

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **50 LOOMIS PLACE**, Site Plan Review for new Science/Technology Building in a RS-1 Zone (Owner/Applicant: The Foote School Association, Inc.)

REPORT: 1444-02

ACTION: Approval with Conditions

FEB 22 2011

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CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by September 22, 2015.
2. Site comments on page 4 shall be addressed with the City Engineer and resolution reflected on the final Site plans, prior to their circulation for signoff for building permit or initiation of site work.
3. 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.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans.
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. Should blasting be required, the following conditions shall apply:
 - Applicant shall engage a licensed blasting professional who shall conduct a Pre-blast survey to cover all homes within 250' of the project boundary (to be determined by the building official). Results of pre-blast survey shall be presented to the Fire Department with a copy to the City Plan Department, prior to initiation of site work.
 - Prior to application for a blasting permit from the Fire Department, the applicant shall contact the Alderwoman of the Ward to arrange for a manner in which to make the adjacent residents aware of the proposed plan.
 - Applicant shall show proof of an insurance policy, in a form and amount acceptable to the City's Corporation Counsel, holding the City harmless for any potential damage caused to private property in the surrounding area.
9. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site, as well as location of construction worker parking, will be subject to the approval of the Department of Transportation, Traffic and Parking.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
11. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final Certificate of Occupancy. Site Plan in accord with the City's as-built site requirements shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 08/19/10 & narrative, Stormwater Management Report by TPA Design Group 08/19/10, Electrical Fixtures Description; Application fee of \$270.00.
Architectural Plans by MaryAnn Thompson Architects: Site Plan with surface treatment, Landscape/Planting Plan, Landscape/Lighting Plan, Site Details, Floor Plans, Roof Plan and Building Elevations.
Civil Plans by TPA Design Group: Property and Topographic Survey by Clarence Blair 08/18/10, Existing Conditions and Demolition Plan, Overall Site Plan and Zoning Summary, Layout Plan, Sediment and Erosion Control Plan, SESC Narrative & Details, Grading and Drainage Plan, Utility Plan, City of New Haven Details, Site Details.
Proposed site driveway showing sight lines.

PROJECT SUMMARY:

Project: new 12,000 SF Science and Technology Building
Address: 50 Loomis Place (MBP 249-0457-0300)

CPC1444-02
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Site Size: 317,322 SF (7.28 acres) = Loomis Pl. Parcel
130,905 SF (3.01 ac) = Highland St. Lower Soccer Field
166,481 SF (3.82 ac) = Highland St./Prospect St Upper Soccer Field

Zone: RS-1

Financing: Private

Project Cost: \$5.3 million

Parking: campus = 509 inc. 423 special event spaces

Owner: The Foote School Association Inc. **Phone:** 203-777-3464

Applicant: The Foote School Association Inc. **Phone:** 203-777-3464

Agent: Leland Torrence Enterprises **Phone:** 203-397-8505

Site Engineer: TPA Design Group **Phone:** 203-562-2181

Architect: MaryAnn Thompson Architects **Phone:** 617-491-4144 x. 114

City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: 131 Highland St., SPR for new Faculty Parking area (CPC 1285-02, 03/15/2000); 651 Prospect St. (SPR for new Athletic Field on former "St. Francis" property, CPC 1331-01, 08/19/09).

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

Foote School, a private day school serving kindergarten through ninth grade, proposes to build a new science and technology building on a portion of its campus (the Loomis Place parcel) on the block bounded by Loomis Place on the east, Canner Street on the south, Highland Street on the north and Yale University graduate apartments and the Calvin Hill Day Care Center on the west. The new building will be located to the west of two existing school buildings (middle school building and north building) near the corner of Loomis Place and Highland Street. There is no increase in enrollment as a result of the project. Enrollment has remained consistent at approximately 475 students. The need of the new building is strictly programmatic due to expanding curriculum.

The building will be a two-story structure that will provide additional classroom space and science and technology labs (3 science labs, 4 classrooms, and a technology lab). The classrooms will also serve as homerooms for the eighth and ninth grades. In addition a new drop off loop for the eighth and ninth graders will be constructed off Highland Street to reduce drop-off and pick up traffic on Loomis Place. A new stepped walkway will be constructed towards the corner of Loomis and Highland.

Existing Conditions: The project site is part of an existing play field and playground on the west side of the campus. As a new soccer field has been constructed across Highland Street to the east, there is no lack of field space for the children. The site is fenced along the west and north sides and enclosed by buildings to the east and south. It slopes gradually down from west to east dropping off to the corner of Highland and Loomis

Proposed Activity: A construction fence will be placed around the work site, and silt fencing will be placed inside the construction fence on the east and south sides. New drainage will be installed and silt sacks or hay barriers will be placed in or around new and existing drainage structures. A construction entrance will be placed in the location of the existing drive from Highland Street, adjacent to the Calvin Hill Day Care Center. Existing trees to be retained will be protected. Excavation will occur for

the lower level, the site will be graded as necessary in accordance with the grading plan. Final grading will be established. The existing playground will be relocated in the field to the west.

Stormwater Drainage: Under the proposed drainage plan the site is considered together with the new soccer field across Highland Street. Considered together the two projects result in a decrease in impervious surface area from 1.28 acres to 0.65 acres and an 18% decrease in peak flow from the pre-construction condition.

Four test pits and four test borings indicate that the site is underlain with weathered rock at depths from 1.3 to 4.5', and by bedrock from 2 to 11.5'. Due to these conditions TPA does not recommend drywell catch basins or infiltration galleries, but instead recommends connection to the existing storm sewers in Loomis Place and Highland Street. The engineer believes infiltration galleries would be ill-advised since water leaving the galleries would quickly encounter the underlying rock and flow along it. The applicant reports that there are already moisture problems in the lower level of the North building, so any effort to infiltrate stormwater uphill from the North Building would be inappropriate. The conveyance system designed to handle a 25 year storm will consist of three yard drains, one catch basin and one trench drain working in conjunction with four existing yard drains to collect runoff and rout it to the existing storm sewers. An existing connection in Loomis Place will be used and a new connection will be established in Highland Street. An extension storm connection to a sanitary manhole will be plugged and abandoned, and a new connection will be established to the Loomis Place storm sewer adjacent to the north building.

Other utilities: New water, gas and sanitary connections will be made in Highland Street.

Soil Erosion and Sediment Control Review. Approximately 1.2 acres will be disturbed due to this construction. A total of 1,111 cubic yards of material will be moved, and 1,300 cubic yards will be removed from the site. David Sacco of TPA is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Mr. Sacco shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Transportation/Drop-off: A new drop-off loop off Highland Street will be used for upper school parent morning drop-off and afternoon pick up which will require proper signage and monitoring. The school anticipates 30-35 students will be dropped off and/or picked up at the new loop each day. The turning radius is intended to handle SUVs (no buses).

Parking on campus remains unchanged at a total of 509 spaces. It is as follows:

- 40 spaces lower school loop off Canner St.
- 14 spaces leased from Ivy Manor to the west off Prospect Street
- 32 spaces lot on north side of Highland St.
- 200 spaces special event parking on new soccer field on north side of Highland St.
- 223 spaces special event parking on athletic field on north side of Highland St.

A sight line analysis showing a 390' sight distance has been submitted to show that vehicles have adequate sight lines for the new driveway onto Highland Street.

Landscaping /Lighting: Existing trees will be preserved and new trees (4" maples) will be added in the vicinity of the new drop-off loop. Buffering will be added along the west boundary, and lower scale landscaping will be added around the new building. Lighting will be provided along the walks and stairs, as well as recessed lighting on the building. Certain trees will be lit as well. Street trees in the grass tree belt are in good condition.

Trash Removal: occurs from 32-space parking lot on north side of Highland Street.

Project Timetable: The project will be initiated March 2011 and completed by March 2012.

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 with the following comments:

Engineering: Revise final plans to reflect the following (see Condition #2)

- **Revise drainage plan and storm water management report to satisfy City Engineer's requirements for detaining storm water on site in vicinity of drop-off loop; confirm 12" RCP connection in Loomis Place; add clean out.**
- **Asphalt sidewalk in poor condition on south side of Highland St., between the west property line and the corner of Highland St. and Loomis Pl., requires replacement with new sidewalk in accord with standard City details prior to occupancy of new building.**
- **When replacing sidewalk replace handicapped ramp in accord with standard City details at corner of Highland and Loomis and add a ramp on the north side of Highland Street at crosswalk.**
- **Restore grass at northeast corner of lot where erosion has occurred**
- **Restore grass tree belt on Highland Street and on Loomis Place adjacent to corner**

ACTION

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

ADOPTED: September 22, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director