

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 210-290 VALLEY STREET. Site Plan Review for demolition and reconstruction of 40 dwelling units in an RM-1 zone. (Owner: Karen Dubois-Walton for Housing Authority of New Haven; Applicant/Agent: Mark Fisher of TO Design, LLC)

REPORT: 1535-01

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 September 19, 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. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. Species and locations of proposed street trees must be coordinated with the Parks Department and Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. 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.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. Following completion of construction, any City 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 paper, mylar, and digital PDF on CD or flash drive.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
NARRATIVE attached. Received August 14, 2017.**

- Engineering Report prepared by Civil 1 Engineers dated August 9, 2017. Received August 14, 2017.
 - Addendum #1 dated and received September 8, 2017. Revisions received September 18, 2017.
- Lighting cutsheets. Received September 8, 2017.
- Soil investigation for wetland determination prepared by Soil Resource Consultants dated May 25, 2017. Received September 8, 2017.
- Response to August 22, 2017 site plan review meeting comments dated and received September 8, 2017.
- Approved LOMA from FEMA dated September 14, 2017. Received September 19, 2017.
- Application drawings. 50 sheets received August 14, 2017. Revisions received September 8 and 15, 2017.
 - Cover Sheet. Revision date September 15, 2017.
 - Survey. Drawing date February 7, 2017.
 - L-1.0: Demolition Plan. Revision date September 8, 2017.
 - L-2.0: Layout Plan. Revision date September 15, 2017.
 - L-3.0: Grading Plan. Revision date September 8, 2017.
 - L-4.0: Planting Plan. Revision date September 8, 2017.
 - L-5.0–L5.4: Details. Revision date September 15, 2017.
 - ES-1: Erosion Control Plan. Revision date September 8, 2017.
 - PH-1.0: Photometric Plan. Revision date September 15, 2017.
 - C-1.0: Utility Demolition Plan. Revision date September 8, 2017.
 - C-2.0: Utility Plan. Revision date September 14, 2017.
 - C-2.1: Erosion Control Plan. Revision date September 8, 2017.
 - C-3.1: Storm Drainage Profiles. Revision date September 8, 2017.
 - C-3.2: Storm & Sanitary Sewer Profiles. Revision date September 8, 2017.
 - C-3.3–C3.5: Details. Revision date September 15, 2017.
 - C-4.1–C-4.2: Utility Details. Revision date September 8, 2017.
 - C-5.1: Erosion Control Narrative. Revision date September 8, 2017.
 - Floor Plans, Exterior Elevations, and Building Sections for Buildings 1-9, Community Building, and Storage Sheds. (26 sheets) Revision date September 8, 2017.

PROJECT SUMMARY:

Project: Valley Street Apartments

Address: 210-290 Valley Street

Site Size: 140,004 SF (3.21 acres)

Building size: 67,609 SF in ten buildings

Zone: RM-1 (low-middle density residential)

Financing: Public (will be submitted to CT Dept. of Housing's 9% Low-income housing Tax Credit Program)

Project Cost: Approximately \$17 million

Parking: 52 spaces (including 3 HC and 4 HC van-accessible)

Owner: Karen Dubois-Walton for Housing Authority of New Haven

Applicant/Agent: Mark Fisher of TO Design, LLC

Site Engineer: Emily Jones of Civil 1 Engineers

Architect: Susan O'Dell of Paul B. Baily Architects

City Lead: City Plan Department

Phone: 203-498-8800

Phone: 860-612-1700 x20

Phone: 203-266-0778

Phone: 203-776-8888

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

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

Site description/existing conditions:

The subject parcel is a housing community owned and operated by the Housing Authority of New Haven (HANH). Apartments are rented to families with children based on income and eligibility requirements set by the Department of Housing and Urban Development (HUD). The property currently consists of 10 buildings containing 40 two-story townhomes built in 1974, ranging from two to five bedrooms, none of which are handicapped accessible. The site also features a playground and basketball court.

The site is in a largely residential section of the Amity neighborhood, with most nearby properties being single-family homes. The site is surrounded by the City-owned wooded and undeveloped West River Open Space to the south, east, and west. Transit access is provided by CTTransit's Z route that runs along Valley Street and the B route that runs along Whalley Avenue one block to the south.

Proposed activity:

HANH proposes to demolish all of the existing housing units and construct 40 new dwelling units spread amongst 9 buildings, with an additional community building to serve all residents. All new units will provide handicapped visitability, while four units will be completely handicapped-accessible. The unit mix will closely match current bedroom types. The proposed building architecture and streetscape is designed to relate better to the character of the neighborhood, including the removal of chain-link fences that currently are prevalent throughout the site.

Motor vehicle circulation/parking/traffic:

Cars will be able to access the site from a total of three curb cuts on Valley Street, each of which leads to a separate parking lot that does not connect to the others. This is a decrease from the four curb cuts that currently exist. The northernmost lot, adjacent to the community building, contains a total of 20 spaces, including one handicapped space and one van-accessible handicapped space. The central lot contains 22 spaces, including two handicapped spaces and two van-accessible handicapped spaces. The southernmost lot contains 17 spaces, including one handicapped van-accessible space.

There is currently a steel guardrail on the streetside of the sidewalk running the length of the Valley Street side of the property in order to provide protection from cars travelling down the hill on Valley Street. The applicant proposes to replace this guardrail with a more aesthetically appealing wood guardrail, similar to the ones used on the Merritt Parkway, from the driveway opposite Strong Street to the western end of the property. After consulting with the Transportation and Engineering Departments, the portion of guardrail east of this driveway will be removed and not replaced.

Bicycle parking:

Three loop bike racks capable of accommodating six bikes will be installed at the southern end of the property outside the community building.

Trash removal:

A trash and recycling dumpster will be installed on a concrete pad in each of the parking lots and emptied on a regular basis by a private hauler. A 5'6" PVC privacy fence will be installed surrounding each dumpster pad.

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: 613 CY

Start Date: October 2018

Completion Date: January 2020

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;
- 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: 52,586 SF
50% of non-roof hardscape: 26,293 SF

SRI > 29	26,454 SF
Cement	20,298 SF
StreetBond coating	6,156 SF
% SHADED/HIGH SRI PROPOSED	50.3%

Project Timetable:

Construction is expected to begin in October 2018 and last through January 2020, with all work being completed in one phase.

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: September 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director