

NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 500 SARGENT DRIVE. Detailed Plan Review for alterations to landscaping plan of PDD 100 (IKEA). (Owner: Lindsay Kennan for IKEA Property, Inc.; Applicant/Agent: James Segaloff for Susman, Duffy, & Segaloff, P.C.)

REPORT: 1528-05

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until March 23, 2022. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site 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. Any proposed work within City right-of-way will require separate permits.
4. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
5. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA and SESC forms. NARRATIVE attached.
Application fee: \$280. Received February 15, 2017.

- Recorded property deed. Received February 15, 2017.
- Application drawings. 5 sheets received February 15, 2017.
 - Cover Sheet.
 - L-1: Landscape Plan. Drawing date February 14, 2017.
 - L-2: Rendered Landscape Plan. Drawing date February 14, 2017.
 - L-3: Site Details. Drawing date December 22, 2016.
 - EX-1: Proposed Landscaping Elevation. Drawing date January 3, 2017.

PROJECT SUMMARY:

Project: Landscaping alterations

Address: 500 Sargent Drive

Site Size: 19.5 acres

Zone: PDD #100, IKEA

Financing: Private

Parking: No changes to existing parking lot proposed

Owner: IKEA Property, Inc.

Phone: 610-834-0180 x5393

Applicant/Agent: James Segaloff for Susman, Duffy, & Segaloff, P.C.

Phone: 203-654-2603

Landscape Architect: Greenberg Farrow

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

PDD 100 was enacted in 2002 for the construction of the IKEA store as a new building, while the historic Pirelli Tire building (formerly Armstrong Rubber) was retained, minus the warehouse portion that was demolished. The large surface parking area was landscaped, and a portion of the sidewalk on Sargent Drive marked for use as the Vision Trail. A line of pin oaks along the east-facing portion of the site had been there since the construction of the Armstrong Rubber building and was part of larger scheme of pin oaks bordering Sargent Drive, though a number of them on other sites have been removed. Over the years store management has been increasingly concerned that the solid line of trees, when fully leafed out, obscures the sightlines to the building from both directions on I-95, as well as to the building signs. IKEA's building, in its distinctive yellow and blue, is essentially a sign itself and is a key element in their branding. City Plan staff worked with IKEA to test several schemes that would increase visibility, yet leave as many of the trees intact as possible.

Previous CPC Actions:

CPC 1326-02, October 2, 2002: Zoning Ordinance and Map Amendment for IKEA PDD

CPC 1331-01, January 15, 2003: Interim Site Plan Review and Coastal Site Plan Review for Phase I (Site Preparation, Demolition, Footings, and Foundations)

CPC 1332-02, February 19, 2003: Coastal Site Plan Review, Detailed Plan Review (PDD) and Final Site Plan Review for Construction of Home Furnishing Store and Related Site and Roadway Improvements

CPC 1336-09, June 17, 2003: Minor Modification to Approved Detailed Plans for Change in Building Configuration

CPC 1353-27, July 21, 2004: Certification of Completion for new Home Furnishings Store

CPC 1364-06, February 16, 2005: Request for Release/Reduction of Bond for Off-Site Improvements

CPC 1376-04, September 21, 2005: Minor Modification to Detailed Plans for Enclosure of Home Delivery Loading Dock

CPC 1391-38, June 21, 2006: Request for Temporary Location of Banner for Pilot Pen Tournament

Zoning:

No changes are proposed to the uses allowed in PDD 100, IKEA. The predominant use will remain the IKEA retail home furnishings store, with other Downtown BD uses allowed, as approved.

Coastal Management District:

The entire site is within the Coastal Area Management Zone, however the changes to the landscaping involve neither any structures nor any changes to the stormwater management system and therefore are exempt from CSPR.

Site Description/existing conditions:

The predominant use of the site is the 300,000 SF IKEA store and parking lot. The site also includes the former Pirelli headquarters, a vacant 108,000 SF office building. As part of the detailed plans for the development of the IKEA store that opened in 2004, the owner submitted detailed landscaping and signage plans that included the planting of pin oaks and IKEA signage along the south façade of the IKEA building. In the ensuing 12 years since planting, the oak trees have begun to obscure the south façade, including signage.

Proposed Activity:

The owner proposes to revise the landscaping plan along the south façade of the IKEA storefront facing I-95 in an attempt to improve the visibility of the IKEA retail sign and of their iconic yellow and blue building. To retain some of the trees but also allow for sign visibility, the proposed landscape plan removes trees that directly impact the visibility of the signage while retaining those trees that do not. Where trees are to be removed, they will be replaced with lower flowering trees and an ornamental understory.

The concept includes retaining three groups of existing pin oaks to provide a rhythm of planting as one travels Sargent Drive in either direction. Replacement plantings include Knockout Roses that will provide color from

June to frost and Cardinal Crab trees with dark red leaves and magenta-to-pink flowers that typically grow 16-feet tall and 22-feet wide. Grasses and shore juniper are reflective to the native waterfront species associated with Long Island Sound.

The flowering shrubs, groundcover, and grasses will have shallow root systems. The Cardinal Crab is a very disease resistant variety that is predominantly a surface root plant with a few roots that go slightly deeper. The majority of plantings are located eight to ten feet above the existing sanitary line and six to eight feet above storm drain lines. Due to raised plant beds, the shallow root systems of the planting, and the depth of the utility line, no conflicts between the root system and utilities are expected. Additionally, there shall be no change to the stormwater conveyance system.

The Commission expects that the new landscaping as well as the remaining landscaping along Sargent Drive and Brewery Street and within the parking area will be well maintained.

Circulation/Parking/Traffic:

No changes to existing circulation and traffic patterns are proposed

Trash removal:

Not applicable

Signage:

No new signage proposed

Sec. 58 Soil Erosion and Sediment Control:

Not applicable

Sec. 60 Stormwater Management Plan:

Not applicable

Sec. 60.1 Exterior Lighting:

Not applicable

Sec. 60.2 Reflective Heat Impact:

Not applicable

Project Timetable:

The applicant would like to begin work as soon as possible after approval.

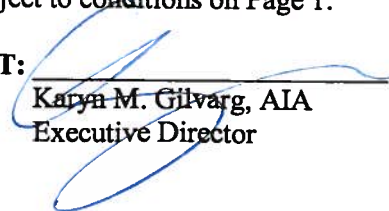
SITE PLAN REVIEW

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 Site Plans subject to conditions on Page 1.

ADOPTED: March 23, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director