

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 227 CHURCH STREET, Site Plan Review for addition of 12 units within existing 145-unit apartment building (The Eli) in a BD Zone (Owner: Connecticut Properties, LLC; Applicant: Stephen J. Joncus).

REPORT: 1461-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to February 15, 2017. 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 for Building Permit.
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 issuance of Building Permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. Prior to issuance of Certificates of Occupancy for any new units, site work, including final pavement coat on parking lot, re striping of parking spaces, and striping of HC spaces and signage for such, is to be completed in accord with City Standard details and the approved site plan.
5. 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.
6. Any damaged sidewalk sections shall be replaced in accord with City standard details.
7. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application & narrative received 01/17/12, amended 2/7/12, Application fee of \$135, Site Parking Plan and Ground Floor Plan 4/4/02 rev. 2/5/12, Property Survey by URS 2003, BZA decision letter 10-14-S 3/22/11, 3/17/10, City Plan Advisory Report 2/9/10, Partial 1st Floor Plan, Partial 2nd Floor Plan, Plans for Apt 1E & 1F, Partial 17th Floor Plan, Partial Basement Floor Plan showing bike room, photo of exterior bike rack, Revised Drawing #3.

PROJECT SUMMARY:

Project:	Addition of 12 apartments to existing 145-unit apartment building (The Eli)	
Address:	227 Church Street (corner Wall Street)	
Site Size:	39,350 SF	
Zone:	BD	
Financing:	Private	
Unit count:	145 +12 = 157 dwelling units	
Parking:	72 parking spaces including 3 HC	
Owner:	Connecticut Properties, LLC	Phone: 203-777-6922
Applicant:	Stephen J. Joncus	Phone: 860-434-0101
Agent:	same	Phone: 860-434-0101
Architect:	same	Phone: 860-434-0101

Previous CPC Actions: BZA SE for short term Parking relief (waiver of 300' walking distance) and Open Space requirement (02-05-S, CPC 1316-13, 02/20/02), Site Plan Review for Adaptive Reuse for apartments (CPC 1348-05, 01/21/04), SE for 0 Parking where 12 are required (CPC 1437-25, 2/17/10). Confirmation from BZA 2/8/12 re unit layout.

BACKGROUND

Zoning: The Site is zoned BD, and the site plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone with the zoning relief granted.

Site: 227 Church Street is at the southeast corner of Church and Wall Streets in the Downtown. The former Southern New England Telephone Company headquarters building (listed on the City's Historic Resources Inventory) has been converted to mixed use with residential on upper floors and commercial space on the ground floor. The applicant now proposes to fit out a former auditorium and a formerly proposed commercial space as additional residential units, leaving one commercial space at the south end of the façade. Parking encompasses the remainder of the site accessible off Wall Street.

Proposed Activity: Work is all interior to the building although there will be some exterior laydown area during the construction period. The Commission has requested a small amount of site work to be completed prior to requests for Certificates of Occupancy of any new residential units.

Proposed interior changes: A total of 11 units will be added into the first floor of the building. 4 studio apartments are to be placed on the south side of the building, 3 into the former auditorium and 1 in a former storage area adjacent to the auditorium. The auditorium is a double height space so 3 studio units will be located above the 3 below, a 4th located in the former projection room, and a 5th would occupy the upper space over part of the commercial space below. 2 more duplex units will be added on the northwest corner. One 1-bedroom unit will be added on the 17th floor in a former mechanical equipment area.

Parking: The site plan shows 72 parking spaces on site, including 3 handicapped spaces, 1 of them a van space. Prior to issuance of CO, these spaces are to be striped and in place with proper signage and an adequate accessible route to the building entrance. A bicycle room in the basement accommodates approximately 80 bikes. There is an existing bike rack at the east end of the window well on the south side of the building.

Landscaping: The side court to the south provides a landscaped and flagstone paved space with access from Church Street through to the rear parking area. The plan notes a dining patio which would accompany the commercial space at the southwest corner of the building. There is a landscaped buffer with ornamental iron fencing along the back of sidewalk on Wall Street. The same fencing is used to surround the window well on the south side of the building in the landscaped courtyard.

Loading/Trash Disposal: A dumpster pad in the southeast corner of the parking lot serves as a refuse holding area. Trash collection is private and truck circulation is possible without backing over the sidewalk.

Utilities/Stormwater Drainage: Catch basins in parking lot drain to storm sewer in Wall Street. According to the applicant the lot was resurfaced last year but without the final coat which now allows ponding to occur at several of the catchbasins. A final coat will be required prior to issuance of certificates of occupancy for the new units.

Roof drains connect to the sanitary sewer as originally constructed in 1938. Applicant does not intend to disconnect these unless the storm sewer is brought to the face of the building.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division, and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following exceptions:

- **Provide detail for HC accessible spaces including dimensions and signage.**
- **Provide location of exterior construction lay-down area which does not replace accessible spaces.**

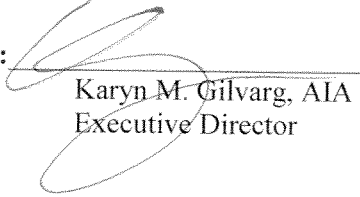
Project Timetable: Construction is anticipated to begin in spring 2012 with anticipated completion by summer 2013.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: February 15, 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director