

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 85 ELM STREET AND 205 CHURCH STREET. Site Plan Review for construction of a two-story parking garage, 21-room hotel and 105 dwelling units in a BD zone. (Owner: Cooper Church, LLC; Applicant: Elm Cooper, LLC; Agent: James Segaloff of Susman, Duffy, & Segaloff, P.C.)

REPORT: 1534-04

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 August 16, 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
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. Filing (with City Plan) and 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant must review proposed connection to stormwater system with Engineering Department prior to sign-off for building permits.
15. Applicant must review proposed connection to sanitary system with GNHWPCA prior to sign-off for building permits.

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

NARRATIVE attached. Application fee: \$270. Received July 20, 2017.

- Stormwater Management Analysis prepared by Langan Engineering dated July 20, 2017. Received July 20, 2017.
- Zoning compliance letter re: proposed division of property at 205 Church Street dated August 5, 2016. Received August 10, 2017.
- Recorded warranty deed for 85 Elm Street dated August 30, 2016. Received August 10, 2017.
- E-2 slip for assignment of property address of 85 Elm Street dated August 11, 2016. Received August 10, 2017.
- Recorded property subdivision map dated August 5, 2016. Received August 10, 2017.
- Recorded cross-easements between 205 Church Street and 85 Elm Street dated August 30, 2016. Received August 11, 2017.
- Application drawings. 23 sheets received July 20, 2017. Revisions received August 4 and 11 and September 8, 2017.
 - A000: Coversheet. Revision date September 8, 2017.
 - Limited Topographic Survey. Drawing date October 10, 2015.
 - C100: Site Plan. Revision date September 8, 2017.
 - C110 and C120: Site Details. Revision date August 11, 2017.
 - C200: Site Grading, Drainage, and Utility Plan. Revision date September 8, 2017.
 - C210 and C220: Drainage Details. Drawing date July 20, 2017.
 - C230: Utility Details. Revision date August 4, 2017.
 - C300: Soil Erosion and Sediment Control Plan. Revision date September 8, 2017.
 - C310: Soil Erosion and Sediment Control Details. Drawing date July 20, 2017.
 - C400: Reflective Heat Index Study. Drawing date July 20, 2017.
 - L100: Lighting Plan. Drawing date July 20, 2017.
 - L110: Lighting Plan without Street Lights. Drawing date July 20, 2017.
 - L120: Lighting Notes and Details. Drawing date July 20, 2017.
 - A101–A105: Floor Plans. Revision date September 8, 2017.
 - A201: Elm Street Elevation. Revision date August 4, 2017.
 - A301–A302: Building Sections. Drawing date July 20, 2017.

PROJECT SUMMARY:

Project: Parking garage, extended-stay hotel, and 105 dwelling units

Address: 85 Elm Street

Site Size: 40,474 SF (0.93 acres); 13,847 SF (0.32 acres) at 85 Elm Street and 26,627 SF (0.61 acres) at 205 Church Street

Building size: 242,844 SF (combined size of 205 Church Street and 85 Elm Street)

Zone: BD (Central Business)

Financing: private

Project Cost: approximately \$10-\$15 million

Parking: 57 car spaces (including 10 compact, 2 HC, and 1 HC van-accessible)

Owner: Cooper Church, LLC

Phone: 212-518-2693

Applicant: Elm Cooper, LLC

Phone: 212-518-2693

Agent: James Segaloff of Susman, Duffy, & Segaloff, P.C.

Phone: 203-624-9830

Site Engineer: Langan Engineering
Architect: Newman Architects
City Lead: City Plan Department

Phone: 203-562-5771
Phone: 203-772-1990
Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1481-04, July 31, 2013: Site Plan Review for conversion of existing historic building in a BD zone.
CPC 1481-04R, December 16, 2015: Request for revision to conditions of approval concerning surface parking for site plan approved in July 2013.

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 currently home to a 12-story building that contains a bank on the lower two floors with 136 apartments above at 205 Church Street, with a parking lot that includes a bank drive through lane for the bank and apartment residents at the adjacent lot at 85 Elm Street. The site is surrounded by a mix of dense office, institutional, retail, and residential uses. The New Haven Green is across the street.

In August 2016, the subject parcel at 85 Elm Street was divided from the lot at 205 Church Street which it had been part of. As part of this division, an easement was placed on 205 Church Street allowing the owners of the 85 Elm Street parcel to build across the property line.

Proposed activity:

The applicant proposes new construction on the 85 Elm Street parcel that will include a two-story parking garage, with a 21-room extended stay hotel, and 105 dwelling units and attendant amenities above. The new building at 85 Elm Street will have an internal connection to the existing building at 205 Church Street on the first two levels.

Motor vehicle circulation/parking/traffic:

The existing curb cut at 85 Elm Street will be reconstructed to serve all vehicular access to the site. The driveway will lead to a two-story parking garage to be used by the bank and apartment residents. The ground floor of the garage will contain one loading space and 27 parking spaces (including 10 compact spaces, two handicapped spaces, and one handicapped van-accessible space). The second floor of the garage will include an additional 30 parking spaces, for a total of 57 spaces. The parking requirement for the existing dwelling units at 205 Church Street is provided by the three New Haven Parking Authority parking garages located within 1,000 feet of the site, as granted by Special Exception 13-30-S in June 2013. An additional two loading spaces are located on Elm Street.

Bicycle parking:

A storage room for 15 bicycles will be constructed on the ground floor of the building at 85 Elm Street. An additional 45 spaces are present in an existing storage room at 205 Church Street.

Trash removal:

Trash will be collected in a designated room on the ground floor and wheeled to Elm Street for removal by a private hauler.

Signage:

None proposed.

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: 250 CY

Start Date: Spring 2018

Completion Date: Fall 2019

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 both 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: 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

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:

1,318 SF

The entirety of the site's non-roof hardscape consists of concrete sidewalk with an SRI greater than 29.

Project Timetable:

Construction is expected to begin in spring 2018 and last for 18 months.

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.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: September 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director