

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1624-01A1 **275 SOUTH ORANGE STREET.** Administrative Site Plan Preview for minor modifications to the approved site plan for the construction of a multi-story, multi-use structure in a BD-3 zone. (Owner/Applicant: 275 Orange Phase 1-A LLC)

Review Date: July 24, 2023

Submission received March 31, 2023:

- DATA form
- \$150 application fee
- Narrative, dated March 31, 2023, revised June 21, 2023, and July 12, 2023
- Revised Plans, dated March 6, 2023, revised June 21, 2023 and July 12, 2023
- Transformer area layout, dated March 9, 2023

The City Plan Commission voted to approve the Site Plan for improvements to Parcel 1A of the Coliseum Site at 275 South Orange Street on November 4, 2020 (CPC Report 1573-04). On January 18, 2023, the City Plan Commission modified the Site Plan approval (Report 1624-01). The Applicant is requesting a modification to the approved site plans to permit pad mounted transformers in lieu of underground utility vaults. Specifically, the proposed modifications include the following:

1. Elimination of the Submersible Vaults on South Orange Street and Relocation of Pad-Mounted Transformers to the Northeast corner of the site adjacent to George Street:
The pad-mounted Transformer Area will be located at the northeast corner of the Phase 1 Parcel adjacent to George Street. The Transformer Area will include three pad-mounted transformers and two flush pad-mounted pull boxes. The transformers and the pull boxes will be protected with bollards on two sides of the Transformer Area, one side of which will face the Phase 1A building and the other side of which will face the Public Plaza. A partial plan showing this area was included in the submission. Reinforced walls will protect the Transformer Area from the streetscape on the side facing George Street and on the side of the Transformer Area facing State Street. The concrete walls will be landscaped and the wall facing George Street will feature an area suitable for future signage that will be applied for through a separate application process when the signage design is finalized. This proposed plan has been closely coordinated with UI. The Applicant believes that this proposed plan appropriately screens and protects the transformers while providing for their long-term servicing and maintenance needs. The Applicant also notes that this proposed modification does not eliminate any of the area devoted to the Public Plaza nor does it impact on the required Open Space under the Zoning Ordinance, which for the Phase 1A Parcel consists of 7,900 square feet of courtyard and 3,400 square feet of balconies.
2. Temporary/Emergency Access from George Street
In the event of an emergency or annual maintenance, UI requires temporary access to the Transformer Area. The area adjacent to the Transformer Area off George Street will be constructed appropriately so that the UI Access Pad is able to carry the weight of a UI vehicle. In the event of an emergency or annual maintenance, UI will use a removable rubber ramp to access the UI Access Pad off of George Street, which rubber ramp will be stored in an enclosure area adjacent to the transformers. Proper permits will be obtained prior to accessing the transformers.
3. Vista Vault Logistics:
The vista switch vault was originally to be located in the middle of the City ROW/sidewalk and over the Phase 1A Parcel property line on South Orange Street. The new utility design calls for the vista switch vault to be located in the City ROW/sidewalk on George Street. The design of the vista switch vault (12' - 4" x 8' - 4") is the same as the design of the vault previously approved. The vista switch vault is merely

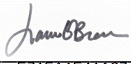
being relocated to better serve the routing to feed the new pad-mounted Transformer Area. The Applicant will pay for and install the vault. Following the installation and proper closeout and turnover procedure, UI will own and maintain the vault. The conduit from the vista switch to the transformers will be installed on the Applicants' property. An easement will be granted in favor of UI to allow for future access and service.

In accordance with § 64(f)(10) of the Zoning Regulations, these revisions do not require revised vehicle/pedestrian access, do not require additional parking spaces, and do not impact necessary landscaping. The plans were reviewed by the City Plan Department, Transportation, Traffic, and Parking Department, and the Engineering Department. The site plan will still comply with the City's requirements after the changes.

ACTION

Plans noted above are approved.

Date: September 20, 2023
Reported to the City Plan Commission

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 July 25, 2023 | 10:56 AM EDT
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Laura E Brown
Executive Director, City Plan