

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 703 WHITNEY AVENUE. Site Plan Review and Coastal Site Plan Review for construction of 42 residential dwelling units at former Red Cross campus in an RH-1 zone. (Owner/Applicant: 703 Whitney, LLC; Agent: Matthew Ranelli of Shipman & Goodwin, LLP)

REPORT: 1529-01

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 April 20, 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 restoration bond in an amount of \$2,500 per dwelling unit (total of \$105,000) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, 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. 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. 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.

ADDITIONAL CONDITIONS OF APPROVAL

15. Applicants must include details of proposed exterior bike rack in plans submitted for sign-off.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received March 16, 2017.

- Traffic review from Milone & MacBroom dated March 10, 2017. Received March 16, 2017.
- Engineering Report from Milone & MacBroom dated March 16, 2017 and revised March 23, 2017. Received March 24, 2017.
- Response to staff comments from March 21, 2017 site plan review meeting dated March 23, 2017. Received March 24, 2017.
- Application drawings. 42 sheets received March 16, 2017. Revisions received March 24, 2017.
 - Title Sheet.
 - EX: Existing Conditions and Removals. Drawing date March 15, 2017.
 - LA: Site Plan – Layout and Landscaping. Revision date March 23, 2017.
 - RH: Reflective Heat Impact Study. Drawing date March 15, 2017.
 - GU: Site Plan – Grading and Utilities. Revision date March 23, 2017.
 - SE-1: Sediment and Erosion Control Plan. Drawing date March 15, 2017.
 - SE-2: Sediment and Erosion Control Details. Drawing date March 15, 2017.
 - SD-1–SD-4: Site Details. Drawing date March 15, 2017.
 - Property/Topographic Survey. Drawing date October 6, 2016.
 - SL-1: Exterior Lighting Photometric Calculation. Drawing date March 10, 2017.
 - T-000.00: Title Sheet, Drawing List, and Zoning Table. Drawing date March 15, 2017.
 - A-010.00: Site Plan. Drawing date March 15, 2017.
 - A-011.00: Construction Staging Plan. Drawing date March 15, 2017.
 - A-100.00–A-106.00: Floor Plans. Drawing date March 15, 2017.
 - A-151.00: Carriage House Plan Layout. Drawing date March 15, 2017.
 - A-301.00–A-304.00: Exterior Elevations. Drawing date March 15, 2017.
 - A-311.00–A-313.00: Exterior Elevations – Unfolded Elevations. Drawing date March 15, 2017.
 - A-401.00–A-402.00: Building Sections. Drawing date March 15, 2017.
 - A-0.00: Photos & Drawing List. Drawing date March 15, 2017.
 - A-1.00–A-1.03: Floor Plans. Revision date March 15, 2017.
 - A-2.00–A-2.03: Elevations. Revision date March 15, 2017.

PROJECT SUMMARY:

Project: Redevelopment of former Red Cross site for 42 residential apartments

Address: 703 Whitney Avenue

Site Size: 56,330 SF (1.29 acres)

Zone: RH-1 (Residential Special High-density)

Financing: Private

Parking: 38 car spaces (including 2 HC, 2 HC van-accessible, and 11 compact spaces); 9 interior bicycle spaces plus two exterior bike racks

Owner/Applicant: 703 Whitney, LLC

Agent: Matthew Ranelli, Esq. of Shipman & Goodwin, LLP

Architect: Peter Gluck of Gluck+ (apartment building and carriage house)

Architect: Fernando Pastor of SeedNH (main building)

Site Engineer: Tom Daly of Milone & MacBroom

City Lead: City Plan Department

Phone: 203-671-3434

Phone: 860-251-5748

Phone: 212-690-4950

Phone: 203-271-1773

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 RH-1 zone.

Site description/existing conditions:

The site includes an existing building fronting Whitney Avenue that was constructed in 1902 as a single-family home, along with a carriage house in the rear of the property. The property was sold to the American Red Cross in 1957, which used the property as its local headquarters until 2016. In 1977, the Red Cross constructed a narrow connector building between the main house and the carriage house to provide an interior corridor, small offices, and classroom space. A 42-space paved surface parking lot accessed from a short driveway leading to the site's single curb cut on Whitney Avenue is situated to the north of this building complex.

The 1.3-acre parcel is relatively level and is within the Whitney Avenue Historic District. The surrounding neighborhood is largely residential in character. The properties abutting the site's rear (to the east) are large, single-family homes on Everit Street typical of the East Rock neighborhood that extends further east. Worthington Hooker School, a grades 3-8 public school, is immediately to the property's south; a wrought-iron fence owned and maintained by the school runs the length of the property border. A three-story brick apartment building is to the north. The nearest properties across Whitney Avenue include a Presbyterian Church and large multi-family homes.

Proposed activity:

The proposed project will preserve both the original historic home on the site and the carriage house, while demolishing the connecting structure built in the 1970's. The approximately 7,900 SF main house will be rehabilitated to accommodate six apartments, three two-bedroom units and three one-bedroom units, plus a caretaker's unit in the basement.

The carriage house will be renovated for use as an accessory building for the complex. It will contain a meeting/screening room, fitness center, yoga/Pilates room, library, game room, several small private offices, and a bicycle storage for nine bikes. A landscaped patio and garden area will be added to the rear and include an outdoor dining area, gas grills, fire pit, and community garden.

A new building will be constructed on a portion of the existing parking lot, as well as the grassy area in between the lot and the sidewalk along Whitney Avenue. This approximately 37,000 SF, four-story building will contain 35 apartment, 15 two-bedroom units, and 20 one-bedroom units. The roof will house a common area for the residents as well as three private terraces for three duplex apartments within the building.

All existing asphalt parking and driveway areas will be removed. A new, smaller 25-space asphalt parking lot will be reconstructed in approximately the same location as the existing lot. A second, 13-space lot will be constructed between the main home and the carriage house, where the connector building currently stands.

Motor vehicle circulation/parking/traffic:

All traffic will enter the site through an existing curb cut on Whitney Avenue between Huntington Street and East Rock Road. A driveway (widened to 20 feet from its existing 18-foot width) will lead to two newly paved parking lots: a 25-space asphalt lot will be to the north behind the new apartment building and an 11-space lot constructed from permeable pavers will be the south between the main house and the carriage house. Portions of the existing sidewalk, which runs the entire Whitney Avenue frontage of the site, will be repaired and a new sidewalk constructed on each side of the driveway leading to the parking lots.

A traffic review conducted by Milone & MacBroom found that vehicles entering the site and exiting to the north (taking a right-hand turn) will be able to do easily. On occasion, vehicles making left-hand turns may need to wait for the southbound queue at the traffic light at Whitney Avenue and Huntington Street to dissipate, especially during the AM peak hour that coincides with the start of the school day at Worthington Hooker. However, based on the small amount of traffic making the maneuver and the number of egress opportunities observed, the delay and level of service are expected to be tolerable.

Bicycle parking:

Nine bicycle spaces will be included within the renovated carriage house. Two additional outdoor bike racks will be added in the rear of the main house.

Trash removal:

There will be a concrete dumpster pad within a six-foot fenced enclosure in the parking lot behind the apartment building. This will be emptied via private hauler on a regular basis.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment 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: 1,500

Start Date: Summer 2017

Completion Date: late 2018 or early 2019

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 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*.

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 DOCUMENTATION

- 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:
50% of non-roof hardscape:

20,505 SF
10,253 SF

Shaded (average)	777 SF
SRI > 29	9,639 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	10,416 SF
% SHADED/HIGH SRI PROPOSED	50.8%

Project Timetable:

The applicants hope to break ground in summer 2017 and be complete by late 2018 or early 2019.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Shorelands: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of existing buildings, paved parking lots, and grassy areas.

Historical Structure: the existing main house and carriage house are items #1073 on the New Haven Historic Resources Inventory. Both were built in 1902 and have been used by the American Red Cross as their local headquarters for the past 60 years.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	No adverse impacts are expected.
2. Potential beneficial impacts	The project will restore and enhance the historic structures on site. The continued use of these buildings will be beneficial as they will be actively maintained and preserved. The removal of a 1977 addition and replacement with permeable pavers will result in a larger area of permeable surface, and in combination with installation of a new stormwater management system will improve the stormwater management of the site.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront
6. Is public access provided to the adjacent waterbody or watercourse?	Not waterfront

7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: April 20, 2017

ATTEST: 
James Turcio
Building Official