

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW

104 HOWE STREET. Modifications for an approved Site Plan Review for the construction of a six-story multi-family building and 44 residential dwelling units in a BA zone. (Owner: The Elm Property Owner LLD, Agent: Dylan Christopher of Urbane New Haven, LLC)

REPORT: 1563-04A1

Review Date: November 4, 2021

Submission received November 4, 2021:

- DATA sheet
- \$150 application fee
- Narrative dated November 3, 2021.
- Application drawings dated November 3, 2021. 13 sheets.

The approved site plan includes a six-story multi-family building and 44 residential dwelling units. A number of modification were made to the site during construction.

Traffic and parking related modifications:

1. At entry apron a stop sign, a painted stop bar and a painted centerline that were not part of the previous approval were installed as per the request of City of New Haven Department of Transportation, Traffic & Parking.
2. A 4-space bicycle rack was relocated to the rear stair lobby where they are weather protected. Another 6-space bicycle rack was relocated to the rear of the lot.
3. An approved 8-space, weather protected bicycle rack was relocated to the north property line, next to the trash and recycling enclosure.
4. One approved accessible parking space adjacent to elevator lobby rear entry was designated as a van parking space with a CT compliant sign.
5. The previously approved compact parking spaces have been labeled “compact” with paint on the asphalt, as per the request of City of New Haven Department of Transportation, Traffic & Parking
6. The parking layout previously approved was modified, and 1 parking space was eliminated. This layout still meets the required number of parking spaces.

Infrastructure related modifications:

8. A utility pole that was to be relocated per previous approval could not be relocated and remained at Howe St sidewalk south of entry apron.
9. At Howe St sidewalk north of entry apron a new utility pole with an affixed light fixture that was not included in the previous approval was installed by United Illuminating to bring power to the new 104 Howe building.
10. A light pole not relocated as previously approved and remained in its location at Howe St sidewalk north of entry apron
11. At Howe St sidewalk north of building entry a new water meter, not included in previous approval, was installed as per RWA guidelines.

12. The emergency generator and associated bollards were relocated from previously approved location at the rear of the lot at north property line, closer to the pet area, that was reduced in size, accordingly.
13. The previously approved transformer was relocated to the north west property corner. Bollards were installed to protect the transformer.


Fencing and gates modifications:

14. At north property line a new gate in the chain link fence, not included in previous approval, was installed.
15. An existing fence at north property line, previously proposed and approved to be replaced with an 8' high privacy fence will remain as is.
16. A fence previously approved at border of picnic area and parking at rear of site was eliminated

ACTION

Plans noted above are approved. Plans noted above are approved. To be reported to the City Plan Commission on Agenda 1596.

Date: November 17, 2021


Aicha Woods
Executive Director, City Plan Department