NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **210 VALLEY STREET.** Detailed Plan Review for the proposed redevelopment of Valley Street PDD consisting of the construction of 9 new residential buildings, containing 40 residential dwellings units, and a community building. (Agent: Rolan J. Young, Esq. and Stephen W. Studer, Esq. of Berchem Moses PC; Owner/Applicant: Housing Authority of the City of New Haven)

REPORT: **1567-06**

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. 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.[*add this condition if site plan includes street trees*]
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
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).

ADDITIONAL CONDITIONS OF APPROVAL

14. The applicant shall include the location and details of signage indicating dumpster truck turn around in the western parking lot prior to sign of on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $360. Received February 20, 2020.

- Engineering Report dated February 20, 2020. Received February 20, 2020.
- FEMA eLOMA Determination Document dated September 14, 2017.
- Application drawings. 68 sheets received February 20, 2020. Revisions received March 16, 2020.

PROJECT SUMMARY:

Project:	Valley Street Apartments	
Address:	210 Valley Street	
Site Size:	140,004 SF (3.21 acres)	
Zone:	PDD 130	
Parking:	60 parking spaces (including 7 accessible spaces)	
Owner:	Housing Authority of the City of New Haven	**Phone:** (203) 498-8800
Applicant:	Same as above	
Agent:	Rolan J. Young and Stephen W. Studer of Berchem Moses PC	**Phone:** (203) 783-1200
Architect:	Paul B. Bailey	**Phone:** (203) 776-8888
Site Engineer:	Civil 1	

BACKGROUND

Previous CPC Actions:

- **CPC 1535-01:** Site Plan Review for demolition and reconstruction of 40 dwelling units in an RM-1 zone. (Owner: Karen Dubois-Walton for Housing Authority of New Haven; Applicant/Agent: Mark Fisher of TO Design, LLC)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD 130, adopted by the New Haven Board of Alders on September 16, 2019.

Site description/existing conditions: The subject parcel is a housing community owned and operated by the Housing Authority of New Haven (HANH). Apartments are rented to families with children based on income and eligibility requirements set by the Department of Housing and Urban Development (HUD). The property currently consists of 10 buildings containing 40 two-story townhomes built in 1974, ranging from two to five bedrooms, none of which are handicapped accessible. The site also features a playground and basketball court.

The site is in a largely residential section of the Amity neighborhood, with most nearby properties being single-family homes. The site is bounded by Valley Street in the north and City-owned wooded and undeveloped West River Open Space to the south, east, and west.

Proposed activity: HANH proposes to demolish all of the existing housing units and construct 40 new dwelling units spread amongst 9 buildings, with an additional community building to serve all residents. All new units will provide handicapped visitability, while four units will be completely handicapped-accessible. The unit mix will closely match current bedroom types. The proposed building architecture and streetscape is designed to relate better to the character of the neighborhood, including the removal of chain-link fences that currently are prevalent throughout the site.

Motor vehicle circulation/parking/traffic: Cars will be able to access the site from a total of three curb cuts on Valley Street, each of which leads to a separate parking lot that does not connect to the others. This is a decrease

from the four curb cuts that currently exist. The easternmost lot, adjacent to the community building, will contain a total of 20 spaces, including two accessible spaces. The central lot will contain 23 spaces, including four accessible spaces. The westernmost lot will contain 17 spaces, including one accessible space.

There is currently a steel guardrail on the streetside of the sidewalk running the length of the Valley Street side of the property in order to provide protection from cars travelling down the hill on Valley Street. The applicant proposes to replace this guardrail with a wood guardrail.

Bicycle parking: Five loop bike racks capable of accommodating ten bicycles will be installed at the southern end of the property outside the community building and in the center of the property along the western parking lot.

Trash removal: A trash and recycling dumpster will be installed on a concrete pad in each of the parking lots and emptied on a regular basis by a private hauler. A 5'6" PVC privacy fence will be installed surrounding each dumpster pad.

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sediment 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: 613 CY
Start Date: September 2020 Completion Date: December 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 both during 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*.

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.

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: 52,491 SF
50% of non-roof hardscape: 26,246 SF

SRI > 29	**26,967 SF**
Concrete	20,218 SF
StreetBond coating	6,749 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**26,967 SF**
% SHADED/HIGH SRI PROPOSED	**51.4%**

Project Timetable: Construction is expected to begin in September 2020 and be completed by December 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 and 2.

ADOPTED: March 25, 2020
Edward Mattison
Chair

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