## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** **49 PRINCE STREET.** Site Plan Review for rehabilitation of the former Welch Annex School into 30 residential units as second portion of Phase I of Downtown South-Hill North Development in a BD-3 zone. (Owner: City of New Haven; Applicant: Randy Salvatore for RMS Downtown South/Hill North Development Company, LLC; Agent: Carolyn Kone of Brenner, Saltzman, & Wallman, LLP)

**REPORT:** 1530-04

**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. 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.
9. Species and locations of proposed street trees must be coordinated with the Parks Department and Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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. Easement to City to ensure five-foot clear width on all sidewalks surrounding property to be negotiated and recorded, with a copy provided to City Plan, prior to issuance of Certificate of Occupancy

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

- Stormwater Management Analysis by Langan Engineering dated and received April 20, 2017.
- Trip Generation Assessment by Langan Engineering dated and received April 20, 2017.
- Property Survey. Drawing date October 2015. Receive April 20, 2017.
- Application drawings. 22 sheets received April 20, 2017. Revisions received May 5 and May 10, 2017.
  - A0.00: Cover Sheet.
  - Property Survey. Drawing date October 2015.
  - C0.00: Master Legend & General Notes. Drawing date April 20, 2017.
  - C1.00: Site Plan. Revision date May 10, 2017.
  - C1.01: Site Shading Plan. Revision date May 10, 2017.
  - C1.10–C1.40: Site Details. Drawing date April 20, 2017.
  - C2.00: Grading & Drainage Plan. Revision date May 5, 2017.
  - C2.10: Drainage Details. Drawing date April 20, 2017.
  - C3.00: Site Utility Plan. Revision date May 5, 2017.
  - C3.10: Utility Details. Drawing date April 20, 2017.
  - C4.00: Soil Erosion & Sediment Control Plan. Drawing date April 20, 2017.
  - C4.10: Soil Erosion & Sediment Control Details. Drawing date April 20, 2017.
  - L1.00: Landscape Plan. Drawing date April 20, 2017.
  - L1.10: Landscape Notes and Details. Drawing date April 20, 2017.
  - L2.00: Lighting Plan. Drawing date April 20, 2017.
  - L2.10: Lighting Plan without Street Lights. Drawing date April 20, 2017.
  - L2.20: Lighting Notes and Details. Drawing date April 20, 2017.
  - A2.01–A2.02: Floor Plans. Drawing date April 20, 2017.
  - A5.01: Exterior Elevations. Drawing date April 20, 2017.

**PROJECT SUMMARY:**

**Project:** Phase I of Downtown South-Hill North, part 2
**Address:** 49 Prince Street
**Site Size:** 20,501 SF (0.47 acres)
**Zone:** BD-3 (central business/mixed use)
**Financing:** Private
**Parking:** 10 automobile spaces (including 1 HC van-accessible); 12 bicycle spaces (plus 5 additional automobile spaces and 1 bicycle space at Gold Street development)

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| **Owner:** Matthew Nemerson for City of New Haven | **Phone:** 203-946-2366 |
| **Applicant:** Randy Salvatore for RMS Downtown South/Hill North Dev. Co., LLC | **Phone:** 203-968-2313 |
| **Agent:** Carolyn Kone of Brenner, Saltzman, & Wallman, LLP | **Phone:** 203-772-2600 |
| **Architect:** Ken Boroson of Kenneth Boroson Architects | **Phone:** 203-624-0662 |
| **Site Engineer:** Tim Onderko of Langan Engineering | **Phone:** 203-562-5771 |
| **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 BD-3 zone.

**Site description/existing conditions:**
49 Prince Street is an approximately half-acre parcel in the Hill neighborhood of the city, at the intersection of Prince and Gold Streets. The existing building on site is the former Welch Annex School. The building was originally constructed in 1936 as an orphanage and day nursery by the Apostolic Sisters of the Sacred Heart and was subsequently used as a convent. It was converted to a school in the 1960's, and was used as such until 2014. It has been vacant since that time.

The closest surrounding properties are a mix of parking lots, vacant buildings, and medical offices. Beyond these closest neighbors, the site lies within a quarter-mile of the Yale Medical School campus to the west, residential portions of the Hill to the south, the Church Street South public housing project and Union Station to the east, and Downtown to the north across Route 34. Nearby amenities within a five-minute walk include Amistad Park, St. Anthony Roman Catholic church, and St. Basil Greek Orthodox church.

**Proposed activity:**
The proposed project will renovate the former Welch Annex School into 30 residential units. Under the terms of the development and land disposition agreement (DLDA) that the applicant entered into with City of New Haven and the New Haven Redevelopment Agency, at least 30 percent of the dwelling units (9 units) must be affordable/ workforce housing units. The 30 units will consist of 18 studio apartments, four one-bedroom apartments, and eight two-bedroom apartments. Other spaces in the building will be converted for use as a laundry room, storage rooms, community rooms, group meeting spaces, a reading room, and a library. The northeast and northwest perimeter of the site bordering other parcels will be fenced with a six-foot-tall board screen fence.

Immediately across Gold Street is the site of former Prince Street School Annex, which will be redeveloped into a mixed-use site housing house 110 residential units and 2,300 SF of retail space as Phase I, part 1 of the same redevelopment project. This project gained approval from the City Plan Commission in April 2017 (CPC report 1529-08).

**Motor vehicle circulation/parking/traffic:**
Prince Street is a one-way street heading southwest from Lafatyette Street towards the project site. All cars will enter the site via an existing curb cut from Prince Street on the northeast side of the site. The parking lot is one-way, with vehicles proceeding around the building counterclockwise to an existing curb cut exiting onto Gold Street, which is one-way northwest towards Washington Avenue, which itself is one-way northeast towards Lafayette Street and Congress Avenue.

The parking lot will have a total of 10 parking spaces, one of which will be handicapped van-accessible. The first six spaces encountered off of Prince Street will be back-in angled parking, while the last four heading towards Gold Street will be parallel spaces alongside the property's drive aisle. To meet the requirements of the Zoning Ordinance, which requires a total of 15 parking spaces, an additional five spaces will be housed across the street in the first part of the development at 10, 22, and 32 Gold Street.

**Bicycle parking:**
A 12-space bicycle rack will be installed at the rear entrance to the building. One additional space will be housed in the parking garage at the Gold Street development.

**Trash removal:**
Trash will be collected in the building internally and rolled out to Gold Street by an employee for collection by a private hauler.

**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: 350 CY
Start Date: September 2017 Completion Date: August 2018
Responsible Party for Site Monitoring: Jay Inzitari of RMS Companies

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 construction;
- 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**
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: 8,426 SF
50% of non-roof hardscape: 4,213 SF

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| **Shaded (average)** | **1,496 SF** |
| **SRI > 29** | **2,766 SF** |
| Cast-in-place concrete | 2,312 SF |
| StreetBond coating | 454 SF |
| **TOTAL PROPOSED SHADED/HIGH SRI AREA** | **4,262 SF** |
| **% SHADED/HIGH SRI PROPOSED** | **50.6%** |

**Project Timetable:**
The applicant plans to begin construction in September 2017, with completion anticipated in August 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 Pages 1 and 2.

**ADOPTED:** May 17, 2017
Edward Mattison
Chair

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