

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 169-181 HENRY STREET. Site Plan Review for renovation of existing buildings for use as a multi-disciplinary arts center including four dwelling units in an RM-2 zone. (Owner/Applicant: 169 Henry Street, LLC; Agent: Rolan Joni Young Smith and Stephen Studer of Bercham Moses, PC)

REPORT: 1537-02

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 15, 2022. 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 on final plans.
3. 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.
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. 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. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

13. A recorded copy of zoning relief must be provided to the City Plan Department prior to sign-off for building permits.
14. A detail for a permanently-installed 11-space bike rack must be included in the plans submitted for building permit sign-off.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
Application fee: \$270. Received September 21, 2017.**

- Stormwater Management Analysis prepared by B&B Engineering. Received October 6, 2017. Revisions received October 20 and November 8, 2017.
- Response to Engineering Department comments prepared by B&B Engineering dated October 19, 2017. Received October 20, 2017.
- Stormwater Operational & Maintenance Plan prepared by B&B Engineering dated October 19, 2017. Received November 1, 2017.
- Application drawings. 16 sheets received September 21, 2017. Revisions received October 20 and November 1, 2017.
 - G-000.00: Cover Sheet. Revision date October 30, 2017.
 - C-03.00: Existing Conditions. Revision date October 30, 2017.
 - C-11.00: Truck Turning Plan. Revision date October 30, 2017.
 - C-12.00: Grading, Drainage, and Utility Plan. Revision date October 30, 2017.
 - C-13.00: Soil Erosion and Sediment Control Plan. Revision date October 30, 2017.
 - C-14.00: Reflective Heat Plan. Revision date October 30, 2017.
 - C-20.00: Construction Notes and Details. Revision date October 30, 2017.
 - Z-001.00: Zoning Analysis – Site Plan & Site Information. Revision date October 30, 2017.
 - A-110.00: Site Plan – Photometric Lighting Data. Revision date October 30, 2017.
 - A-200.00–204.00: Floor Plans. Revision date October 30, 2017.
 - A-300.00–301.00: Elevations. Revision date October 30, 2017.

PROJECT SUMMARY:

Project: Elm City Postmasters

Address: 169-181 Henry Street

Site Size: 31,800 SF (0.73 acres)

Zone: RM-2

Financing: \$1,085,000 brownfield funding from the state, additional bond application pending, remainder private

Project Cost: approximately \$5.8 million

Parking: 13 car spaces (including 1 ADA van-accessible space); 31 bike spaces (11 outdoor, 20 indoor)

Owner/Applicant: 169 Henry Street, LLC

Agent: Rolan Joni Young Smith and Stephen W. Studer of Berchem Moses

Phone: 203-783-1200

Site Engineer: Bryan Nesteriak of B&B Engineering

Phone: 203-881-8145

Architect: Deborah Berke Partners

Phone: 212-229-9211

City Lead: Helen Rosenberg, Economic Development Officer

Phone: 203-946-5889

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted to permit Variances of a rear yard of 15.5 feet where 25 feet are required and a rear yard wall height of 41.25 feet where a maximum of 29 feet is allowed and Special Exceptions to permit the substitution of a new non-conforming uses (arts center) for an existing non-conforming use (industrial) and to permit 13 on-site parking spaces where 48 spaces are required. (BZA items 17-76-V and 17-77-S, granted October 24, 2017.

Site description/existing conditions:

The site is located at the northeast intersection of Henry Street and County Street, in a largely residential section of the Dixwell neighborhood. Nearby properties are a mix of single- and multi-family residences. Hillhouse High School is one block to the west, and DeGale Field is diagonally across the street. The project parcel is comprised of an existing series of interconnected industrial brick buildings that were constructed around 1920.

Proposed activity:

The applicant intends to use the property to house a fully equipped, multi-disciplinary arts center to attract, mentor, and train young artists who have recently completed a Master's degree program. Existing buildings will be totally renovated, with the exception of a two-story portion along County Street that will be removed to allow construction of a new, three-story addition. Renovation will include environmental remediation funded by a state grant. The complex will house artist studios, a gallery, community event and exhibition space, café and retail space, a community meeting room, administrative offices, a 2D/3D printing and fabrication lab, and four apartments for artists-in-residence.

The parking lot and alleyways will be repaved, and a stormwater management infiltration system will be installed. Landscaping facing Henry Street will be removed and replaced.

Motor vehicle circulation/parking/traffic:

All traffic will enter the site via an existing curb cut from County Street. This curb cut leads to a one-way driveway and parking area that wraps around the site and provides 13 car parking spaces. All traffic will leave the site via an existing curb cut onto Henry Street. Both Henry Street and County Street have additional on-street parallel parking spaces, although these spaces do not count towards the site's parking requirement.

Bicycle parking:

An 11-space bicycle rack will be added to the front yard along Henry Street. A bike storage room in the basement will have storage capacity for an additional 20 bikes.

Trash removal:

A dumpster will be placed in the northeast corner of the parking lot and emptied on a regular basis by a private hauler.

Signage:

None proposed at this time.

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: 116 CY

Start Date: December 2017

Completion Date: May 2018

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 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: 8,737 SF
 50% of non-roof hardscape: 4,369 SF

Shaded (average)	2,732 SF
SRI > 29	1,646 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	4,378 SF
% SHADED/HIGH SRI PROPOSED	50.1 %

Project Timetable:

Construction is planned to begin in December 2017 and be completed by May 2018.

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: November 15, 2017
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator