

## NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

**RE:** WEST ROCK PDD #119, Minor Modifications to approved Detailed Plans and Site Plans for Brookside and Rockview housing in the West Rock Planned Development District, at 295 Wilmot Road and 50 Brookside Avenue (Owner: Housing Authority of New Haven, Applicant: Peter Wood for Rockview 1 Associates, LLC).

**REPORT:** 1481-07

**ACTION:** Approval

**Submission:** Project Narrative & Plans: Reference site plan, SK-2A, SK-01a, CL.101, C.J. 518, OP -2, SKL-02 7/15 & 7/16/13 by DTC, J. Andrew Bevilacqua P.E. of Diversified Technology Consultants

**Previous Relevant Actions by CPC:** Cooperation Agreement (CPC 1426-14 3/18/2009) PDD General Plans (CPC 1433-02 11/18/2009, PDD approved by BOA 12/21/2009, Detailed Plan Review for Brookside Phase I (1428-08, 06/17/09), DPR for Phase II (1439-02, 04/21/10), DPR for Rockview Phase I (1461-07, 03/21/12).

### PROJECT SUMMARY

**Project:** West Rock Redevelopment Project Brookside and Rockview  
**Address:** 295 Wilmot Road & 50 Brookside Ave.)  
**M/B/L:** 364-1190-00301  
**Site Size:** 2,604,562 SF (59.79 acres) =overall parcel  
**Zoning Lot Area:** 1,327,608 SF (30.47 acres)  
**Wetlands Area:** 1,276,954 SF (29.3 acres)  
**Zone:** PDD #119  
**Financing:** CHFA State Housing Tax Credits, Moving to Work Funds, Federal Home Loan Bank Funds, City Bond, Economic Stimulus Funds  
**Project Cost:** Total =\$40 million  
**Parking:** 133 off street spaces plus on street parking  
**Total Project Units:** 475  
**Units in Phase II:** 101 rental units  
**Property Owner:** Housing Authority of New Haven **Phone:** 203-498-8800  
**Contact:** James Miller, Dep. Dir. **Phone:** same  
**Applicant:** Michaels Development Company **Phone:** 203-870-9195  
**Contact:** Peter Wood **Phone:** same  
**Agent:** J. Andrew Bevilacqua (DTC) **Phone:** 203-239-4200  
**Architect:** Kenneth Boroson Architects **Phone:** 203-624-0662  
**Architect:** Torti Gallas and Partners, Maryland **Phone:** 301-588-4800  
**Site Engineer:** Diversified Technologies Consultants **Phone:** 203-239-4200  
**Contact:** L. Andrew Bevilacqua (DTC) **Phone:** 203-239-4200  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379  
**Project Manager:** Catherine Schroeter, LCI **Phone:** 203-946-8274

### BACKGROUND:

**Proposed Activities/Site Plans:** The Housing Authority of New Haven (Elm City Communities) and Rockview I LLC (Michaels Development) have proposed four separate modifications to the West Rock PDD. 1) Elimination of Solomon Crossing Extension and Reconstruction of Community Center Parking Lot; 2) Rockview Community Center Addition; 3) New Rockview Maintenance Garage; 4) New Brookside

Tot Lot. Detailed narrative descriptions attached. These are relatively minor alterations to the approved site and detailed plan review. **It is notable that the first item, Elimination of Solomon Crossing Extension, is needed as because of a potentially major decision which could result in the need to amend both the PDD and Cooperation agreement at the Board of Aldermen.** As originally approved the two rebuilt housing complexes, Rockview on the west side of Wilmot Ave and Wintergreen Brook, and Brookside on the east, were to be connected by the Solomon Crossing roadway and a bridge. As the project proceeded through multiple phases, the Brookside portion of the complex is essentially complete; the connecting bridge and roadway were to be constructed with this phase of construction, funded by a portion of the City infrastructure contribution (described in the Cooperation Agreement). The City Engineer has determined that a full roadway and bridge capable of carrying vehicle and pedestrian would significantly exceed the budget allocated and present environmental permitting challenges because of the extensive wetlands and stream courses which are large enough to come under the jurisdiction of the Army Corps of Engineers. The current proposed action is reversible and no final decision has been made on whether to build the original bridge, or a bridge for pedestrians only.

**PLANNING CONSIDERATIONS:**

The PHA housing at West Rock has long benefitted and suffered from its remote location; while the natural beauty of the surroundings is compelling and appreciated by residents, the area is difficult to reach via a lone access road, has limited bus service, few convenience or service stores and circuitous access to the most proximate shopping area in Hamden. **The Commission is concerned that the bridge at Solomon's Crossing is not designed or funded at this time; and expects the developer and HANH will submit revised plans for the Board of Aldermen's approval.** The bridge is an important connection between the two housing communities and gives better access to amenities in or near each complex, such as the Community Centers, the Winslow Celentano Park, and West Rock Ridge State Park, and the Jobs Corp Center. The modification proposed for Solomon Crossing and the roundabout are reversible; should a bridge be built in the future.

The other three modifications are clearly enhancements to the practical utilization of their respective sites, increasing the community center amenities and providing a playscape for younger children in Brookside.

*City Plan Department comments*

*Solomon Crossing Roundabout & Parking: Confirm curb height and detail of ADA spaces for parking to ensure they are fully accessible.*

*Brookside Tot Lot: Confirm that there is positive drainage as grading not shown.*

The Commission notes that all previous conditions of approval remain in effect.

**ACTION:**

The Commission finds the 4 Minor Modifications to the Detailed Plans and Site Plan generally in accordance with the Planned Development District standards and the previous Site Plan and Detailed Plan approvals, and hereby grants approval.

**ADOPTED:** July 31, 2013

Edward Mattison Chair

**ATTEST:**

  
Karyn M. Gilyarg, AIA  
Executive Director