

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: RESOLUTION OF THE BOARD OF ALDERS ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AN EASEMENT AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND 44 OLIVE STREET GROUND OWNER LLC FOR THE CONSTRUCTION AND/OR MAINTENANCE OF CERTAIN LANDSCAPING, LIGHTING, BENCHES, AND DECORATIVE CONCRETE IMPROVEMENTS ON LAND OWNED BY THE CITY OF NEW HAVEN WHICH BORDERS UNION STREET FOR THE OLIVE & WOOSTER PROJECT

REPORT: 1583-08
ADVICE: Approve

BACKGROUND

As part of a prior urban renewal plan, there are some very wide sidewalks in excess of 42 feet, particularly along Union Street. As part of the new mixed-use development now under construction, the Developer plans to build and maintain certain streetscape improvements on City land that is located between the western boundary of the Developer's property and Union Street. The proposed streetscape improvements include decorative scored pavement that will be located between the Union Street curb and the Olive & Wooster, raised planters for shade trees and ornamental grasses in this pavement, and seven new benches. These streetscape improvements will provide an amenity to the neighborhood and enhance the view along Union Street.

On February 15, 2015, the New Haven City Plan Commission granted Site Plan Approval for the Project, which Site Plan Approval was modified by a New Haven City Plan Commission Administrative Site Plan Review dated August 15, 2018

The Streetscape Improvements are not City-standard. Thus, the Site Plan Approval requires that the Owner obtain an easement from the City to construct and maintain the Streetscape Improvements

The Owner and the City have negotiated the terms and conditions for the granting by the City to the Owner of an easement. This Easement Agreement requires the Owner to maintain the Streetscape Improvements, including snow and ice removal from the Easement Area. This agreement will save the City money, because the City will not be required to maintain the Streetscape Improvements and the Easement area, which it would otherwise be required to do.

PLANNING CONSIDERATIONS

Approving an easement agreement between the City Of New Haven and 44 Olive Street Ground Owner LLC for the construction and/or maintenance of certain landscaping, lighting, benches, and decorative concrete improvements on land owned by the City Of New Haven, which borders Union Street for the Olive & Wooster Project complies with the City's Comprehensive Plan:


New Haven Vision 2025

“Encourage context-sensitive design of new/infill developments, which respects community character, is visually appealing and functional, and contributes to a sustainable built environment”.
(Sec. IV-17)

ADVICE

The Commission finds the Resolutions in the best interest of the City and recommends approval.

ADOPTED: April 21, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department