

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 26-36, 44 CROWN STREET, 232 STATE STREET, MBP 240-0224-01104, Site Plan Review for Rehabilitation and Adaptive Reuse of Two Buildings for Residential Use and ground floor Commercial Space in a BD-1 Zone (Owner: 26 Crown Street Associates, LLC; Applicant: PMC Property Management)

REPORT: 1448-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by January 19, 2016.
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. Comments under **Site Plan Review** on page 4 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. 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 or initiation of site work. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. Final Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted with final plans to the Department of Transportation, Traffic and Parking.
6. 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.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
11. 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.
12. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. As-built site plan in accord with City requirements shall be filed with City Plan Department, 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: Letter from Attorney M. Shansky and Development Permit Application filed 11/18/10 with conceptual Site Plan dated 11/16/10 and reduced set building plans by Garvan Design Group 08/13/10; Application fee of \$270; Stormwater Management Report by BSC Group 12/10 rec'd 12/13/10; Light fixture details rec'd. 12/5/10; Boundary, Topographic and Utility Survey by BSC Group dated and rec'd. 12/1/10; Zoning Table rec'd 12/1/10. Site Plans by BSC Group dated 12/3/10, rev. 01/5/11: Title Sheet, Existing Conditions Plan, Demolition Plan, Erosion Control Plan and Construction Staging Plan, Layout and Materials Plan, Grading & Drainage Plan, Utility Plan, Photometric Plan, Details. Building Plans revised per BZA approval dated 01/03/11 rec'd. 01/07/11. Letters from BSC Group 12/29/10 & 1/6/11 addressing staff comments.; Decision letter recorded 01/07/11; Copy of Laz Parking Agreement 12/23/10 rec'd. 01/11/11.

PROJECT SUMMARY:

Project: Adaptive residential reuse with 65 units & GF commercial space
Address: 26-36, 44 Crown St, 232 State St
Site Size: 40,309.41 (total of lots 8,9,10 plus MBP 240-0224-011-04)
Zone: BD-1
Financing: private
Project Cost: \$8.7 million
Parking: 35 on site spaces provided; 30 additional spaces w/in 1000': agreement with LAZ
Owner: 26 Crown Street Associates LLC **Phone:** 215-520-1949
Applicant: PMC Property Management **Phone:** 215-520-1949
Contact: Doug Hitchner **Phone:** 215-520-1949
Agent: Marjorie Shansky **Phone:** 203-469-3004
Architect: GarvanDesignGroup **Phone:** 803-212-1032
Site Engineer: BSC Group **Phone:** 860-652-8227
City Lead: City Plan Dept. **Phone:** 203-946-6379
Project Manager: Economic Development **Phone:** 203-946-7810

BACKGROUND

Previous relevant Actions of the Commission: Site Plan Review for rehab & const. of 100 new unites (Ninth Square Crown Street Project LP, CPC 1332-03, 02/19/03), LDA for 40-44 Crown St (9th Sq. Associates, 1350-47, 04/21/04), Auth. For LDA to 26 Crown St Assoc. LLC, 1378-05, 11/16/05 & 1379-22, 12/14/05), Site Plan Review for Mixed Use Development inc. 100 new units (26 Crown St. Assoc. LLC, 1391-05, 06/21/05), Request for 1 year extension of approval (College St. LLC, 1403-12, 05/16/07).

Zoning: Zoning relief (variances for usable open space, yard, coverage, floor area ratio, and density) was granted by the Board of Zoning Appeals on December 14, 2010 effective 12/23/10 (10-132-V). The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for theBD-1 zone with the zoning relief granted.

Proposed Activity: PMC Property Management proposes to adaptively reuse two historic buildings at 26-36 and 44 Crown Street in the Ninth Square for 65 residential units and a small amount of ground floor commercial space (1,246 SF) in 44 Crown Street. The two buildings are former industrial buildings that are being rehabilitated in accordance with the Secretary of Interior's Standards for Rehabilitation. The adjacent lot at the corner of Crown and State Streets (232 State Street) will be used for parking, some landscaping, loading and access to a rear common open space area.

Buildings: Work is progressing on the interior of the buildings prior to site plan approval. 44 Crown is the former S.Z. Fields Company. There are 4 floors with 17 units per floor. Seven of the first floor units are duplexes with additional living space in the basement. There is common storage space for each unit in the basement as well (50 SF per unit required by BZA approval). Of the units 10 are Type B accessible and 7 are Type A accessible units. Units on upper floors are served by a single elevator.

Site work: A new landscaped parking lot with ingress/egress from Crown Street will be established at the corner of Crown and State Streets with 35 parking spaces including 2 HC spaces. Spaces are 9'x 20' with wheel stops where spaces are adjacent to buildings. To the south of the buildings there is a courtyard with limited access (no vehicular access) where there is a dumpster pad location, such dumpster which will need to be rolled out to the parking lot for private pickup (over an easement/right of way). There is also a bicycle rack in this rear yard area which may not be the most ideal location, as it is not adjacent to a building entry.

Off site improvements: The developer will install new concrete sidewalks, granite curb, and street trees (bloodgood London Planes) on Crown Street. On State Street a driveway apron will be eliminated and curb replaced and pavers replaced in the tree belt. Placement of meter posts, light poles, sign posts and street trees will be coordinated per consultation with the Traffic Department.

Parking/Circulation/Loading: In a Parking Agreement dated 12/23/10 with LAZ Parking, LAZ has agreed to provide up to 65 parking spaces in the State Street Garage, Ninth Square George Street Garage or other facility at market rates for a minimum of ten years from the first certificate of occupancy. PMC has provided 35 spaces for unrestricted use on site.

Stormwater Drainage/Utilities: Two drywells in the parking lot and one in the rear yard will connect to an existing 90" stormwater pipe in State Street. The Engineering Department has not required detention on site. A new storm lateral will direct roof discharge to tie into the dedicated storm pipe in Crown Street. fourth catch basin will connect into an existing storm pipe in Crown Street. Roof runoff has been separated for the sanitary discharge. Existing water and gas connections will be maintained in Crown Street. A new UI underground vault will be installed to the east of the building, connecting to a second vault in the sidewalk on Crown Street.

Soil Erosion and Sediment Control Review. An operation and maintenance plan is contained in the Stormwater Report. Bob Edelman of PMC Property Group 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans. He is also responsible for assuring there is no tracking of material off site and no dust gravitation off site by controlling dust generated by vehicles and equipment during the project. 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. Edelman 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: see above under Site Work.

Landscaping /Lighting: Parking lot will be landscaped according to the site plan and new street trees will be planted on Crown Street in tree pits with stone dust surface. The street lighting in accord with Ninth Square details has been coordinated with the Engineering Dept. as have the photometrics of on-site lighting. (see remaining comments p. 4).

Construction Operations Plan: shown on Erosion Control and Construction Staging Plan. As the building directly abuts the back of sidewalk on Crown Street, a temporary pedestrian covered walkway will be erected along the building on Crown Street. Pedestrian traffic will be directed with proper signage to temporary walkways in the traffic lane.

Project Timetable: PMG intends to receive permits as soon as site plan signoff occurs and to complete work by summer 2011.

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:

Engineering:

- *Sheet 5 of 15, Submit cut sheets for the New Typ. Lights for approval by the City of New Haven Street Lighting Division*
- *Coordinate and schedule Street Light electric connection wit UI Co. (If Network, UI requires 200,000 AIC Protection)*
- *The removed 26' Aluminum Poles, Arms and Cobra Head Luminaires shall be delivered to City of New Haven. (Call 203-946-6091 to coordinate delivery date and time)*
- *Coordinate Lamp Post Locations with Parking spaces, if decide to use poles with parking meter brackets.*
- *Any vaults beneath the public sidewalk are required to be filled in per direction of City Engineer.*

Transportation:

- *Placement of light poles, parking meters, signposts, and street trees may need to be adjusted in the field in consultation with the Traffic Department.*
- *Construction staging plan may need tailoring by the Traffic Dept, to assure maximum number of parking meters for area merchants and adequate protection of pedestrians.*

Building Official:

- *Exit easement and code modification required.*

ACTION

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

ADOPTED: January 19, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director