NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE**: **130 & 134 PARK STREET, 374 & 370 CROWN STREET,**

**AND 421 GEORGE STREET.**

MBLU: 279 0217 01200, 279 0217 01100, 279 0217 00900, 279 0217 01000,

and 279 0217 01400.

**Owner/Applicant:** New Haven Land LLC; **Agent:** Carolyn W. Kone of Brenner, Saltzman & Wallman LLP

**Site Plan Review**

Construction of a multi-story 150 room hotel building in the BD-1 Zone.

**REPORT:** **1668-02**

**ACTION: Approval with Conditions**

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| **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 June 18, 2030. 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. 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. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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. 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.
14. As-built Survey 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).
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| **ADDITIONAL CONDITIONS OF APPROVAL**1. The applicant shall submit a mylar plan showing the consolidation of the five parcels subject to this approval to the City Plan Department. Following City Plans approval of the mylar plan, the applicant shall record the mylar plan and any appropriate legal instruments on the New Haven land record. Evidence of the recording shall be provided to the City Plan Department prior to issuance of building permits.
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**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: $410. Received May 22, 2025.**

* Civil Plan Set. ‘002.2025-05-22 Site Plan Submission for Residence Inn New Haven’ 18 Sheets. Dated 5/22/25. Revised 6/4/2025, 6/13/2025 and 6/17/2025.
* Stormwater Management Plan. ‘003.2025-05-22 New Haven Residence Inn Drainage Report’ 140 Sheets. Dated 5/22/25.
* Architectural Plan Set. ‘RI New Haven - City Plan Commission 5.22.2025.reduced’ 10 Sheets. Dated 5/22/2025.
* Responses to Site Plan Review Technical Comments. Dated 6/4/25 and 6/13/25.
* ADA Room Schedule and Floor Plans

**PROJECT SUMMARY:**

**Project:** Construction of a 150 Room Hotel.

**Address:** 130 Park Street, 134 Park Street, 370 Crown Street, 374 Crown Street, and 421 George Street.

**Site Size:** 31,527sf

**Building size:** 125,824sf

**Zone:**  BD-1

**Parking:** 31

**Owner/Applicant:** New Haven Land, LLC  **Phone:** (610) 668-0300

**Agent:** Carolyn W. Kone **Phone:** (203) 772-2600

# BACKGROUND

**Previous CPC Actions:**

* **CPC 1540-07:** NEW HAVEN BIKE SHARE PHASE II. Site Plan Review for the construction of 10 bike share stations within the public right-of-way in various locations for the second phase of the City of New Haven bike share system. Approved 1/17/2018.

**Zoning**:

According to the New Haven Zoning Ordinance Section 42, “Hotel, Bed Breakfast or Tourist Home, 13 or more guest rooms” are permitted as of right in the BD-1 Zone. 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 parcels are located in the Dwight Neighborhood. The parcels are predominantly covered by bituminous paved parking area. Two structures exist on the site; the first is a two-story commercial building used by the Bubble and Squeak Laundromat, and the other a three-story medical office building. Park street is lined with street trees and there are limited landscaped buffers on the subject parcels. The project site is surrounded by a variety of commercial, retail, and residential uses. To the north is a series of office, residential and eating establishments. To the east is the multi-story Madison Towers apartment building. To the south there are more residential and office buildings, including the George Crawford Manor. Finally, to the west are several three-story residential buildings and the Yale New Haven Hospital Adult Outpatient Behavioral Health Services Building. The parcels are all zoned BD-1. All parcels in this development are within the Dwight Street National Historic District, however, no structures existing today contribute to the historic district. There are no Inland Wetlands identified in or around the project area. There are no significant waterbodies near the subject parcels, and it is not located in the Coastal Management area.

**Proposed activity:**

The proposal includes demolition of all existing structures in the project area and the construction of a six story Residence Inn hotel. The building will stand 78’ 4” from the grade to the top of its parapet. A majority of the site will be covered by the building, with front lot line coverage across most of Park Street. The building will house a total of 150 hotel rooms, consisting of 113 studio king, four accessible studio king rooms, 29 one-bedroom queen rooms, and four accessible one-bedroom queen rooms. A ground floor restaurant, and a lobby bar are also provided, both open to the public. Hotel guests will have access to a 2,529sf patio in the rear of the building with landscaping surrounding it. A total of 31 parking spaces, with two loading spaces, two accessible parking spaces, and 16 bicycle parking spaces are provided.

**Motor vehicle circulation/parking/traffic:**

Vehicles will access the hotel’s parking area via a 18ft driveway on Park Street. 31 parking spaces are provided, with two compact and two handicapped accessible spaces. Vehicles will only be allowed to exit via a 20ft driveway exiting to George Street.

**Bicycle parking:**

A bike storage room is provided inside the building, housing a total of 10 bicycles. An additional six short term bike parking spaces are provided outdoors the building in pairs of two, one pair near a staff entry door along Park Street, and the other two near the hotel cafe entrance at the corner of Crown and Park Street.

**Trash removal:**

A trash compactor and recycling area is provided on the ground floor, behind the building and under an overhang. A trash chute is located within the housekeeping room. There is an additional trash room adjacent to the kitchen and hotel restaurant at the north end of the building.

**Signage:**

Signage is planned for this property, but a final sign package has not yet been submitted at this time. All signage must meet zoning ordinance requirements.

**Sec. 58 Soil Erosion and Sedimentation Control:**

[ ]  **Class A** (minimal impact)

[x]  **Class B** (significant impact)

[ ]  **Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 4,203

Start Date: Fall 2025 Completion Date: Fall 2027

Responsible Party for Site Monitoring: TBD

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 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

[x]  Soil characteristics of site;

[x]  Location of closest surface water bodies and depth to groundwater;

[x]  DEEP ground and surface water classification of water bodies;

[x]  Identification of water bodies that do not meet DEEP water quality standards;

[x]  Proposed operations and maintenance manual and schedule;

[x]  Location and description of all proposed BMPs;

[x]  Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;

[x]  Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

[x]  Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;

[x] 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;

[x] 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;

[x] Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;

[x] 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;

[x] 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;

[x] On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;

[x] 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;

[x] 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

[x] 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

[x] Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;

[x] Manufacturer specifications or cut-sheet for each fixture;

[x] Photometrics.

STANDARDS

[x] 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;

[x] *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;

[x]  *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;

[x]  *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;

[x]  *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

[x] *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;

[x] *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

[x]  50% of all on-site non-roof hardscape or paved areas will be either:

 [x]  shaded AND/OR

 [x]  constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 7,199 SF

50% of non-roof hardscape: 3,599 SF

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| **Shaded (average)** | **3,251 SF** |
| **SRI > 29** | **1,915** **SF** |
|  Portland Cement Concrete | 1,915 SF |
| **TOTAL PROPOSED SHADED/HIGH SRI AREA** | **5,166 SF** |
| **% SHADED/HIGH SRI PROPOSED** | **71.7%** |

**Sec. 50. Inclusionary Zoning: Not Applicable**

**Project Timetable:** Fall 2025 to Fall 2027

**PLANNING CONSIDERATIONS**

Staff have reviewed the proposal and found it to be compliant with the standards of the BD-1 zone, and the Site Requirements of Article VII. As New Haven continues to grow as a destination for healthcare, education, culture, and commerce, so too does the need for more hotel space, especially in and around downtown. New Haven’s downtown is a vital cross section of institutional and economic uses. With that activity comes growing demand for short term accommodation. The addition of 150 new hotel rooms would help meet the needs of visitors to the city looking to make use of those services. Further, the ground floor café space will activate this block of the city in a way that connects it to the commercial character of surrounding streets. While the *Vision 2025* Comprehensive Plan does not specify hotels explicitly in its text, it does express a need to provide a high-quality experience for the estimated 1.3 million visitors the city sees each year. Staff find the proposal to be consistent with this goal, and recommend approval.

**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:** June 18, 2025 **ATTEST:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Ernest Pagan Laura E Brown

 Chair Executive Director, City Plan Department