

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1550-07 **1327-1329, 1331-1333, AND 1335 CHAPEL STREET.** Administrative Site Plan Review for the renovation of an existing 4-story mixed-use building and ADA accessible improvements on site. (Applicant/Owner: Kensington Square II Limited Partnership; Agent: Mark Fisher of To Design)

Review Date: September 24, 2018

Submission received September 20, 2018:

- DATA sheet
- \$150 application fee
- Narrative dated September 17, 2018.
- Application drawings. 5 sheets.
 - Cover Sheet dated October 2, 2018.
 - L-1.0: Demolition Plan. Drawing date October 2, 2018.
 - L-2.0: Layout Plan. Drawing date October 2, 2018.
 - L-3.0: Grading Plan. Drawing date October 2, 2018.
 - L-4.0: Planting Plan. Drawing date October 2, 2018.
 - L-5.0 – L.5.2: Site Details. Drawing date October 2, 2018.
 - L-6.0: Photometric Plan. Drawing date October 2, 2018.
 - ES-1: Erosion and Soil Sedimentation Control Plan. Drawing date October 2, 2018.
 - C-1.0: Drainage Plan. Drawing date September 20, 2018.
 - A-1.1 – A1.3: 1327-1329 Chapel Street Floorplans. Drawing date September 20, 2018.
 - A-2.1 – A2.2: 1327-1329 Chapel Street Elevations. Drawing date September 20, 2018.
 - A1.1 – A1.3: 1331-1333 Chapel Street Floorplans. Drawing date September 20, 2018.
 - A-2.1 – A2.2: 1331-1333 Chapel Street Elevations. Drawing date September 20, 2018.

Site description/existing conditions:

The project site encompasses an area of 0.3 acres and consists of two multi-story mixed-use buildings. The applicant has indicated that the buildings and the housing units on site are not ADA accessible. The site is bounded by residential property in the north and west, Day Street in the east, and Chapel Street in the south.

Proposed activity:

The applicant proposes to renovate, upgrade, and repair the existing buildings to improve accessibility on site. The proposed project includes increasing parking spaces from six to ten, including one designated accessible parking space, renovating and converting the first floor of 1327-1329 Chapel Street from residential use to office use as management offices and resident services, converting the first floor of 1331-1333 Chapel Street from residential use to use as a new community space, and renovate the existing vacant lot at 1355 Chapel Street to courtyard plaza gathering space. Additional site work includes increasing off street parking, installing new concrete walks, a screened refuse area, fencing, a bike rack, site lighting, and plantings.

ACTION

Plans noted above are approved.

Date: October 23, 2018
Reported to the City Plan Commission



Anne K.E. Hartjen, PLA, ASLA
Senior Project Manager