

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 370 JAMES STREET aka 2 HUMPHREY STREET, Site Plan Review including Coastal Site Plan Review for Adjustments to exterior parking lot and addition of new Curb cut for 55,000 SF Office Space in an IH Zone (Owner/Applicant: James Street LLC).

REPORT: 1459-01

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 after the date of decision, to January 18, 2017. 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. 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. 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.
5. A Flood Elevation Certificate certifying finished floor elevation shall accompany application for building permit.
6. Trash disposal/recycling shall be in conformance with public works regulations.
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. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$270, Plan Set 11/18/11, rev. 11/22 and 12/13/11: AS-1.0 Overall Site Plan, AS-1.1 areas of new construction rev. 11/22/11, AS-1.2-1.4 Site Details with site line photos, Property & Topographic Map by Criscuolo Engineering 12/09/11; EX-01 Excerpt of Topographic Survey 12/13/11; S-1 Site Preparation and Soil Erosion Plan 12/16/11, L-1 Layout and Landscaping Plan 12/16/11; D-2 Site Details; Traffic Study by Wilbur Smith Associates 11/28/11.

PROJECT SUMMARY:

Project: Renovate 55,000 SF 1st floor space; improve parking lot; add new curb cut

Address: 370 James Street (aka 2 Humphrey Street)

Site Size: 287,340 SF

Zone: IH, CAM

Financing: private

Project Cost: \$3.5 million overall cost (\$200,000 = site work)

Parking: 35 spaces for this use; 504 spaces on overall site

Owner: James Street LLC, Acorn Development **Phone:** 203-562-6422

Owner: Consolidated Rail Corp. (prox. 1,700 SF of site where no changes are proposed)

Applicant:	Gary Letendre	Phone:	203-562-6422
Architect:	Roth, Moore & Kagan Architects LLC	Phone:	203-789-1890
City Lead:	City Plan Dept.	Phone:	203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: SPR for parking lot expansion (CPC 1335-02, 4/15/03), CSPP & Plan Review for Starter Sportswear (CPC 1052-07, 12/02/87).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone with the use variance for 1st floor office use in an industrial zone granted 12/12/11 (11-84-V) with a condition that the Commission hold a public hearing. The Board of Zoning Appeals has previously granted a use variance for office use on the 2nd through 4th floors (04/09/02, 02-2-V).

Site: The overall site is bounded by the railroad and Humphrey Street on the north, the railroad on the west, James Street on the east, John Murphy Drive on the south, and is occupied by a former industrial building with approximately 500 parking spaces. Due to the site's proximity to the Mill River it is located within the Coastal Management Zone. Across James Street from the site is Amistad Academy and LULAC Headstart Daycare Center.

Proposed Activity: The applicant intends to improve 55,000 SF of first floor interior industrial space for office use, to install a new curb cut off Humphrey Street and to make some parking lot and landscape improvements. The 1st floor space is intended to be leased to the State of Connecticut for Department of Administrative Services offices. To accommodate the use of the space, the small parking lot to the east of the building at the corner of Humphrey and James Streets will be improved and a new curb cut added onto Humphrey Street. The existing curb cut from James Street will be closed off with a fence.

Stormwater Drainage: There will be no changes to the existing drainage on the site.

Soil Erosion and Sediment Control Review. Only a small amount of soil will be disturbed in the creation of the new curb cut. Nonetheless a silt fence will be installed along the south border of the carved out parking lot for the new tenant. The applicant is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system, and that there is no dust gravitation off site by controlling dust generated by vehicles and equipment. 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*.

Circulation/Loading/Parking: To accommodate the clients of the new tenant, the applicant proposes to apply for a new curb cut from Humphrey Street and to discontinue use of the James Street entry. There will also be a pedestrian access through a gate on Humphrey Street adjacent to the new driveway. There will be a new building entry on the north side of the building for the clients. A parking lot for 42 cars will serve the new tenant including 3 handicapped spaces. There will be a bike rack mounted on an existing concrete pad adjacent to the north side of the building. There will also be a new client entry point to the building adjacent to the John Murphy Drive driveway entry to the site. The 2 loading spaces for the building are at its northwest corner.

Traffic Study: The submitted study concludes the proposed development would not have a significant impact on the adjacent roadway system. The intersection of Humphrey/Lombard St and James Street is anticipated to operate at an acceptable level of service with the project in place.

Trash removal: There is a new location for a trash enclosure in the northwest corner of the 35 space lot. Trash management plan shall include accommodate for recycling.

Landscaping /Lighting: Metal picket fencing surrounds the parking lot on the Humphrey and James Street side. The fence will be extended across the James Street driveway. There is also fencing to separate the two parking areas with a sliding metal gate. The parking lot has arborvitae along the Humphrey and James Street frontages behind the fencing. Additional landscaping will be added along the divider fence and along the east side of the building where possible. On Humphrey Street there are sycamore trees which will be preserved, and one additional one will be added in the tree pit where one is missing. One sycamore will be removed to create the new curb cut. Application to Department of Parks, Recreation and Trees for removal of street tree required.

Public Hearing: A hearing was called by the Commission for January 18, 2012. The applicant presented plans and responded to questions and statements by two members of the public mostly relating to traffic and the proposed new driveway cut on Humphrey Street. Ward 25 Alderman Santiago urged that the parking spaces intended for clients be accessible from John Murphy Drive and not from Humphrey Street. The Traffic Engineer responded that the small number of peak hour trips generated from the use would not impact the service level.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The sole coastal resource is that portions of the larger site are located within the coastal flood hazard area on FIRM 09009C0434H dated 12/17/10. The parking lot in question and the new curb cut are located in Zone X, outside the 0.2% annual chance floodplain. The portion of the building which faces the larger parking lot to the west is within Zone AE, a Special Flood Hazard Areas where the base flood elevation has been determined at 10. A small portion of the building is located within an area of 0.2% annual chance flood. A Flood Elevation Certificate will be required by the building official prior to issuance of building permit.

No other coastal resources are located at or adjacent to the site which is within 1,000 feet of the Mill River.

Project Timetable: Construction is intended to begin January 1, 2012 and to be complete by September 1, 2012.

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 comment:

- *Include on Detail sheet standard City detail for 4x8 tree pit.*

COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: January 18, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: 1/19/12

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official