

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 232 STATE STREET, 28-36, 40-44 CROWN STREET, Site Plan Review for Mixed Use Development (Residential with Retail Ground Floor) known as Ninth Square Phase II in a BD-1 Zone [Owner: 232 State (Ninth Square Assoc., LLC); 26-36 Crown (26 Crown St. Assoc., LLC); 44 Crown (City of New Haven); Applicant: 26 Crown Street Associates, LLC).

REPORT: 1391-05

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Final Detailed Plans shall be brought to the City Plan Department, once LCI Building Department stamp has been secured and prior to circulation of plans for signoff. Comments under **Site Plan Review** on page 4 shall be reviewed with the City Plan Department and resolution reflected on final detailed plans, prior to plan circulation for signoff.
2. Signoff on final detailed plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Fire Marshall and the Greater New Haven Water Pollution Control Authority shall also review the plans.
3. Name of individual responsible for monitoring the Soil Erosion and Sediment Control Plan shall be provided to the City Plan Department, prior to City Plan signoff on final plans for Building Permit.
4. A site restoration bond in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans and initiation of site work.
5. The applicant shall record on the City land records at the City Clerk's office an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish a copy of the recorded document (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for building permit.
6. The Site Plan and Soil Erosion and Sediment Control Plan are valid for a period of one (1) year after the date of decision, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations) and the *Site Plan Review*. The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
7. Final site logistics plan/construction operations plan shall be reviewed and approved by the Department of Traffic and Parking, and the plan included in the final plan set, prior to issuance of building permit. Any changes to this plan during project shall be reviewed and approved by the Department of Traffic and Parking.
8. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
9. Any proposed excavation work within City right-of-way will require separate permits.
10. Site Plan for 15 Crown Street Parking Lot shall be presented to the City Plan Department for review and approval by the Site Plan team and the improvements completed prior to issuance of any Certificate of Occupancy.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Include version of AutoCAD.

Submission: Development Permit Application (undated) and application fee of \$226; Parcel Owner information, Written narrative, Disclosure statement re properties owned, certification of no taxes owed, Storm Drainage Calculations by DTC dated 05/25/06.
Plan set dated 05/25/06, revised 06/07/06: cover sheet, General Notes inc. location map, zoning table, zone map, Existing conditions, Layout Plan with truck turning movements, Grading Plan, Utility Plan, Planting Plan, SESC Plan and Construction and Circulation Plan, SESC Details, Site Details, Survey dated 04/15/05 by DTC.
Memorandum from Elizabeth Grossman, The Capstan Group dated 06/09/06 re issues raised at SPR meeting 05/31/06. Letter from David Nyberg dated 06/05/06 re construction worker parking.
Building Plans by Garvan Design Group: Floor Plans and Elevations of 3 buildings.

PROJECT SUMMARY:

Project: New Residential Condominium project (formerly Ninth Square Phase II)
Address: 232 State Street, 26-28, 30-36 Crown Street, 40-44 Crown Street
Site Size: 40,300 square feet (0.925 ac.)
Zone: BD-1, Ninth Square National Register Historic District
Units: 103 condominium residential units (studio, 1 and 2 bedroom units)
Parking: Long Term Lease Agreement for 76 spaces; 27 spaces at 15 Crown St. = 103 total
Financing: Private
Owner: 232 State (Ninth Square Assoc., LLC); 26-36 Crown (26 Crown St. Assoc., LLC); 44 Crown (City of New Haven).
Applicant: 26 Crown Street Associates, LLC **Phone:** 203-776-7770
Agent: Anthony Avallone **Phone:** 203-882-4034
Architect: Garvan Design Group, Columbia, SC **Phone:** 803-212-1032
Site Engineer: DTC **Phone:** 203-239-4200
City Lead: City Plan Dept. **Phone:** 203-946-6379

Recent City Actions: LDA for 44 Crown St., BZA Review of Parking leases and variances 06-54-V, 06-55-S
Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone with the zoning relief granted (review of leases for parking off site, backing over sidewalk, reduction of usable open space, front, side and rear yard setbacks, and building height).

Historic Status: 26-36 and 40-44 Crown Street are within the Ninth Square National Register Historic District and listed on the City's Historic Resources Inventory. Any demolition requires an application for Intent to Demolish (Section 9-29). All rehabilitation work of 26-36 and 44 Crown Street to be done according to the Secretary of Interior's Standards for Historic Rehabilitation.

Background: The Ninth Square is a phased project intended to create more than 500 residential units, 125,000 SF of newly constructed or rehabilitated retail/commercial space and 750 structured parking spaces, located on four City blocks to the southeast of the New Haven Green. Phase I was completed in 1995.

Proposed Activity: Phase II of the Ninth Square project includes historic renovation of an existing 4 story building at 40-44 Crown Street (on property being acquired from the City of New Haven) into 103 residential units. 24-36 and 44 Crown are former industrial commercial buildings that have been vacant for quite some time. The lot at 232 State is currently a vacant lot. Rear building attachments are proposed for demolition to create a landscaped open courtyard where off-street loading and interior block circulation will occur.

Unit breakdown: The plans show the following breakdown although the total unit count may be lower if for example someone pre-purchases a condominium and wants a three-bedroom, then a one-bedroom and two-bedroom could be combined.

232 State Street New Construction: 44 units total
26 one-bedroom units
18 two-bedroom units

40-44 Crown Renovation: 16 units total

12 one-bedroom units

3 two-bedroom units

1 unit of retail space on the first floor

26-36 Crown Street Renovation: 42 units total

40 one-bedroom units

1 studio

1 unit either be one-bedroom or retail on the first floor

Public Improvements: The Developer and City have come to an agreement as to the responsibilities for the public improvements. In general the developer will install the new sidewalks and curbs, which the City will install the street lighting fixtures and the street trees.

Parking: Long term parking leases have been reviewed and approved by the Board of Zoning Appeals. The Developer owns a surface lot at 15 Crown Street (directly across the street) and has an arrangement with LAZ for parking within the 300' required distance.

Loading/Trash Management: Garbage and recycling collection will be internal to the site for pickup by a private collector. Access to trash pickup area will be from State Street. Truck turning movements appear acceptable.

Storm water Drainage/Utilities: Existing utilities (water, sanitary, gas, and electric) will be used for the existing buildings being renovated. Storm water including roof runoff will be captured on site in new catch basins and taken to a manhole in the Crown Street. The new 232 State Street building will have utility connections in Crown Street and storm water connection in State Street. The applicant is responsible for separate excavation permits as required; City Engineer signature required on all stormwater utility installations.

Soil Erosion and Sediment Control Review. A construction entrance is shown off State Street. Inlets will be protected with silt sacks and hay bales. 26 Crown Street Associates LLC is named as responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan and for monitoring the site to assure that no material is tracked from the site and that no soil runoff enters City catch basins and storm sewer system. The Commission requires that the name of an individual who is on site daily be named as responsible for the SESC Plan. Such individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

He shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Construction schedule: Once the applicant receives Site Plan Approval he will proceed towards closing on the 44 Crown Street parcel and building permits.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

This project is in a separated sewer area and the Developer will have to verify that the roof drains from the existing buildings all go to the storm sewer system.

- Sheet C.04:

- It appears that the areaway between the existing Crown Street buildings is being raised and may impact the lower level windows on the easterly side of the westerly building.

- Sheet C.07: Maintain safe sidewalk pedestrian conditions at all times through the construction. Modify construction and circulation plan to eliminate jersey barriers and add construction fence on inside of pedestrian passage on sidewalk area.

- Sheet C.09: Concrete driveways shall be 9" concrete (Commercial). Use latest City Standard Details with base materials being processed aggregate base.

- Sheet C.10: Add the Standard Details for the Detectable Warning Surfaces for handicapped ramps.

Other approvals: All projects over 100,000 SF must receive approval from the State Traffic Commission prior to issuance of building permit.

SITE PLAN REVIEW FINDING

The Commission hereby approves the Site Plans with Conditions as shown on Page 1.

ADOPTED: June 21, 2006
Patricia King
Chairman

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director