

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 321-337 CROWN STREET (corner York Street), Site Plan Review for new 26-space Parking Lot in a BA Zone (Owner/Applicant: Yale University).

REPORT: 1391-09

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to circulation for signoff.
2. Signoff on final plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to issuance of building permit. The GNHWPCA shall also review the plans.
3. 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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
4. The Soil Erosion and Sediment Control Plan is approved for a period of one year, 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). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
5. If limited access parking is proposed, appropriate signage to advise the public shall be added. If lot is to be offered for public parking after hours, signage shall so note this.
6. Any proposed work within City right-of-way will require separate permits.
7. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
8. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to use of the lot.
9. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application dated 04/24/06 application fee of \$226; Development Narrative, Letter from M. Morand, reduced site plan, Plan set by URS dated 05/24/06, revised 06/13/06, Cover Sheet with zoning table and location map, Existing Conditions Plan, Site Plan, Details, Site Lighting Plan, Site line and card reader location.

PROJECT SUMMARY:

Project: Proposed limited access parking lot

Address: 321-337 Crown Street

Site Size: 15,403 SF

Zone: BA

Financing: Private

Parking: 26 spaces

Owner: Yale University

Phone: 203-432-6754

Agent: James M. Carolan, Assoc. Gen Counsel

Phone: 203 432-2593

Architect: same

Site Engineer: URS Corp.

Phone: 860-529-8882

City Lead: City Plan Dept.

Phone: 203-946-6379

BACKGROUND

Yale University proposes improvements as a "limited access parking lot" to the site of a former service station/towing operation at 321-337 Crown Street at the northwest corner of York Street. The underground fuel

tanks and related gas pumps have been removed, building demolished and the lot is currently covered in crushed stone and gated off with plastic chain.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. The site consists of 3 lots: #321 and 333 which were the site of the former towing operation and the rear of #337. The site backs up to the York Street Parking Garage to the north. Across the street to the south is the RH-2 zone; to the east is the BD zone.

Proposed Activity: The applicant proposes to remove existing curb cuts except for the existing cut servicing the house at 337 Crown and to expand the existing curb cut slightly to the southeast to become the entry/exit to the lot. New granite curbing and sidewalks will be added, the lot will be paved and striped for 26 parking spaces including 2 handicapped, and two catch basins will be added to capture storm water. The lot will be fenced with 5' aluminum metal picket fencing along both street faces and buffered with landscaping. There will be card key access to the lot. There is no indication whether the lot will be open to the public after hours. The lot will be lit with lamps provided by United Illuminating (Light the Night).

Stormwater Drainage: Upon recommendation of Engineering staff, two catch basins are proposed. They are recommended to be connected with 6" pipe to allow for more time for stormwater to settle into the ground. The Commission recommends a planted area replacing an 8-10' wide strip of asphalt from the head of the handicapped parking space along the building to the back of sidewalk on York Street. The landscaped strips will reduce impervious surface, detain some of the runoff from the site as well as provide room for snow storage.

SITE PLAN REVIEW

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

- *Connect drywells with 6" +/- pipe.*
- *Replace all damaged sidewalk and curbing using Standard City details.*

Sheet C-3:

- *Driveway apron to be 9" concrete - Commercial Driveway detail (use new City detail with process course aggregate base)*
- *Temporary and Permanent Pavement Repair detail should be City Standard Detail NH-20A for Collector streets.*
- *Concrete Sidewalk detail should be City Standard Detail NH-04 with 5" concrete sidewalk on 8" processed coarse aggregate base.*

- *Review location of traffic signs along street frontages with Dept. of Traffic and Parking.*
- *While not required, Commission urges removal of the asphalt to the east of the 2nd HC space and replacement with an 8-10' wide landscaped/planted area along the property line to the north.*

ACTION

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

ADOPTED: June 21, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director