

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 904 HOWARD AVENUE. Site Plan Review for valet parking lot.  
(Owner/Applicant: YNHH; Agent: Christopher Granatini of Tighe & Bond).

**REPORT:** 1489-04

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until February 19, 2019. 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 addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to permit.)
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost 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.
6. Any proposed work within the 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. 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 NARRATIVE forms. Application fee: \$270. Received January 16, 2014.**

- Development Permit Application Drawings dated January 16, 2014, full-sized sets, received January 16, 2014.

**PROJECT SUMMARY:**

**Project:** Valet Parking Lot  
**Address:** 904 Howard Avenue  
**Site Size:** 47, 634 SF (1.09 acres)  
**Building size:** not applicable  
**Zone:** BD-2  
**Financing:** private  
**Project Cost:** TBD  
**Parking:** valet  
**Owner:** Yale New Haven Hospital **Phone:** 203.688.3055  
**Applicant/Agent:** Christopher Granitini (Tighe & Bond) **Phone:** 860.704.4771  
**City Lead:** City Plan Dept. **Phone:** 203.946.6379

**BACKGROUND****Previous CPC Actions:**

CPC 1417-20: Demolition in Preparation for development.  
 CPC 1428-04: SPR for Construction of new building with commercial space.  
 CPC 1468-01: Demolition of William T Rowe Building.

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-2 zone.

**Site Description/existing conditions:** Existing site consists of a paved lot surrounded by a chain link fence.

**Proposed Activity:** The applicant proposes to use the paved vacant parcel as a temporary parking lot that will serve the Hospital's valet operations.

**Circulation/Parking/Traffic:** Valet parking staff will enter the site via Sylvan Avenue and will exit via Howard Avenue. Access will be limited to Hospital valet parking staff; no public use.

**Trash removal:** not applicable

**Stormwater Management Plan:** Applicant has requested a waiver of this requirement of the ordinance. City Engineer agrees that this would be acceptable due to the fact that the current pavement acts as a cap to environmental contamination below; it is acknowledged that it is not desirable to infiltrate surface Stormwater through contaminated soils.

**Exterior Lighting:** Application meets this requirement of the code.

**Reflective Heat Impact from hardscape or paved surfaces:** The applicant seeks a complete waiver from this requirement due to the fact that the asphalt in places acts as a cap to environmental contamination. It is hoped that this parking lot is a temporary use and at the time of redevelopment the requirements of this section can be met – once environmental remediation is completed. Staff finds this logic acceptable.

**Soil Erosion and Sediment Control Review:** not applicable

**Signage:** None shown on plans. Any new signage will need to be presented and reviewed by staff for compliance with the code prior to issuance of Building Permit.

**Project Timetable:** Construction will begin as soon as possible. Trees will be planted in the 2014 planting seasons.

#### **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:

- **Move parking spaces away from the fenceline to provide a buffer and/or provide parking blocks to prevent intrusion into fence;**
- **A stop legend and stop bar will be needed at the exit to the site; and**
- **Any new signage will need to be reviewed and approved of by City staff prior to issuance of Building Permit.**

#### **ACTION**

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

**ADOPTED:** February 19, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Anne Hartjen, ASLA, PLA  
Senior Project Manager