

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B. Site Plan Preview for the construction of an eleven-story, mixed-use structure in a BD-3 zone. (Owner/Applicant: 275 Orange Phase 1B LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

**REPORT:** 1624-02  
**Companion Report, Special Permit, CPC #1623-08**

**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 January 18, 2028. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. 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.
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 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.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
8. 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.
9. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
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 mylar and digital form (.pdf).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, IZ, and SESC forms. NARRATIVE attached. Application fee: \$410. Received November 17, 2022.**

- Section 60.0 Stormwater Management Compliance Report, 191 sheets, dated November 17, 2022
- Traffic Impact Study, 364 sheets, dated July 2020. Received November 17, 2022.

- Submission Plan Set, 32 sheets, dated November 17, 2022, revised December 1, 2022, December 16, 2022, and January 12, 2023
- Survey, 1 sheet, dated October 25, 2022
- Request for interpretation of definition of 'lot' letter, 6 sheets, dated February 22, 2022
- New Haven Coliseum Redevelopment Proposed Organizational Chart, 1 sheet, n.d.

**PROJECT SUMMARY:**

**Project:** Coliseum Site Development Phase 1B  
**Address:** 275 South Orange Street  
**Site Size:** 1.13 acres  
**Building size:** 130,189 SF  
**Zone:** BD-3 (Central Business/Mixed Use)  
**Owner/Applicant:** 275 Orange Phase 1-B LLC  
**Phone:** (203) 943-3958  
**Agent:** Carolyn W. Kone of Brenner, Saltzman & Wallman LLP  
**Phone:** (203) 772-2600  
**Site Engineer:** Fuss & O'Neill  
**Phone:** (860) 646-2469

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

11/4/2020 1573-02 275 SOUTH ORANGE Street. Site Plan Review for the construction of a multi-story, multi-use structure in a BD-3 zone. Applicant: Gregory Fieber for LWLP New Haven

8/29/2007 1407-09 275 SOUTH ORANGE Street. Site Plan Review for Construction of Temporary Parking Lots on former Coliseum Site. Applicant: City of New Haven

5/18/2005 1369-36 275 SOUTH ORANGE Street. Site Plan Review for Phase I of Gateway Downtown Development Project (Demolition of New Haven Coliseum) in a BD Zone. Applicant: City of New Haven.  
Project: Gateway Downtown Development Project

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-3 zone (Central Business/Mixed Use). A companion application for a Special Permit to permit over 200 parking spaces in a BD-3 Zone has been submitted (CPC Report #1623-08).

**Site description/existing conditions:** The subject parcel for the development of the former New Haven Coliseum site encompasses an area of approximately 4.5 acres and consists of an asphalt pavement surface parking lot. The site is bounded by George Street to the north, State Street to the east, North Frontage Road to the south, and South Orange Street the west. Proposed redevelopment of the entire site will be conducted in multiple phases. Proposed development associated with Phase IB of the project, will occur within a 1.13-acre area along the southeast portion of the parcel, labeled as 'Phase 1B Parcel' on the survey. Compliance with NHZO Section 60 and Section 60.2 will be met across the 1A and 1B parcels (2.63 acres total).

**Proposed activity:** A 125-foot-tall, eleven-story, mixed use building with approximately 131,000 SF of gross floor area is proposed for the site. The Parcel 1B building will include 120 residential apartment units including 20% affordable units, on the second through eleventh floors. On the ground floor, 4,536 SF of retail space is proposed as well as 2,623 SF of resident amenity space. 128,000 SF of the building, on the second through eleventh floors will be devoted to residential use There will be a 657-9 ½ level space parking garage which will provide parking for Phase 1A, 1B, and 1C and the developments on Phase 2 of the project.

**Motor vehicle circulation/parking/traffic:** The 657-space parking garage will include 18 accessible parking spaces. Two-way circulation is proposed throughout the garage. A Traffic Impact Study has been submitted and was reviewed by the Transportation, Traffic, and Parking Department.

In December 2022, the Applicant updated the land uses on Parcels 1A, 1B and 1C and the anticipated trip generation and trip distribution volume figures resulting from these uses. Because there will be fewer trips generated as a result of these uses than was anticipated in the 2020 Traffic Study, there still should be little or no change in the level of service in the intersections studied in the Traffic Study. The Applicant will update the Synchro models for background and combined traffic set forth in the 2020 Traffic Study, to include performing traffic counts at certain intersections that TTP has specified, for purposes of assisting the City with updating signal timing at the City's discretion.

Entrances and exits to the Parking Facilities have been reviewed by the Department of Transportation, Traffic and Parking. To facilitate safe egress, the developer will modify the Water Street at State Street traffic signal, as needed, to accommodate full access to the Coliseum site under Phase 1A/B/C and the future Phase 2 development scenario to be coordinated with the City's TTP/Engineering departments as noted on the plans.

**Bicycle parking:** The applicant proposes to construct a bicycle storage room on the ground floor of the building that will store at least 18 bicycles.

**Trash removal:** A trash room will be located on the ground floor of the building. There will be trash chutes on each floor of the building that deposit to the trash room. Trash will be picked up by a private trash hauler via the alley between the 1B and 1C buildings.

**Signage:** None proposed. All signage must meet zoning requirements.

**Sec. 58 Soil Erosion and Sedimentation 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: 5,005 CY

Start Date: Spring 2023 Completion Date: Spring 2025

Responsible Party for Site Monitoring:, 860- TBD

On-site Monitor: Scott Edmond A Pappajohn Company [scott.edmond@apappajohn.com](mailto:scott.edmond@apappajohn.com) 475-241-4416

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 during the 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*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

### **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: SUBMISSION MEETS REQUIREMENTS**

#### **REQUIRED SUBMISSION**

- 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**

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from

projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;

**Unshielded Lighting.** Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;

**Lighting Curfew.** On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and

**Height.** Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;

**Maximum Light Levels at the Property Line.**

*a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*

*b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*

*c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

*Note: Light levels over 0.2 footcandles shown on the photometric plan are due to lighting on South Orange Street and in the laneway, required for visibility/safety.*

**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:

37,344 SF

50% of non-roof hardscape:

18,672 SF

<b>Non-Roof Hardscape Areas with SRI &gt;29</b>	
Concrete Paving	7,251 SF
Architectural Concrete	13,964 SF
Plaza Concrete Pavers	8,929 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>30,144 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>80.7%</b>

Note: Reflective Heat calculations done across the 1A and 1B parcels per the zoning letter from the Zoning Enforcement Officer and Deputy Director of Zoning.

**Project Timetable:** Construction is expected to begin Summer 2023 and end Spring 2025.

**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.

## PLANNING CONSIDERATIONS

This application for Phase 1B of the Coliseum/"Square 10" development supports the vision for the Coliseum site as articulated in the Development and Land Disposition Agreement (DLDA) to "create a vibrant, pedestrian, and transit-oriented setting that grows New Haven's jobs and tax base" and supports many of the City's goals. This development will result in activation of currently underutilized land and create hundreds of units of much needed housing including 20% affordable units.

While the three parcels in Phase 1 have been submitted as separate applications, throughout the process staff encouraged the development teams to consider the integration of the three parcels as well as the broader architectural and economic context in downtown, to create a welcoming, pedestrian friendly environment.


Of particular interest in this parcel is the integrated pedestrian laneway and greenspace amenities. This laneway was conceived as part of the DLDA process as a "woonerf" which views the multi-use street as an activated social space. The safe movement of pedestrians, bicycles, and loading vehicles through the laneway, as well as along South Orange Street, was a priority given the high density of anticipated activity within this development as well as the ongoing development on South Frontage Road and future development along State Street. Creating coherence to the envisioned linear park on the south side of this parcel as well as safe access for "back of house" and maintenance activities were important to staff and these were negotiated through the technical review process. The complexity of this project as a multi- parcel and multi-phased development raises the importance of ongoing coordination with the city regarding soil and site control, staging, and maintenance and protection of traffic.

The public and community leadership have had opportunities for input and discussion of proposed development on this parcel site through multiple community meetings, discussions with Community Management Teams, and briefings facilitated by the Economic Development Division staff. These include: Project Community Meeting (9/24/2019 & 9/25/2019); General Community Outreach Meeting (6/8/2020); CMT: Hill South & Downtown Wooster Square (8/13/2020); a Community Workshop (9/10/2020) and a Community Meeting (Phase 1B/1C, 11/17/23).

## SITE PLAN ACTION

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

**ADOPTED:** January 18, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department