

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 69-75 DAGGETT STREET. Site Plan Review for conversion of former factory into 80 residential units in an IL zone. (Owner/Applicant: 69-75 Daggett Street LLC; Agent: Sam Gardner of Gregg, Wies & Gardner Architects.)

**REPORT:** 1552-08

**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 January 23, 2024. 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. 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.
5. 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.
6. 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 sign-off on final plans for building permit.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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

15. Applicant must conduct test pit investigations to confirm soil types before building permit sign off.
16. Applicant is to submit revised plans with proper ADA accessible parking space and sign details to the Department of Traffic, Transportation and Parking prior to sign-off on plans for building permit.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.  
NARRATIVE attached. Application fee: \$360. Received November 15, 2018.**

- Stormwater Drainage Report dated January 18, 2017. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
- Application drawings. 24 sheets received November 15, 2018. Revisions received December 6, 2018 and December 13, 2018.
  - T-1.0: Title Sheet. Drawing date November 15, 2018. Received November 15, 2018.
  - Sheet 1: Property & Topographic Survey. Drawing date September 15, 2016. Received November 15, 2018.
  - Sheet 2: Site Layout Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
  - Sheet 3: Stormwater Management Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
  - Sheet 4: Landscaping Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018.
  - Sheet 5-6: Detail Sheets. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018.
  - Sheet 7: Photometrics Plan. Drawing date November 15, 2018. Received November 15, 2018.
  - A-2.0 – A2.5: Floor Plans. Drawing date November 15, 2018. Received November 15, 2018.
  - A-4.0 – A-4.3: Existing Exterior Elevation. Drawing date November 15, 2018. Received November 15, 2018.
  - A-6.0: Building Sections. Drawing date November 15, 2018. Received November 15, 2018.
  - A-7.0 & A-7.1: Proposed First Floor/Parking Plan with Turning Radius. Drawing date December 6, 2018. Received December 6, 2018.

**PROJECT SUMMARY:**

**Project:** Residential conversion

**Address:** 69-75 Daggett Street

**Site Size:** 45,983 SF (1.06 acres)

**Zone:** IL (Light Industrial)

**Parking:** 46 parking spaces (including 2 accessible spaces) and 18 bicycle spaces

**Owner/Applicant:** Eyal Preis for 69-75 Daggett Street, LLC

**Phone:** (203) 772-4134

**Agent:** Samuel E. Gardner of Gregg, Wies and Gardner Architects

**Phone:** (203) 468-1967 ext. 280

**Site Engineer:** James Dimeo for Juliano Associates, LLC

**Phone:** (203) 265-1489

**Architect:** Gregg Weis & Gardner Architects, LLC

**BACKGROUND**

**Previous CPC Actions:**

- **CPC 1527-04:** Special Permit for construction of 80 residential units in an IL zone. Approved February 15, 2017.
- **CPC 1526-07:** Site Plan Review for conversion of factory building to 80 residential units in an IL zone. Approved February 15, 2017.
- **CPC 1523-10:** Special Exception to permit 55 on-site parking spaces where 80 are required in an IL zone. Approved October 20, 2016.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted.

**Note:** Companion CPC Report 1552-09 for a Special Permit for residential use in an IL zone for the same site.

**Site description/existing conditions:**

The project site encompasses a lot area of approximately 45,983 SF (1.06 acres) and consists of a vacant four-story building that formerly housed a manufacturing facility. The site is bounded by commercial and industrial property in the north, east, and south, and Daggett Street and residential property in the west.

**Proposed activity:**

The application includes the conversion of the existing vacant building into 80 one-bedroom and studio residential apartments. There will be no expansion of the building footprint. Exterior construction will be limited to the removal of an obsolete rear elevator shaft, exterior fire escapes, and rear annex; demolition of an existing concrete slab on the north side of the building and replacement with grass; and replacement of an existing stormwater cistern in the rear parking lot. The applicant proposes to convert the basement of the building into a 47-space parking garage. Site work includes stormwater drainage improvements, landscaping, and enhanced site lighting.

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

The applicant proposes to construct a parking garage in the basement of the building that will include 46 parking spaces, including two (2) accessible spaces. Vehicular ingress and egress will

**Bicycle parking:**

Bike storage for 18 bicycles will be provided in the parking garage.

**Trash removal:**

A dumpster enclosure will be constructed in the southern corner of the property.

**Signage:**

None proposed.

**Sec. 58 Soil Erosion and Sedimentation Control:**

- Class A (minimal impact)
- Class B (significant impact)
- Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 0 CY

Start Date: January 2019

Completion Date: March 2020

Responsible Party for Site Monitoring: 69-75 Daggett Street LLC

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

### **Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS**

#### **REQUIRED DOCUMENTATION**

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

#### **STANDARDS**

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

### **Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS**

#### **REQUIRED DOCUMENTATION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

#### **STANDARDS**

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;

- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

**Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS**

- 50% of all on-site non-roof hardscape or paved areas will be either:
  - shaded AND/OR
  - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 7,515 SF  
50% of non-roof hardscape: 3,758 SF

<b>SRI &gt; 29</b>	
Concrete	4,280 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>4,280 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>60%</b>

**Project Timetable:** Construction is expected to begin in January 2019 and be complete by March 2020.

**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:** January 23, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Michael Piscitelli AICP  
Acting Economic Development Administrator