NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **188, 196, and 206 LAFAYETTE STREET, AND 39 PRINCE STREET**. Site Plan Review for construction of a seven-story residential building with 112 units in the BD-3 Zone. (MBLUs: 264 0120 00800, 264 0120 00700, 264 0120 00500, 264 0120 00900) (Owner: Yale University; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP; Applicant: Randall M. Salvatore)

REPORT: 1598-01

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 December 15, 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 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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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.
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. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
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).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: $360. Received November 18, 2021. Narrative revised December 7, 2021 and December 10, 2021.

Stormwater Report, 44 sheets, dated and received November 18, 2021, revised December 2, 2021. Traffic Comment Response Memo, dated and received December 9, 2021.
Site Plans, 18 sheets, received November 18, 2021, first revision received November 22, 2021, second revision received November 23, 2021, third revision received December 2, 2021, fourth revision received December 9, 2021 (as indicated below):

- Cover sheet dated June 17, 2021
- Boundary and Topographic Survey, 2 sheets, dated May 28, 2021
- Site Plan, 4 sheets, dated June 17, 2021, revised November 23, 2021, December 2, 2021, and December 9, 2021.
- Grading and Drainage Plan, 2 sheets, dated June 17, 2021
- Utility Plan, 2 sheets, dated June 17, 2021
- Soil Erosion & Sediment Control Plan, 2 sheets, dated June 17, 2021
- Planting Plan, 2 sheets, dated June 17, 2021
- Site Lighting Plan, 3 sheets, dated June 17, 2021, revised December 9, 2021.
- Architectural Drawings, 7 sheets, dated November 18, 2021.

PROJECT SUMMARY:
Project: Lafayette and Prince Street Apartment Building
Address: 188, 196, and 206 Lafayette Street, and 39 Prince Street
MBLUs: 264 0120 00800, 264 0120 00700, 264 0120 00500, 264 0120 00900
Site Size: 27,800 SF
Building size: 112,000 SF
Zone: BD-3
Parking: 178 spaces in a three-story parking garage
Owner: Yale University **Phone:** 203-432-6754
Applicant: Randall M. Salvatore **Phone:** 203-968-2313
Agent: Carolyn Kone **Phone:** 203-772-2600
Site Engineer: Langan Engineering **Phone:** 203-562-5771

BACKGROUND
Previous CPC Actions:
No prior CPC Actions for these addresses.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-3 zone.

Site description/existing conditions: The site is made up of four parcels located south of S. Frontage Road in the Hill North neighborhood and bound by Lafayette Street to the northeast, Prince Street to the southeast, with a church, a rectory, and an apartment building to the southwest. Adjacent to the site on the northwest side is another apartment building. The entire site is currently used for surface parking with a bituminous lot. The project is adjacent to the City Crossing Development and is in furtherance of the Hill to Downtown plan.

Proposed activity: The proposed project consists of a seven-story residential building with 112 residential units and 178 parking spaces (including six ADA spaces) in a three-story parking garage on the ground floor and two underground levels. The unit mix will be as follows – 35 Junior one- bedrooms (studios with alcoves for sleeping), 36 one-bedrooms and 41 two-bedrooms. Ten percent (10%) of the units will be accessible ANSI Type A units (12 units). These units will be distributed among the unit types. Also proposed are amenity space on the ground floor and the first residential floor and a 3,564SF courtyard for residents on the first floor above the ground floor. New trees are proposed for the city streets as well as planters in front of the building.

Motor vehicle circulation/parking/traffic: The parking garage entrance and exit with a newly constructed driveway will be on Lafayette Street. Two loading spaces will be located on the ground floor. There will be two-way traffic circulation within the parking garage, indicated by pavement markings. The six ADA parking spaces, including one van space, will be located on the ground floor of the garage, adjacent to the building entrances.

Bicycle parking: Secure indoor bicycle parking will be provided for 15 bicycles on the ground floor.

Trash removal: Trash chutes will be located on each residential floor. Trash deposited in the chutes will be collected in a trash room on the ground floor where it will be compacted and loaded into totes which will be wheeled out to a truck on Lafayette Street for trash pickup.

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: 20,730 CY
Start Date: June 2022 Completion Date: June 2024
Responsible Party for Site Monitoring: Jay Inzitari, RMS Construction LLC, 203-223-6948

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 the 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: 5,839 SF

50% of non-roof hardscape: 2,920 SF

Shaded (average)	**0**
SRI > 29	**5,839 SF**
Cement	5,839 SF
Parking striping	0
StreetBond coating	0
TOTAL PROPOSED SHADED/HIGH SRI AREA	**5,839 SF**
% SHADED/HIGH SRI PROPOSED	**100%**

Project Timetable: Start Date June 2022, End Date June 2024

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.

ADOPTED: December 15, 2021
Leslie Radcliffe
Chair

ATTEST: Aïcha Woods
Executive Director, City Plan Department