

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 1 LINCOLN STREET, Arts Center PDD 27, Detailed Plan and Site Plan Review for Renovation of and Addition to Little Theater (Owner/Applicant: Area Cooperative Educational Services).

REPORT: 1432-05

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan and Detailed Plans are approved for a period of six years, and the approval will expire if the project is not completed by September 16, 2015.
2. The applicant shall record on the City land records an original copy of this Site Plan and Detailed 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 on final plans.
3. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. Final Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, turning movements of delivery vehicles 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.
5. Safe pedestrian and emergency access through Lincoln Walk shall be maintained at all times during the construction project.
6. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified estimated site cost, including excavation, grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. Easement/License Agreement from the City will be required for temporary and permanent work and for any new utilities in City right of way (Lincoln Walk).
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalks, curbs or paving 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. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
11. 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 both mylar and digital format [.DWG and .TIFF files based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$135, project narrative, Storm drainage calculations by BVH Integrated Services 8/19/09, Plan Set 7/30/09: Cover sheet with location map, Title sheet, Survey by Langan 8/18/09, Site Demolition Plan, Site Utility Plan, Site Grading and Drainage Plan, Site Materials Plan, SESC Plan, Site Details, CNH Details, GNHWPCA Details, Site Demolition Plan, Interior Demolition Plans, Architectural Site Plan, Floor Plans, Exterior Elevations, Plumbing Plans. Reduced site plan 8 ½ x 11. Draft Construction Logistics Plan 9/8/09.

PROJECT SUMMARY:

Project: Complete Renovation of and addition to existing educational facility
M/B/P: 223-0382-01500
Address: 1 Lincoln Street
Site Size: 6,557 SF
Zone: Arts Center PDD 27
Financing: State-funded
Project Cost: \$5.7 million
Parking: Arts Center Garage and residential & business garage serve PDD 27
Owner: Area Cooperative Education Services **Phone:** 203-498-6835
Applicant: Gary Shettle, ACES **Phone:** same
Agent: Walter Chabla, Svigals + Partners **Phone:** 203-786-5110
Architect: Svigals + Partners **Phone:** same
Site Engineer: BVH Integrated Services, Bloomfield **Phone:** 860-286-9171
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: PDD 27 Application and General Plans (718-01, 01/02/73), PDD Amendment (1016-02,05/07/86), LDA (1016-04, 05/07/86), DPR for Rehab (1044-05, 08/12/87), Substantial completion, CO (1104-21, 01/10/90).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD 27. The Arts Center PDD is an intense area of mixed educational, residential, office, and commercial uses with related parking garages and supporting infrastructure. There is open space in the central Robert Leeney Plaza on Audubon Street, in the walkways which connect the Center to Lincoln Street to the north and to Grove Street to the south, and in the Arts Park behind the Neighborhood Music School, Creative Arts Workshop adjacent to the Farmington Canal Greenway which passes diagonally through the PDD.

Historic Building: The Little Theater is an historic structure constructed in 1924 for stage and film with an addition in 1988. The building is listed on the City's Historic Resources Inventory and the National Register of Historic Places. The existing north façade will be preserved and the west façade will appear the same except for a new window to be punched towards the north end. The exterior stucco finish will be repaired and reparged to match the new EIFS finish on the addition. Plans have been referred to the State Historic Preservation Officer for comment.

Proposed Activity: Area Cooperative Education Services, owner of 1 Lincoln Street, proposes a complete renovation of the existing Little Theater in the Arts Center Planned Development District. 1 Lincoln Street is at the south end of Lincoln Street and is bounded on the west side by Lincoln Walk, a public walkway owned by the City of New Haven, on the east by private properties fronting on Orange Street and on the south by the Audubon Court condominiums.

The project involves gutting and renovating the existing theater structure, adding a new basement underneath, demolishing the 1988 addition and the basement beneath it, demolition of a greenhouse structure, and construction of a new 2-story addition with basement. The addition will increase the building footprint by 0.01 acres. The intent of the project is to restore the historic structure, bringing it into compliance with codes and ADA standards (new restrooms and elevator to be added), to provide students with a state-of-the-art facility which will enrich their integrated arts studies particularly relating to theater. Existing building systems (HVAC, plumbing, fire protections, power distribution and lighting, and security) will be replaced.

Stormwater Drainage/Utilities: The Drainage Report by BVH notes presently the runoff from the existing building is being drained via scuppers and downspouts to an underground piping system that connects to the existing 18" CMP storm drainage pipe located in Lincoln Walk which in turn connects to the storm sewer in Audubon Street. A small portion of the property drains by direct runoff to off site and another portion drains to the catch basin located in Lincoln Walk. The stormwater system is separated from the sanitary sewer and will remain so after the renovations are completed. Stormwater runoff from the renovated building and addition will remain connected to the existing 18" CMP storm pipe.

The sanitary connection will remain in Lincoln Street. An electrical duct will be run under Lincoln Walk as will a new gas line. All paving will be restored to match the existing paving materials.

Soil Erosion and Sediment Control Review: A total of 2,000 cubic yards of material will be removed from site, due to the digging out to construct a new basement under the existing building. Inlets will be protected, and several trees on Lincoln Walk will also be protected. Once a contractor is named, an individual will be named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

The named individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Building Access: The main doors to the building are at the south end of Lincoln Street. There is also a side door onto Lincoln Walk. A rear door exits into a tight rear alleyway to the south.

Trash removal: Roll out containers will be stored against the rear of the building and will be rolled out for pickup by private hauler. Rear area is secured by a gate off Lincoln Walk.

Landscaping /Lighting: Existing landscaping in the form of planted beds will be restored following excavation in Lincoln Walk. New pavers to match existing will be added in the front of the building on Lincoln Street. There will be a light fixture over each of the two poster boxes on the front facade; and the new canopy over the entrance of the addition will have some recessed down lights. Otherwise existing fixtures (two wall sconces in the arched entry and an overhead light at the side exit) will be replaced with new ones.

Loading: Due to the pedestrian nature and built environment of the Arts Center Planned Development District, loading and pedestrian drop off by vehicle within the PDD occur on Audubon Street. Loading access from Lincoln Street would not be in keeping with the PDD. While the applicant has considered several scenarios for a loading zone on Lincoln Street in the front of the theater, they have illustrated that it would be impossible for a vehicle to turn around without backing and turning movements which would endanger the high volume of pedestrian traffic through this area. Furthermore, there are three private driveways off Lincoln Street in the immediate vicinity of the front of the building which serve parking lots in the rear of the office buildings fronting on Trumbull and Orange Streets. Access to these drives must be maintained at all times.

Construction Operations/Logistics Plan: The site is extremely tight with minimal lay down area for the project. Footing and access easements are being sought from several abutting neighbors to the east and also from the condominium association to the south for underpinnings of the foundations for the addition. Construction staging areas are proposed to be located on Lincoln Street. These shall be placed so that traffic entering Lincoln Street to access parking for professional businesses in the area and local traffic from residents/businesses on Lincoln Street have clear site lines. Safe pedestrian passage through Lincoln Walk shall be maintained at all times. Construction deliveries shall be limited to early morning or after business hours.

The final Construction Logistics Plan shall be submitted to the Transportation, Traffic and Parking Department for approval prior to circulating final plans for sign off for building permit.

Project Timetable: November 2009 to November 2010

SITE PLAN REVIEW

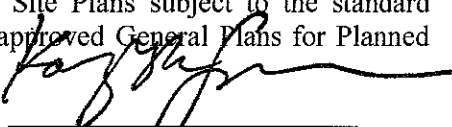
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details.

ACTION

The City Plan Commission approves the submitted Detailed Plans and Site Plans subject to the standard conditions on Page 1. It finds the Detailed Plans are in accordance with approved General Plans for Planned Development District 27 as amended and with the approved Detailed Plans.

ADOPTED: September 16, 2009
Edward Mattison
Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director