

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 783 ORCHARD AVENUE & 316 AND 340 DIXWELL AVENUE. Site Plan Review for the construction of a 69-unit residential building in a BA/RM-2 zone. (Owner/Applicant: David Cleghorn for Dixwell Housing LLC)

REPORT: 1575-02

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 21, 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. 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.
5. 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.
6. 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.
7. 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.
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. Any 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).

ADDITIONAL CONDITIONS OF APPROVAL

16. Parcels shall be combined through an administrative lot line revision, or otherwise, easements shall be granted that give access, maintenance and other entitlements to each of the parcels subject to this application.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received September 17, 2020.

- Variance and Special Exception Applications approved by the BZA. Received September 17, 2020.
- Board of Zoning Appeals Staff Advisory Report. Dated April 14, 2020. Received September 17, 2020.
- Application. Received September 17, 2020, updated October 21, 2020.
- Site Plan Approval Submission. Received September 17, 2020. Updated September 30, 2020 and October 15, 2020.
 - Cover Sheet.
 - Existing Conditions.
 - Site Development Plan.
 - Stormwater Management and Erosion Control Plan.
 - Typical Details (2 pages).
 - Site Lighting Photometrics.
 - Site Plan.
 - Bike Storage.
- Site Stormwater Management Plan. Received September 17, 2020. Revised October 15, 2020.
- Project Narrative. Received October 5, 2020.
- Recorded Decision Letter of Zoning Relief from the Board of Zoning Appeals. Received October 5, 2020.
- Lighting Cut Sheets. Received October 5, 2020.
- Car and Trash Truck Turning Radii. Received October 13, 2020.
- Presentation Materials. Received October 19, 2020.

PROJECT SUMMARY:

Project: 340+ Dixwell
Address: 783 Orchard Avenue & 316, 340 Dixwell Avenue
Site Size: +/- 40,805 sq. ft.
Building size: 112,899 sq. ft.+
Zone: BA and RM-2
Parking: 32 spaces (per zoning relief)
Owner: David Cleghorn, Dixwell Housing LLC **Phone:** 212-400-8228
Applicant: “ **Phone:**
Agent: “ **Phone:**
Site Engineer: John Paul Garcia and Associates **Phone:**

BACKGROUND

Previous CPC Actions: Not reviewed.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA and RM-2 zones, with the zoning relief granted. The zoning relief granted was for a variance to permit a FAR of 2.175 where 2.0 is allowed and a Special Exception to allow for 32 off-street parking spaces where 69 are required for the development of 69 dwelling units in a BA/RM-2 Zone. It was considered and granted on May 12, 2020.

Site description/existing conditions: The existing site is a very irregular shape. To the north is a vacant parcel that is triangular; it is adjacent to a typical lot with a house intended for demolition on Orchard Street which is

connected to the last parcel which a typical lot fronting on Dixwell. The site surrounds but does not include 324 Dixwell. The resulting lot is an odd V-shape fronting on Dixwell, Orchard and Munson.

Proposed activity: The proposed activity is to build 2 buildings that total 69 residential dwelling units. The proposed structures are each 4 stories tall with 32 parking spaces interior to the site. The applicant is submitting this development in CHFA's 9% LIHTC November 2020 funding round. The project design contains environmentally progressive features and is largely affordable, with most of the units at 60% AMI or below.

The building is designed to use Mass Timber construction. Mass Timber (cross-laminated timber or CLT) structural members, panels, and assemblies that compete with the structural performance characteristics of steel and concrete while minimizing the harmful emissions associated with typical mid to high rise construction practices. Mass Timber construction is also cost effective compared to traditional materials while offering an innovative, sustainable strategy to construct the building.

This Building will be designed to "Passive House" standard which use approximately 80% less energy than conventional buildings. A Passive House conserves energy by creating a virtually airtight, super insulated, compact building envelope that uses the sun and internal gains to achieve space conditioning. Energy recovery ventilators (ERV) are used to condition and extract air and provide superior indoor air quality. A Passive House is Zero Energy Building (ZEB) ready. The applicant is reducing its primary energy usage to less than half the minimum required by Passive House and that renewable energy system.

Motor vehicle circulation/parking/traffic: Traffic will circulate one way in from Orchard Street and exit one way on Dixwell to visit 340 Dixwell Avenue. Parking is interior to the building at 340 Dixwell. There is a separate two-way drive to access 316 Dixwell Avenue.

Bicycle parking: The applicant proposes an interior bike room with a vertical bike storage system with capacity for 20 bikes.

Trash removal: There is a common dumpster location accessed from Orchard Street where the trash from both buildings will be picked up. The residents in the 57-unit structure located on the 340 Dixwell parcel will deposit their trash in a chute that's connected to a trash compactor on the grade level. That bin will be taken to the dumpster by the maintenance staff for pickup. The residents in the 12-unit structure located on the 316 Dixwell parcel will take their trash to a trash collection room on the first level. Maintenance staff will take the trash from this space and place it in the trash bin in the dumpster location for pickup. The owner will schedule trash pick as necessary to handle the volume from both structures.

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

Sec. 58 Soil Erosion and Sedimentation Control: SUBMISSION MEETS REQUIREMENTS

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: +/- 25 cy

Start Date: Spring 2021

Completion Date: Spring 2023

Individual responsible for on site monitoring: Vin Parete, LaRosa Earth Group, 203-235-1770

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*.

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:

11,571 SF

50% of non-roof hardscape:

5,786 SF

| | |
|--|-----------------|
| Shaded (average) | N/A |
| SRI > 29 | 5,790 SF |
| Cement | |
| Parking striping | |
| StreetBond coating | |
| TOTAL PROPOSED SHADED/HIGH SRI AREA | 5,790 SF |
| % SHADED/HIGH SRI PROPOSED | 50% |

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: October 21, 2020
Edward Mattison
Chair

ATTEST: _____
Aicha Woods
Executive Director, City Plan Department