

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 480 MARTIN LUTHER KING JR. BOULEVARD. Site Plan Review for modifications to a previously approved hotel in a BA and BD-2 zone. (Owner: RJY Route 34 Hotel LLC; Applicant: Choice Hotels International, Inc.; Agent: Christopher McKeon of Bershtein Volpe & McKeon PC)

REPORT: 1492-05A4

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 October 16, 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
13. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
14. 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.
15. 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

16. Applicant shall confirm the location of proposed roof leaders with the Engineering Department prior to sign-off for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$360. Received August 22, 2019.

- Hotel Site Narrative dated August 23, 2019. Received August 22, 2019.
- Fig. 1: General Location Map. Drawing date August 23, 2019. Received August 22, 2019.
- Reflective Heat Impact Calculations dated September 5, 2019. Received September 5, 2019.
- Agreement of Easements, Restrictions and Covenants dated May 23, 2018. Received September 5, 2019.
- Bike Rack Details received September 5, 2019.
- Application drawings. 8 sheets received August 22, 2019. Revisions and additional drawings received September 5, September 7, October 8, and October 10, 2019.
 - Sheets 1 & 2: ALTA/NSPA Land Title Survey. Drawing date January 8, 2019. Received August 22, 2019.
 - C-102: Demolition Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-103: Site Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-104: Grading and Drainage Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-105: Utility Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-106: Erosion Control Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-107: Planting Plan. Drawing date August 23, 2019. Received August 22, 2019.
 - C-108: Turning Movement Plan – 1. Drawing date August 23, 2019. Received September 7, 2019.
 - C-109: Turning Movement Plan – 2. Drawing date August 23, 2019. Received September 7, 2019.

PROJECT SUMMARY:

Project: Construction of Choice Hotels
Address: 480 Martin Luther King Boulevard
Site Size: 33,766 sq. ft.
Building size: Footprint of 13,105 sq. ft. and gross floor area of 71,430 sq. ft.
Zone: BA and BD-2
Parking: Parking easement for the hotel to use 100 spaces in adjacent garage/surface parking lot on “Parcel 2” (243 Legion Avenue)
Owner: RJY Route 34 Hotel LLC **Phone:** 203-408-7810
Applicant: Deborah Henry, Choice Hotels International, Inc. **Phone:** 301-592-5135
Agent: Christopher McKeon, Esq., Bershtein Volpe & McKeon PC **Phone:** 203-777-5805 **Site**
Engineer: Freeman Companies **Phone:** 860-251-9550

BACKGROUND

Previous CPC Actions:

- **CPC 1492-05:** Site Plan Review for Continuum of Care development. Approved May 2014.
- **CPC 1492-06:** Special Permit for parking facility over 200 spaces for Continuum of Care development. Approved May 2014.
- **CPC 1492-05A1:** Administrative Site Plan Review for changes and additions to Continuum of Care site. Approved February 2015.
- **CPC 1492-05A2:** Site Plan Review Addendum for construction of pharmacy, retail, and associated surface parking lot. Approved March 2015.
- **CPC 1492-05A2:** Administrative Site Plan Review for changes to entry of Rite Aid. Approved February 2016.

- **CPC 1529-20:** Site Plan Review for changes to approved site plan from restaurant to child day care facility in a BA/BD-2 zones. Approved April 2017.
- **CPC 1492-05/06R:** Request for extension of time for Site Plan and Special Permit. Approved December 2018.
- **CPC 1492-06A3:** Site Plan Review for modifications to previously approved site plan for the construction of a four-story parking garage and a surface parking lot. Approved July 17, 2019.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance.

Site description/existing conditions: On May 21, 2014, the City Plan Commission approved a Site Plan (CPC 1492-05) for the phased construction of a mixed-use development on the 243 Legion Avenue superblock that includes retail space, a new building for Continuum of Care, a hotel, a restaurant, a medical office building, and a 763-car parking garage. Since the original approval in 2014, Continuum of Care, The Learning Experience, Rite Aid, and associated surface parking lots have been constructed and are occupied.

Proposed activity: The applicant is currently seeking to construct the previously approved hotel on the north-east corner of the lot bounded by MLK Boulevard to the north and Dwight Street to the east. The proposed 71,430 SF hotel will consist of 6 (six) stories and 130 units.

Motor vehicle circulation/parking/traffic: There is a two-way entrance from Dwight Street and a two-way entrance to the south onto Legion Avenue, both shared with the adjoining Continuum of Care building. There is a two-lane drop-off loop by the front door and a 19-ft wide loading space on the west side of the hotel, required by previous approvals to be shared with Continuum of Care. The applicant (RJY Route 34 Hotel LLC) has included an executed Parking Easement with Route 34 Phase II LLC for the use of 100 parking spaces in the garage and/or surface parking lot on the adjacent lot (known as "Parcel 2").

Bicycle parking: The applicant proposes to install outdoor bike racks on site.

Trash removal: Trash will be deposited in containers outside the hotel building and screened with masonry walls matching the building exterior. Staff will deposit the waste and recycling into the outside containers to be picked up. Turn radii provided showing that a front and rear loading trash truck can make the necessary maneuvers.

Signage: Must comply with the zoning ordinance.

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: 2,888 cy
 Start Date: August 2020 Completion Date: June 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 phase;
- 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: Drainage plan will be consistent with previous approval (CPC 1492-05).

Sec. 60.1 Exterior Lighting: Site lighting will be consistent with previous approval (CPC 1492-05).

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: 25,464 SF
50% of non-roof hardscape: 12,732 SF

SRI > 29	
Concrete Pavement	18,882 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	18,882 SF
% SHADED/HIGH SRI PROPOSED	74%

Project Timetable: Construction is expected to begin in August 2020 and be completed by June 2021.

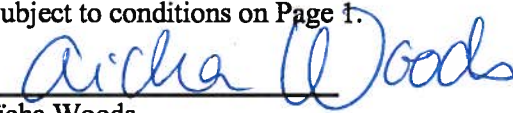
SITE PLAN REVIEW

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 Page 1.

ADOPTED: October 16, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department