

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 323 GEORGE STREET AND 9 AND 15 HIGH STREET. Site Plan Review for construction of 108-unit hotel including a restaurant and renovation of an existing home for four dwelling units in a BD zone. (Owner: Jacob Feldman for George and High, LLC; Applicant: Randall Salvatore for 323 George Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman, & Wallman, LLP)

REPORT: 1532-04

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 June 21, 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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. 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.
11. 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.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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

15. Applicant shall explore the possibility of using infiltrating tree pits with the City Engineer;
16. Applicant must use City-standard granite curbing detail; and
17. All three properties (323 George Street and 9 and 15 High Street) must be combined into a single parcel, with proof of recording on the land records provided to City Plan prior to sign-off for building permits

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$270. Received May 18, 2017.

- Stormwater Management Analysis prepared by Langan Engineering dated May 18, 2017.
- Application drawings. 32 sheets received May 18, 2017. Revisions received June 9 and June 16, 2017.
 - Cover Sheet. Drawing date May 18, 2017.
 - Property survey. Revision date September 2, 2015.
 - CS101: Site Plan. Revision date June 16, 2017.
 - CS201: reflective Heat Index Study. Drawing date May 18, 2017.
 - CS501–CS504: Site Details. Drawing date May 18, 2017.
 - CG101: Grading & Drainage Plan. Revision date June 16, 2017.
 - CG501: Grading & Drainage Details. Drawing date May 18, 2017.
 - CU101: Utility Plan. Revision date June 16, 2017.
 - CU 501–CU502: Utility Details. Drawing date May 18, 2017.
 - CE101: Soil Erosion & Sediment Control Plan. Revision date June 16, 2017.
 - CE501: Soil Erosion & Sediment Control Details. Drawing date May 18, 2017.
 - LP101: Landscape Plan. Drawing date May 18, 2017.
 - LP501: Landscape Notes and Details. Drawing date May 18, 2017.
 - LL101: Lighting Plan. Revision date June 21, 2017.
 - LL102: Lighting Plan without Street Lights. Revision date June 21, 2017
 - LL501: Lighting Notes and Details. Drawing date May 18, 2017.
 - A200–A203: Floor Plans (apartments). Drawing date May 5, 2017.
 - Elevations (four sheets). Drawing date May 18, 2017.
 - Floor Plans (hotel) (four sheets) Drawing date May 18, 2017.

PROJECT SUMMARY:

Project: Hotel and four apartments

Address: 323 George Street and 9 and 15 High Street

Site Size: 24,005 SF (0.55 acres)

Zone: BD (Central Business)

Financing: Private

Project Cost: \$8 million

Parking: 6 car spaces (including 1 HC van-accessible); 12 bike spaces

Owner: Jacob Feldman for George and High, LLC

Applicant: Randall Salvatore for 323 George Street, LLC

Agent: Carolyn Kone of Brenner, Saltzman, & Wallman, LLP

Architect (hotel): Jonathan Nehmer + Associates, Inc.

Architect (apartments): Kenneth Boroson Architects

Site Engineer: Langan Engineering

City Lead: City Plan Department

Phone: 203-624-0642

Phone: 203-968-2313

Phone: 203-772-2600

Phone: 301-670-1635

Phone: 203-624-0662

Phone: 203-562-5771

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1513-04: Site Plan Review for mixed-use commercial/retail space and 108-room extended-stay hotel with accessory amenity space. **Approved December 16, 2015.**

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site description/existing conditions:

The site is located within the city's downtown neighborhood and is surrounded by a mix of residential, commercial, and office uses. Most of the site is currently occupied as a surface storage lot for a car rental operation that covers 323 George Street and 9 High Street and includes several small buildings. 15 High Street contains a historic 5,000+ SF home.

The current application is largely similar to previously approved application (CPC 1513-04). The new applicant has made some changes to the internal design of the proposed hotel, including adding a restaurant to the ground floor. Additionally, the current application includes the renovation of the existing home at 15 High Street for use as four residential apartments.

Proposed activity:

The applicant proposes to remove the existing car rental operation and in its place construct a new six-story building along George and High Streets. The new building will include (1) a ground-level restaurant and meeting room in addition to hotel amenity and support space and (2) a hotel with 108 fully-furnished guest rooms on floors two through six. In addition, the applicant will preserve and rehabilitate the existing historic home at 15 High Street for use as four apartments. The garage next to this home will be demolished to create space for an outdoor garden for hotel guests.

Motor vehicle circulation/parking/traffic:

Vehicular access to the site will be provided via a reconstructed curb cut on George Street, leading to a 6-space parking lot, with an additional loading/turnaround space. The residential units at 15 High Street have a parking requirement of three spaces, however the Zoning Ordinance does not dictate who may use the spaces. Therefore, the six spaces may be used by both apartment residents and hotel guests. If residents and guests require more than the six spaces, they will have to find spots on the street or in nearby garages. (In the BD zone, there is no parking requirement for the hotel or restaurant uses.)

Bicycle parking:

Two six-space bike racks (12 spaces total) will be installed on High Street, one near the hotel entrance and one near the historic home entrance.

Trash removal:

A fenced dumpster pad will be included surface parking lot. Hotel staff will wheel the trash and recycling containers to George Street, where they will be hauled away by a private contractor.

Signage:

No signage is proposed at this time.

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: 865 CY

Start Date: July 2017

Completion Date: September 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 both during 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*.

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:

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: 9,097 SF
50% of non-roof hardscape: 4,549 SF

Shaded (average)	3,783 SF
SRI > 29	3,158 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	6,941 SF
% SHADED/HIGH SRI PROPOSED	76.3%

Project Timetable:

The applicant plans to begin construction in July 2017, with completion expected in September 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: June 21, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director