

## NEW HAVEN CITY PLAN COMMISSION REVISION TO APPROVED SITE PLAN

**1481-03R 188, 196 COLLEGE STEET, 285 GEORGE STREET.** Site Plan Review for modifications to approved site plan. (Owner/Applicant: Centerplan College Square, LLC; Agent: Karen Isherwood of BL Companies)

**Site Plan Review Date:** N/A

On July 31, 2013, the City Plan Commission approved CPC report 1481-03, for a retail, 160-unit residential, and parking garage mixed use development, to be known as "College Square." The site plans approved at that time included thirteen parallel parking spaces along College Street, which was an increase from the nine spaces already in existence. However, at some point during design and construction, the parking and sidewalk design for the area in the City's right-of-way on College Street was modified WITHOUT City Plan Commission approval, administrative or otherwise. The modified sidewalk, already constructed, is 10-foot wide rather than 12 feet for most of the building's frontage on College Street. Significant changes were also made to the grading plan, resulting in a sidewalk with significant slope changes along the path of travel; the original site plan showed a consistent slope longitudinally along the street frontage. In addition, three bump-outs have been constructed in the area. The site's tree locations have also been changed, though the total number of street trees remains the same. Lastly, one on street parking space was eliminated; the site remains in compliance with parking standards as they have decreased (from 1 per unit to .75 per unit) since the application was originally approved.


**Submission: SPR Application Packet including DATA and WORKSHEET forms. NARRATIVE attached.**  
**Application fee: \$270. Received November 9, 2015.**

- Application drawings. 3 sheets received November 9, 2015.
  - SP-1: Site Plan. Drawing date November 9, 2015.
  - AL-1: ALTA/ACSM Land Title Survey. Drawing date May 6, 2013.
  - RHI-1: Reflective Heat Impact Plan. Drawing date November 9, 2015.

### **ACTION**

The City Plan Commission approves the requested revision to previously approved CPC report 1481-03.

**ADOPTED:** November 18, 2015  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director