

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 13-95-V, 13-05-CAM. 1040-1070 State Street, 49-53 Mechanic Street, State Street (MBL 182-0804-01400). Coastal Site Plan Review. Owner: Seymour A. Cohen, LLP; Applicant: Saugatuck Partners 11, LLC.

REPORT: 1487-11

ADVICE: No Coastal Impact

BACKGROUND

The site is 3.08 acres ± composed of a cluster of lots and zoned IL and is bounded by Mechanic Street, State Street, Lawrence Street and public park land. It is situated at the juncture of a BA and RM-2 zone in the East Rock neighborhood. The main site is 134,308 square feet and a parcel across the street on the east side of State Street is 6,124 square feet. The total size is 140,432 square feet.

The applicant seeks a mixed use development which is predominately residential apartments with some commercial. There will be a total of 235 Residential units with a proposed mix of 44 studios, 108 one-bedroom, 72 two bedroom and 11 units of three bedrooms. Plans submitted show a total of 4,000 square feet of non-residential uses located in the two story building. A 9000 square foot area along the first floor of State Street will house the lobby, a fitness center (for residents of the Project only) and a management office. All 9000 square feet is designated as part of and associated with the residences.

The historic structure at the corner of Mechanic and Lawrence Streets has two floors of approximately 4,000 square feet each. This structure, with its historically significant facade, will remain. The first floor will have commercial use as permitted in an IL District while the second floor will be designed for residential use.

Apart from the existing two story structure at the corner of Mechanic and Lawrence Street, all other existing structures will be demolished. The six concrete panels along State Street depicting an industrial motif will be preserved and featured along the façade of State Street in the new building. Therefore, one traveling north on State Street, either walking or in a vehicle, will observe very much what is present today in a renovated condition. The commercial nature of State Street will also be maintained. The North side of Mechanic Street is residential in nature and the new construction on the South side of Mechanic Street will be exclusively residential, and the design will embrace the style, character and massing of the existing dwellings.

The East side of the property abutting the public park land is proposed to be developed by constructing a five story (four stories of housing over a garage) building. A parking structure will be constructed with 270 spaces and an additional 13 are available on a parcel which is a part of the project located on the South side of State Street.

December 10, 2013 Public Hearing:

Appearing for the applicant Attorney Anthony Avallone described the project as well as the need for the requested relief. He also discussed the Coastal Site Plan. He pointed out the lack of immediate impact upon Coastal resources that the application represents an actual enhancement of the Coastal Area Management District.

Eight residents, including Alder Holmes, testified in favor of the application. There was no public testimony in opposition to the proposal or requested relief.

PLANNING CONSIDERATIONS

Coastal Sign Plan

Review of the site plan by the Commission affirms the applicant's assertion that the proposal will actually reduce impact on coastal resources in several ways. On-site Impervious coverage is increased with this proposal, allowing for better ground infiltration of on-site runoff. A storm water management system will

also substantially improve not only rates but also the quality of storm water not subject to ground infiltration. Finally, the elimination of industrial uses on the site reduces the potential for storm water contamination.

FINDINGS AND RECOMMENDATIONS

Based on submitted plans, applicant testimony and staff review the City Plan Commission finds the site plan consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no impact.

ADOPTED: December 18, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director