

**NEW HAVEN CITY PLAN DETAILED PLAN REVIEW FOR PDD # 49
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: **300 MANSFIELD STREET.** Detailed Plan Review for PDD #49
(Science Park) and Site Plan Review for the Highville Charter School.
(Owner: AT&T Capital Services; Applicant: Highville Charter School,
Inc.; Agent: Bernard Pelligrino of Pelligrino Law Firm)

REPORT: 1501-01

ACTION: Approval with Conditions

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 21, 2020. 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. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. 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 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. 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 for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
9. 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.
10. 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.
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 both mylar and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received December 18, 2013.

- Application Drawings (5 sheets: C1, C2, A02, A03, A04). Drawing Date December 17, 2014. Received December 18, 2014.
- Revised C2 drawing dated January 5, 2015, Received January 13, 2015.

PROJECT SUMMARY:

Project:	Highville Charter School	
Address:	300 Mansfield Street	
Site Size:	171,544 SF (3.94 acres)	
Building size:	106,392 SF on 3 levels (FAR 0.62)	
Zone:	PDD # 49 Science Park	
Financing:	private	
Parking:	214 spaces, including 7 HC	
Owner:	AT&T Capital Services Inc.	Phone: 908.234.8885
Applicant:	Highville Charter School Inc.	Phone:
Agent:	Bernard Pelligrino, Esq.	Phone: 203.787.2225
Site Engineer:	Silver/Petrucci Associates	Phone: 203.230.9007
City Lead:	City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 895-16: LDA for transfer to NHDC.
CPC 1478-03: Site Plan for soil remediation.
CPC 1498-01: Zoning text amendment to allow for primary and secondary school use.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD #49 Science Park.

Site Description/existing conditions:

The existing building at 300 Mansfield is owned by ATT, but is part of the overall Science Park Development, originally approved as PDD #49 Science Park 2014 (CPC 1498-01).

The site is located within Parcel B of the PDD, and last month the BOA approved a petition by the applicant to amend the land use table for the PDD to include primary and secondary educational uses.

Proposed Activity:

The Highville Charter school currently operates out of a space in Hamden, and has been in operation for the last 15 years. The school has outgrown its current space, and would like to relocate to this building on Mansfield Street. The school currently enrolls 400 students from pre-K through grade 10, but plans to expand through grade 12 in the next few years.

The school proposes to operate out of the existing building after an interior renovation is completed. Site work is limited to some alteration of parking and the addition of play areas and related amenities.

Circulation/Parking/Traffic:

Access to the site is provided off Winchester Avenue. Applicant is negotiating easements between the properties to make this access legal. Dedicated, separate drop-off areas for buses (six total) and parents are provided on-site. Additional parking is available for the school's 50 staff members. Handicap spaces are provided at the western-side entry of the school, though their dimensions must be confirmed. Handicap spaces in the parent-drop off area also need to be re-drawn/re-stripped to meet current codes. Show accessible route into building, including all necessary sidewalks and curb cuts. Coordinate with fencing plans to maintain accessible routes throughout site. (Fencing is to match the existing Science Park fence.)

Applicant has contacted OSTA to determine if it needs a traffic study or determination of impact. Once a decision is made, a copy of either the traffic permit or determination should be provided for the file.

Trash removal:

Trash will be picked up from a dumpster area in the small parking area on the east side of the building with access off Mansfield. Applicant must confirm size of dumpsters and screening or enclosure areas; it is not clear if a standard CNH/BOE recycling system will be used on site.

Signage:

No signage is indicated in the plans. Should building identification or site wayfinding and control signage be desired, detail drawings should be provided to ascertain compliance with the PDD.

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: Spring 2015

Completion Date: September 2015

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 both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- 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 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*.

Sec. 60 Stormwater Management Plan:

No changes to the existing Stormwater system are contemplated.

Sec. 60.1 Exterior Lighting:

No changes to existing Lighting is shown on plans. Applicant to confirm in writing that existing lighting will remain.

Sec. 60.2 Reflective Heat Impact:

Not applicable.

Project Timetable:

Construction to begin this spring and completed by September 2015.

SITE PLAN REVIEW & DETAILED SITE PLAN REVIEW

The existing building exterior wall will not be significantly altered.

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 except for the following issues, which must be addressed prior to sign-off for permits:

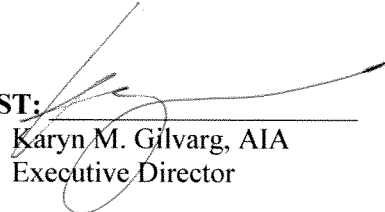
- Applicant to provide copies of recorded access easements prior to sign-off;
- Handicap accessible spaces must be drawn to current ADA standards and re-stripped if necessary to meet existing codes. Details to be provided of striping and required signage. Drawings to be presented and reviewed by staff administratively;
- Handicap spaces in the parent-drop off area also need to be re-drawn/re-stripped to meet current codes. Show accessible route into building, including all necessary sidewalks and curb cuts. Coordinate with fencing plans to maintain accessible routes throughout site;
- Applicant must confirm size of dumpsters and screening or enclosure areas; it is not clear if a standard CNH/BOE recycling system will be used on site;
- Fencing details in plan and section must be shown within the drawing set for all play areas;
- Details for play surfacing installation must be shown;
- All new site furnishing must match Science Park PDD standard details and should be shown on plans;
- Once a decision is made by OSTA, a copy of either the traffic permit or determination should be provided for the file;
- No signage is indicated in the plans. Should building or site signage be desired, detail drawings should be provided to ascertain compliance with the PDD;

- Applicant to confirm in writing that existing lighting will remain;
- Applicant to review parent drop-off area with staff, including dimensions of parking facilities and (adjacent) access roadways.

ACTION

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

ADOPTED: January 21, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director