

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 232 STATE STREET. Site Plan Review for the construction of a 9-story building and 105 residential dwelling units in a BD-1 zone. (Agent: Christopher McKeon of Bershtein Volpe & McKeon PC; Owner/Applicant: 232 State Street Associates, LLC)

**REPORT:** 1567-01

**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 March 25, 2025. 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. Any proposed work within City right-of-way will require separate permits.
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. 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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received January 23, 2020.**

- Engineering Report dated January 17, 2020. Received January 23, 2020.
- Parking Summary Narrative dated January 14, 2020. Received January 23, 2020.
- Parking Space Agreement dated March 6, 2020. Received March 6, 2020.
- Quitclaim Deed (Easement) dated November 26, 2018. Received March 6, 2020.
- Application drawings. 19 sheets received January 23, 2020. Revisions received March 20, 2020.

**PROJECT SUMMARY:**

**Project:** Proposed residential building  
**Address:** 232 State Street  
**Site Size:** 17,690 SF  
**Zone:** BD-1 (Central Business/Residential)  
**Parking:** 22 parking spaces on site (including two accessible spaces) and 26 additional spaces to be provided at 15 Crown Street per Parking Space Agreement dated March 6, 2020  
**Owner:** 232 State Street Associates, LLC **Phone:** (267) 297-2860  
**Applicant:** Same as above  
**Agent:** Christopher McKeon of Bershtein Volpe & McKeon, PC **Phone:** (203) 777-5805  
**Site Engineer:** Milone & MacBroom **Phone:** (203) 271-1773

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone.

**Site description/existing conditions:** The project site encompasses an area of approximately 17,690 SF (0.41 acres) and is occupied by a paved parking lot. The site is bounded by Crown Street in the north, State Street in the east, and mixed-use property in the south and west.

**Proposed activity:** The applicant proposes to construct a 9-story apartment building containing 105 residential dwelling units. The proposed building will consist of 8 stories of apartments above one level of podium (surface) parking. Additional site work includes stormwater management and landscape improvements.

**Motor vehicle circulation/parking/traffic:** The proposed parking lot on site will include 22 parking spaces, including two accessible spaces. The applicant, 232 State Street Associates LLC, has leased 26 additional parking spaces at the Ninth Square Associates LLC parking lot located at 15 Crown Street per Parking Space Agreement dated March 6, 2020.

**Bicycle parking:** Approximately 163 SF of bicycle storage will be provided in a bike room on the ground floor of the building. The storage room will accommodate eight (8) bicycles. Two (2) outdoor bike racks will be installed behind the building and will accommodate at least four (4) bicycles.

**Trash removal:** Four dumpsters to be located at the rear of the parking lot.

**Signage:** No new signage proposed at this time. 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: 258 CY

Start Date: Summer 2020 Completion Date: Winter 2021

Responsible Party for Site Monitoring:

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:** Not applicable. The applicant has not proposed any additional lighting on site. Should the applicant decide to install exterior lighting fixtures, they must submit an Exterior Lighting Plan to staff for review and approval.

**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: 5,152 SF  
50% of non-roof hardscape: 2,576 SF

<b>Shaded (average)</b>	<b>206 SF</b>
<b>SRI &gt; 29</b>	<b>3,324 SF</b>
Permeable pavers & concrete	3,324 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>3,530 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>68.5%</b>

**Project Timetable:** Construction is expected to begin Summer 2020 and be completed by Winter 2021.

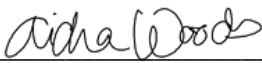
**SITE PLAN REVIEW**

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.

**ACTION**

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

**ADOPTED:** March 25, 2020  
Edward Mattison  
Chair

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