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JUN 19 2014

CITY PLAN DEPT.  
165 CHURCH ST.  
NEW HAVEN, CT 06510

**NEW HAVEN CITY PLAN COMMISSION  
ADMINISTRATIVE SITE PLAN REVIEW**

**1494 A** Site Plan Review for 2 New Yale Colleges, 90 & 130 Prospect Street, PDD 121.  
(Owner/Applicant: Yale University; John Bollier Facilities Agent: Alice Raucher,  
Facilities).

**Site Plan Team Review:** June 10, 2014

**Submission:**

- DATA Sheet from Site Plan Application filed May 22, 2014
- Drawings: North and South Colleges floor plan revisions, dated May 14, 2014, 16 pages
- Stormwater Mgmt Report, by Tighe & Bond, dated May 1, 2014 revision of Oct 20, 2011 report

**Description**

This was already approved. This site plan review was to update City Plan Staff about interior changes to the plan. See narrative for room re-configuration details. Also a new stormwater management plan was submitted (underground storage tanks removed from scope).

Construction is slated to begin at the end of 2014 and be completed for student occupancy Fall 2015.

**Action**

1. Modifications to plans noted above are approved.

**Date:** June 18, 2014  
Confirmed by City Plan Commission

  
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Anne Hartjen, ASLA  
Senior Project Manager

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS CALLING FOR A PUBLIC HEARING TO DISCUSS THE FEASIBILITY OF REQUIRING CITY DEVELOPERS WHO PLAN TO STRIP THEIR PROPERTY OF TREES TO PETITION FOR APPROVAL BEFORE THE CITY PLAN COMMISSION.** (From Alder DeCola, Ward 18)

**REPORT: 1494-05**

**ADVICE:** Hold a Hearing before the BOA to hear resident concerns

### BACKGROUND

Alder DeCola suggests a public hearing by a BOA committee to determine feasibility of requiring property owners to petition the City Plan Commission for removal of trees on their property, subject to a public hearing of the Commission.

Alder Decola notes that “with the increase in development activity in the city, it’s a growing concern in many neighborhoods that a developer presently has the right to remove all trees on their property if they so wish. Trees and vegetation are an important part of the general environment of a neighborhood, and have a significant impact on an area in many ways, contributing to aesthetic appeal, as well as to soil stability and air quality. There have been several areas of New Haven where developers have unilaterally made the decision to clear a property of trees prior to building, which has surprised and displeased affected neighbors who had no opportunity to express their views on that plan.”

Alder Decola further suggests requiring city developers to petition for approval before the City Plan Commission, “would allow for neighbor input and a more transparent review process of such a plan prior to its implementation.”

### PLANNING CONSIDERATIONS

The Commission notes that the City’s authority over trees in the public ROW and in Parks lies with the Department of Parks Recreation and Trees. State Statute and City Ordinance require that removal of trees in these public locations must be posted and a public hearing held concerning their removal.

**The Commission believes there is no such public authority over trees on private property.**

Development of large, sloped, rocky and otherwise difficult or environmentally sensitive, or environmentally degraded sites is an issue of concern to the City. The lack of trained site and zoning enforcement personnel as well as very limited enforcement capacity make this a challenging area for enforcement. Ordinance additions or amendments concerning site work, excavation, fill and grading may help if they are well researched and grounded in existing state statute and city code, backed up by new enforcement and meaningful penalties for late filing or infractions.

**ADVICE:** Hold a Hearing before the BOA to hear resident concerns

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS  
AUTHORIZING AN EMERGENCY PROCUREMENT IN THE  
AMOUNT OF \$67,915.69 FOR AN EMERGENCY GENERATOR  
RENTAL AS BACK-UP TO THE MAIN POWER AT THE NEW  
HAVEN POLICE DEPARTMENT HEADQUARTERS AT ONE UNION  
AVENUE. (From the Purchasing Agent and City Engineer)**


**REPORT:**1494-06  
**ADVICE:** Approval

**BACKGROUND** The main generator at Police Headquarters at One Union Avenue has failed and cannot be repaired. The Emergency Procurement is for a rented generator to provide immediate service while longer term solutions are worked out.

**PLANNING CONSIDERATIONS** It is imperative that the Police Headquarters has uninterrupted power for building and communications equipment housed there.

**ADVICE:** Approval

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AND ACCEPT FUNDING FOR AN APPLICATION TO THE CONNECTICUT DEPARTMENT OF HOUSING (DOH) FOR CDBG-DR FUNDING MADE AVAILABLE AS A RESULT OF HURRICANE SANDY** (From the Chief Administrative Officer)

**REPORT:**1494-07  
**ADVICE:** Approval

**BACKGROUND** Following Hurricane Sandy Congress made available this funding from the federal government through the State of Connecticut, Department of Housing (DOH) as identified in the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. The funding is directed to applicants seeking assistance for planning and/or repair or replacement of existing infrastructure and public facilities.

There are four departments and six projects applying for funding and which requires a 25% match. The City of New Haven has applied for **\$4,273,297**(the federal amount). Each department is responsible for identifying the 25% match on their projects. (See the project table below)

Department	Project	Purpose	Amount
Economic Development	Mill River District Analysis	Planning	\$ 191,250
LCI	Hill/Union Ave Drainage Improvements	Planning	\$ 500,000
Economic Development	River St Bulkhead Design	Planning	\$ 342,000
Engineering	Brewery Square Bulkhead	Infrastructure Repair	\$ 940,047
Engineering	East Shore Erosion Control	Infrastructure construction	\$1,900,000
City Plan	Long Wharf Flood Mitigation	Planning	\$ 400,000

**PLANNING CONSIDERATIONS**

The City is able to use these CDBG-DR grant funds for localized repair necessitated by several recent storms, as well as for planning for more comprehensive solutions to flooding and sea-level rise problems in order to build a more resilient coastline.

**ADVICE:** Approval

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: ORDER APPROVING THE RELEASE OF CERTAIN PILOT LIENS AND AN UNSECURED NOTE, AND THE MODIFICATION OF A UDAG LOAN CONCERNING BREWERY SQUARE, 19 RIVER STREET (From Brewery Square Limited Partnership)**

**REPORT:** 1494-08

**ADVICE:** Approval

**BACKGROUND** The Brewery Square Limited Partnership is an instrumentality of Cambridge Development, and is the owner of Brewery Square at 19 River Street, located near the intersection of Chapel, Ferry and River Streets. This historic building was renovated and converted to a 104 unit rental housing development in the early 1980s. The site is zoned PDD (# 41) and also includes the adjacent townhouse condominium, The Cannery, and is within the Quinnipiac River Local Historic District. The complex was developed with substantial government assistance. The building was sold to the developer by the New Haven Redevelopment Agency at a discounted price, the City and the developer obtained federal assistance in the form of a UDAG loan, and the City also loaned additional federal grant funds, CHFA was the mortgagor. There was also a tax agreement to defer some portion of real estate taxes, and to pay a modest PILOT.

The owner now contends that operating expenses have outstripped the income from the rental units, which include both 51 market rate and 53 assisted units (HAP). The expiration of the PILOT agreement in 2005 has contributed significantly to this negative cash flow. In 2012 the owner began working with the State Department of Housing and the City to put the development back on a firm financial footing. The Order submitted to the Board of Alders reflects a multi-part arrangement to do so; however it is not clear if the Order as submitted covers all items that need resolution.

### PLANNING CONSIDERATIONS:

The imposing Brewery Square building (1882, front facade 1896) sits prominently at the southeastern edge of the Fair Haven peninsula, just north of the newly rebuilt Ferry Street Bridge and south of the Quinnipiac River Park. The City has applied for CDBG-DR funds to repair the bulkhead in the adjacent Quinnipiac River Park. The building is a landmark in the neighborhood, rising several stories on elevated land; it is visible from all directions. Richly detailed in brick it has been appropriately restored.


It has contributed to the stability and appeal of this area of Fair Haven. The building was planned at 20% assisted units, the current HAP contract is for 53 units (roughly 50%). This balance of units should be maintained. The re-financing could be an opportunity to upgrade fixtures, finishes and site amenities as well to improve energy performance in a building that has been in service for 30 years, yet only a small amount is allocated for these purposes. It appears that the "Gatehouse" building remains vacant, giving a less than satisfactory first impression from Ferry and River Streets; it is not clear why this is so.

The Order submitted attempts to resolve a number of issues between the City and the owner, however it is not clear that the owner will reinvest sufficiently to sustain the property as a high quality residential property over the next decades; the Board of Alders needs a better understanding of how the owners propose to:

- 1) Demonstrate financial capacity to undertake needed capital improvements;
- 2) Keep the number of assisted units at its current level as a maximum;
- 3) When the City will receive the quit claim deed back to the City for unbuilt parcel; and
- 4) Submit a renovation and lease up plan for corner building "Gatehouse".

**ADVICE:** Approval

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** REQUEST TO PRESENT TO THE BOARD OF ALDERS ON HER SUGGESTED PLANS TO USE THE RIVER STREET PROJECT AREA FOR HOUSING FOR THE HOMELESS. (From Wendy Hamilton)

**REPORT:** 1494-09

**ADVICE:** Deny the use of River Street MDP properties for housing, and direct the submitter to other resources for technical assistance.

### BACKGROUND

The River Street parcels lie within the River Street Municipal Development area. The MDP was approved by the BOA in January 2002 with the stated goals:

- The redevelopment of significant vacant land and building spaces for new light industrial and manufacturing uses;
- The restoration and adaptive reuse of the historic Bigelow Boiler/ National Pipe Bending complex;
- The development of a waterfront park and linear trail along the Quinnipiac Riverfront;
- The improvement of the public infrastructure, including reconstruction of River Street itself; and
- The implementation of new design controls to create a more appealing and sustainable environment.

A number of parcels were acquired at City expense, and City state and federal money have been further invested in environmental assessment and cleanup, infrastructure reconstruction and upgrades in order to make the area more attractive and financially viable for businesses which would retain or create jobs and pay real estate taxes.

### PLANNING CONSIDERATIONS

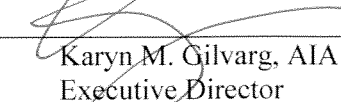
The purpose of the River Street MDP clearly states that the intent of the plan is to locate appropriate businesses there in order to create or retain jobs. The new zoning which was put in place as an implementation measure allows limited live/work residential use by Special Permit only. The environmental condition of most of the properties is likely to rule out residential use unless extraordinary (and expensive) measures are taken to clean sites and remove hazardous materials and pollutants.

Residential use is clearly difficult if not impossible and could be a deterrent to further needed commercial industrial development.

While housing the homeless is a worthy cause, this is an inappropriate location; therefore the Commission recommends that the submitter of the Resolution be directed elsewhere for finding technical assistance and sites.

**ADVICE:** Deny the use of River Street MDP properties for housing, and direct the submitter to other resources for technical assistance.

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:       REQUEST FOR CONSIDERATION OF HER PROPOSAL TO MAKE  
          NEW HAVEN A SMOKE-FREE ZONE (From Stephanie Jaworowicz)**

**REPORT:**1494-10

**ADVICE:** Denial

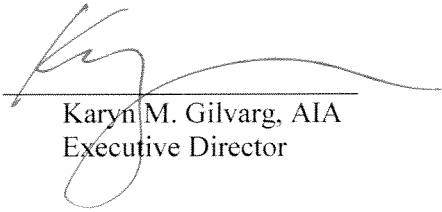
**BACKGROUND**

A citizen has submitted a proposal to consider making the entire City a smoke free zone.

**PLANNING CONSIDERATIONS**

The City has established two smoke free zones, one around each hospital location, following state law. They are limited to the immediate block the hospital buildings are located on. Extending the "smoke free" area to the entire City is not recommended as the State of Connecticut regulates the establishment of non-smoking areas and the law: Sec. 19a-342. (Formerly Sec. 1-21b). preempts any local regulation from 1993 forward.

**ADOPTED:**   June 18, 2014  
              Edward Mattison  
              Chair

**ATTEST:**   
              Karyn M. Gilvarg, AIA  
              Executive Director