

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 360 STATE STREET, Amendments to previously approved Site Plan; Site Plan Review for commercial structure at Chapel and Orange Streets (Owner: Applicant: Becker & Becker).

REPORT: 1434-04

ACTION: Approval of Changes in previously approved Plans
Approval with Conditions of Plans for Commercial Structure

CONDITIONS OF APPROVAL

1. Any comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans for commercial structure, prior to their circulation for permit signoff.
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 provide a copy of the recorded document (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for building permit for commercial structure.
3. Signoff on plans for the commercial structure by City Engineer, GNHWPCA, Department of Traffic and Parking and City Plan Department shall be obtained prior to initiation of site work. The Fire Marshall shall also review the plans.
4. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, 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 for commercial structure.
5. Final determination of traffic markings, V-loc locations, signs, traffic controls and location of bus shelter on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking, prior to circulation of plans for signoff.
6. Once project is underway, any modifications to construction operations/site logistics plan shall be reviewed and approved by the Department of Transportation, Traffic and Parking.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit for commercial structure, a street address shall be assigned by the City Engineer.
9. As-built site plan shall be filed with City Plan Department, prior to issuance of final Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application & Narrative, application fee of \$55, Plan set (loose sheets) for changes by Becker + Becker Architects 10/13/09: Cover Sheet, Street Level Layout Plan and Enlargements, Floor Plans 1-32, Building Elevations, Chapel St. South Podium Overall Elevation, Cellar Floor Plan and Misc. Garage details.

Letter from Bruce Becker to Karyn Gilvarg 10/02/09, revised 11/13/09 outlining plan changes.

Plan Set by Becker + Becker Architects 10/13/09, 360 State Street-Phase II Addition: Cover Sheet, 1st, 2nd, 3rd Floor Plan & Roof Plan, Elevations, Building Sections, Wall Sections, Ground Floor Plan with Exterior Street features rev. 11/09/09.

Revised sheets received 11/17/09: Chapel/Orange streetscape, exterior rendered elevations & perspectives, Exterior materials samples.

PROJECT SUMMARY:

Project: Mixed Use Development
Sub-Project: 3-story structure at Chapel/Orange corner
Address: 360 State Street aka 745 Chapel Street
Site Size: 69,918 SF (1.6 acres)
Zone: BD-1
Financing: Private
Project Cost: \$190 million
Parking: 500-665 structured spaces
Residential Units: 467 rental apartments (studio to 3 bedroom)

Commercial Space: 30,600 SF retail (approximate)

Owner:	MEPT Chapel Street LLC	Phone: 203-292-4900
Applicant:	Becker Devel. Associates LLC	Phone: 203-292-4990
Agent:	Eric C. Lehto, Becker	Phone: 203-292-4922, 763-9340 cell
Architect:	Becker + Becker	Phone: 203-292-4900
Architect:	Deborah Berke & Partners Architect LLP (commercial structure)	
Site Engineer:	Stantec Consulting Services	Phone: 203-281-1350
City Lead:	City Plan Dept.	Phone: 203-946-6379
Project Manager:	Economic Development	Phone: 203-946-5891

BACKGROUND

Previous CPC Actions: Development Agreement inc. Land Disposition Agreement, Quit Claim Deed, Air Rights over Pitkin Tunnel (CPC 1404-09, 06/20/07), BZA application 03-63-S, 07-64-V (CPC 1405-18, 07/18/07): Special Exception to permit 100-Child daycare center, to allow 333 residential parking spaces where 500 are required; Open Space Variance effective 08/02/07, Site Plan Review (CPC 1407-11, 09/19/07), Special Permit for up to 660 parking spaces (CPC 1409-01, 10/17/07), Administrative revisions to approved Plans (CPC 1419-16, 08/20/08), Brownfield Grant Application (CPC 1418-12, 07/16/08).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone with the zoning relief granted.

Changes to approved Plans: The applicant seeks approval of a range of changes which have occurred in the plans for the mixed use development at 360 State Street. The changes are mostly refinements to the design and interior configurations. In summary the changes are as follows:

- *Doors swinging into the street replaced by automatic sliding doors to the grocery store.*
- *Bike storage area moved to covered areaway on south side of Pitkin Tunnel, and access way from State Street provided.*
- *Elimination or relocation of openings from mechanical rooms on east elevation.*
- *HC ramp/stair at east end of 1st floor to accommodate a 1-level 1st floor slab required by prospective grocery store tenant.*
- *Additional elevator to serve garage from Chapel Street.*
- *Widening of opening to the loading dock from Pitkin Tunnel.*
- *3,800 SF storage area for grocery store tenant added in basement*
- *UI vault configuration refined.*
- *Bus Shelter relocated back to within 18" of the curb on Chapel St (away from the façade of the building)*

All of these changes are acceptable as noted.

Low Rise Commercial Structure corner of Chapel and Orange Streets: Additionally Becker requests that the Commission review plans of the low rise 30,000 SF commercial structure at the corner of Chapel and Orange Streets shown in the original July 2007 Plans but not part of the plans previously approved for building permit. Changes in this building include its decrease in height to three stories (while still maintaining the 45' height required by the Development Agreement), the proposed easement of 4' into the City sidewalk, and the design of its façade. This project component has now been designed by Deborah Berke & Partners Architect LLP. The building is to have a grocery store on the first level per the Development Agreement, with the other two floors yet unconfirmed as to the use, although one may be a day care center, permitted by the zoning relief granted. Mini-piles will be necessary to support the structure which will be slab on grade. There will be a single entry point to the supermarket space through sliding doors. Entry to the upper floors will be through a separate entry point to the east of the stair tower where there is also an elevator.

A revised site plan has been submitted for the streetscape on Orange Street and Chapel Street in the vicinity of the commercial structure. The plan showing street trees, street furniture, stamped concrete is acceptable as submitted, although details are yet to be provided.

Exterior Materials for Commercial Structure: Per the Development Agreement between the City of New Haven and Becker Development Associates, LLC, the Economic Development Administrator and Executive Director of the City Plan Department have purview over the exterior building materials for the project elements including this commercial structure. Corrugated aluminum siding in a platinum color has been specified for the exterior, with yellow painted metal trim around the recessed windows. A clear top coat will be applied to the ground floor layer of the corrugated metal to protect it from the high pedestrian traffic near the corner of Orange and Chapel Streets. All windows will have gray spandrel glass in the top panels with clear glass below. A film will be applied to the bottom 4' of the windows on the first floor, nearly opaque at the bottom rising to clear at the 4' mark, to disguise any store fixtures in the vicinity of the windows. The Development Administrator will further require that the store front windows at the first floor level on Chapel and Orange Streets must at all times remain at least 50% open and unencumbered by store fixtures and furnishings, opaque blinds, shades or curtains so that a minimum view area between 3'6" from the exterior sidewalk and 8'0" is unobstructed. Black granite will be used as the base material below the corrugated siding.

The Land Disposition Agreement between the City and Becker requires the Developer to maintain the improvements in good and safe condition and repair. As part of maintenance, the Commission assumes that should there be graffiti, it will be removed immediately from the surfaces at the pedestrian level.

Project Timetable: The overall project approved in July 2007 commenced construction in September 2008 and is expected to reach completion by the fall of 2010. Permits will be sought immediately for the commercial structure as soon as approvals are in place, as the prospective tenant for the grocery store seeks access for fit out by May, 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, Transportation, Traffic and Parking and Economic Development and have been found to meet the requirements of City ordinances, Regulations and standard details.

Transportation:

- *Submit Construction operations plan for 30,000 SF commercial structure prior to issuance of building permit (see condition #4)*


City Plan:

- *Provide details of bus shelter, patterned stamped concrete, light fixtures, tree pits, v-loc detail for signs, handicapped ramp with tactile strip, lighting fixtures, and any other street furniture. Details shall be in accord with standard City details.*

ACTION

The City Plan Commission approves the submitted Plans for changes to the previously approved plans as noted in the above text and approves plans for the commercial structure subject to the conditions on Page 1.

ADOPTED: November 18, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director