

NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

RE: 169 EAST STREET. Special Permit for Artists Studio. (Owner: Foundry Square LLC; Applicant/Agent: Thomas Picagli of The Hurley Group.)

REPORT: 1492-08

ACTION: Approval

Submission: SP Hearing Application. Fee \$150.00. Received April 8, 2014

PROJECT SUMMARY:

- **Project:** Foundry Square
- **Address:** 169 East Street
- **Site Size:** 57,540 SF (.55 of an acre)
- **Zone:** IL
- **Parking:** On Site, surface
- **Owner:** Foundry Square LLC. The Hurley Group
- **Applicant:** Thomas Picagli **Phone:** 203-848-6474 x 103
- **Agent/Engineer:** N/A **Phone:**
- **City Lead:** City Plan Dept. **Phone:** 203-946-6375

BACKGROUND

151-169 East Street is late 19th/ early 20th mill construction building which was originally part of a much larger complex known as the Fitch Foundry; these are now the only remaining buildings. There have been several CPC and BZA actions over the years as the building has been converted to office and other uses. The first floor has been a restaurant/ night club. It is this first floor space that the current owners wish to convert to artists' studio. The studios will be workspaces only and will not be used for living. Parking impact will be reduced as the artist's studios will require fewer parking spaces than the restaurant/ nightclub did.

This property is located in the Mill River District, an area recently studied by the City and the Economic Development Corporation to increase opportunities for economic development.

Current site conditions: The existing masonry and timber building is partially occupied. The conversion will consist of interior work only.

Proposed Activity: The proposed activity consists of interior demising walls, a new bathroom and finishes. Artist's studios require a Special Permit in this zone.

PUBLIC HEARING:

SPECIAL PERMIT

Section 64 of the New Haven Zoning Ordinance states:

Statement of purpose. The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the *use* of land and *structures* and the bulk and location of *structures* in relation to the land are substantially uniform. It is recognized, however, that there are certain *uses* and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts, without consideration, in each case, of the impact of such *uses* and features upon neighboring

uses and the surrounding area, compared with the public need for them at particular locations. Such *uses* and features are therefore treated as special permits.

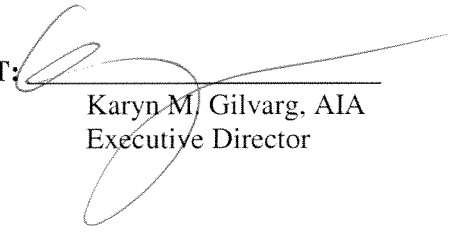
Special Permit Criteria	Comments
a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.	<i>The structure is an older building no longer suitable for manufacturing.</i>
b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.	<i>The conversion of the first floor space must comply with all applicable codes.</i>
c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.	<i>The Mill River District Plan is currently pending approval at the Board of Alders; both this plan and prior plans for this area have included the goal of making opportunities for small entrepreneurial businesses, artisanal manufacturers and artists more readily available.</i>
d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.	<i>The site is a developed urban site, basically level.</i>
e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.	<i>The studios are grouped together on the lower floor of the building, and must be building code compliant as to protection from hazards.</i>
f. <i>Historic preservation.</i>	N/A
g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to	<i>There will be no significant change to the appearance of the building.</i>

<p>compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.</p>	
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p><i>It is not anticipated that this use would have a detrimental effect on adjacent property values.</i></p>
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p><i>The traffic impact would likely result in fewer trips to and from the site when compared with the previous use, and would be minimal.</i></p>

CONDITIONS OF APPROVAL:

The Commission finds that proposed use as artist studios (non live –in) meets the requirements of Section 64a and therefore recommends approval of the Special Permit under §64 and §46(a) of the New Haven Zoning Ordinance.

ADOPTED: May 21, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director