

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

RE: **285 NICOLL STREET.** Site Plan Review and Coastal Site Plan Review for adaptive reuse of existing industrial building for use as office space and parking garage. (Owner/Applicant: Rakesh Narang of Narang New Haven Co., LLC; Agent: Bryan Nesteriak of B&B Engineering, LLC.)
REPORT: 1512-03
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 December 16, 2020. 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 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; 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.
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. 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. 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 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 format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, CSPR, and SESC forms. NARRATIVE attached. Application fee: \$270. Received October 22, 2015.

- Recorded BZA Variance approval letter dated October 22, 2015. Received October 22, 2015.
- Stormwater Management Analysis, dated December 4, 2015. Received December 4, 2015.
- Application drawings. 16 sheets first received November 6, 2015.
 - 01-01: Cover Sheet.
 - 02-01: Boundary & Topographic Survey. Revision date September 9, 2015.
 - 11-01: Site Development Plan I. Revision date December 1, 2015.
 - 11-02: Site Development Plan II. Revision date December 1, 2015.
 - 11-03: Parking Garage Plan. Revision date December 1, 2015.
 - 12-01: Vehicle Turning Plan. Revision date December 1, 2015.
 - 13-01: Soil Erosion & Sediment Control Plan. Revision date December 1, 2015.
 - 14-01: Demolition Plan. Drawing date December 1, 2015.
 - 15-01: Evacuation Plan. Drawing date December 1, 2015.
 - 18-01: Landscaping Plan. Revision date November 5, 2015.
 - 19-01: Lighting Plan. Revision date November 5, 2015.
 - 20-01: Construction Details. Revision date December 1, 2015.
 - 20-02: Construction Details. Revision date December 1, 2015.
 - M-1: New Garage Floor Plan Mechanical. Drawing date November 9, 2015.
 - FP-1: New Garage Floor Plan Fire Protection. Drawing date November 9, 2015.
 - E-1: New Garage Floor Plan Electrical. Drawing date November 9, 2015.

PROJECT SUMMARY:

Project:	Mixed use development with parking garage	
Address:	285 Nicoll Street	
Site Size:	165,677 SF (3.80 acres)	
Zone:	Light Industrial (IL)	
Financing:	Private	
Parking:	93 spaces (including 4 HC van-accessible) in parking garage	
Owner:	Rakesh Narang	Phone: 860-583-4646
Applicant:	same	Phone: same
Agent:	Bryan Nesteriak	Phone: 203-881-8145
Architect:	Javier Ferro	Phone: 203-843-2274
Site Engineer:	Bryan Nesteriak	Phone: 203-881-8145
City Lead:	City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1503-02: Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to gym.

1504-01: Coastal Site Plan Review and Site Plan Review for conversion of warehouse space to office.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted to permit 81,000 SF of office use in an existing structure in a Light Industrial (IL) District (15-71-V).

Site Description/existing conditions:

285 Nicoll Street is an existing 273,158 SF warehouse building with two employees. The site includes two parking/loading dock areas (one concrete, one asphalt and concrete) on the back side of the building that are accessed from Mitchell Drive. 268 Nicoll Street is an asphalt surface parking lot across Nicoll Street, on the southwest corner of its intersection with Canner Street, with 47 existing parking spaces.

In March and April 2015, the building owners received CPC approval to convert vacant space within the building to gym and office usage, using the existing Mitchell Drive parking areas and the 268 Nicoll Street lot to fulfill parking requirements.

Proposed Activity:

The owner feels the warehouse space is being underutilized and is seeking to convert the second floor of the building into office space. In order to meet parking requirements for this office space, the basement of the building will be converted into a 93-space parking garage.

The garage will be mechanically vented, with two exhaust fans located in the center of the garage. The smaller one, rated for 2,500 cubic feet per minute (CFM) will run at most times to keep the garage vented. The larger one, rated for 74,100 CFM will only run on occasion when its extra power is needed to properly vent the space. The noise generated by this larger fan and any nuisance it may create to neighboring properties is expected to be abated by its infrequent usage and its location below grade and in the center of the garage, and is therefore expected to comply with the City's noise ordinance. All exhaust from both fans will be vented to the building's roof.

Circulation/Parking/Traffic:

The owner proposes to convert the loading dock areas along Mitchell Drive to two parking lots (of eight and 12 spaces) and re-stripe the existing lot at 268 Nicoll Street for 45 spaces. The three lots combined will have a total of 65 spaces. The owner proposes to install a striped crosswalk across Nicoll Street from the parking lot to the building, where there will be a 10-spot bicycle rack. These spaces will not require any additional curb cuts, although a portion of the existing building will be demolished to create seven new spaces in the 12-space lot. These lots (other than the building demolition to create seven spaces) were part of the plans that were approved by the City Plan Commission in March and April of 2015.

In order to accommodate a larger office space than previously approved, the owner now proposes to convert vacant space in the building's basement to a 93-space parking garage, including four spaces that are handicapped van-accessible. The garage would be accessed through two new curb cuts (one entrance, one exit) to/from Mitchell Drive. The proposed garage will be one level, with a one-way traffic flow.

Trash removal:

Currently, the trash is kept inside at the interior loading dock off of Nicoll Street. When it comes time for pickup, the truck accesses it through the loading bay. No changes to this system are anticipated.

Signage:

None listed in application.

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: 0 CY

Start Date: January 1, 2016

Completion Date: End of 2016

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 during the 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*.

Sec. 60 Stormwater Management Plan:

Not required.

Sec. 60.1 Exterior Lighting:

No new exterior lighting proposed.

Sec. 60.2 Reflective Heat Impact:

Not required.

Project Timetable:

Construction is expected to begin on or about January 1, 2016 and last through the calendar year.

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; 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:

Flood Hazard Area: 285 Nicoll Street is located partially within Flood Zone X according to FIRM # 09009C0433J and 09009C0434J, dated July 8, 2013. No base flood elevation is determined for this zone.

Freshwater Wetlands & Watercourses: No freshwater wetlands are adjacent to the site. At its closest, the Mill River is approximately 350 feet from the 285 Nicoll Street building across Mitchell Drive and Wilbur Cross High School's athletic fields.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Although the development is located outside of the 100 year-flood plain and no base flood elevation level has been determined, part of the site, including both the entrance and exit to the parking garage, is within the 500-year flood zone. The below-grade parking, which would be the portion of the project most susceptible to floodwaters, does have an evacuation plan and catchbasins that will drain into the City's stormwater sewer system.
2. Potential beneficial impacts	None identified in application.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None identified in application.
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?	The site's location does not allow for water-dependent development.
6. Is public access provided to the adjacent waterbody or watercourse?	The site does not have access to the river.
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 except for the following issues, which must be addressed prior to sign-off for permits:

- Submit revised plans clarifying location and possible demolition of wall adjacent to surface parking lot in southeast corner of site;
- Include spots for 10 bicycles within parking garage; and
- Add right turn only sign to garage exit onto Mitchell Drive.

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 standard conditions on Page 1.

ADOPTED: December 16, 2015
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: December 16, 2015

ATTEST: 
James Turcio
Building Official