

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 27-35 SYLVAN AVENUE, 167-195 WARD STREET, 60-80 LEGION AVENUE, Site Plan Review for new Mixed Use Project including 104 Residential Units to replace William T. Rowe Residences in a BD-2 Zone (Property Owners: Yale-New Haven Hospital, Medical Center Realty, Inc.; Applicant: Trinity Rowe Limited Partnership).

**REPORT:** 1432-04

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by September 16, 2015.
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. Signoff on final plans by the 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. Once contractor is named, the name of individual responsible for monitoring the soil erosion and sediment control plan on a day-to-day basis shall be provided to the City Plan Department, prior to City Plan signoff on final plans.
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 cost of the site work 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. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
9. Milling and repaving of disturbed section of Ward Street to intersection with Legion Avenue shall be completed by the applicant, prior to release of Site Bond or financial instrument.
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. 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.
12. As-built site plan shall be filed with City Plan Department, prior to the release of the Site Bond or financial instrument. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.
13. This Site Plan Approval is contingent upon the transfer of title to the site, a portion of which is currently owned by Yale-New Haven Hospital, Inc. and the remaining portion of which is currently owned by Medical Center Realty, Inc., to the Housing Authority of the City of New Haven, the Applicant or a third party.

**Submission:** Development Permit application, application fee of \$240, Site Plan narrative, List of parcels (attachment 1), BZA approval of variance (BZA 09-70-V), Traffic Study by Stantec 07/09, Drainage Study by Stantec 08/6/09. Civil Plans 08/20/09: Cover Sheet, Layout & Materials, Truck Circulation, Grading & Drainage, Utilities, Landscape & Site Lighting, Erosion and Sediment Control, Site Details. Architectural Plans: Foundation/Slab, Floor Plans, Roof Plan, Building Elevations and Sections, Bay and Canopy Plans, Exterior Signage, Building Details, letter from Stantec Consulting

Services Inc. 09/14/09, Drawings C-0, C-02, C-03, C-08 revised 9/11/09; letter from Brenner, Saltzman & Wallman LLP 09/15/09.

**Relevant Recent City Plan Actions:** Special Exception to reduce # Parking Spaces & for Front Yard Parking (CPC 1430-06, 07/22/09); Zone Change to BD-2 (CPC 1404-01, 07/18/07).

**PROJECT SUMMARY:**

**Project:** Construct new mixed use 9-story building (William T. Rowe Residences)  
**Address:** to be assigned  
**Site Size:** 52,583 s.f. (1.21 acres)  
**Zone:** BD-2  
**Financing:** City of New Haven, Housing Authority of the City of New Haven, Low Income Housing Tax Credits and private equity  
**Project Cost:** \$25 million  
**Housing Units:** 104 affordable units, of which 39 will be set aside for residents who require supportive services  
**Retail/Supportive:** 2,243.5 SF retail, 1,490.5 SF program room (113 occupancy), 680 SF community room (104 occupancy), and 729.5 SF fitness center (120 occupancy)  
**Parking:** 86 spaces including 5 handicap parking spaces  
**Loading:** 0 spaces provided  
**Owner:** Medical Center Realty, Inc.  
**Owner:** Yale-New Haven Hospital, Inc. **Phone:** 203-688-2126  
**Applicant:** Trinity Rowe Limited Partnership **Phone:** 617-720-8400  
**Agent:** Carolyn W. Kone Esq. **Phone:** 203-772-2600  
**Architect:** ICON Architecture, Boston **Phone:** 617-451-3333  
**Site Engineer:** Stantec **Phone:** 203-281-1350  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-2 zone with the zoning relief granted (BZA 09-70-V 07/22/09, 09-69-S 09/09/09).

Trinity Financial, Inc. has been selected by the Housing Authority of New Haven (HANH) to redevelop the William T. Rowe Residences in a new mixed use building at the corner of Sylvan Avenue and Ward Street, south of Legion Avenue in the vicinity of Yale New Haven Hospital. The site has already been cleared of mostly residential structures within the past several years by Intercontinental Fund LLC and then sold to the Hospital. Units in the existing 16-story Rowe Residences owned by HANH at 904 Howard Avenue are in poor condition, partially unoccupied, and the HANH has decided to construct a new 9-story mixed use facility on the same block on a Parcel owned mostly by Yale New Haven Hospital. The applicant, Trinity Rowe Limited Partnership contemplates that the Hospital will convey its ownership interests in the Parcel to HANH, which will then enter into a ground lease with Trinity Rowe. Once the new project is constructed, in exchange for the Parcel, HANH will convey 904 Howard to the Hospital.

**Proposed Building:** The New Rowe Residences building will be nine stories with 13 units per floor for the 2<sup>nd</sup> through 9<sup>th</sup> floors. The ground floor will have retail space totaling 2,243.5 SF, a 1,490.5 SF program room for residents in affordable units who require supportive services, a 680 SF community

room, and a 729.5 SF fitness center. Current residents of 904 Howard Avenue who are in good standing will be eligible to move into the new Residences once they are complete.

**Site Plan:** The building will be close to the corner of Sylvan and Ward with parking, walkways and green space to the north of the building. There will be two entrances to the building, one off Sylvan and one off Ward. There will be one vehicular entry to the parking lot from Ward Street. The lot will have 86 parking spaces including 5 handicapped spaces on the north side of the building. The site will be landscaped with trees around the parking lot and plantings enhancing the courtyard northeast of the building.

**Stormwater Drainage/Utilities:** The proposed site will be grouped into one watershed discharging into the separated stormwater sewer. The proposed watershed will not closely replicate existing conditions and will therefore produce a slight increase to the existing infrastructure. The runoff for the watershed will be carried by a new 15" R.C.P. (79 lf) north along Ward Street to the intersection of Legion Avenue where the pipe will connect with an existing catch basin. This basin is part of a larger separated storm sewer system. Prior to connection with the existing system the runoff flow rate and volume will be reduced to the greatest extent possible through the utilization of a small retention system placed below the proposed bituminous parking area. Since this portion of the site lies within 300 feet of a separated stormwater sewer system, The Greater New Haven Water Pollution Control Authority requires connection to a separated stormwater system. The stormwater retention system will provide both flow quantity and rate reductions to reduce the runoff leaving the proposed site. The retention system also provides improved runoff quality through stormwater infiltration and settling.

**Soil Erosion and Sediment Control Review:** Minimal grading will be necessary to fulfill the project. One construction entrance is shown off Ward Street. Filter fabric will be placed beneath catch basin grates. Until a contractor is named, Hank Keating of Trinity Financial is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the construction phase. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Necessary anti-tracking pads will be provided at construction entrances to the site along with silt fences along the perimeter of the project. Existing catch basins in the area will also be fitted with silt sacks to minimize any siltation impacts.

Until a contractor is named, Mr. Keating shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Circulation/Loading/Parking:** As noted above there is only one vehicular entrance to the site and its 86 parking spaces including 5 handicapped spaces are provided to the north of the Building, which are

easily accessible from this vehicular entrance. Handicapped ramp at Ward has been aligned with those on the opposite side of the intersection.

**Traffic Impacts:** The development is expected to produce minimal traffic impact on area roadways and intersections.

**Trash removal/Mail delivery:** On collection day, trash and recycling will be rolled out from an interior trash compactor/trash storage room on the ground floor to the parking area where it will be picked up by a private hauler. Mail will be delivered to mailboxes in the main lobby.

**Landscaping /Lighting/Signage:** Some street trees on Sylvan will remain. Additional ornamental and shade trees will be planted on site (pin oaks, maples, crabapples, cherries). The grass tree belt will be restored. The northeast courtyard will be planted out with other materials including lower ground cover. There will be a bike rack (and interior bike room). Ornamental light poles will illuminate the main pedestrian building entrances. Lighted bollards will be used along the paths in and around the courtyard area. New light poles and fixtures are added in the parking lot and are required to be of the non glare "Dark Skies" compliant variety.

**Project Timetable:** November, 2009-May, 2011.

#### **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 the standard conditions on Page 1.

**REVISED:** October 21, 2009  
**ADOPTED:** September 16, 2009  
Edward Mattison  
Chair

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