

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 399 ORANGE STREET. Site Plan Review for conversion of offices to six residential dwelling units. (Owner/Applicant: 399 Orange Street, LLC; Agent: Hunter Smith for Hunter Smith Associate Architects)

REPORT: 1518-01

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 19, 2021. 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 and 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 (\$15,000 total) 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. 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 prior to issuance of Certificate of Occupancy.
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.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Application fee: \$270. Received April 15, 2016.

- Recorded easement with neighboring property. Received April 15, 2016.
- Drainage Report, dated April 26, 2016. Received April 26, 2016.
- Stormwater Management Plan, dated May 2, 2016. Received May 9, 2016.
- Application drawings. 7 sheets received April 15 and May 9, 2016.
 - E1: Existing Floor Plans. Drawing date April 12, 2016.
 - A-2 Existing Conditions Map. Drawing date April 15, 2016.
 - Parking and Drainage Plan. Revision date May 2, 2016.
 - Landscaping and Useable Green Space Areas. Revision date May 4, 2016.
 - A1-A2: Proposed Floor Plans. Drawing date April 12, 2016.
 - Shading Worksheet. Drawing date May 4, 2016.

PROJECT SUMMARY:

Project:	Office to residential conversion	
Address:	399 Orange Street	
Site Size:	10,966 SF (0.25 acres)	
Zone:	RO (Residence-Office)	
Financing:	Private	
Parking:	6 spaces (incl 1 HC van-accessible)	
Owner/Applicant:	Mazi Scherban for 399 Orange Street, LLC	Phone: 203-887-8884
Agent:	Hunter Smith for Hunter Smith Architects	Phone: 203-281-4021
Site Engineer:	Alan Shepard for Nowakowski-O’Bymachow-Kane, Associates	Phone: 203-924-7745
City Lead:	City Plan Department	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 RO zone.

Site Description/existing conditions:

The existing building has three stories that had most recently been used as office space.

Proposed Activity:

The proposed project will convert all three floor of the building to six residential units, with no expansion of the building footprint or overall square footage. There will be two units on each floor, with units ranging from one to three bedrooms in size. Interior work will include relocating stairs and installing new bathrooms and kitchens.

Circulation/Parking/Traffic:

The parking lot is accessed through a single driveway and curb cut on Orange Street. The neighboring property at 393 Orange Street, and under the same ownership, has an easement for shared use of the driveway and use of three parking spaces in the rear lot, leaving six for use of the subject property. The property is situated on a heavily-utilized bike route that runs the length of Orange Street, and a covered four-spot bicycle rack is proposed adjacent to the building’s rear entrance. A sidewalk connecting to the downtown network covers the entire Orange Street frontage of the property and provides pedestrian access.

Trash removal:

A dumpster for residents’ use will be located in the rear of the parking lot and wheeled to the street for collection.

Signage:

No signs are proposed.

Sec. 58 Soil Erosion and Sedimentation 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: 34

Start Date: As soon as possible after approvals and permits are secured.

Completion Date: Three months after construction begins.

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 phase;
- 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: SUBMISSION MEETS REQUIREMENTS 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: No exterior lighting is proposed.

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:	6,325	SF
50% of non-roof hardscape:	3,163	SF
Shaded (based on average values per code):	3,275	SF
Areas with SRI > or = 29	-	SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	3,275	SF
% SHADE/HIGH SRI PROPOSED	51.8%	

Project Timetable:

The applicant plans to initiate construction as soon as all approvals and permits are granted, with the entire project being completed in one three-month phase.

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 standard conditions on Page 1.

ADOPTED: May 19, 2016
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director