

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 446B BLAKE STREET, WINTERGREEN OF WESTVILLE PDD #103, Minor Modifications to Approved Detailed Plans (Applicant: Metropolitan Development at Wintergreen LLC).

REPORT: 1383-25

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Appropriate changes shall be made in the building permit plans, in keeping with the changes in the site plan.
2. Agreement between the Developer and City outlining areas of responsibility for flood protection elements including manual pumps and automated pumping station, shall be executed, prior to issuance of any further building permits for the project.
3. An Irrevocable Letter of Credit, in an amount equal to a certified estimate of cost of the Flood Control Improvements as noted in the Agreement, shall be supplied to the City Plan Department, prior to issuance of any further building permits for the project.
4. Conditions of previous approvals remain in effect.

PROJECT SUMMARY

ADDRESS: 446B Blake Street

SITE: ±7.96 Acres

PROJECT: 293 market rate rental dwelling units

PARKING: 586 parking spaces (including 55 future spaces if needed)

ZONE: PDD /Residential and Office within Coastal Management District

PROJECT COST: \$45 million estimate

FINANCING: Private

DEVELOPER: Metropolitan Development, LLC, Tim Mulcahy, Pres.

ARCHITECT: Lessard Architectural Group, Inc., Vienna, VA **PHONE:** 703-760-9344

CIVIL ENGINEERS: URS Corp., Gary Nash **PHONE:** 860-529-8882

SESC MONITOR: Michael Rzepiennik, Construction Manager **PHONE:** 703-770-3688

CITY LEAD: City Plan **CONTACT:** Karyn M. Gilvarg, AIA **PHONE:** 203-946-6379

Previous CPC Actions: Application and General Plans for PDD and CSCR (CPC 1332-01, 02/19/03), Soil Erosion Plan for Phase I: Demolition (CPC 1341-04, 09/17/03), Detailed Plan Review inc. CSCR for Phase II (1344-09, 11/19/03), Change in Developer for Residential Development (1363-28, 01/19/05), SESC Plan (1379-05, 12/20/05).

Submission: Letter dated 02/09/06 from Michael Milazzo; copy of Letter from TPA Design group dated 02/02/06; Copy of Letter from Carlos Vazquez, Metropolitan Development dated 01/24/06; Landscaping and Lighting Plan with light fixture details (Sheet L-1) revised 02/07/06; Colored conceptual elevations (10 sheets) of building facades dated 02/07/06; revised Materials Board. inc. brick samples.

Proposed activity: Metropolitan Development, the developer of the Wintergreen of Westville project at 446B Blake Street, has submitted a request for changes from the originally approved Detailed Plans. Specifically the changes are as follows:

1. The overall height and roof pitch of the buildings have been altered to allow the maximum height of 60' in accord with the Building Code for the type of construction proposed. This results in a net reduction of overall building height.

2. The swimming pool and related lighting have been removed. This will now be an improved paved area for resident and guest gatherings, surrounded by large planters with flowering trees. Sconce lighting mounted on the adjacent buildings will light the area. A manufacturer's specification sheet on the fixtures to be used has been submitted.
3. The footprint of the clubhouse is slightly smaller, reduced from 3,483 SF to 1,760 SF. Components within the building relating to the swimming pool have been removed.
4. The surface of the podium of the garage has been reduced and reconfigured to permit more natural light into the parking areas.

PLANNING CONSIDERATIONS

In late 2005 Metropolitan Development withdrew plans which suggested changes in building materials that were quite different than those originally approved by the Commission and the Board of Aldermen. The changes noted in the current submission fall within the realm of small material changes which are within the purview of the City Plan Commission.

The Board of Aldermen was more specific than usual in its approval of this Planned Development. In addition to assurance that "it is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City", the Board required that a community liaison and the alderman of the ward would meet regularly with the developer through the design and construction phase of the development, that real brick would be used for the buildings' exterior, as opposed to faux brick façade, and that the buildings would be erected in varying heights to produce a more pleasing appearance.

In reviewing the submitted materials, the Commission is reassured that the changes proposed are consistent with the originally approved Aldermanic submission. A swimming pool added by Metropolitan Development at the Detailed Plans stage was not part of the original submission; its elimination is largely due to difficulty in incorporating the design on top of a parking deck. The footprint of the club house has changed slightly in the removal of square footage assigned to swimming pool related activities. It will still remain an amenity to the project with a fitness center including aerobic exercise area, cardio machine area, weight station, a lobby and a covered porch for outdoor sitting. Two types of real brick will be used in the exterior design. While the roof pitch has changed, the developer has maintained the variation of heights of the buildings. The developer has met with the alderman of the Ward and with members of the community who have designated a liaison for communication from this time forward.

To satisfy previous conditions of approval, the Commission requires as a condition of this approval that an Agreement between the developer and the City regarding responsibilities for maintenance and provision for flood protection elements shall be signed by both parties, prior to further issuance of building permits for the project.

The building official has issued footings and foundation permits for the buildings, and foundations are mostly complete at this writing.

PLANNED DEVELOPMENT ACTION

The City Plan Commission believes the current submission is in keeping with the Aldermanic approval and hereby approves the Minor Modifications subject to the conditions on Page 1.

ADOPTED: March 15, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director