

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 205 CHURCH STREET, Site Plan Review for Conversion of Existing Historic Building to 145 residential units in addition to ground floor commercial space in a BD Zone (Owner: Cooper Church LLC; Applicant/Agent: James H. Segaloff).

REPORT: 1481-04

ACTION: Approval with Conditions

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 until July 31, 2018. 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. 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. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including 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.
5. Any proposed work within the City right-of-way will require separate permits.
6. Sidewalks on the perimeter of the project shall be replaced in accord with City of New Haven standard details; see comments under City Engineer & Transportation.
7. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
8. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
9. 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 or prior to use of the site. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Narrative, BZA Decision letter, reduced site plan & building plans 06/21/13; Application fee of \$270; Transmittal letter from James Segaloff 06/21/13. Plans by Newman Architects 6/21/13: Cover Sheet with location Map; Alta/ACSM Survey by URS 08/11/11 rev 04/12/13; Architectural Site Plan; Zoning Site Plan, Floor Plans, Building Exterior Elevations.

PROJECT SUMMARY:

Project: Adaptive reuse/rehabilitation of former bank headquarters building to mixed bank and 145 residential units

Address: 205 Church Street

Site Size: 40,747 SF

Building size: 12 story, 185,000 GSF existing, addition of 4,250 GSF at the 12th floor

Zone: BD

Project Cost: \$13 million

Parking: On site and per BZA Decision Letter

Owner:	Cooper Church LLC	Phone:	212-634-8907
Applicant:	James Segaloff, Atty	Phone:	203-624-9830
Agent:	James Segaloff, Atty	Phone:	same
Site Engineer:	TBD	Phone:	
Architects:	Newman Architects	Phone:	203-772-1990
City Lead:	City Plan Dept.	Phone:	203-946-6379

BACKGROUND

Previous CPC Actions: None by this applicant team, previous Site Plan Submissions
Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with the zoning relief granted; BZA action 13-29-V, 13-30-S, BZA letter of June 16, 2013, includes 100 parking spaces for residential units, some more than 300 feet from the property; as well as provision of storage/parking facilities for 45 bicycles per Section 29(e) of the New Haven Zoning Ordinance .

Site Description/existing conditions: Existing historic multi-story building located at the corner of Elm and Church Street. Building is brick with cast stone and marble trim. Rehabilitation of the exterior shell was recently done by the previous owner. Application for enrollment in the National Register of Historic Places as an individual listing is underway. Adjacent surface parking lot to the east of the building is striped and houses a drive up teller window for the Wells Fargo bank which occupies the lower floors of the structure and will remain in place. Existing sewer and all other utility connections are in place.

Proposed Activity: Rehabilitation of the building and conversion of upper stories to 145 apartments, including a small addition on the 12th story. New marquee on Church Street. Repair of the parking area, rehabilitation of sidewalks. Existing sidewalk vault and elevator and adjacent loading zone will be used to service the trash hauling (3 times per week) and other loading needs.

Stormwater Management Plan:

Not required

Soil Erosion and Sediment Control Review:

Not required

Circulation/Parking/Traffic: Existing driveway curb cuts will be used and paving replaced. Additional required improvements within parking area are noted below.

Trash removal: Compactors in basement, sidewalk vault on Elm Street will be used to bring containers to street for removal by private hauler, approximately three times a week.

Lighting: No additional lighting is provided.

Signage: A new marquee will be provided for the building; signage must be reviewed by City prior to building permit. Pavement markings and street signage as requested by TTP shall be reviewed by that department prior to building permit.

Project Timetable: Construction to start upon Approval of Site Plan; expected occupancy in December 2014.

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 with the following comments:

City Engineer:

- 1. Sidewalks and driveway aprons will need to be replaced in entirety; use City standard details;*
- 2. The door at the southeast corner of the building that is proposed to be the accessible entrance currently has a step. The design drawings do not indicate that this step is removed/ the entry made accessible. Please confirm where the accessible entry to the building will be and that the HC spaces are the nearest to that entry;*
- 3. Areas of the parking lot have localized failures (potholes forming); these areas will need to be patched;*
- 4. The northern catch-basin within the lot is collapsing. It will need to be rebuilt;*
- 5. The southern catch-basin will need to be cleaned as it is filled with silt and trash;*
- 6. The concrete curb adjacent to the Kebabian's building is collapsing/spalling and will need to be re-built (eastern property line);*
- 7. The existing bituminous curb at the planting area is failing and needs to be replaced. Once the new layout of the parking lot is completed, should there be extra space from the aisle narrowing, this plantbed should be expanded to occupy the leftover space. Additional yews or similar plants can fill in the bed;*
- 8. Existing plants should be pruned and the overall plant bed weeded to remove invasives and scraggly plants which may or may not have been volunteers;*

Transportation:

- 1. Sidewalks should be shown as replaced in total with City standard driveway details shown as well;*
- 2. Lot should be re-striped with standard parking space dimensions (9x18) per section 45;*
- 3. Signage and pavement markings should be added for circulation clarification; e.g. "Do not enter", one-way direction arrows and signs, stop bars etc. Use City-standard details, including V-lock post detail;*
- 4. Add pavement markings for both walk-up ATM and Bank window. Walk-up ATM should have a striped area to protect pedestrians, drive-up window should show dedicated circulation for this area;*
- 5. Study overall circulation within the lot and use standard lane widths (11-12' for one lane of traffic, 22-24' for two-way) to improve circulation patterns.*

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1 and expects comments in the report to be addressed with City Staff.

ADOPTED: July 31, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director