

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** **111 PARK STREET.** Site Plan Review for expansion of existing surface parking lot and associated drainage improvements along the easterly property line.  
(Owner/Applicant: New Haven Towers LLC – Madison Towers; Agent: Erik Lindquist of Langan Engineering)

**REPORT:** 1505-01

**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 20, 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 both mylar and digital format [.pdf file].

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received April 16, 2015.**

- Stormwater Management Analysis report dated April 16, 2015. Received April 16, 2015. Revised and Received May 13, 2015. Revised and received May 20, 2015.
- Application drawings. 12 sheets received April 16, 2015. Revised and Received May 13, 2015 (conformed set). Drawings Revised and Received May 19, 2015.
  - CS001: Cover sheet. Drawing date April 16, 2015.
  - VT101: Boundary & Topographic Survey. Drawing date April 16, 2015.
  - CS101: Site Plan. Drawing date April 16, 2015.
  - CS501: Site Details I. Drawing date April 16, 2015.
  - CS502: Site Details II. Drawing date April 16, 2015.
  - CG101: Grading & Drainage Plan. Drawing date April 16, 2015.
  - CG501: Grading & Drainage Details. Drawing date April 16, 2015.
  - CE101: Soil Erosion & Sediment Control Plan. Drawing date April 16, 2015.
  - CE501: Soil Erosion & Sediment Control Details. Drawing date April 16, 2015.
  - LL101: Lighting Plan. Drawing date April 16, 2015.
  - LP101: Landscape Plan. Drawing date April 16, 2015.
  - LP501: Landscape and Lighting Notes and Details. Drawing date April 16, 2015.

**PROJECT SUMMARY:**

**Project:** Madison Tower  
**Address:** 111 Park Street  
**Site Size:** 79,334 SF (1.82 acres)  
**Building size:** 248,256 SF  
**Zone:** RH-2 (Residential High Density)  
**Financing:** Private  
**Parking:** Existing: 94 on-site (1 HC, 1 HC van-accessible), 106 off-site. Proposed: 125 on-site (3 HC), 106 off-site.

<b>Owner:</b> New Haven Towers, LLC – Madison Towers	<b>Phone:</b> 203-624-0168
<b>Applicant:</b> New Haven Towers, LLC – Madison Towers	<b>Phone:</b> 203-624-0168
<b>Agent:</b> Erik Lindquist, Langan Engineering	<b>Phone:</b> 203-562-5771
<b>Site Engineer:</b> Christopher Cardany, Langan Engineering	<b>Phone:</b> 203-562-5771
<b>City Lead:</b> City Plan Department	<b>Phone:</b> 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1417-09:** Site Plan Review for Temporary Parking Lot in a RH-2 Zone (Owner/Applicant: New Haven Towers LLC).

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone.

**Site Description/existing conditions:** Madison Towers is an existing 15-story, 214-unit residential apartment tower. There are currently 94 parking spaces on site, with an additional 106 spaces provided for building residents at 335 North Frontage Road across George Street. Zoning requirements for the RH-2 zone call for 161 total spaces.

**Proposed Activity:** The property owners propose to add an additional 31 parking spaces to the existing lot surrounding Madison Towers. This would be achieved by paving over an existing open space, including trees, a grassy area, and a seating structure, on the east side of the lot and replacing it with 36 parking spaces. In order to connect the existing lot to this new section five existing parking spaces must be removed.

**Circulation/Parking/Traffic:** The existing parking lot can be accessed via three separate curb cuts: two to Park Street and one to George Street. The proposed parking area will use a second curb cut on George Street that is currently used only for the site's garbage dumpsters and connect to the existing lot at the northeast corner of the site.

**Trash removal:** Garbage dumpsters will be relocated to an enclosed storage area within the new parking area in the southeast portion of the site.

**Signage:** The only new signage will be for handicapped parking and a stop sign for the new curb cut onto George Street.

**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: **1319 CY**

Start Date: **Spring 2015**

Completion Date: **Summer 2015**

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:**

STANDARDS (compliant if checked)

- 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:

#### REQUIRED SUBMISSION (compliant if checked)

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics. **RESUBMIT With No light bleed at Property Line.**

#### STANDARDS (compliant if checked)

- 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:

#### 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:

47,319 SF  
23,659.5 SF

Shaded (based on average values per code):  
Areas with SRI > or = 29  
TOTAL PROPOSED SHADED/HIGH SRI AREA  
**% SHADE/HIGH SRI PROPOSED**

TBC  
TBC  
TBC

**Project Timetable:** Construction will begin in spring 2015 and end in summer 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 except for the following issues, which must be addressed prior to sign-off for permits:

- Applicant must provide documentation of TSS removal rates as required by NHZO;
- Applicant must re-submit lighting/photometrics plans showing no light bleed to adjacent residential properties;
- Applicant must re-submit supporting materials for RHI showing correct shading of trees and calculations of coverage;
- Applicant must provide at least 10 on-site bicycle parking spaces.

### **ACTION**

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

**ADOPTED:** May 20, 2015  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director