

## **NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW**

**1571-18A2 100 COLLEGE STREET NORTHERN PEDESTRIAN CONNECTION** Site Plan Review for minor modifications to previously approved administrative site plan review (1571-18A1). (Owner/Applicant: WE 100 College Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

**Review Dates:** April 27, 2021 and May 11, 2021.

**Submission received April 26, 2021 with additional ADA compliance Memo received May 12, 2021:**

- DATA sheet
- Application fee
- Proposal Narrative received April 26, 2021.
- Application drawings. 9 sheets received April 26, 2021.
- ADA Compliance Memo, dated and received May 12, 2021.

### **PROPOSED ACTIVITY**

The applicant proposed and received approval via administrative site plan review (Staff Report 1571-18A1) to construct a pedestrian connection (the “Northern Pedestrian Connection”) between the existing laboratory, research and office buildings located at 100 College Street and 300 George Street, crossing Martin Luther King Jr. Boulevard. Pursuant to Section 64(7)f of the New Haven Zoning Ordinance, minor changes to an approved site plan which do not require revised vehicle/pedestrian access, do not require additional parking spaces, do not impact on necessary landscaping, or which may be required by field conditions can be approved by City staff. The proposed activity includes shifting the location of one of the structural supports for the Northern Pedestrian Connection 29’ north to avoid conflict with existing utilities.

The Northern Pedestrian Connection requires three structural supports. The first structural support will be located on the 300 George Street property 14.2’ from the edge of the sidewalk (as previously approved). The second support will be located on the sidewalk along the north boundary line of the 100 College Street property, 15.0’ from the curb (as previously approved). The third structural support will shift 29’ north and will no longer be located within the 100 College Street property but rather the 100 College Street North Tunnel.

Additional changes include reconstruction of the bituminous island and curb as well as relocation of the metal beam guide rail within the North Tunnel to accommodate the new location of the structural support’s footing. As such the curb lines of the North Tunnel will shift approximately 1’ south, allowing the Service Drive in the North Tunnel to maintain a 22’ drive aisle width.

An easement within the North Tunnel to support the construction, maintenance, and use of the structural support and footing will be necessary between the City of New Haven and the Applicant (the Northern Pedestrian Connection Easement Agreement).

### **SITE PLAN REVIEW**

The proposed plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, Fire and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, standard details, and the Downtown Municipal Development Plan as it pertains to the purview of the City Plan Commission and staff. Each of the above departments may have additional life health and safety comments as it pertains to Tunnels, Driveways, and Pedestrian Bridges throughout the building permit review process.

**ACTION**

Plans noted above are approved.

**Date:** May 19, 2021  
Reported to the City Plan Commission



**Aïcha Woods**  
Executive Director, City Plan Commission