

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 188 & 196 COLLEGE STREET, 285 GEORGE STREET, Site Plan Review for Installation of Decorative Perimeter Fencing to Enclose Interim Parking Lot in a BD Zone (Owner/Applicant: Centerplan College Square LLC).

REPORT: 1431-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. 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 initiation of installation of fencing.
2. As there is no on site drainage, sidewalks should be swept on a periodic basis to keep them clear of siltation from sheet flow.
3. Soil Erosion Control Plan approval expires November 19, 2009. Site Plan approval will expire on November 15, 2011, if the project is not completed or if an extension is not granted. The Commission may grant one or more extensions of the Site Plan approval in accord with State law.
4. If mixed use project has not proceeded as approved, Centerplan shall provide the Commission with a written status report by August 19, 2010.
5. 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 initiation of site work.
6. Any proposed work within City right-of-way will require separate permits.
7. Previous conditions of Site Plan approval shall remain in effect.

Submission: Development Permit Application, Application fee of \$240. Site Plan by BL Companies Sheet FP-1 7/16/09, revised 08/11/09.

PROJECT SUMMARY

Subproject: Interim Parking Lot

Address: 188, 196 College St. and 285 George St.

Site Size: 43,996 SF

Zone: BD

Parking: 91 spaces inc. 4 HC and valet spaces

Owner: Centerplan College Square LLC

Applicant: Robert A. Landino, Centerplan Development Co. **Phone:** 860-398-5390 x305

Site Engineer: BL Companies **Phone:** 203-630-1406

BACKGROUND

Previous CPC Actions: BZA application 06-129-V granted: Building coverage, height, rear yard, front yard, FAR, open space, side yard, building wall effective 10/10/06. Site Plan Review for Mixed Use Development (CPC 1396-03, 11/15/06); Time Extension for Soil Erosion and Sediment Control Plan to 11/19/09 (CPC 1422-03, 11/19/08).

Existing Conditions: The lot is currently paved with some deteriorated paving in certain areas. The existing two story 7,800 SF commercial building is still in place, although a former 2,700 SF building has been demolished. The site slopes gently from north to south, there is no drainage and water sheet flows over the sidewalk. Sidewalks around the perimeter are in safe condition and are scheduled for replacement once the mixed use project goes forward. The site is in interim use for attended parking.

Proposed Activity: Centerplan College Square LLC has submitted an application and site plan to provide improvements to its site at College and George Streets as an interim measure until previously approved plans can be implemented. Centerplan had proposed a mixed use project previously approved by the City, including 272 residential units, 50,000 SF retail and related parking. At the request of the City, the applicant has presented a plan for fencing of the lot and providing striped handicapped parking spaces with pedestrian access from the corner of College and George Streets.

The Site Plan shows black decorative fencing at the back of sidewalk along the College and George Street facades. Two points of vehicular access are defined, one on George Street adjacent to #297 and one mid block on College Street. The points of access have twin leaf fence gates opening in to the lot. Stop signs are provided at the exits. Handicapped spaces are provided near the corner of College and George Street and a pedestrian gate is provided at the point for easy access to the public sidewalk. Wheel stops are provided inside the fence along the College Street façade to protect the fencing from damage by vehicles.

Hours of operation: The attendant will open the gates as the lot begins operation and close them as the lot ceases operation:

Monday	7am - 6 pm
Tuesday & Wednesday	7 am - 11 pm
Thursday & Friday	7 am - 2 am
Saturday	Noon - 2 am
Sunday	Closed

Project Timetable: Installation will take approximately two weeks to complete. Expected start: September 2009.

PLANNING CONSIDERATIONS

While the developer is diligently pursuing options for proceeding with the project, there may still be a delay in securing a building permit. It is noted in the extension granted under CPC 1422-03 that the applicant has until November 19, 2009 until the Soil Erosion and Sediment Control Plan expires. The Site Plan however is good for five years under State law CGS Section 8-3(i) and (j) where there are provisions for one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed ten years from the date of approval. The current site plan approval will expire on November 15, 2011 unless extensions are granted.

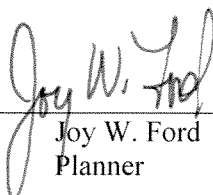
SITE PLAN REVIEW

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:

ACTION

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

ADOPTED: August 19, 2009
Edward Mattison
Chair

ATTEST: 
Joy W. Ford
Planner