

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 188, 196 COLLEGE STREET, 285 GEORGE STREET, Site Plan Review for new Mixed Use Development in a BD Zone (Owner/Applicant: Centerplan College Square, LLC; Agent: Chris Gagnon, BL Companies).

REPORT: 1481-03

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. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans (if not provided in the application).
5. 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.
6. Any proposed work within the City right-of-way will require separate permits.
7. Any sidewalks or curbs on the perimeter of the project shall be replaced or repaired in accord with City of New Haven standard details.
8. 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.
9. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
10. 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: Transmittal 06/20/13, Development Permit Application 06/20/13, Fee of \$270, Engineering and Stormwater Management Report 06/20/13. Plan set by BL Companies 06/20/13: Alta/ACSMLand Title Survey 05/06/13; General Notes; Demolition Plan, Site Plan with Zoning Table, Grading, Drainage and Utilities Plan, Landscape Plan, , SESC Plan, SESC Notes, Maintenance & Protection of Traffic Plan (2 sheets), Details (8 sheets), Floor Plans, Elevations, Building Sections. Delivery Truck Route Exhibits 1 & 2 (6/27/2013) Traffic Impact Study by BL Companies (June, revised July 2013 rec'd July 23, 2013)

PROJECT SUMMARY:

Project: College Square: Residential, Retail, Parking

Address: 188, 196 College Street, 285 George Street

Site Size: 48,273sf

Building size: 230,000 sf

Zone: BD

Project Cost: \$50 million

Financing: Private

Parking: Garage on site; 160 total spaces

Owner: Centerplan (Yves-George Joseph, Development Manager) **Phone:** 860-398-5390

Applicant: Centerplan **Phone:** “

Architect: Svigals +Partners **Phone;** 203-786-5110

Agent: Chris Gagnon, BL Companies **Phone:** 203-630-1406

Site Engineer: Chris Gagnon, BL Companies **Phone:** “

City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: There were previous applications for a different project.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone, with the zoning relief granted; 13-39-V, 13-40-S, **Decision Letter of June 17, 2013.**

Site Description/existing conditions: The site is an assembly of lots fronting along College Street for its entire length between Crown and George Streets; most buildings have been previously cleared, though a 2 story building at the corner of Crown and College remains to be demolished. The current use of the site is surface parking.

Proposed Activity: The developer proposes to build a seven-story building which will fill virtually all of the lot. There is one below-grade level of parking and ½ of the first floor plate is parking providing 160 parking spaces as well as 2 loading spaces. The first floor frontage along College Street is subdividable retail space. There are six floors of residential units above the retail, providing 160 units. Sidewalks and curbs will be replaced per City standards.

Stormwater Management Plan:

Provided with application.

Soil Erosion and Sediment Control Review: Plans are shown on drawings EC-1 and EC-2. A total 25,000 cubic yards of material will be moved, removed or added to the site. Chris Gagnon (BL Companies) is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Once a contractor is chosen, an individual responsible for monitoring soil erosion and sediment control measures on a daily basis will be named. Mr. Gagnon is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. All SESC measures are required to be designed and constructed in accordance with the latest

Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Mr. Gagnon shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Trash removal: Compactors in garage

Circulation/Parking/Traffic: Traffic Impact Study provided, OSTA comment not yet received. Existing signal poles and pedestrian signals are new construction and can not be relocated during construction of this property. Additionally, signing plans for replacement of existing street signs has yet to be provided. Revised Traffic Report reviewed by staff who find it adequate to the conditions.

Lighting: New City street lights to be City standard; need to coordinate fixture type with Engineering Department.

Signage: Signage for building and parking has not been provided in application; will need to be reviewed for compliance prior to building permits.

Reflective Heat Impact: The purpose of this regulation is to reduce the heat impact of hardscape or paved surfaces within the City. The applicant has not addressed these standards in its narrative.

Project Timetable: Construction Start upon approval; 18 month approximate construction period.

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:


- 1) All separate lots, if any, should be merged on the Land Records prior to initiation of work on Site, proof of recording to City Plan Department;
- 2) Lighting fixtures need to be reviewed and approved by Engineering; the wrong fixture type is noted on plans;
- 3) Signal Poles and pedestrian signals are new construction. Revise plans to reflect that these improvements are to remain and are not to be relocated;
- 4) Notice of non-impact has yet to be received from OSTA; provide to TTP and City Plan as soon as possible;
- 5) Plans showing replacement of street signage shall be provided;

- 6) Applicant shall address the requirements of Section 60.2 – Reflective Heat Impact.

ACTION

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

ADOPTED: July 31, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director