

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 243 LEGION AVENUE. Site Plan Review for Continuum of Care development.
(Owner: Continuum Centerplan Development LLC; Applicant/Agent: Rolan Young Smith and Stephen Studer for Berchem, Moses & Devlin).

REPORT: 1492-05

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 May 21, 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. 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 Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
13. 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 plus NARRATIVE. Application fee check for \$270.00. Received April 17, 2014.

- Development Permit Application Drawings dated April 15, 2014, full-size sets, received April 17, 2014.
- Lighting Plan Drawing dated April 15, 2014, received May 15, 2014, Received May 15, 2014.
- Site Plan Drawing dated February 20, 2014, revised April 17, 2014, Received May 15, 2014.
- Photometric sheet, received April 15, 2014, Received May 15, 2014.
- Drainage Calculation Report dated February 201, 2014, Revised April 22, 2014, Received April 22, 2014.
- Revised Site Plan dated May 15, 2014, Received May 15, 2014
- Architectural plans dated May 16, 2014, received May 16, 2014.
- Reflective Heat Impact Plan dated April 3, 2014, Received April 24, 2014.

PROJECT SUMMARY:

Project: Center Plan Route 34
Address: 243 Legion Avenue
Site Size: 5.39 Acres (234,829 SF)
Building size: 6 buildings total-pharmacy 14,673 SF, restaurant 4,218 SF, retail 9,698 SF, parking structure 49,444 SF, hotel 50,000-80,000 SF, office 30,000 SF
Zone: BA & BD-2
Parking: 98 Surface parking spaces/763 garage (total 861)
Owner: Continuum Centerplan Development LLC **Phone:** 860-398-5390
Applicant: Steve Studer/Rolan Young Smith **Phone:** 203-783-1200
Agent: Steve Studer **Phone:** 203-783-1200
Site Engineer: Freeman Companies **Phone:** 860-251-9950
City Lead: City Plan Dept. **Phone:** 203-946-6375

BACKGROUND

Previous CPC Actions:

- CPC 1334-20: Transfer of parcels from State DOT to City of New Haven
- CPC 1426-18: (Parcel G) Application for Grant and acceptance of Brownfield Remediation Funds.
- CPC 1426-19: (Parcel F) Application for Grant and acceptance of Brownfield Remediation Funds.
- CPC 1488-10: Development and land disposition agreement between the City of New Haven and Continuum Centerplan Development LLC.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA and BD-2 zones. Applicant has requested relief from parking requirements for the project phasing, but that has not yet been approved by the BZA. Any NEW zoning relief must be recorded with the City Clerk prior to sign-off for permits.

Site Description/existing conditions:

The site is the superblock bounded by MLK Boulevard, Dwight and Orchard Streets, and Legion Avenue. The area was cleared for development over 60 years ago, and has sat fallow since that time, with intermittent use as a surface parking area. The City has entered into an LDA with Centerplan Continuum LLC to redevelop the site.

Proposed Activity:

Applicant proposes a phased construction of a mixed-use development on the property including retail, a new building for Continuum of Care, a hotel, a restaurant, a medical office building, and a parking garage. Surface parking is also provided on site. (See application and drawing set for further information).

Circulation/Parking/Traffic:

Curb cuts are provided from all for surrounding streets to give easy access to and from the site. Internal circulation has been reviewed and refined to the most practical extent to provide both micro-circulation patterns for the local (adjacent) businesses, but also to clarify the overall circulation patterns to reduce pedestrian/vehicle conflicts.

A full traffic study has been provided with the application, and the SPR Team feels the project circulation design has been improved to meet the project volumes. (See application and drawing set for further information).

Trash removal:

Trash removal will be completed by private service to individual buildings within the joint parcels. Dumpsters are shown on plans where necessary.

Stormwater Management Plan:

Development application meets the requirements of the NHZO through the use of integrated sumps within catchbasins, hoods, underground detention (providing on-site infiltration), and outlet control structures. See Stormwater Management Report for additional information.

Exterior Lighting:

It appears the light levels meets the requirements of the NHZO, but applicant needs to provide fixture cuts sheets and specifications for review and approval prior to sign-off.

Reflective Heat Impact from hardscape or paved surfaces:

The applicant states that it has provided 53% shade coverage, but the required supporting materials have not been included in the application. Applicant to resubmit calculations as required by NHZO for review and approval prior to sign-off for permits.

Soil Erosion and Sediment Control Review:

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 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*. This 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, this 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 has been shown in the plans. Any building or locational signage must be reviewed and approved of by zoning prior to signoff for permits.

Project Timetable:

Project is expected to begin upon approval and be completed by Fall 2015.

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:

- Any NEW zoning relief must be recorded with the City Clerk prior to sign-off for permits;
- Transformers are not allowed in front yards; revise plans as necessary;
- Site circulation and signage must be reviewed and approved by Bruce Fischer of TTP;
- Provide cut sheets and specifications for all lighting fixtures for review and approval;
- Standard City details for construction details need to be provided in Construction Documents;
- Applicant to resubmit calculations as required by NHZO for Reflective Heat Impact for review and approval prior to sign-off for permits; and
- No site signage has been shown in the plans. Any building or locational signage must be reviewed and approved of by zoning prior to signoff for permits.

ACTION

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

ADOPTED: May 21, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director