

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 117-125 and 129 WHALLEY, 34 and 36 SPERRY STREET, and 10 and 12 DICKERMAN STREET. Site Plan Review for new mixed-use development. (Owner: St Luke's Development Corp and Judith & Peter Nizen Trust; Applicant: Samuel Andoh for SLDC; Agent: Mark Fisher for TO Design LLC).

REPORT: 1490-05

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 March 19, 2019. 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 addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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 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 a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
8. Any proposed work within the 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. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Application fee: \$270.00 paid. Received on February 20, 2014.

- Development Permit Application Drawings dated February 20, 2014, full-size sets and one 8 1/2x11" set (reduced), received February 20, 2014 (24 sheets). Revised drawing set received March 20, 2014.
- Drainage Calculation Report dated February 14, 2014, received February 20, 2014.
- Letter from Benesch Engineering to GNHWPCA dated March 11, 2014, received March 11, 2014.
- Memo from TO Design: narrative for conformance with Section 60.2; received March 11, 2014.

PROJECT SUMMARY:

Project: St. Luke's Development Corporation

Address: 117-125, 129 Whalley Avenue, 34, 36 Sperry Street, 10, 12 Dickerman Street

Site Size: Total .95 Acre Parcel: .62 Acre Parcel 117-125, 129 Whalley Avenue, and 0.33 Acre Parcel on Sperry & Dickerman St.

Building size: Total 50,185 SF: 45,035 SF building (Whalley Avenue), 5,150 SF (Sperry/Dickerman St)

Zone: RM2 (12 Dickerman St), BB (117-125, 129 Whalley & 10 Dickerman St – 34-36 Sperry St)

Financing: Private

Project Cost: TBD

Parking: 12 parking spaces on 117-125, 129 Whalley Avenue, 24 parking spaces Dickerman St & Sperry St)

Owner: St. Luke's Development Corp.

Phone: 203-865-0141

Applicant: Samuel K. Andoh

Phone: 203-865-0141

Agent: Mark Fisher (TO Design)

Phone: 860-612-1700 x 20

Site Engineer: Russell Cyr (Benesch & Co.)

Phone: 860-612-1700

City Lead: City Plan Dept.

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions: none

Zoning: The Site Plan as submitted appears to meet the requirements of the New Haven Zoning Ordinance for the BB, RM2 zone, with zoning relief granted. Site Plan approval is conditional upon complete zoning review to be conducted at a later date.

Site Description/existing conditions: The existing site is made up of seven parcels on Whalley, Sperry and Dickerman Streets. A number of existing brick buildings with associated parking currently exist on these sites.

Proposed Activity: On the Whalley parcels, the applicant proposes construction of 38 affordable residential units over ground floor commercial space. Of those residential units, 14 would be elderly units, 8 would be studios, and 16 would be two bedroom units. This building will also include two community spaces and 12 parking spaces.

A building will be constructed at 1-12 Dickerman Street which would be exclusively residential, containing four dwelling units. Connected to this building would be a 24-space parking lot located on the current site of 34-36 Sperry Street. This parking lot will serve both the Whalley Avenue and Dickerman Street buildings.

As part of the redevelopment, St. Luke's will add significant new landscaping to beautify the property and the streetscape, including new trees along the sidewalk and on the interior of the property and a walkway connecting the Dickerman Street and Whalley Avenue properties. The parking areas will be lit, but light spillage onto neighboring properties will be minimized.

The property at 16 Dickerman will be restored.

Circulation/Parking/Traffic: Traffic will enter the Whalley building off Whalley directly and into a one-way system with 12 spaces, including 2 HC spaces.

A small parking lot of Sperry Street provides additional parking for 24 cars, including one HC space. This lot provides for two-way circulation.

Trash removal: Trash will be removed from both parking lots via private carrier. Enclosed trash collection spaces are provided within and adjacent to each parking lot.

Stormwater Management Plan: The development meets the requirements of the ordinance through two separate infiltration systems, one installed in each parking lot. For more information, see the application Drainage Report. Coordination with GNHWPCA has further refined the technical requirements of the overall design.

Exterior Lighting: Photometrics have been provided by the applicant. Light poles shall be adjusted as far forward in the respective parking lots as possible to minimize ANY light bleed onto adjacent residential properties.

Reflective Heat Impact from hardscape or paved surfaces: The applicant has met the requirements of this section through the use of highly reflected epoxy-coated paint within the surface parking lots.

Soil Erosion and Sediment Control Review: A total of 6309 cubic yards of material will be moved, removed or added to the site. 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. That individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

The named individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: No site signage is indicated in the plans; any site signage will need to be reviewed by zoning for compliance prior to Building Permits.

Project Timetable: It is anticipated that construction will begin in January 2015 and will be completed in the Fall of 2016.

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 with the following comments:

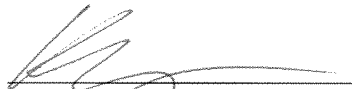
- A complete zoning review with the zoning official will need to be completed prior to issuance of Building Permits;
- Light poles shall be adjusted as far forward in the respective parking lots as possible to minimize ANY light bleed onto adjacent residential properties; and
- No site signage is indicated in the plans; any site signage will need to be reviewed by zoning for compliance prior to Building Permits.

ACTION

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

ADOPTED: March 19, 2014
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director