

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 386 PROSPECT STREET. Site Plan Review for renovation of graduate housing structure and related site amenities. (Owner/Applicant/Agent: John Bollier for Yale University; Agent: John-Paulo Fernandes for Yale)

REPORT: 1513-01

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 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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. 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.
9. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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, and SESC forms. NARRATIVE attached. Application fee: \$270. Received November 19, 2015.

- Stormwater Management Analysis, dated November 18, 2015. Received November 19, 2015.
- Application drawings. 41 sheets received November 19, 2015.
 - Property and topographic survey. Drawing date October 2007.
 - T001: Title Sheet. Drawing date November 19, 2015.
 - C101: General Notes, Abbreviations, Legend, and Location. Drawing date November 19, 2015.
 - C102: Existing Conditions Plan. Drawing date November 19, 2015.
 - C103: Site Demolition Plan. Drawing date November 19, 2015.
 - C201: Overall Site Plan. Drawing date November 19, 2015.
 - C202-C204: Site Utility and Grading Plans. Drawing date November 19, 2015.
 - C205: Driveway Profile. Drawing date November 19, 2015.
 - C206: Soil Erosion and Sedimentation Control Plan. Drawing date November 19, 2015.
 - C207-C209: Site Restoration Plans. Drawing date November 19, 2015.
 - C301-C303: Storm Sewer Details. Drawing date November 19, 2015.
 - C304-C305: Sanitary Sewer Details. Drawing date November 19, 2015.
 - C306-C307: Soil Erosion and Sedimentation Control Details. Drawing date November 19, 2015.
 - C308-C309: Site Restoration Details. Drawing date November 19, 2015.
 - RH1, RH12, RH13: Reflective Heat Island Sketches. Drawing date November 19, 2015.
 - L101-L102: Landscape Demolition Plans. Drawing date November 19, 2015.
 - L201-L202: Landscape Plans. Drawing date November 19, 2015.
 - L301: Planting Details. Drawing date November 19, 2015.
 - L302: Site Feature Details. Drawing date November 19, 2015.
 - S101: Driveway Retain Wall Plan and Profile. Drawing date November 19, 2015.
 - S102-S104: Proposed Wall Sections, Notes, and Details. Drawing date November 19, 2015.
 - E001: Electrical Site Symbols, Abbreviations, General Notes, and Details. Drawing date November 19, 2015.
 - E100: Electrical Site Plan. Drawing date November 19, 2015.
 - E101: Site Photometric Light Level Values. Drawing date November 19, 2015.
 - E102-E103: Site Light Fixture Cuts. Drawing date November 19, 2015.

PROJECT SUMMARY:

Project:	Esplanade Apartments Renovation	
Address:	386 Prospect Street	
Site Size:	74,370 SF (1.71 acres)	
Zone:	RM-2 (High-middle density)	
Financing:	Private	
Parking:	38 parking spots (including 1 HC and 1 HC van-accessible); 2 loading spots	
Owner:	John Bollinger, Yale University	Phone: 203-432-6754
Applicant:	same	Phone: same
Agent:	John-Paulo Fernandes, Yale University	Phone: 203-432-8400
Site Engineer:	John Block and Charles Croce, Tighe & Bond	Phone: 860-704-4760
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 RM-2 zone.

Site Description/existing conditions:

The rectangular site that stretches from Prospect Street to Mansfield Street currently contains five low-rise (two- to three-story) brick buildings known as the Esplanade Apartments used for Yale graduate student housing. The site has a fairly steep slope, descending from an elevation of approximately 128 along Prospect Street to approximately 74 street along Mansfield Street. Two large parking lots are located on the west end of the site along Mansfield Street, in addition to three smaller lots adjacent to buildings. Site amenities, including playscapes, sandboxes, barbeque sets, and picnic tables, are scattered throughout the site for residents' use.

Proposed Activity:

The project will separate the existing combined storm and sanitary sewer on the site of the Esplanade Apartments, while improving on-site drainage and stormwater management. Construction consists of demolition of existing bituminous concrete pavement driveways and parking areas, removal of the existing combined sewer system on site, and installation of a new sanitary sewer to serve the existing buildings and a new storm drainage system to serve existing building roofs, courtyards, driveways, and parking areas. The project also includes reconstructing the existing driveway, parking areas, and existing concrete walks, replacing some existing landscaping, repairing the existing site retaining wall located along the northern property line, and replacing some site lighting.

Circulation/Parking/Traffic:

An access road runs along the northern boundary of the site, providing a connection between Prospect Street and Mansfield Street. This road provides access to the main parking lots along Mansfield Street, along with smaller parking areas adjacent to Buildings B, C, and D. The project would completely demolish the access road and parking lots as part of the sewer separation process, and rebuilt them in a largely identical layout. The reconstructed parking areas would maintain one handicapped spot at Building C, and move the other spot to Building A to be in line with the location of handicapped dwelling units. Buildings B and D would have a small pull off area off of the access road for loading purposes. The access road and large parking lot along Mansfield Street would be reconstructed in their existing locations. The access road will have two speed humps to slow traffic, and will have a sidewalk running along the entire length of its south side.

Trash removal:

An enclosed dumpster pad would be constructed on the south end of the parking lot closest to Mansfield Street. Trash removal from the dumpster will be handled by a private contractor.

Signage:

The only new signs proposed are standard handicapped parking signs.

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: 3,713

Start Date: December 2015

Completion Date: July 2016

Responsible Party for Site Monitoring: Chuck Croce, Tighe & Bond; Fritz Kelly, Babbidge Construction Company (day-to-day monitor)

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 both 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 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 SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights; **Elevations not included**
- 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:	32,034 SF
50% of non-roof hardscape:	16,017 SF
Shaded (based on average values per code):	5,550 SF
Areas with SRI > or = 29	12,085 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	17,635 SF
% SHADE/HIGH SRI PROPOSED	55.1%

Project Timetable: The project is scheduled to commence as soon as possible, with completion anticipated by July 2016.

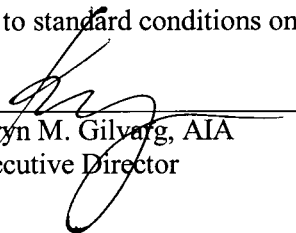
SITE PLAN REVIEW

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: December 16, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director