

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE REVIEW

RE: 108 ORANGE STREET, 808 & 810 CHAPEL STREET AND 842 & 848 CHAPEL STREET. Request for approval of lane closures for the construction of the Mid Block and Corner Block mixed-use developments on Chapel Street. (Applicant: Pat Lynn, Director of Construction Management for CA Ventures)

REPORT: 1550-03R and 1556-03R

ADVICE: Approval

SUBMITTED MATERIALS

- Letter re 808 & 848 Chapel St. Development Lane Closure, dated April 11, 2023
- KT-101 Phase II Closure Plan
- KT-103 Phase II Closure Striping Plan
- Chapel 808-848 Revision

BACKGROUND

The City Plan Commission approved the Site Plan for 842 & 848 Chapel Street on December 19, 2018 (CPC #1550-03) and approved the Site Plan for 108 Orange Street and 808 & 812 Chapel Street on May 15, 2019 (CPC #1556-03). The City entered into Development and Land Disposition Agreements on August 19, 2020 for the two sites. Both DLDA's stipulated that a 'Work Zone and Staging Plan' must be submitted to the City Plan Commission at the time of application for Building Permit (Section 4.10).

As per the DLDA's for the 808 & 848 Chapel St. Developments between the City of New Haven, Mid Block Development, LLC and Corner Block Development, LLC, the applicant has submitted a request for approval of the eastbound lane closures of Chapel St. between Church Street and Orange Street. The anticipated closure is set for April 16th in conjunction with the Department of Transportation, Traffic & Parking and City of New Haven Police Department. This closure will continue through the end of the project in mid-2024. All vehicle traffic will follow a new detour route (see submitted traffic plan). The sidewalk along the southerly side of Chapel Street will be closed and pedestrians will be directed to use the northerly sidewalk. Any and all updates regarding schedule and progress will be provided at regular intervals as outlined in the DLDA. The Applicant has participated in a community meeting with the abutting neighbors and the Ninth Square Merchants Association, on 4/5/23 as arranged through the Economic Development Administration. Neighbors and the Ninth Square Merchants Association will provide input on the custom temporary fence screening/banners prior to submission to the City for final review. The General Contractor has also created flyers in collaboration with the City that will be distributed to inform the local community.

FINDINGS AND ADVICE

The Transportation, Traffic, and Parking Department (TTP) has reviewed and approved the submitted traffic plans. The signal timing plans have not been approved as of the date of this approval and will be approved separately by TTP. Based on the above information

and in accordance with the DLDAs, the Commission approves the Traffic Plan for the construction of 808 and 848 Chapel Street.

ADOPTED: April 11, 2023
Leslie Radcliffe
Chair

ATTEST:  April 12, 2023 | 4:37 PM EDT
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Laura E Brown
Executive Director, City Plan Department