

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 265 CHURCH STREET, Agreement between the City and One Century Tower Building Association for perpetual maintenance of sidewalks between the property line and the street curbs along Church and Grove Streets (City Engineer).

REPORT:1470-13

ADVICE: Approval

BACKGROUND

Before the Board is an Order authorizing the Mayor to enter into an Agreement in behalf of the City and One Century Tower Building Association to make improvements and to maintain the sidewalk between the building and the curb line along the two street frontages of the building at 265 Church Street AKA One Century Tower. This building constructed in the 1990s at the corner of Grove and Church Streets has sidewalks finished in alternative materials some which have deteriorated since construction. In order to make improvements using alternative materials other than those in accord the City's Standard details, an agreement is necessary to relieve the City of the liability exposure.

Most of the sidewalk will be replaced with a standard concrete sidewalk from curb to building except for the area in front of the building entry on Church Street which will be treated with patterned concrete resembling pavers, not the City's Standard detail for a concrete sidewalk. Street tree pits will be lined with stone dust, parking meters and traffic signs will be removed during construction but then restored, and grates will be replaced with new "heel proof" grates. Bike rack and trash bins will be restored.

PLANNING CONSIDERATIONS


While the improvements covered by the Sidewalk Improvement Agreement are owned by the City, One Century Tower agrees to perform the work and maintain the sidewalks in perpetuity while absolving the City of the responsibility for maintenance and liability. The owner will maintain a current public liability insurance policy with an aggregate limit of no less that \$5,000,000 specifically protecting the City as an additional insured party. The Commission believes it is prudent when a property owner requests use of an alternative treatment that the City should be protected by an agreement.

ADVICE

Approval

ADOPTED: October 17, 2012
Roy Smith, Jr.
Vice Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director