

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 770 CHAPEL STREET. Site Plan Review for interior renovations on the fourth floor of an existing building for use as education programming and office space, in a BD-1 zone. (Owner: Julie Bernblum of 770 Chapel Street LLC; Applicant/Agent: A.M. Bhatt, District Arts and Education)

REPORT: 1633-02

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 July 19, 2028. 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. 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. 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.
9. 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).

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Application fee: \$410. Received June 21, 2023.

- Floor plans, 1 sheet, dated June 20, 2023, revised July 12, 2023
- Narrative, 1 sheet, n.d.

PROJECT SUMMARY:

Project: DAE Interior Build-Out
Address: 770 Chapel Street, 4th floor
Site Size: 22,637 sq. ft.
Building size: 93,794 sq. ft. of which 5,928 sq. ft. will be leased and renovated for this use.
Zone: BD-1
Parking: No requirement for the proposed uses in the BD-1 zone
Owner: Julie, Bernblum, 770 Chapel Street LLC
Phone: 203-988-3317 (h);
203-988-3318 (c)

Applicant: A.M. Bhatt, District Arts and Education

Phone: 203-401-8768

BACKGROUND

Previous CPC Actions:

CPC 1560-01: Site Plan Review for interior renovations on the first floor of an existing building for use as an axe throwing venue and bar in a BD-1 zone. (Owner: Julie Bernblum of 770 Chapel Street LLC; Applicant/Agent: Joshua Kroscon of The New Haven Experience Co. LLC (dba Pine & Iron Axe Throwing). Approved August 21, 2019.

CPC 1545-02: Site Plan Review for interior building renovations for the expansion of an existing makerspace. Approved June 20, 2018.

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 ~0.5-acre site is almost entirely covered by an existing, four-story building. The building is listed in the New Haven Historic Resource Inventory and is a contributing structure in the Ninth Square National Register Historic District. The fourth-floor space in the building is currently vacant. The site is located downtown, adjacent to other mixed-used building, in the middle of the block of Chapel Street between State Street and Orange Street. Other existing uses in the building include a juice bar and a community makerspace.

Proposed activity: Planned renovations for the space include updating the existing flooring and lighting, as well as minor electrical work to ensure staff, students, and guests have access to appropriate wi-fi and tech. There will also be some light plumbing to update the existing kitchenette and complete one ADA-compliant bathroom in the space. All other interior construction activities are cosmetic, including new paint and window treatments. The space at 770 Chapel Street, Suite 4A, is intended to be used as DAE's main office, as well as educational / teaching space for the local students and community members the organization serves. No exterior alterations to the building are proposed. This site plan review application was required due to the change in use of over 5,000 SF.

Motor vehicle circulation/parking/traffic: No passenger vehicle parking is required for the proposed uses in the BD-1 zone. The applicant notes that the site is easily accessible by multiple bus routes. The applicant has access to a shared off-street loading space in the courtyard behind the building.

Bicycle parking: Students, employees, and visitors can store bikes in two locations within the space; in the conference room and in the lobby.

Trash removal: The applicant will use the dumpster/trash services provided by the landlord for the site as a whole.

Signage: No signage proposed at this time. Proposed signage must be zoning compliant.

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: Start July 2023 to September 2023.


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: July 19, 2023
Adam Marchand
Acting Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department

