

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 770 CHAPEL STREET. Site Plan Review for interior building renovations for the expansion of an existing makerspace. (Owner: 770 Chapel LLC; Applicant/Agent: John R Logan of MakeHaven, Inc.)  
**REPORT:** 1545-02  
**ACTION:** Approval with Conditions

### STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until June 20, 2023. 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. Any proposed work within City right-of-way will require separate permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received May 17, 2018.**

- Application drawings. 1 sheet received May 17, 2018.
  - A1.01: Lower Level Plan. Dated May 16, 2018. Received May 17, 2018.

### PROJECT SUMMARY:

**Project:** Expansion of MakeHaven

**Address:** 770 Chapel Street

**Site Size:** 14,410 SF (0.33 acres)

**Building size:** 93,794 SF

**Zone:** BD-1 (Central Business/Residential)

**Financing:** Private

**Parking:** No spaces proposed

**Owner:** 770 Chapel LLC

**Applicant/Agent:** John R. Logan of MakeHaven, Inc.

**Phone:** 203-676-3414

### BACKGROUND

#### Previous CPC Actions:

- **CPC 1121-06:** Authorization for Sign over City Sidewalk (Dunkin Donuts). Denied September 20, 1990.
- **CPC 1313-22:** Authorization for Signage over City. Denied December 12, 2001.
- **CPC 1319-15:** Awning over City Sidewalk. Approved May 15, 2002.

#### Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone.

**Site description/existing conditions:**

The site currently consists of a 93,794 SF building that is occupied by a community makerspace, MakeHaven, in the basement and several general office spaces on the first through fourth floors. MakeHaven is currently operating within 4,810 SF and consists of a main working room, woodshop, kitchenette, and a small meeting room. The site is bounded by Chapel Street in the north, a parking garage in the south, and retail properties in the east and west.

**Proposed activity:**

The applicant proposes to expand the area of operation for the existing makerspace from 4,810 SF to 14,410 SF in the basement of the existing building. The proposed expansion will include interior renovations of existing rooms adjacent to the current space and will allow room for a metal working area, as well as a separate area designated for rentable co-working desks. No exterior work is proposed.

**Motor vehicle circulation/parking/traffic:**

Not applicable.

**Bicycle parking:**

None proposed.

**Trash removal:**

Not indicated.

**Signage:**

None proposed.

**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

**Project Timetable:** Construction is expected to begin in June 2018.

**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:** June 20, 2018  
Edward Mattison  
Chair

**ATTEST:** MPI.  
Michael Piscitelli, AICP  
Deputy Economic Development Administrator