

Waterbury – Naugatuck

Zone Text Amendment

QUESTIONS: cbernardin@bluewaterpg.com

AGENDA

- Project Team
 - Project Overview
 - Project Benefits
 - Proposed Zoning Text Amendment
 - Visual Studies
 - Conclusion / Next Steps
-

PROJECT TEAM

PROJECT TEAM

DEVELOPER:



PROSPECTIVE TENANT:

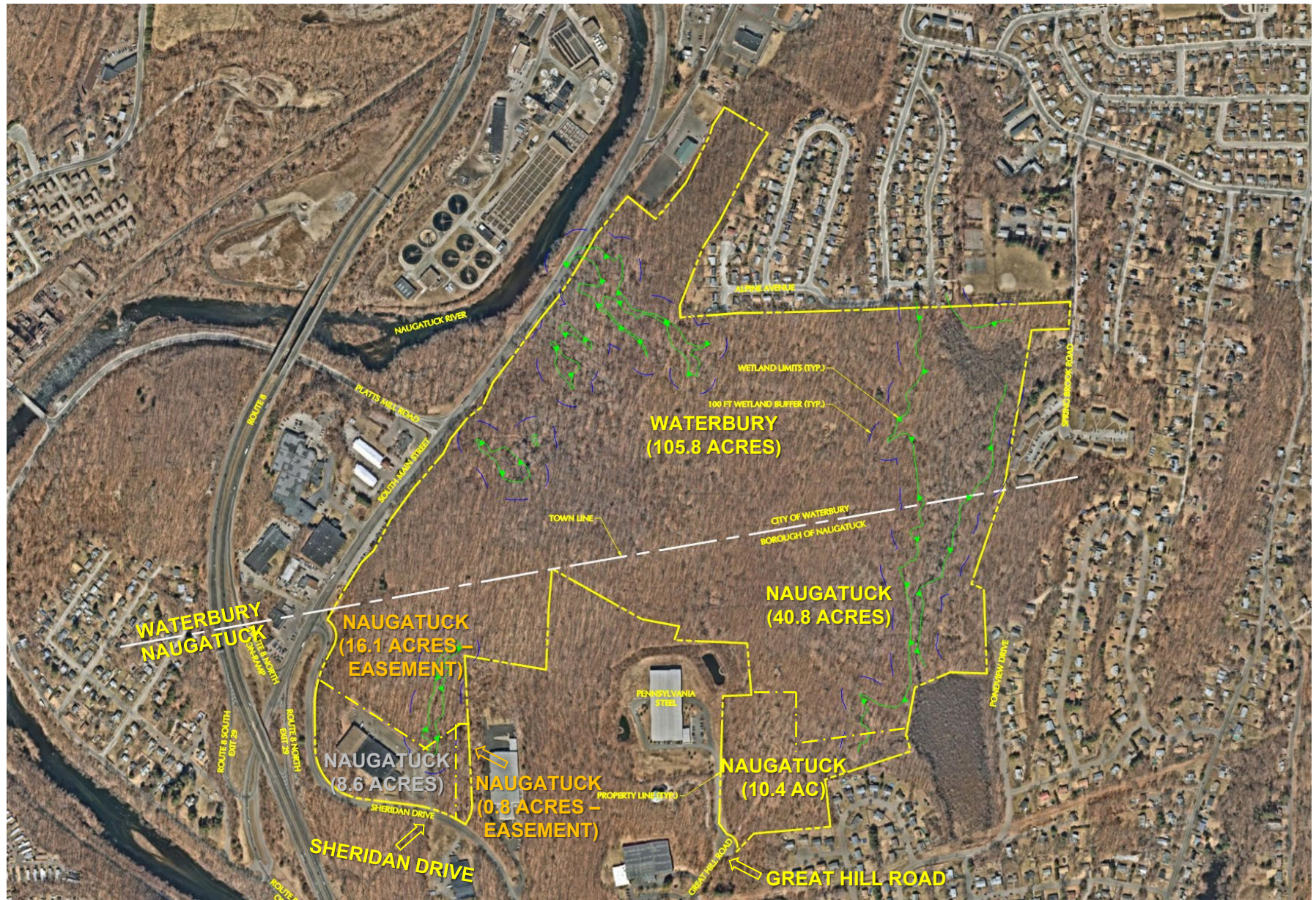


PROJECT TEAM:



PROJECT OVERVIEW

SITE OVERVIEW



DRAFT SITE PLAN



RENDERING



**Note rendering is conceptual for illustration purposes only. Alternative plans may be explored if a building of this size is not viable from a construction feasibility perspective.*

PROJECT OVERVIEW

RETAIL DISTRIBUTION FACILITY

Primary proposal contemplates an E-Commerce fulfillment facility utilizing high-tech sortation equipment and high-quality building materials

OPERATIONS

Bulk items received and stored for order fulfillment. Orders picked, packed & shipped to localized delivery centers on a 24/7 basis.

BUILDING SPEC

The prototype design for the baseline proposal includes 650,000 sf footprint, multi-level storage platforms with height totaling not more than 130', including office, employee support areas, and a parking garage

BUILDING MATERIALS / DESIGN

Pre-cast concrete and insulated metal panel exterior with steel frame structure. Advanced fire protection and life safety systems subject to strict Performance Based Design Criteria. Typical exterior building lighting, landscaping and building signage. Solar ready roof design.

**Alternative plans may be explored if a building of this size is not viable from a construction feasibility perspective.*

PROJECT BENEFITS

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INCREASE TO TAX BASE

The primary project proposed typically is assessed at over \$150 million with additional investment in personal property to be negotiated in a fixed assessment agreement

PERMANENT JOBS

50 - 1,000 + permanent full time equivalent jobs with benefits, educational, and growth opportunities, pending final facility plan

CONSTRUCTION JOBS

300 + construction jobs through construction schedule

OTHER BENEFITS

Roadway Improvements, indirect employment, local procurement, and ancillary economic output due to employment and construction

PROPOSED ZONING TEXT AMENDMENT

SECTOR SHIFTS REQUIRE CHANGES TO DESIGN + OPERATIONS

- Consumer demands for quick and reliable order fulfillment require larger more integrated logistics facilities located closer to population centers.
- Specialized technology and material handling require greater clear heights and multi-story solutions.
- Smaller footprint accommodates employee parking needs.
- Single story fulfillment with the same operational capacity is impractical to build: 2M - 3M square feet.
- Multistory is a more sensitive land use solution: fewer environmental impacts, better stormwater management, reduced impervious coverage: “Better to go up than out.”

PROPOSED MODIFICATION

Purpose of Text Amendment:

To attract large-scale modern companies to Waterbury / Naugatuck consistent with City and Borough goals to increase tax revenue and create new jobs.

	Existing IP Zone (Waterbury)	Existing I-2, PDD-2 (Naugatuck)	Proposed Text Change in Both Districts
Height	60' Max	40' Max	130' to accommodate multi-level parking at different elevations
Stories	3 Stories	3 Stories	Removes limit to accommodate multi-level facility at different elevations
Residential Setbacks	N/A – see rear, front, and side yard setbacks (20' – 25')	50' additional from any residential property line (rear and side setbacks of 20' – 25')	150' from any residential lot line for building
Min Lot Size	40,000 SF	40,000 SF	Above height only allowed on combined parcels over 75 acres or 40 acres, respectively
Parking Spaces	9 x 18	9 x 20	9 x18 in both <i>Clarifying parking space requirements to account for a multi-level facility</i>
Landscaping, signage, definition, etc.	Various	Various	<i>Text amendment submission includes additional revisions to accommodate large scale development</i>

PROPOSED MODIFICATION: ONLY A FIRST STEP!

Approval of a specific project in all cases requires the project to meet the following rigorous standards

Waterbury: Zoning Permit Approval under Section 11.03

A rigorous review process is enforced under the Zoning Permit Approval as outlined in section 11.03 of the Waterbury bylaw including comprehensive development plan review by municipal officers and third-party engineers

Naugatuck: Special Permit Process as described in Section 33

“In evaluating a special permit, the zoning commission shall take into consideration the public health, safety and welfare of the public in general, and the immediate neighborhood in particular, and may prescribe reasonable conditions and safeguards to insure the accomplishments of the following objectives:”

- *Harmony with development*
- *Traffic circulation*
- *Impact on environment*

Above All

Any project that qualifies is still subject to **all other land use permitting requirements within the Town, State, and Federal Government** (Zoning/Special Permits, Building Permits, Performance Based Design, CT DEEP, Army Corps, Inland Wetland Commission, OSTA, Local Utility Authority, etc.)

WHAT DOES THE TEXT AMENDMENT APPROVAL MEAN?

Acceptance of Modification WILL

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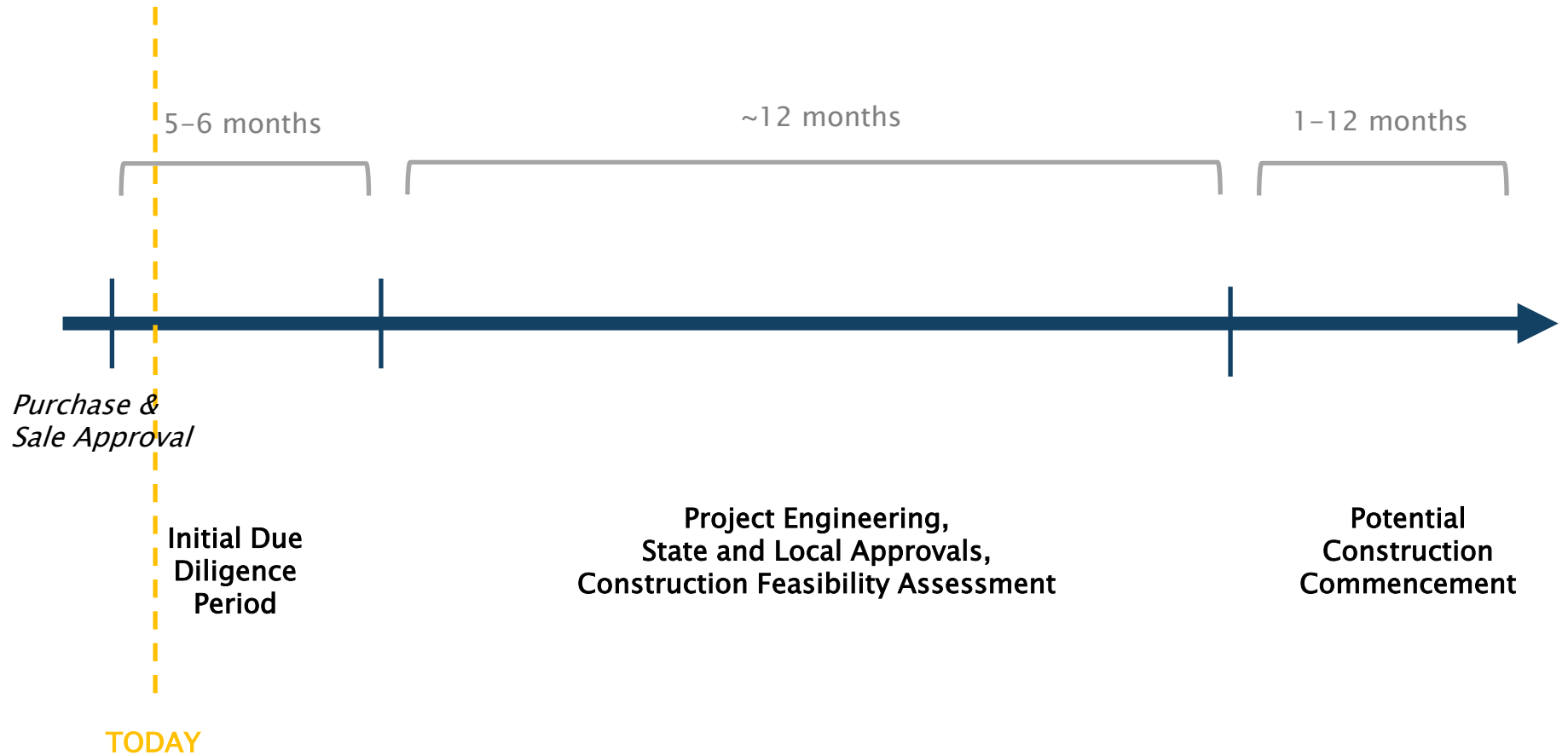
- Open the possibility of greater economic opportunities in the region
- Allow feasibility studies to proceed to determine if this site is viable for development
- Require the project to undergo necessary local and state approvals including opportunities for public comment

Acceptance of Modification WILL NOT

Acceptance of the Modification WILL NOT:

- Result in any immediate approval of any project
- Change the local and state oversight on future developments or the land-use approval process as it currently exists
- Supersede environmental protections and traffic standards

PROJECT TIMELINE



WHAT HAPPENS AFTER THE MODIFICATION IS ADOPTED?



Site & Civil Engineering



Detailed engineering for the site plan including stormwater management, lighting, landscaping, utility connections, grading, circulation, and pad preparation



Natural Resources



Survey, review, and determination of impacts subject to Inland Wetland Commissions as well as State and Federal agencies



Vertical Building Design



Complete design of highly specialized facility including compliance with all local, state, and federal building life and safety codes



Traffic Study



Complete traffic study including survey, scope of required improvements if any to be reviewed and approved by Local and State jurisdictions



Acoustical Analysis



Detailed study of area acoustics and project compliance with State guidelines including necessary mitigation



Construction Feasibility

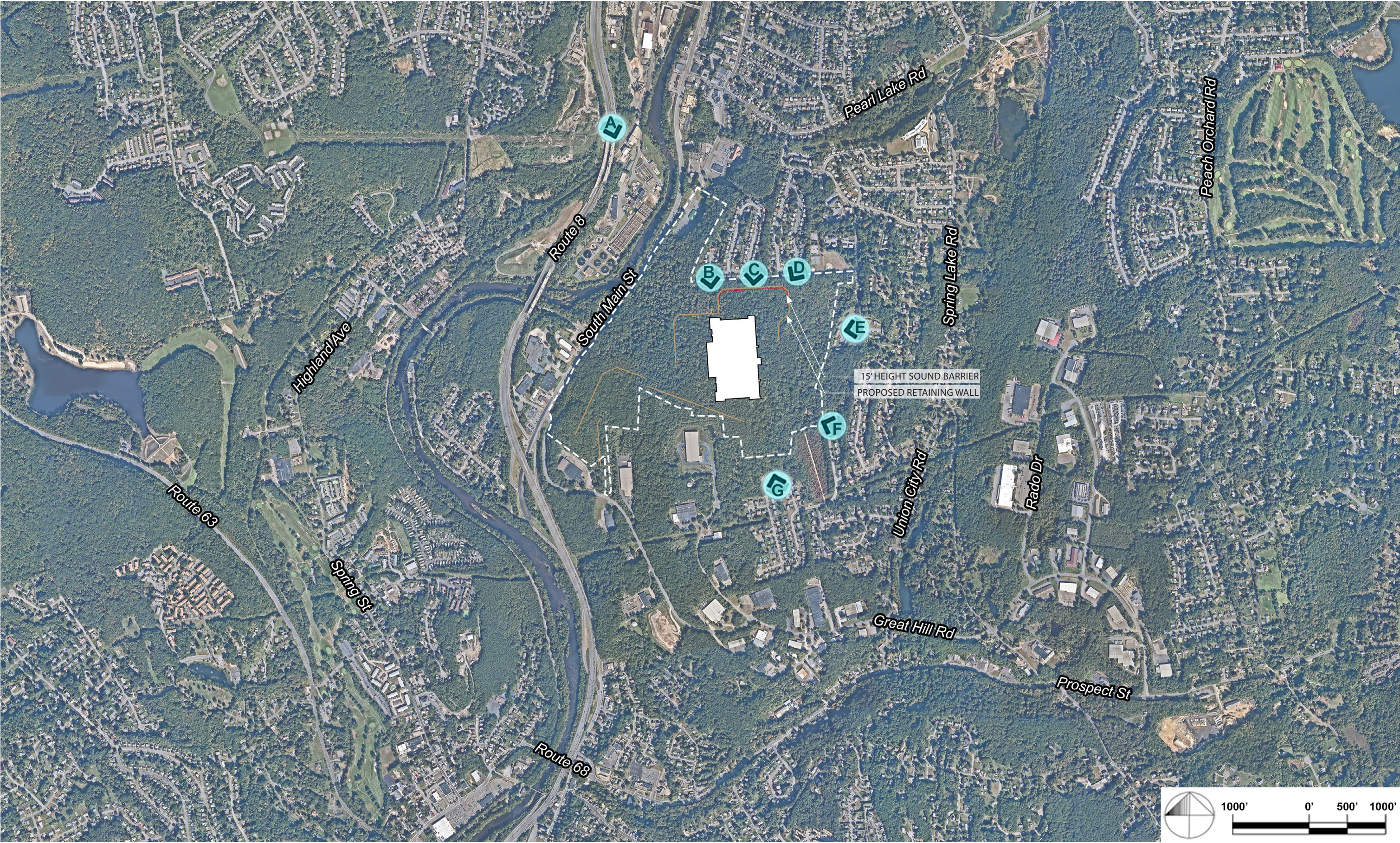


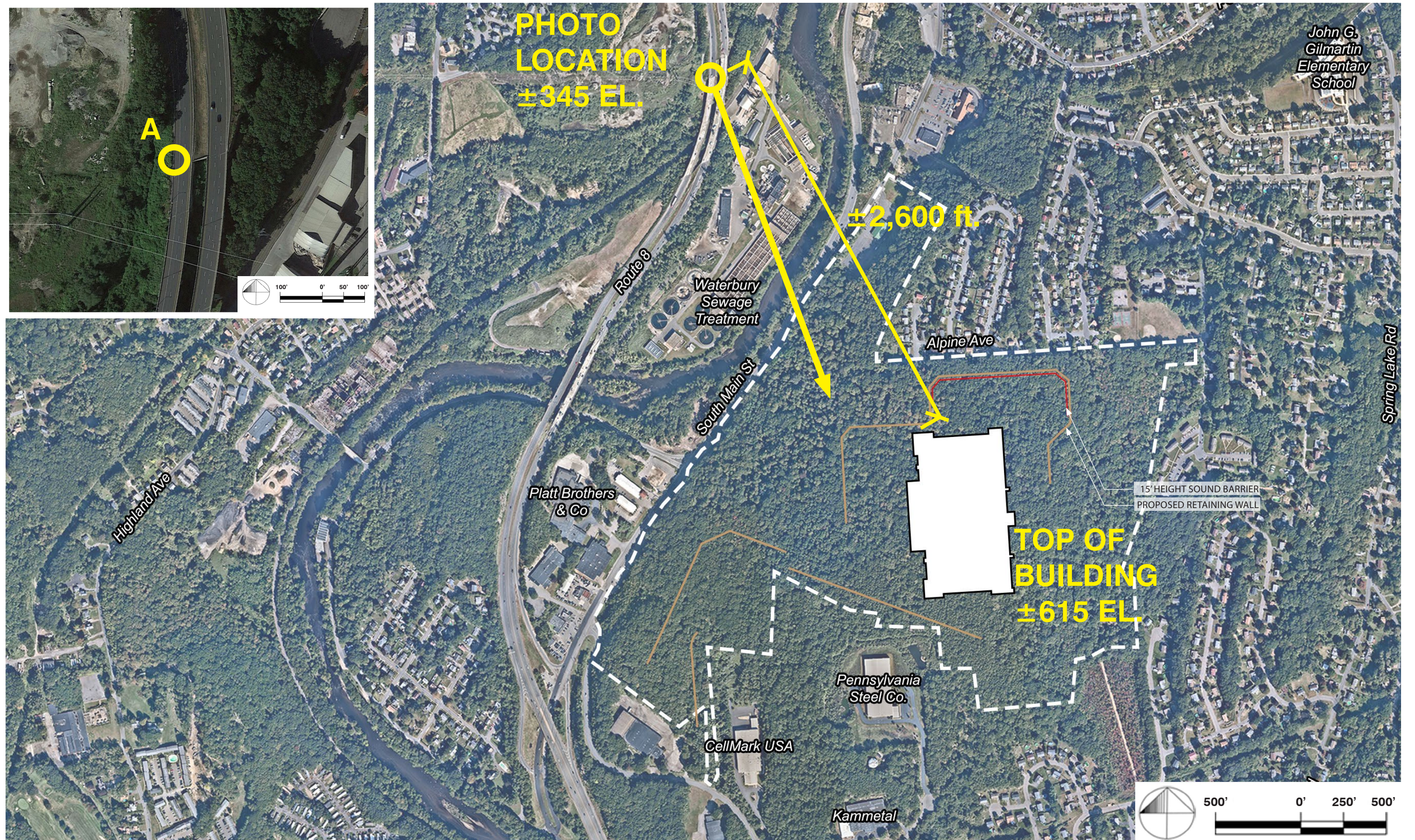
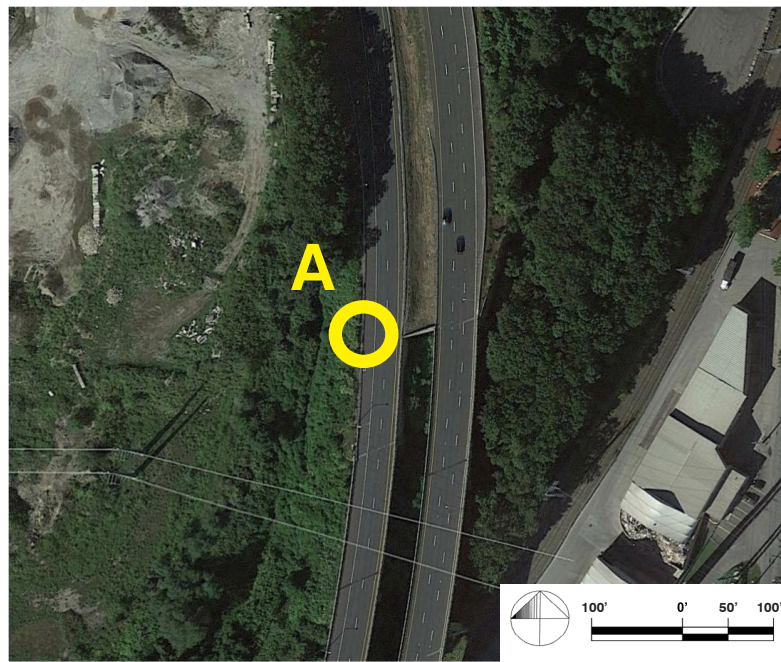
Site conditions, especially topography, are challenging and need to be studied for construction feasibility

VISUAL STUDIES

South Main St Waterbury/Naugatuck View Impact Study

Waterbury/ Naugatuck, CT
April 2022



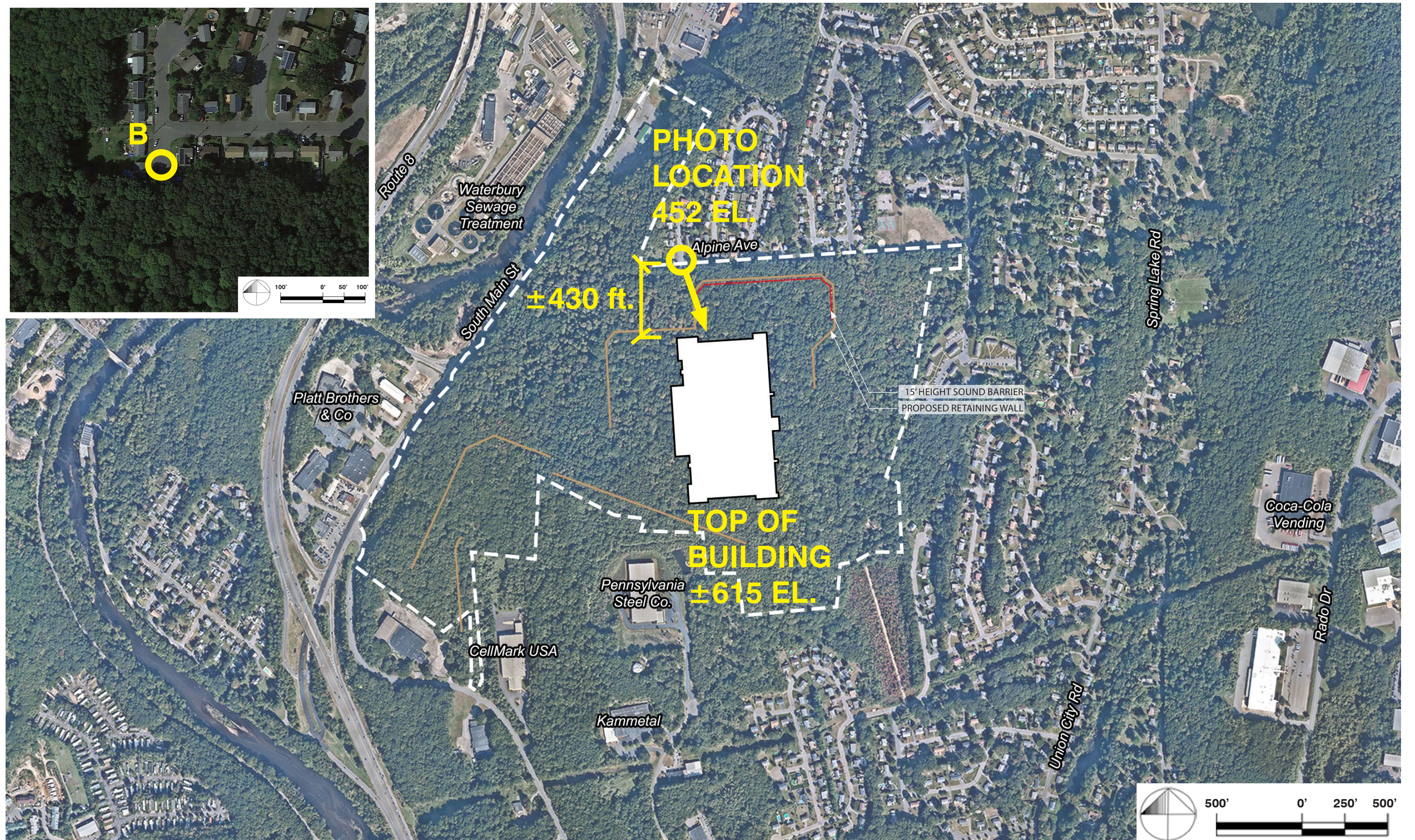
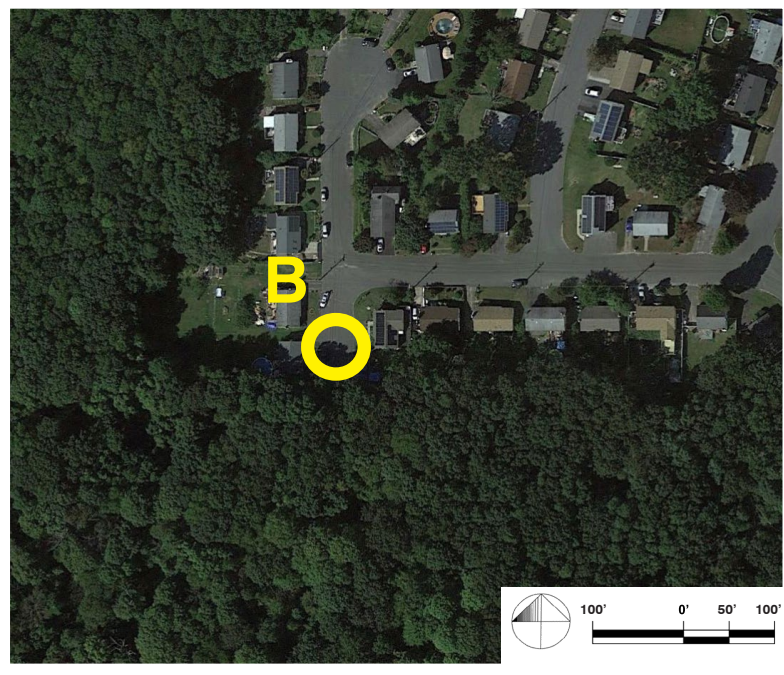




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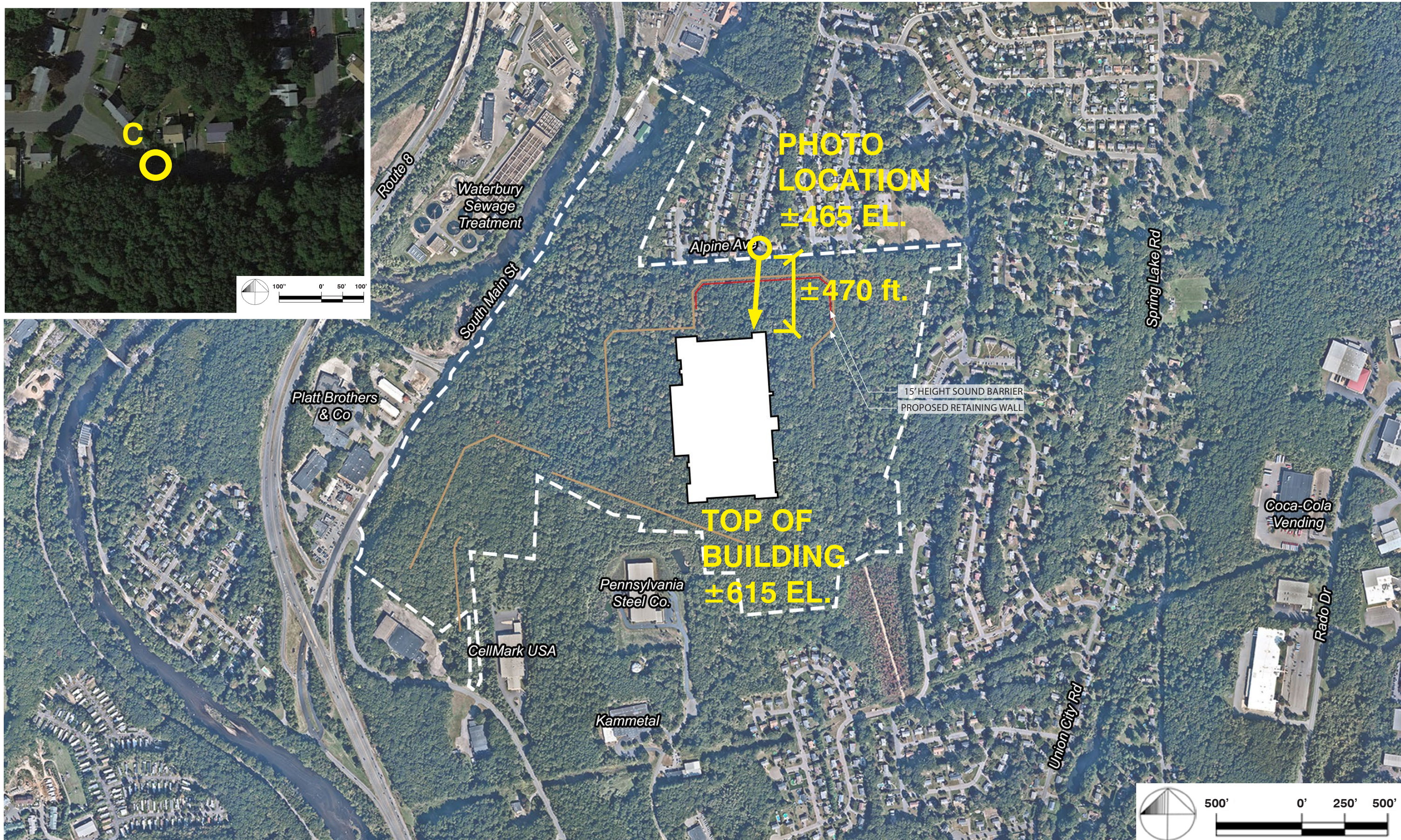
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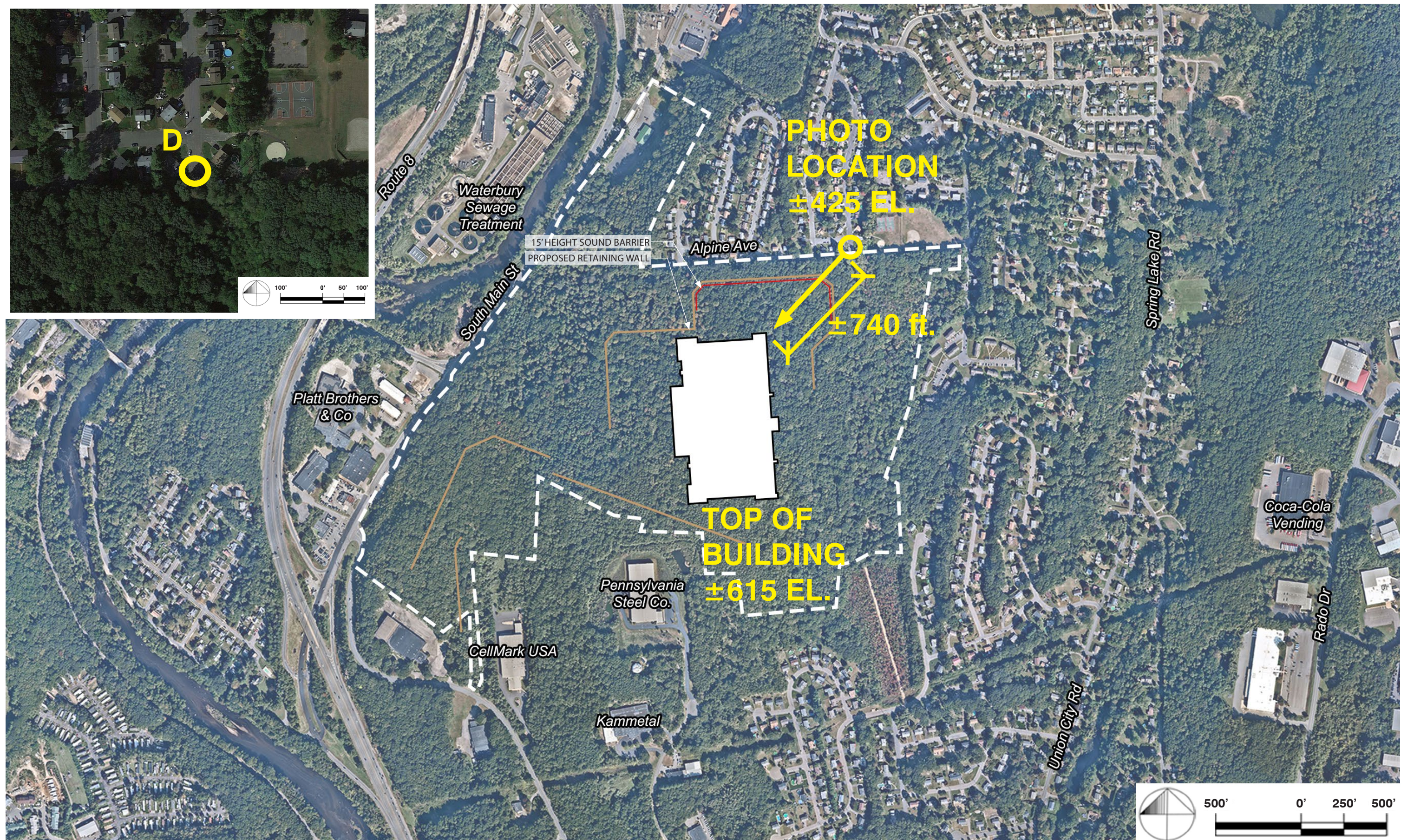
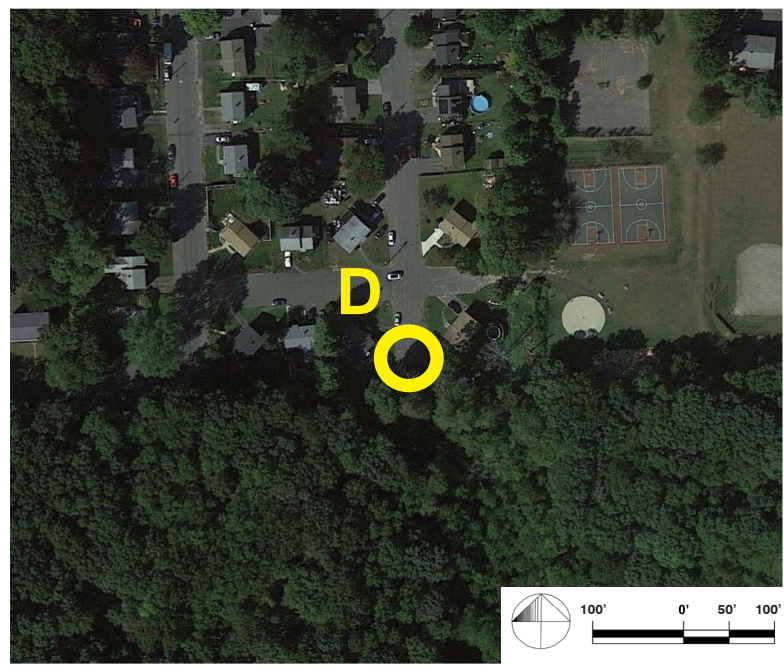






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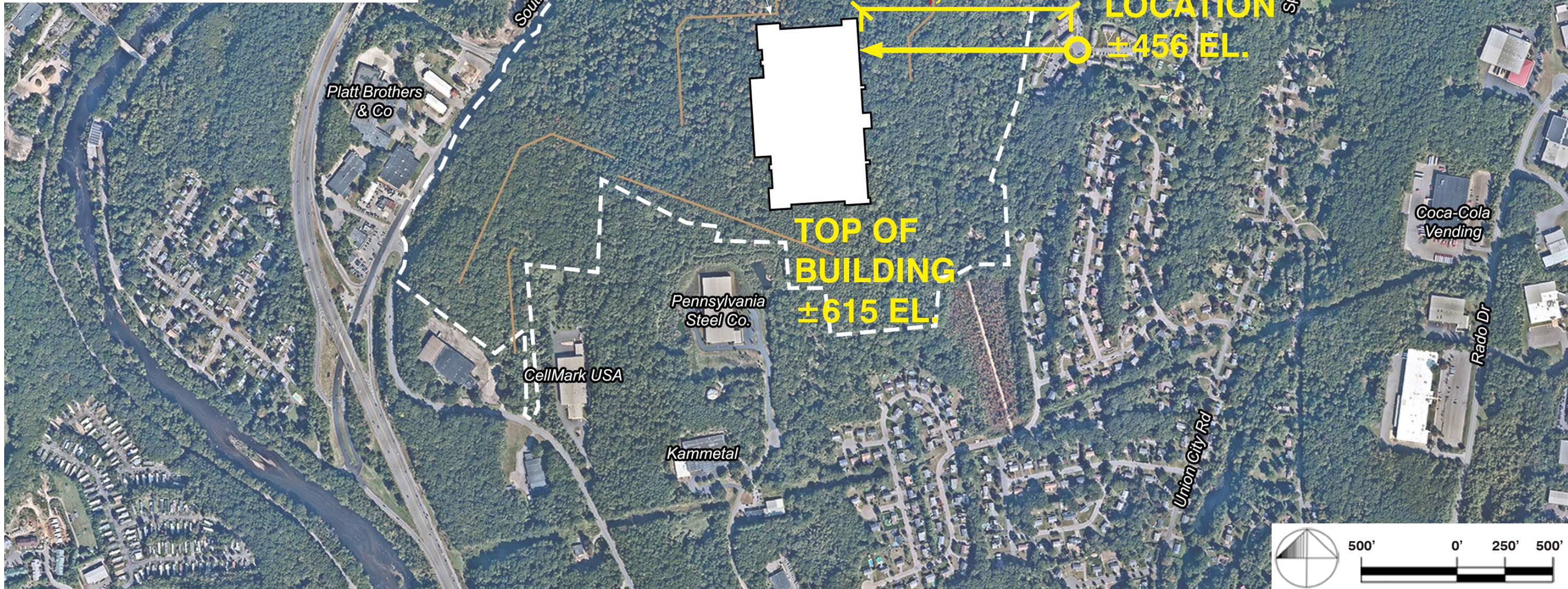
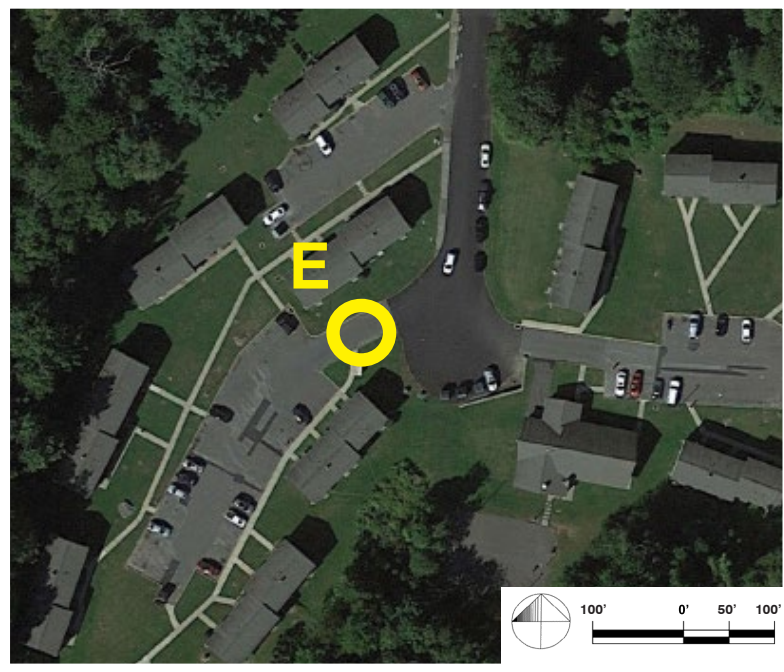






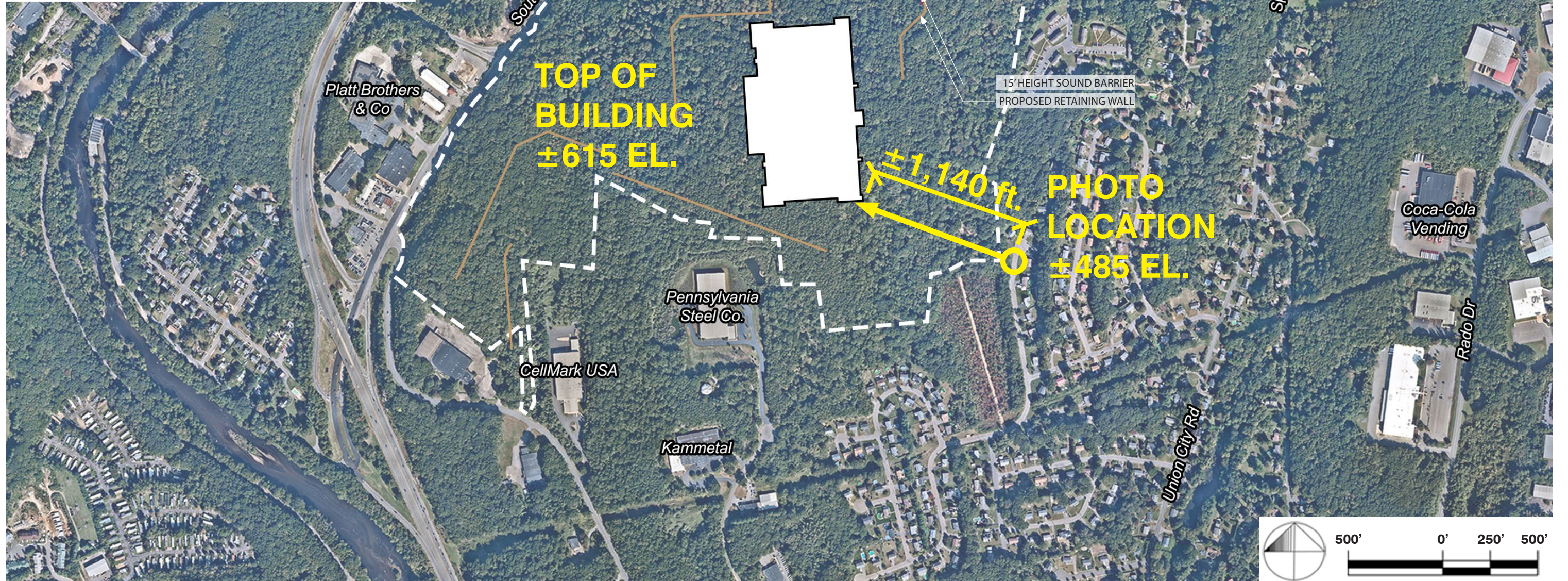
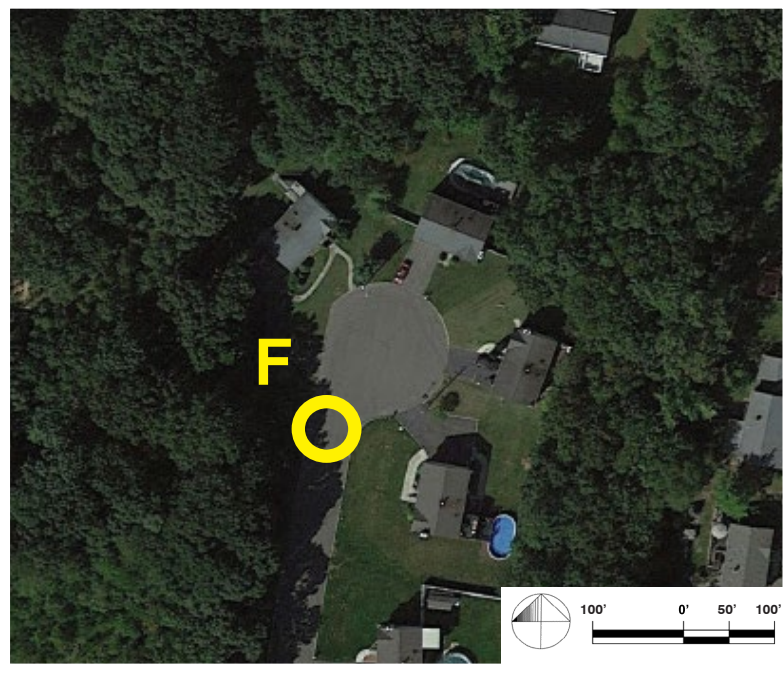
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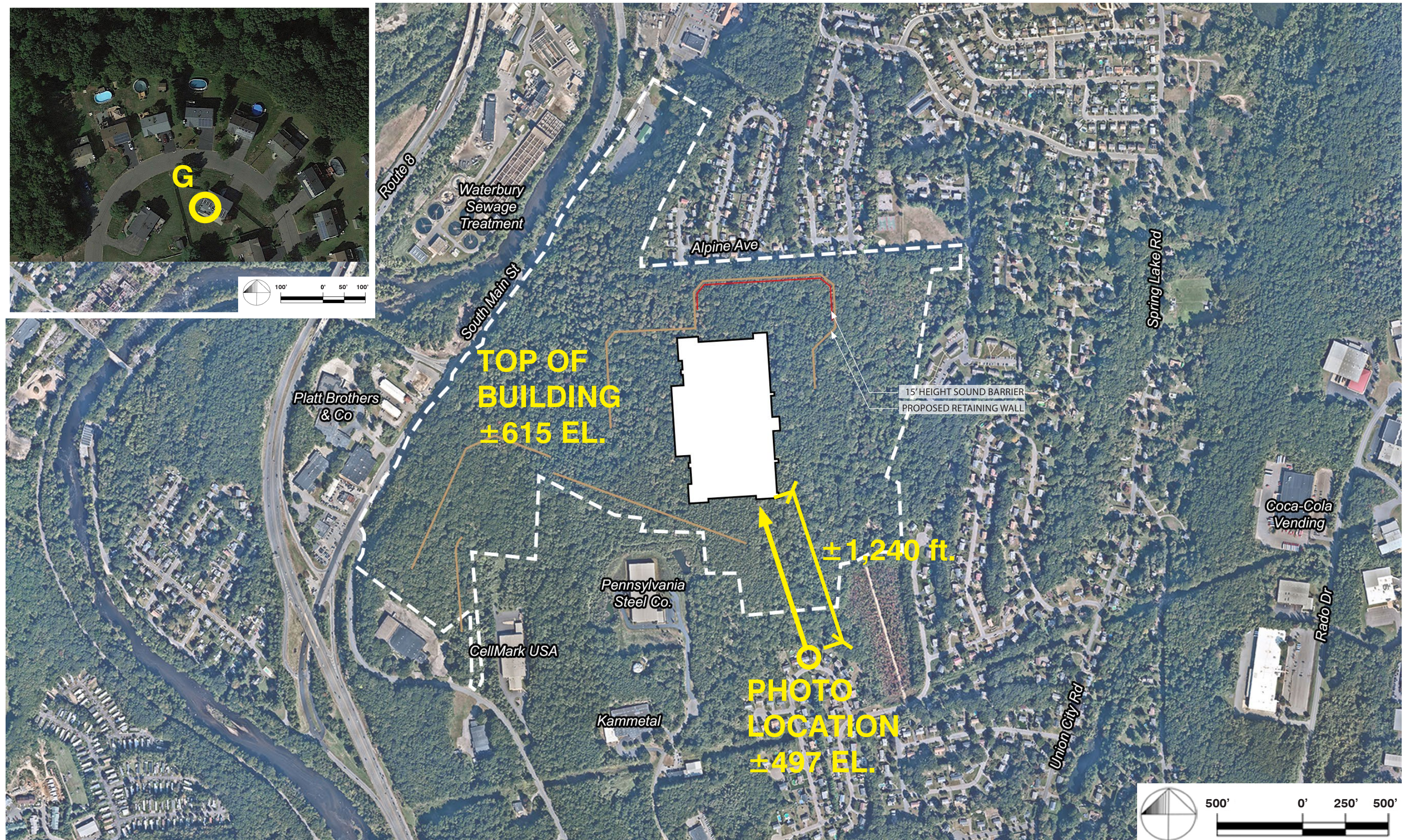
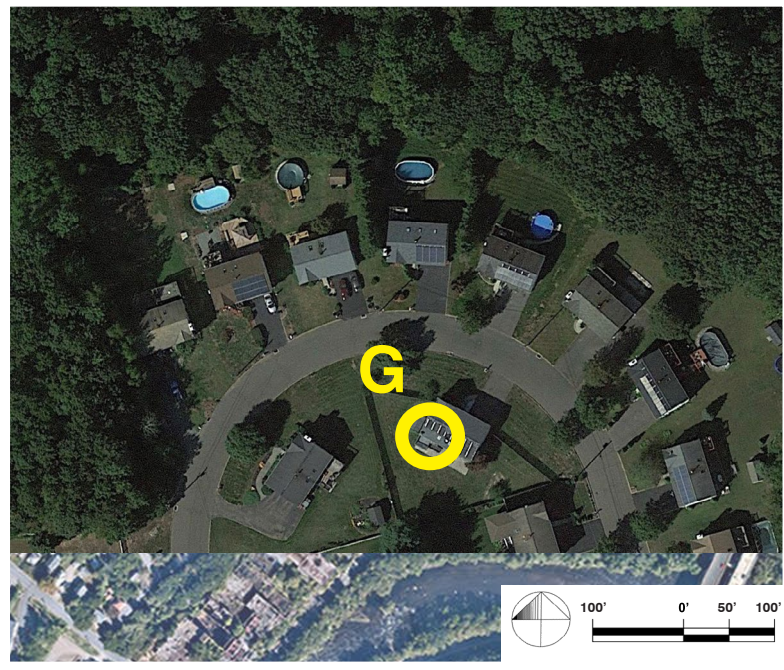






BEFORE







BEFORE





Waterbury Republican-American Building
245 ft



Josephine Towers
175 ft



Plaza on the Green
151 ft



Waterbury Hospital Pomeroy Pavilion
128 ft



Prospect Towers
128 ft



Courtyard by Marriott Waterbury
128 ft



Exchange Place Towers
128 ft



Waterbury Carmax
±100 ft Above Highway

CONCLUSION / NEXT STEPS

IN CONCLUSION

- Modern logistic operators require more height
 - Waterbury / Naugatuck is well positioned to capture corporate requirements
 - The potential user will bring **significant tax revenue, jobs, and infrastructure investment to Waterbury / Naugatuck**
 - Developer only requests the opportunity to submit a land use permit where engineering, design, traffic, and other land use standards will be vetted
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COMMUNITY MEETINGS

- Naugatuck Community Meeting:
**June 28th at 5:30pm in Gem Room,
6 Rubber Ave**
- Waterbury Community Meeting:
**June 29th at 6pm in Veteran's Hall,
Waterbury City Hall**

THANK YOU!

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