NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **69-75 DAGGETT STREET.** Site Plan Review for conversion of factory building to 80 residential units in an IL zone. (Owner: 69-75 Daggett Street LLC; Applicant/Agent: Robert Mangino Architect)
REPORT: 1526-07
ACTION: Approval with Conditions

See companion report 1527-04 for Special Permit for construction of 80 residential units in an IL zone

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 February 15, 2022. 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 on final plans.
3. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. 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.
5. A site restoration bond in an amount of $2,500 per dwelling unit (total of $200,000) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
6. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $270. Received December 22, 2016.

- Stormwater Drainage Report, dated January 18, 2017, revised January 25, 2017. Received January 26, 2017.
- Section 60 requirements, dated December 23, 2016. Received January 3, 2017.

- Stormwater maintenance program, dated December 23, 2016. Received January 3, 2017.
- Bike rack details. Received January 19, 2017.
- Special Exception to permit 55 on-site parking spaces where 80 are required in an IL zone. Recorded January 3, 2017. Received January 3, 2017.
- Driveway easement over 500-514 Congrees Avenue, recorded May 20, 1939. Received February 15, 2017.
- Application drawings. 16 sheets received December 22, 2016. Revisions received January 19, January 26, and February 8, 2017.
    - Property & Topographic Survey. Revision date January 19, 2017.
    - Site Layout Plan. Revision date January 25, 2017.
    - Storm Water Management Plan. Revision date January 25, 2017.
    - Landscaping Plan. Revision date January 25, 2017.
    - Photometric Plan. Drawing date December 5, 2016.
    - Detail Sheet. Revision date January 19, 2017.
    - Detail Sheet. Revision date January 8, 2017.
    - O1: Elevations. Revision date January 15, 2017.
    - A1–A5: Floor Plans. Revision date January 26, 2017.
    - L1: Site Lighting Plan. Revision date January 15, 2017.
    - D1: Drainage Plan. Revision date January 15, 2017.
    - V1: Ventilation Plan. Revision date January 15, 2017.

PROJECT SUMMARY:
Project: Residential conversion
Address: 69-75 Daggett Street
Site Size: 45,983 SF (1.06 acres)
Zone: IL (Light Industrial)
Financing: Private
Parking: 55 car spaces (including 2 HC and 3 HC van-accessible) and 45 bicycle spaces
Owner: 69-75 Daggett Street, LLC **Phone:** 516-790-1796
Applicant/Agent/Architect: Robert Mangino Architect **Phone:** 203-453-8358
Site Engineer: James Dimeo for Juliano Associates, LLC **Phone:** 203-265-1489
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
CPC 1523-10, October 20, 2016: Special Exception to permit 55 on-site parking spaces where 80 are required in an IL zone.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone, with the zoning relief granted to to permit 55 on-site parking spaces where 80 are required.

Site description/existing conditions:
69-75 Daggett Street is located approximately 150 south of Daggett Street's intersection with Congress Avenue and within ¼ to ½ mile of most of the Yale Medical Campus, within the Hill neighborhood. The existing 80,000 SF, four-story building formerly housed a manufacturing facility. The parcel is completely developed, with the former manufacturing building occupying most of the one-acre site, with a paved parking area and some outbuildings in the rear of the property. Property owned by Yale-New Haven Medical Center at 430 Congress Avenue wraps around two-thirds of the parcel (clockwise from northwest to southeast), with its buildings coming

to the property's lot lines, providing no means of access to the site other than the existing curb cuts on Daggett Street.

Proposed activity:
The applicant proposes to convert the vacant factory space for use as 80 residential one-bedroom and studio apartments. The existing brick building will be re-pointed, with new windows and entrances added. There will be no expansion of the building footprint. The only exterior construction will be 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; replacement of an existing stormwater cistern in the rear parking lot. Interior construction will consist of demolition of existing walls and installation of new interior walls, plumbing, electrical, and fire suppression systems.The basement of the building will be converted to a 46-space parking garage for residents' use, while the first through fourth floors will be converted to one-bedroom and studio apartments along with associated amenities.

Motor vehicle circulation/parking/traffic:
All vehicle traffic will enter the site via a new curb cut from Dagget Street leading to a garage in the building's basement, which will be access controlled using a gate at the base of the ramp. The garage will be for residents' use only. The garage will contain 45 90-degree vehicle parking spaces on one level, which will be accessed via a series of two-way aisles. Cars will leave the site either by the ramp into the garage from Daggett Street or by using a one-way ramp leading from the garage to a rear parking lot that contains an additional 10 90-degree parking spaces. Cars will then exit the site utilizing an existing one-way driveway leading to Daggett Street.

Bicycle parking:
There will be five nine-spot bicycle racks spread out through the site. One rack will be placed in the parking garage, two will be placed outside near the rear exit of the parking garage to the suface parking lot, and two will be placed on the sidewalk running along the rear exit drive from the parking lot.

Trash removal:
A dumpster pad enclosure will be constructed in the southern corner of the property.

Signage:
None included in application.

Sec. 58 Soil Erosion and Sediment 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: not provided
Start Date: 30 days after approval Completion Date: 14 months after initiation of work

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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: 7,740 SF
50% of non-roof hardscape: 3,870 SF

Shaded (average)	**-**
SRI > 29 (cast in place concrete)	**6,069 SF**
% SHADED/HIGH SRI PROPOSED	**78.4%**

Project Timetable:
Once construction begins, the project should take approximately 14 weeks to complete.

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.

ACTION
The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: February 15, 2017
Edward Mattison
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director