-roof hardscape: 883 SF

SRI > 29	
Concrete pavement	1,766 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	1,766 SF
% SHADED/HIGH SRI PROPOSED	100%

Project Timetable: Construction is expected to begin in 2019 and be completed 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 Pages 1 and 2.

ADOPTED: May 15, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Director, City Plan Department