

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 900 Chapel Street. MBLU: 241 0234 00300 Site Plan Review for the conversion of existing office space into 87 residential dwelling units in the BD zone. (Owner/Applicant: PMC Property Management; Agents: Christopher M. McKeon and Marjorie Shansky, Attorneys At Law)

REPORT: 1602-02

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 February 16, 2027. 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. Signoff on final plans by the City 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.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. 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.
11. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Dated and received December 20, 2021.

- Cover letter, 1 sheet, dated and received December 20, 2021
- Zone Data Table, 1 sheet, dated December 17, 2021, received December 20, 2021, revised January 13, 2022.
- Floor Plans, 8 sheets, dated December 17, 2021, received December 20, 2021, revised January 13, 2022.

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

Address: 900 Chapel Street

Site Size: 89,886 SF (2.06 acres)

Building size: 194,583 SF

Dwelling Units: 87 units on the 2nd, 6th, and 10th-13th floors of the Tower Unit of 900 Chapel Street (62,997 SF total)

Zone: BD (Central Business)

Parking: 44 parking spaces to be provided in the Temple Street Garage per letter from the New Haven Parking Authority dated January 19, 2022.

Owner/Applicant: CSD Mall LLC

Phone: (267) 297-4860

Agent: Christopher M. McKeon

Phone: (203) 469-3004

- **CPC 1548-08:** Site Plan Review for the conversion of existing office space into 45 residential dwelling units in a BD zone.
- **CPC 1546-02:** Site Plan Review for the conversion of existing office space into 6 residential dwelling units in a BD zone.
- **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

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site description/existing conditions:

The project site encompasses an area of 89,886 SF (2.06 acres) and contains two existing zero-lot line structures consisting of the former 194,583 SF Chapel Square Mall that ranges from two stories to three stories and a 113,742 SF Tower Unit that consists of thirteen stories. The two buildings currently consist of 185 residential units and are occupied by 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 62,997 SF of existing office space on the 2nd, 6th, and 10th-13th floors of the Tower Unit of the former Chapel Square Mall into 87 residential dwelling units. No exterior alterations are proposed.

Motor vehicle circulation/parking/traffic: 44 parking spaces to be provided in the Temple Street Garage per letter from the New Haven Parking Authority dated January 19, 2022. Loading spaces are also available in the Temple Street Garage. There is no parking or circulation on the site as it is a zero-lot-line site.

Bicycle parking: Existing bicycle parking/storage on the ground floor has sufficient capacity to accommodate the new residential units and surpasses zoning requirements. Existing spaces include 54 short-term bicycle parking spaces and 68 long-term bicycle parking spaces.

Trash removal: Each floor has a trash room for resident use.

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
 Class B (significant impact)
 Class C (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 0

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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: Not required for interior modifications to a zero-lot-line building.

Sec. 60.1 Exterior Lighting: No exterior lighting proposed.

Sec. 60.2 Reflective Heat Impact: Not required for interior modifications to a zero-lot-line building (no non-roof hardscape on site).

Project Timetable: Project to start in early 2022 and be completed within the 5-year CPC approval timeframe.

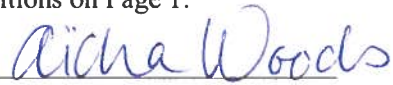
SITE PLAN REVIEW

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: February 16, 2022
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department