

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 122 WILMOT ROAD, Site Plan Review for new Mixed Use Facility including 47 Elderly Apartments and Retail/Medical Space in a BA Zone (Owner/Applicant: Housing Authority of New Haven).

REPORT: 1447-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by December 15, 2015.
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** on page 3 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 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required, and shall be detailed on Site Drainage Plan (Sheet C104), prior to issuance of building permit.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
10. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
11. Any sidewalks, curbs and related driveway aprons or handicapped ramps on the perimeter of the project site shall be constructed in accord with City of New Haven standard details.
12. Final determination of traffic markings, V-loc locations, handicapped ramps, crosswalks, signs and traffic controls on site and on the perimeter of the site will be subject to the final approval of the Department of Transportation, Traffic and Parking.
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 in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$270, Zoning narrative & summary analysis, Determination of avg. building ht. 10/11/10, Drainage Calculations 09/17/10 by Loureiro Engineering Assoc, Inc., 8 1/2 x 11 plan set, CD w/ pdf of submission, consultant response to staff comments.
Plan set 10/15/10, revised 11/29/10 & 12/10/10 by O'Riordan Migani Architects and Loureiro Engineering Associates, Inc.:
Cover Sheet, Alta Survey (2 sheets) by Juliano Associates 11/23/09, Reference Site Plan with zoning data, Existing Site

Plan, SESC Plan, Site Grading Plan, Site Drainage Plan, Site Retaining Walls, Site Plantings Plan & Lighting Photometrics Plan, SESC Details, Site Details, Site, Floor Plans, Roof Plan, Building Elevations.

PROJECT SUMMARY:

Project: Mixed Use facility (residential with medical office/commercial)
Address: 122 Wilmot Road
Site Size: 81,017 SF
Zone: BA
Financing: DECD (pending), LIHTC Proceeds, Deferred Developer's fee, conventional debt (construction to permanent Bank Loan) and Bond Proceeds
Project Cost: c. \$16,334,685
Parking: 82 total (inc. 10 HC spaces)
Owner: Housing Authority of New Haven **Phone:** 203-498-8800
Applicant: Karen DuBois-Walton **Phone:** 203-498-8800
Architect: O'Riordan Migani Architects LLC **Phone:** 203-888-7667
Site Engineer: Loureiro Engineering Associates, Inc. **Phone:** 860-747-6181
City Lead: Livable City Initiative (Eric Johnson) **Phone:** 203-946-6379
Project Manager: Jimmy Miller/Shenae Draughn **Phone:** 203-498-8800

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone with the information provided. The building has been designed to fit within the requirements of the Zoning Ordinance.

Site: Site is located at the southwest corner of Brookside and Wilmot Avenues in the West Rock section of the City, in the vicinity of the new 437-unit Brookside project being developed by HANH. The site is bounded on the west and south by federal property at 155 Wintergreen Avenue, and also on the south by State property at 100 Wilmot Road. A former strip retail facility and related asphalt parking area have been demolished, and the site is currently vacant and enclosed with a chain link fence, lighting and electronic sliding gate at the existing driveway entry.

Proposed Activity: The Housing Authority of New Haven (HANH) proposes to construct a 4-story mixed use building to accommodate elderly residents with need for a higher level of handicapped accessibility than that provided by HANH's existing elderly housing complexes. In addition to the 47 residential units in 42,000 SF on the three upper floors, the ground floor will house approximately 4,500 SF medical clinic space and 7,800 SF for HANH and social worker office space, plus activity rooms and maintenance space. There is also a small retail space with tenant unknown at present time.

There are 6 two-bedroom and 41 one-bedroom apartments designed with kitchens and bathrooms with varying levels of accessibility. The two bedroom units will be Type "A" accessible. It is HANH's intent to assist elderly to remain in their own apartments as long as possible, accommodating temporary mobility impairments. The building is intended to be energy efficient, with a heat recovery system and potentially solar panels should funding become available.

New sidewalks will be constructed on both street frontages with new accessible ramps at the corner of Wilmot and Brookside, and the site will be well landscaped and lit.

Stormwater Drainage: An underground gallery system will detain most of the stormwater on the site with the overflow running out to connect with manholes in Wilmot Road. Galleries require maintenance, and a maintenance plan is required.

Soil Erosion and Sediment Control Review. Silt fencing is shown along the south and east property lines and partially along the north property line. The construction entrance is shown at the existing driveway into the site from Wilmot Road. There is no individual named as responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system, although the SESC plan states the contractor is responsible once the contract is awarded. The name of an individual on site daily shall be provided to the City

Plan Department prior to sign off for issuance of building permit. Such person is responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. 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*.

Such 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: There is a single driveway into the site from Wilmot Road, and passenger drop-off is at the curb on the south side of the building. There is a parking lot for 82 vehicles including 10 handicapped spaces (inc 2 van spaces).

Trash removal: Trash and recycling collection location is to the west of the building from an enclosed area.

Landscaping /Lighting/Retaining Walls: The parking lot will be amply planted with trees to provide shade over the blacktop. There are also new street trees along Brookside Avenue and three trees in the front yard on Wilmot. Two types of UI "Light the Night" fixtures are used on site. Four types of retaining walls are used on the perimeter of the site, some which may need temporary construction easements or permanent easements from abutting property owners.

Project Timetable: Construction start summer 2011 with completion expected summer 2013.

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:

General comment: plans do not show revision dates in proper location.

Engineering:

- Construction and permanent easements may be required for retaining wall adjacent to federal property
- Revise Soil Erosion Plan (sheet C102) to show SESC measures (previous plan showed them).
- Revise Site Drainage Plan (sheet C104) to include a Storm Drainage Maintenance Plan and Inspection Schedule

Transportation:

- Transportation Dept. will require signage plan inc. traffic signs on perimeter of site; sign placement to be coordinated with street tree locations and any other street furniture.
- Consult with Transportation Dept. on placement of handicapped ramps and crosswalks at the intersection of Wilmot and Brookside and modify plans accordingly.

City Plan:

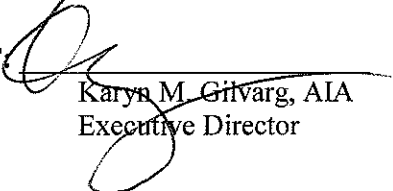
- Lighting and photometrics are now shown on the landscape plan; light fixture symbols do not match the symbols shown on the plan.
- Identify surface on parking lot islands.
- Add a bike rack in proximity to the entry.
- Revise zoning table to accurately reflect # HC spaces & size of standard HC spaces

ACTION

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

ADOPTED: December 15, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director