

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 210 HAMILTON STREET. Site Plan Review for Farnam Courts redevelopment. (Owner/Applicant: HANH; Agent: Joseph Lenahan of Fuss and O'Neill).

REPORT: 1498-05

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 October 15, 2014. 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 site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, 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. 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 [DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Application fee: \$270. Received September 18, 2014.

- Site Plan Submission drawings (full and half size); 33 sheets dated and received September 18, 2014.
- Section 60 Compliance Report dated and received September 18, 2014.
- Sheets CS-101, LP-101 and LP-102 revised and received October 7, 2014.

PROJECT SUMMARY:

Project: New Housing, (Demo existing housing)
Address: 210 Hamilton Street
Site Size: 514, 903 SF (11.94 acres)
Buildings: Residential Dwelling Units
(Rental housing, community room, open space.)
Zone: RH-2
Parking: On-site surface lots and private street parallel parking
Owner: Land: Housing Authority of New Haven,
Development: The Glendower Farnam, S.P., LLC
Applicant: Housing Authority of New Haven 203-498-8800
Agent: Rolan Joni Young Smith & Stephen Studer, Esq. 203-783-1200
Architect: Tise Design Associates, Boston (Steve Tise) 617-451-3333
Site Engineer: Fuss and O'Neill (Trumbull) 203-374-3748
Cost: Total Project Cost estimated \$120 million
Funding: Mixed financing: HANH funds, LIHTC, City Bond Funds and other sources

BACKGROUND

Previous CPC Actions:

Rezone portion of site from Park to RH-2, approved by BOA.

CPC 1495-03: Site Plan Review (Phase I Only) Approved: July 16, 2014

BZA 66-62-S: Neighborhood Convenience Outlet (food goods) at 15 Farnam Court
Approved: August 11, 1966

Zoning:

The Site Plan as submitted meets the requirements of the RH-2 zone.

Site Description and Proposed Activity:

The site is an existing public housing development and park (DeLauro Park) that will be demolished, and is bounded by Grand Avenue, Hamilton Street, the railroad ROW, and Franklin Street /I-91 highway. DeLauro Park has been de-commissioned as a Park by the Parks Commission and the Board of Alders. When all phases are completed there will be 201 new housing units constructed to replace the existing 239 units. Additional units are currently approved for the Chatham site in Fairhaven and at Eastview Terrace. The new development will consist of two mid-rise 5-story buildings (90 units) along Grand Avenue, townhouses, and back-to-back units (no backyards) (111 units) along Hamilton and within the development along a

mixture of private and public streets. Retail space will be located on the ground floor of the eastern most 5-story apartment buildings (7225 SF), located near the corner of Grand Ave and Hamilton Street. A publicly accessible private park is planned for the center of the development (33,000 SF). Parking will be provided on city (public) streets, on private streets, and parking lots on-site.

Project Timetable:

Beginning in January 2015, Phase I consists of two mid-rise buildings of 81 units combined on the DeLauro Park site, construction of B Street and 13 townhouses. The mid-rises will not require any demolition of existing residences nor relocation of any tenants. The remaining phases will be to the north of B Street including the townhouses, community center, central park, construction of public and private roads, and the reconstruction of Hamilton Street. Pedestrian and vehicular access will remain open to all inhabited portions of the site through all phases of construction to ensure tenant safety. Timing of construction will be based on receipt of funding.

Circulation/Parking/Traffic/ ROW Signs:

The site is accessed via a combination of public and private drives off Grand Avenue and Hamilton Street (see site plans for details). Parking is provided on-site via a combination of on-site surface lots, and parallel parking along public and private streets.

Stormwater Management Plan:

In general, the existing storm drainage patterns will remain the same within the project limits. The majority of the runoff from the site will enter the proposed storm system inlet structures and will be treated via stormwater treatment units before entering infiltration systems. Runoff will also sheet flow through leak-offs directly into proposed biofiltration swales and rain gardens. The storm system will ultimately connect into the City storm drainage sewer in Grand Avenue. Once in Grand Avenue storm drainage sewer the flows proceed in the easterly direction. Proposed stormwater infiltration throughout the site will attenuate the peak flow and volume of runoff leaving the site when compared to existing conditions. The Management Plan meets the requirements of the NHZO.

Exterior Lighting:

The proposed project lighting meets the requirements of the lighting ordinance.

Reflective Heat Impact from hardscape or paved surfaces:

The submission meets the requirements of the reflected heat ordinance.

Soil Erosion and Sediment Control Review: A total of 18,164 cubic yards of material will be moved, removed or added to the site. Eric Fogg of Haynes Construction 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. Eric Fogg is also named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. Eric Fogg is responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. 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*.

Eric Fogg 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, Eric

Fogg is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage:

No site signage is illustrated in the plans. Should it be proposed, it must be reviewed by zoning.

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 with the following comments:

- Submit open fence design on Grand Avenue to City Plan Department for approval; chain link is not acceptable in this location, and no details are shown for any other fence type;
- Care should be taken in coordinating locations of trees and light pole standards throughout the development. Given the scale of the plans, it is impossible to ascertain if these two items have been coordinated. Provide conformed 20 scale plans to staff for review prior to permits;
- Provide details of trash enclosure areas;
- Care should be taken to match the distribution of Type A units to accessible handicap spaces on site. Provide analysis for staff review; and
- Change *Ulmus parvifolia* to another American elm cultivar on planting plans.

ACTION

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

ADOPTED: October 15, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director