

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 129 YORK STREET. Site Plan Review for construction of an amenity building to residents of Crown Court and Crown Towers in a BD-1 zone. (Owner: Sholom Andrusier for New Haven Towers; Agent; Kathryn Lynch, P.E. for Langan CT, Inc.)

REPORT: 1530-03

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 May 17, 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 bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

14. One bound and conformed set of signed and sealed drawings must be submitted to City Plan prior to sign-off for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.**NARRATIVE attached. Application fee: \$270. Received April 20, 2017.**

- Stormwater Requirements prepared by Langan Engineering dated and received April 20, 2017.
- Stormwater Management Analysis prepared by Langan dated May 5, 2017. Received May 5, 2017.
- Lighting cut sheets. Received May 11, 2017.
- Drawing Z100: Lighting Plan. Dated and received May 11, 2017. Revisions received May 16, 2017.
- Application drawings. 23 sheets received April 20, 2017. Revisions received May 5 and 11, 2017.
 - Cover Sheet. Drawing date April 20, 2017.
 - Topographic/Boundary Map. Revision date April 20, 2017.
 - C100: Site Plan. Revision date May 16, 2017.
 - C101: Site Details. Drawing date April 20, 2017.
 - C200: Grading, Drainage, and Utility Plan. Revision date May 10, 2017.
 - C201: Utility Details. Revision date May 5, 2017.
 - C3.00: Soil Erosion & Sediment Control Plan and Notes. Revision date May 5, 2017.
 - C3.01: Soil Erosion & Sediment Control Details. Drawing date April 20, 2017.
 - C400: Site Shading Plan. Revision date May 16, 2017.
 - L100: Landscape Plan. Drawing date April 20, 2017.
 - L101: Landscape Notes and Details. Drawing date April 20, 2017.
 - A000: Plans, Section, Elevation. Drawing date April 19, 2017.
 - A101–A104: Floor Plans. Drawing date April 24, 2017.
 - A201–A204: Elevations. Drawing date April 19, 2017.
 - A301–A303: Sections. Drawing date April 13, 2017.

PROJECT SUMMARY:**Project:** Amenity building at Crown Court and Crown Towers**Address:** 129 York Street**Site Size:** 76,775 SF (1.76 acres)**Zone:** BD-1 (Central Business/Residential)**Financing:** Private**Parking:** Two existing spaces will be lost, leaving 134 total spaces on-site; 16 bicycle parking spaces**Owner/Applicant:** Sholom Andrusier**Phone:** 203-624-0168**Agent/Site Engineer:** Kathryn Lynch, PE of Langan CT, Inc.**Phone:** 203-784-3046**Architect:** Dov Feinmesser of Newman Architects**Phone:** 203-772-1990**City Lead:** City Plan Department**Phone:** 203-946-6379**BACKGROUND****Previous CPC Actions:****CPC 1410-05**, November 14, 2007: Special Permit for expansion of parking structure in a BD-1 zone.**CPC 1422-01**, November 19, 2008: Site Plan Review for expansion of parking structure in a BD-1 zone.**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone.

Site description/existing conditions:

The project site is a fully developed block in the City's downtown core bounded by High Street to the east, Crown Street to the north, York Street to the west, and George Street to the south. The new building is to be located on the 1.75-acre parcel at 129 York Street that contains the Crown Court apartments along York Street, along with a two-level parking garage along Crown Street, a surface lot off of High Street, and the interior of the site, which includes a landscaped grassy area and paved courtyards.

The other portion of the block, an approximately one-acre parcel at 123 York Street, contains a driveway running much of the length of York Street as well as the southern portion of the site fronting George Street frontage. This parcel includes the Crown Towers apartment building and a two-level above-ground parking garage. No work will be done on this parcel, but the residents of the Crown Towers building will have access to the proposed amenities building.

Proposed activity:

The applicant proposes to construct a two-story, 6,000 SF amenity building for use of the apartment residents. This would be constructed on top of an existing concrete courtyard above an underground portion of the parking garage.

Motor vehicle circulation/parking/traffic:

This project does not create any new parking requirements, and therefore no new parking spaces are planned. Due to the construction of supporting structures for the amenities building within the garage, two parking spaces will be lost, while other spaces will be re-striped to allow for more compact spaces. No changes to the traffic flow into or out of the site's various surface lots and garages are proposed.

Bicycle parking:

An existing 16-space bike rack within the footprint of the proposed amenities will be relocated within the complex's interior courtyard.

Trash removal:

No changes to the complex's existing trash removal system are proposed.

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: 475 CY

Start Date: Summer 2017

Completion Date: Summer 2018

Responsible Party for Site Monitoring: Katy Lynch of Langan

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:

17,674 SF
8,837 SF

Shaded (average)	5,674
SRI > 29	8,204 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	13,878 SF
% SHADED/HIGH SRI PROPOSED	78.5%

Project Timetable:

The project is expected to begin in summer 2017 and be completed in summer 2018.

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.

ACTION

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

ADOPTED: May 17, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director