

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **46 CHURCH STREET.** Site Plan Review for the construction of a two-level addition to the third floor of the Chapel Square Mall and 30 residential dwelling units in a BD zone. (Agent: Christopher McKeon of Bershtein Volpe & McKeon PC; Owner/Applicant: CSD Mall LLC c/o PMC Property Management)

REPORT: **1567-02**

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 March 25, 2020. 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. 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.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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 final copy of New Haven Parking Authority (NHPA) parking lease prior to City Plan signoff on final plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$360. Received January 23, 2020.

- Zone Data Table – Chapel Mall Redevelopment received January 23, 2020.
- Application drawings. 13 sheets received January 23, 2020.
- Lease Agreement for Public Area dated April 12, 2002. Received February 27, 2020.
- Draft *Parking for 900 Chapel Street Residential Development* dated February 18, 2020. Received March 23, 2020.

PROJECT SUMMARY:

Project: Chapel Square Mall Redevelopment
Address: 46 Chapel Street (900 Chapel Street)
Site Size: 89,886 SF (2.06 acres)
Building size: 338,839 SF
Units: 30 residential dwelling units proposed
Zone: BD (Central Business)
Parking: 15 parking spaces to be provided in the Temple Street Garage per draft letter from the New Haven Parking Authority dated February 18, 2020

Owner: CSD MALL LLC **Phone:** (267) 297-4860
Applicant: Same as above
Agent: Christopher McKeon of Bershtein Volpe & McKeon PC **Phone:** (203) 245-5805
Site Engineer: DTC **Phone:** (203) 239-4200

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.
- **CPC 1546-02:** Site Plan Review for conversion existing office space into six residential dwelling units in a BD zone. Approved September 20, 2018.
- **CPC 1548-08:** Site Plan Review for the conversion of existing office space into 45 residential dwelling units in a BD zone. Approved September 20, 2018.

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 is occupied by two zero-lot line structures consisting of the former 194,583 SF Chapel Square Mall that currently 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 155 residential units and are 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 construct a two-story addition to a section of the third floor of the Chapel Square Mall, including a connector/lobby structure to the existing elevator tower and 30 residential dwelling units (consisting of 26 one-bedroom and four (4) two-bedroom units).

Motor vehicle circulation/parking/traffic: The New Haven Parking Authority (NHPA) will provide up to fifteen (15) parking permits for tenants of the proposed 30 residential dwelling units, per draft NHPA letter dated February 18, 2020. The spaces will be provided for up to a 10-year period subject to NHPA rules and regulations.

Bicycle parking: Approximately 731 SF of bicycle storage in an existing bike room on the first floor of the former Chapel Square Mall will be available to tenants.

Trash removal: Trash rooms on the each floor of the building (and the proposed expansion) will be available for tenant use.

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

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

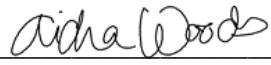
SITE PLAN REVIEW

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.

ACTION

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

ADOPTED: March 25, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department