

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 87 UNION STREET. Site Plan Review for new residential development.
(Owner: The Hill-Commerce Realty Co; Applicant/Agent: James Segaloff of Sussman Duffy Segaloff).

REPORT: 1502-03

ACTION: Approval with Conditions

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 February 18, 2020. 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 **Site Plan Review** 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, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department 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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final 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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
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. 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 both mylar and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 22, 2015.

- Application drawings. 24 sheets received January 22, 2015.
 - CS001 – Cover Sheet. Drawing date January 22, 2015.
 - VT101 – Boundary & Topographic Survey. Drawing date June 27, 2014.
 - CS002 – Overall Notes & Legend. Drawing date January 22, 2015.
 - CS10 – Site Plan. Drawing date January 22, 2015.
 - CS501 – Site Details I. Drawing date January 22, 2015.
 - CS502 – Site Details II. Drawing date January 22, 2015.
 - CG101 – Grading & Drainage Plan. Drawing date January 22, 2015.
 - CG501 – Grading & Drainage Details. Drawing date January 22, 2015.
 - CU101 – Utility Plan. Drawing date January 22, 2015.
 - CU501 – Utility Details. Drawing date January 22, 2015.
 - CE101 – Soil Erosion & Sediment Control Plan. Drawing date January 22, 2015.
 - CE501 – Soil Erosion & Sediment Control Plan Details. Drawing date January 22, 2015.
 - LP101 – Landscape Plan. Drawing date January 22, 2015.
 - LP501 – Landscape Details. Drawing date January 22, 2015.
 - LL101 – Lighting Plan. Drawing date January 22, 2015.
 - LL501 – Lighting Details. Drawing date January 22, 2015.
 - A1.11 – First Floor Plan. Drawing date January 22, 2015.
 - A1.12 – Second Floor Plan. Drawing date January 22, 2015.
 - A1.13 – Third Floor Plan. Drawing date January 22, 2015.
 - A1.14 – Fourth Floor Plan. Drawing date January 22, 2015.
 - A1.15 – Fifth Floor Plan. Drawing date January 22, 2015.
 - A1.16 – Sixth Floor Plan. Drawing date January 22, 2015.
 - A3.01 – Elevations. Drawing date January 22, 2015.
 - A3.02 – Elevations. Drawing date January 22, 2015.
- Traffic Impact Study dated January 22, 2015. Received January 22, 2015.
- Stormwater Management Analysis dated January 22, 2015. Received January 22, 2015.
- List of abutters. Received January 22, 2015.

PROJECT SUMMARY:

Project: Union Fair Apartments
Address: 87 Union Street
Site Size: 113,046 SF (2.56 acres)
Building size: 334,108 SF (95,415 SF footprint)
Zone: BD-1
Financing: Private
Parking: 206 spaces (3 HC van-accessible, 1HC standard, 31 compact, 2 ride-sharing, 169 standard); 4 loading spaces; bike storage for minimum of 30 bikes
Owner: The Hill-Commerce Realty Company **Phone:**
Applicant: James H. Segaloff **Phone:** 203-624-9830
Agent: James H. Segaloff **Phone:** 203-624-9830
Site Engineer: Tim Onderko (Langan Engineering) **Phone:** 203-562-5771
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1437-01: Special Permit for Recording (Artistic Development) Studio in a BA Zone.
CPC 1496-01: Zoning Ordinance Map Amendment to Change the Designation of Land known as 87 Union Street from a General Business (BA) District to a Central Business/Residential (BD-1) District.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD1 zone. However, a Special Permit for additional parking spaces above the 200 spaces allowed as of right is required and is being applied for simultaneously.

Site Description/existing conditions: The site is currently owned by the Hill-Commerce Realty Company. The existing building is used by Torrco Company as a plumbing supply warehouse. The owner intends to demolish the 50,530 SF existing building at the site and redevelop the property into a mixed-used development comprising 299 residential rental apartments, resident amenity space, first floor restaurant and retail spaces, and required parking.

In September 2014 the CPC approved a petition by the applicant to enact a Zoning Ordinance Map Amendment to change the zoning for this parcel (Map 225 - Block 0532 - Parcel 00400) from a General Business (BA) District to a Central Business/Residential (BD-1) District.

Proposed Activity: Construction is planned to begin promptly upon site plan approval. However, actual construction start is subject to the resolution of the pending appeal of the zone change to BD-1 as approved by the Board of Alders. Construction will start promptly upon resolution of the zoning appeal. Construction end date will be approximately 18 months from construction start. The entire development will be constructed in one phase.

Circulation/Parking/Traffic: The site includes a 206-space residents-only parking garage on the ground floor of the building. Access to the garage will be provided through a single gated entry/exit point on Union Street. The project will also create 19-20 additional street parking spaces. A traffic study conducted by Langan found no significant changes in the level of service (LOS) for four signalized and three unsignalized intersections in the vicinity of the project.

Trash removal: The ground floor parking garage contains two separate collection areas for building residents' trash. Trash collection and removal from these areas will be completed by a contractor hired by the building's owner.

Signage: Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits.

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: 4,980

Start Date: Spring 2015

Completion Date: Spring 2017

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 sign-off 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 both during 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:

STANDARDS (compliant if checked)

- 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:

REQUIRED SUBMISSION (compliant if checked)

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics. **(Non-compliant. RE-SUBMIT)**

STANDARDS (compliant if checked)

- 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 **(Non-compliant. RE-SUBMIT)**
- High-pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact:

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:	17,631 SF
50% of non-roof hardscape:	8,816 SF
Shaded (based on average values per code):	0 SF
Areas with SRI > or = 29	13,064 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	13,064 SF
% SHADE/HIGH SRI PROPOSED	74.1%

Project Timetable:

Construction is planned to begin promptly upon site plan approval. However, actual construction start is subject to the resolution of the pending appeal of the zone change to BD-1 as approved by the Board of Alders. Construction will start promptly upon resolution of the zoning appeal. Construction end date will be approximately 18 months from construction start. The entire development will be constructed in one phase.

SITE PLAN REVIEW

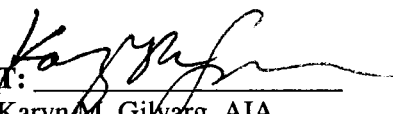
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Copy of OSTA determination to be provided;
- Confirm stormwater management plan provides for removal of total suspended solids as required per Section 60;
- Lighting fixtures shall be approved by city engineer
- Re-submit photometric plans in conformance with Section 60.1;
- Copy of executed easement agreement with city regarding construction and maintenance of non-standard details within city right-of-way to be provided for the record;
- Sightlines at garage entry/exit shall be re-designed per comments of Traffic and Parking;
- Developer shall coordinate a site inspection with Traffic and Parking staff to determine crosswalk conditions at Union and Fair, Olive and Wooster, and Union and Water (southbound approach only) and reconfigure and/or restripe if necessary;
- Review and adjust traffic signal timing and phasing at Franklin, Wooster, and I-95 ramp with Traffic and Parking per their comments;
- The curb bump-out at Olive Street shall be eliminated; and
- Submit any wayfinding and site signage for approval.

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: February 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director