

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 29 AUDUBON STREET. Site Plan Review for a modification to Phase 3 of Audubon Square Project which includes a reduction in approved dwelling units and the construction of a separate building with 4 townhouse units. (Owner: Clayton Fowler; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

REPORT: 1594-04

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 October 20, 2026. 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. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
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. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
10. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
11. 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.
12. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
13. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
14. 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.

15. 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, and SESC forms.
NARRATIVE attached. Application fee: \$360. Received September 16, 2021.

- Development application form. Received September 16, 2021.
- Plan set. 9 sheets. Received September 16, 2021.
- Project narrative. Received September 16, 2021. Revised September 29, 2021. Revised October 8, 2021.
- Architectural plan set. Received September 16, 2021.
- Engineering report dated October 18, 2018. Received September 29, 2021.
- Engineering memo dated September 29, 2021. Received September 29, 2021.
- Photometric plan dated September 28, 2021. Received September 29, 2021. Revised October 8, 2021.
- Layout and landscaping plan drawing dated September 16, 2021. Received September 29, 2021. Revised October 8, 2021.
- Lighting cut sheet. Received October 8, 2021.
- Reflective Heat Drawing. Received 10.22.2021.

PROJECT SUMMARY:

Project: Audubon Square Phase III

Address: 29 Audubon Street

Site Size: 36,965 SF (0.85 acres)

Building size: Main Building is 70,420 SF, Townhouse Building is 9,780 SF.

Zone: BD (Central Business)

Parking: 31 spaces (including 2 HC accessible space and 1 loading space)

Owner/Applicant: Clayton Fowler for 29 Audubon Street LLC

Phone: (203) 354-1555

Agent: Carolyn Kone of Brenner, Saltzman & Wallman

Phone: (203) 772-2600

BACKGROUND

Related CPC Actions:

- **CPC 1525-01: 335 AND 367 ORANGE STREET.** Site Plan Review for construction of 269 apartment units and associated amenities in a BD zone. Approved February 15, 2017.
- **CPC 1546-07: ORDER OF THE BOARD OF ALDERS** authorizing the City of New Haven to accept the sum of sixty thousand dollars (\$60,000.00), from 335 Orange Street, LLC, to be dedicated to Capital Pedestrian Improvements, for the “Audubon Square” Development Project at Orange Street and Audubon Street. Approved July 18, 2018.
- **CPC 1551-04: 29 AUDUBON STREET.** Site Plan Review for construction of 66 new residential units in a BD zone. Approved November 14, 2018.
- **CPC 1551-05: 29 AUDUBON STREET.** Special Permit for construction of 66 new residential units in a BD zone. Approved November 14, 2018.

Zoning:

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

Site description/existing conditions:

The project site for Phase III of the Audubon Square project encompasses an area of approximately 36,965 SF (0.85 acres) and is occupied by a paved parking lot with access along Audubon Street. The site is bounded by

Audubon Street in the south, paved parking lots of mixed use properties in the west and north, and an office building to the west.

Proposed activity:

- Construction of 4 new townhouses, 3-stories high, at the rear of the site, where currently a surface parking is approved.
- Construction of associated site improvements: A new lawn area and new sidewalk in front of the townhouses and new lights.
- Reduction of number of dwelling units in the Main Building from 66 dwelling units approved to 56 dwelling units.
- Modification to approved parking layout- Reduction of parking spaces from 49 to 31 spaces. The number of handicapped accessible spaces will remain unchanged.
- Relocation of the loading space from behind the Main Building to the east of the new lawn in front of the Townhouse Building, adjacent to the parking lot.
- Modification to the utilities' connections for both the Main Building and the Townhouse Building.

Motor vehicle circulation/parking/traffic:

31 parking spaces, including two handicap accessible spaces and one loading space are proposed, in a surface parking lot on site. Vehicle ingress and egress will be provided along Audubon Street.

Bicycle parking:

The proposed project includes the construction of a bike room on the first floor of the Main building. The bike room will accommodate seven bicycles.

Trash removal:

A trash compactor room which will be located on the first floor of the Main Building. Compacted trash will then be placed in totes. The townhouse units will each have totes, which will be located on a concrete pad to the east of the townhouses and fenced. The trash from the Project will be picked up on site by a trash hauler once or twice each week. The garbage truck will use the loading space on the site to turn around in order not to back up over the sidewalk.

Signage: One existing sign will be replaced along the Project frontage, which is a "No Parking" sign. All other signage is proposed to be installed or removed as shown on the plans. All signs will be affixed to lighting fixtures or v-lock structures, as required by the Department of Transportation, Traffic and Parking.

All signage must meet zoning ordinance 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: 1,105 CY

Start Date: Spring 2022

Completion Date: Fall 2024

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 construction;
- 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:
50% of non-roof hardscape:

13,287 SF
6,643 SF

Shaded (average)	2,865 SF
SRI > 29	3,837 SF
Concrete Pavement or Brick Pavers	
TOTAL PROPOSED SHADED/HIGH SRI AREA	6,702 SF
% SHADED/HIGH SRI PROPOSED	50.4%

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 Page 1 and 2.

ADOPTED: November 3, 2021
Leslie Radcliffe
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department

