

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 900 CHAPEL STREET. Site Plan Review for conversion existing office space into six residential dwelling units in a BD zone. (Owner/Applicant: CSD Mall LLC; Agent: Marjorie Shansky of Marjorie Shansky Attorney at Law)

REPORT: 1546-02

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until September 20, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. 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 City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. Signoff on final plans by the Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

11. Applicant shall provide documentation from the Office of Building Inspection and Enforcement and the Fire Marshal indicating that the building at 900 Chapel Street (inclusive of all units) is code compliant prior to signoffs for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received June 21, 2018.

- Photos of existing courtyard received July 18, 2018.
- Memo from Marjorie Shansky Re: 900 Chapel Street – Conversion of Office Space to Dwelling Units Definition of Usable Open Space under New Haven Zoning Ordinance addressed to Michael Piscitelli dated September 5, 2018.
- Letter from the New Haven Parking Authority dated September 19, 2018. Received September 19, 2018.

- Application drawings. 6 sheets received June 21, 2018. Revisions received July 13, 2018.
 - Sheet 3: Property Survey. Drawing date May 2018. Received June 21, 2018.
 - A1.0: Second Floor Partial Plan. Drawing date April 5, 2017. Received June 21, 2018.
 - C.1: Schematic Use Plan Existing Mall First Floor. Drawing date June 21, 2018. Received June 21, 2018. Revised July 12, 2018. Received July 12, 2018.
 - C.2: Schematic Use Plan Existing Mall Second Floor. Drawing date June 21, 2018. Received June 21, 2018. Revised July 12, 2018. Received July 12, 2018.
 - C2a: Schematic Use Plan Mall Proposed Second Floor. Drawing date June 21, 2018. Received June 21, 2018. Revised July 12, 2018. Received July 12, 2018.
 - C.3: Schematic Use Plan Mall Existing Third Floor. Drawing date June 21, 2018. Received June 21, 2018. Revised July 12, 2018. Received July 12, 2018.

PROJECT SUMMARY:

Project: Residential conversion of existing office space in former Chapel Square Mall

Address: 900 Chapel Street

Site Size: 89,886 SF (2.06 acres)

Building size: 194,583 SF

Dwelling Units: 6 units on the second floor (6,134 SF total)

Zone: BD (Central Business)

Financing: Private

Parking: 3 parking spaces to be provided in the Temple Street Garage per letter from the New Haven Parking Authority dated September 19, 2018

Owner/Applicant: CSD Mall LLC

Phone: (267) 297-4860

Agent: Marjorie Shansky

Phone: (203) 469-3004

BACKGROUND

Previous CPC Actions:

CPC 1330-05: Site Plan Review for redevelopment of office building for residential & office use. Approved January 15, 2003.

CPC 1353-05: Site Plan Review for adaptive reuse of former Chapel Square Mall in BD zone. Approved July 21, 2004.

CPC 1354-19: Ground Lease between City of New Haven, through Parking Authority and ProPark for underground parking garage. Approved August 11, 2004.

CPC 1359-17: Authorization for blade sign over sidewalk. Approved November 17, 2004.

Additional actions include the following: CPC 931-01, CPC 958-21, CPC 963-02, CPC 965-03, CPC 969-08, CPC 972-09, CPC 978-18, CPC 983-18, CPC 1153-13, CPC 1187-01, and CPC 1188-01

Site description/existing conditions:

The project site encompasses an area of 89,886 SF (2.06 acres) and contains an existing 194,583 SF zero-lot line structure comprised of two stories, with several sections extending to three stories. The building currently consists of 71 residential units and is occupied by a variety of commercial uses. The site is bounded by Chapel Street in the north, Church Street in the east, commercial property in the south, and Temple Street in the west.

Proposed activity:

The applicant proposes to convert 6,134 SF of existing office space on the second floor of the Chapel Square Mall into six dwelling units. No exterior alterations are proposed.

Motor vehicle circulation/parking/traffic:

The New Haven Parking Authority (NHPA) will provide up to twenty-six (26) parking permits in the Temple Street garage for tenants of the proposed 6 residential dwelling units in this application and of the proposed 45 residential dwelling units in CPC report 1548-08, per NHPA letter dated September 19, 2018. The permits will be provided for up to a 10-year period subject to NHPA rules and regulations.

Bicycle parking:

Approximately 1,376 SF of bicycle storage will be provided in bike rooms on the first, seventh, eighth, and ninth floors of the Tower Unit.

Trash removal:

Trash rooms on the 1st-5th and 7th-9th floors will be available for tenant use.

Open Space:

See attached InterOffice Memo addressed to Michael Piscitelli from Thomas Talbot regarding Usable Open Space on site. Please be advised that this determination has been made solely on the basis of a comparison of the space in question with the existing definition of Usable Open Space currently found in the New Haven Zoning Ordinance. Opinions or analysis of other parties have not been taken into consideration at this time.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is expected to begin upon receiving approvals and be completed by January 2019.


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.

SITE PLAN ACTION

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

ADOPTED: September 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator



New Haven City Plan Department
165 Church Street, New Haven, CT 06510
InterOffice Memo

To: Michael Piscitelli, Deputy Economic Development Administrator
From: Tom Talbot, City Plan
Cc: A Hartjen
Date: September 21, 2018
Subject: Usable Open Space Determination, 900 Chapel Street

Michael:

Based on a 9/5/18 inspection of the courtyard located in the center of the structure at 900 Chapel Street, it is my determination that this area meets the definitional requirements for Usable Open Space as found in Article I (Definitions) of the New Haven Zoning Ordinance for the following reasons:

1. Although the majority of the courtyard is covered by a roof there is a substantial open area extending from the top of the building around the courtyard up to the actual roof overhead. This open area extends both above the building and underneath the roof in near continuous fashion, limited only by the regularly spaced structural members that extend from the top of the building to the roof.
2. The courtyard area created by the above construction is characterized by certain elements generally associated with outside (open) rather than inside space, including but not limited to the asphalt paving in the courtyard itself along with the exterior doors and windows facing out from the three inner walls of the building into the courtyard.
3. Conversely, the subject space is also characterized by the **lack** of certain elements generally associated with interior space including the lack of heat, air conditioning or any other form of mechanical climate control essential to properly constructing interior space. In addition, the open area above the building and under the roof, while screened, has nothing in the way of doors windows or any other construction that would allow for the degree of enclosure required for creation of a mechanically controlled interior space.

Please be advised that this determination has been made solely on the basis of a comparison of the space in question with the existing definition of Usable Open Space currently found in the New Haven Zoning Ordinance. Opinions or analysis of other parties have not been taken into consideration at this time.