

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 104 HOWE STREET. Site Plan Review for the construction of a six-story multi-family building and 44 residential dwelling units in a BA zone. (Owner/Applicant: Nicholas Falker for Broadway Living, LLC; Agent: James P. Rotondo of Godfrey Hoffman Hodge, LLC)

**REPORT:** 1563-04

**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 November 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 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. 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.
10. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. 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.
12. 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: \$270. Received October 17, 2019. (LIST ALL RELEVANT APPLICATION FORMS)**

- Narrative. Received October 17, 2019.
- Site Plan. Received October 17, 2019. Revisions received November 7, 2019.

- C-1.0 Site Demolition Plan.
- C-2.0 Site Plan.
- C-2.1 Reflective Heat Impact Analysis.
- C-3.0 Grading and Utility Plan.
- C-4.0 Erosion and Sedimentation Control Plan.
- C-4.1 Erosion and Sedimentation Control Plan Details and Notes.
- C-5.0 Details.
- C-5.1 Details.
- C-5.2 Details.
- C-5.3 City of New Haven Standard Details.
- Architectural. Received October 17, 2019.
- Reflective Heat Impact from Hardscape or Paved Surfaces. Received October 17, 2019. Revised and received November 7, 2019.
- Site Stormwater Management Report. Received October 17, 2019. Revised and received November 7, 2019.
- Site Lighting Diagram and Landscaping Diagram. Received November 7, 2019.
- Lighting Cut Sheets. Received November 7, 2019.
- Memo from Jim Rotondo, RE 104 Howe Street, Dated November 7, 2019 responding to Site Plan Review Team comments.

#### **PROJECT SUMMARY:**

**Project:** 104 Howe Street Apartments  
**Address:** 104 Howe Street  
**Site Size:** 22,006 sq. ft.  
**Building size:** 44,012 sq. ft. (gross floor area excluding mechanicals and parking); 44 units  
**Zone:** BA  
**Parking:** 30 space and 0 loading spaces in compliance with BZA relief.  
**Owner:** Broadway Living, LLC c/o Nicholas Falker **Phone:** 203-833-4036  
**Applicant:** Same **Phone:**  
**Agent:** James Rotondo, PE, Godfrey Hoffman Hodge, LLC **Phone:** 203-239-4217  
**Site Engineer:** Same **Phone:**

#### **BACKGROUND**

**Previous CPC Actions:** None.

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with the zoning relief granted. The BZA granted Special Exceptions to permit 22 on-site parking spaces where 40 are required and 0 loading spaces where 1 is required for the construction of a structure consisting of 44 dwelling units (BZA 19-84-S).

**Site description/existing conditions:** The site is currently being used as a parking lot with the entire parcel essentially impervious; it is underutilized. The site is accessed through two existing curb cuts from Howe Street.

**Proposed activity:** The applicant is proposing construction of a new a new six (6) story multi-family residential building that is an allowed use within the BA zone. Development of the site will require the demolition and removal of all existing site improvements. Parking for the development will be provided on the ground level with levels two thru six constructed above. A new single curb cut will be constructed on the south side of the parcel. Parking is provided on site on the ground floor of the building as well as surface parking. The new parking area will provide enough parking to meet the requirements of the proposed building uses. Parking calculations are shown on the site plan. Bicycle racks are also proposed as required.

**Motor vehicle circulation/parking/traffic:** Traffic will enter through one curb-cut on Howe Street. Cares can circulate around the street level parking area.

**Bicycle parking:** A range of bicycle parking options are being provided. The applicant proposes 20 bicycle parking spaces where 6 are required, in accordance with the table below:

BICYCLE SPACES	2 MANDATORY BICYCLE SPACES + 1 PER 10 CAR SPACES = 3 3 + 3 VEHICLE SUBSTITUTION SPACES = 6 SPACES	20
SHORT TERM	10% OF 6 = 1 BICYCLE SPACE	6
LONG TERM	90% OF 6 = 5 BICYCLE SPACES	14
SECURE + COVERED	50% OF 6 = 3 BICYCLE SPACES	14
SECURE	50% OF 6 = 3 BICYCLE SPACES	0
TOTAL	6	20

**Trash removal:** A screened trash and recycling dumpster pad and enclosure area will be installed in the parking area. A trash room will also be located on the ground floor and accessed from the parking area.

**Signage:** Signage (not part of this application) must comply with the new signage regulations passed in October 2019.

**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: 0 cy

Start Date: 2020

Completion Date: 12-15 months from start date

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*.

**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.

### **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;  
*Cut sheets show that all fixtures are dark-sky compliant in accordance with regulations.*
- 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: 9,006 SF  
50% of non-roof hardscape: 4,503 SF

<b>Shaded (average)</b>	<b>2,206 SF</b>
<b>SRI &gt; 29</b>	<b>9,006 SF</b>
Cement	536 SF
StreetBond coating	8,470 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>11,212 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>100%</b>

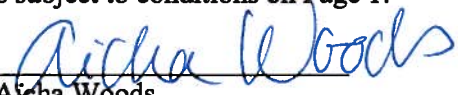
**SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, 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:** November 20, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department