

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW

1525-01A1 335 and 367 ORANGE STREET. Administrative Site Plan Review for changes to parking garage design of approved plan. (Owner/Applicant: Clay Fowler for 335 Orange Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman, & Wallman, LLP)

Review Date: October 4, 2017

Submission received October 3, 2017:

- DATA sheet
- \$100 application fee
- Narrative dated September 29, 2017.
- Application drawings. 5 sheets.
 - A1.00: Basement Floor Plan. Revision date September 27, 2017.
 - A1.10: Level 10 Parking. Revision date September 27, 2017.
 - A3.01: Building Section A. Revision date September 27, 2017.
 - A9.01: AFTER (Orange Street/Audubon Street). Revision date September 28, 2017.
 - A9.02: AFTER (State Street/Site Interior). Revision date September 28, 2017.

The approved site plan includes a 648-space parking garage compromised of one level of below-ground parking and nine levels of above-ground parking. Due to field conditions that include the need to prevent the footings of the structure of the building wrapping the parking garage from exerting too much force on the retaining walls of the garage, the desire not to increase the number of piers and structural fill required to improve the bearing capacity of the soil, and the need to limit the angle of excavation so as not to intrude into the public right-of-way, the applicant proposes to eliminate the underground level of parking and add an additional level of parking to the top of the garage structure. The garage will retain the same number of spaces and remain the same size (165,000 GSF) as approved. Entrances and exits will remain unchanged, and the additional floor of the parking garage will not be visible from surrounding streets. The project will remain zoning compliant with the BD district and the proposed changes do not affect any criteria considered by the City Plan Commission when it granted the Special Permit for more than 200 parking spaces.

ACTION

Plans noted above are approved.

Date: October 18, 2017
Reported to the City Plan Commission



Anne K.E. Hartjen, PLA, ASLA
Senior Project Manager