

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 188, 196 COLLEGE STREET, 285 GEORGE STREET, Request for Time Extension of Site Plan (Centerplan College Square LLC).
REPORT: 1433-09
ACTION: Approval with a project update by August 19, 2010

Submission: Letter from Anthony Avallone 8/31/09 requesting extension of time

PROJECT SUMMARY

Project: Construction of New Mixed Use Structure: Residences and Shops at College Square
Interim Use: Interim Parking Lot with 91 spaces inc. 4 HC and valet spaces
Address: 188, 196 College St. and 285 George St.
Site Size: 48,273 SF (1.1 acres)
Building area: 45,958 SF building footprint
Total floor area: 706,756 GSF total floor area
Zone: BD
Financing: Private
Project Cost: approximately \$120 million
Parking: 208 (residential garage); 219 in commercial garage = 427 total.
Residential Units: 272
Commercial Space: 50,000 SF retail
Owner: Centerplan College Square LLC
Applicant: Robert A. Landino, Centerplan Development Co. **Phone:** 203-398-5390 x304
Architect: BL Companies, Hartford **Phone:** 860-249-2200
Site Engineer: BL Companies, Stan Novak **Phone:** 203-630-1406
City Lead: Karyn Gilvarg **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: BZA application 06-129-V granted: Building coverage, height, rear yard, front yard, FAR, open space, side yard, building wall effective 10/10/06. Site Plan Review for Mixed Use Development (CPC 1396-03, 11/15/06); Time Extension for Soil Erosion and Sediment Control Plan to 11/19/09 (CPC 1422-03, 11/19/08), Interim Parking Lot with Perimeter decorative fence (CPC 1431-02, 08/19/09).

Current Request: The applicant requests the one year extension of the Soil Erosion and Sediment Control Plan, last extended on November 19, 2008 until November 19, 2009. A demolition permit was granted to remove the restaurant at the corner of College and George Streets and therefore work has progressed since the site plan approval for the project. An interim use as a parking lot has since been approved.

PLANNING CONSIDERATIONS

While the developer is diligently pursuing options for proceeding with the project, and while a demolition permit has been granted for removal of one of the buildings on site, it is likely the developer will not be imminently seeking a building permit to proceed with the multi-use project. A Site Plan however is now good for six years under State law CGS Section 8-3(i) and (j) where there are provisions for one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed ten years from the date of approval. The current site plan approval was granted on November 15, 2006 and will expire on

November 15, 2012 unless extensions are granted. At the time of approval of the interim parking use the Commission asked for a written status report on the project by August 19, 2010.

ACTION

The Commission acknowledges the request for a time extension of the Soil Erosion and Sediment Control Plan and notes the Site Plan approval is in place until November 15, 2012 unless extensions are granted under CT CGS Section 8-3(i) and (j). The Commission asks for a written status report on the project by August 19, 2010.

ADOPTED: October 21, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M Gilvarg, AIA
Executive Director