

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 133 NASH STREET, Site Plan Review for Construction of new East Rock School including demolition of existing school building in a RM-2 Zone (Owner/Applicant: Board of Education).

REPORT: 1449-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **SITE PLAN REVIEW** on page 4 shall be reviewed with the City Plan Department, addressed with the appropriate City Department and changes incorporated in final plan set, prior to circulation of plans for sign off.
2. Signoff on final plans by 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. The Fire Marshal and GNHWPCA shall also review the plans.
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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
4. Prior to City Plan signoff on final plans, the name of an individual and an on-site monitor responsible for day to day monitoring of the Soil Erosion and Sediment Control Plan shall be provided to the City Plan Department.
5. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by February 16, 2016.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Site Logistics/Site Operations Plan including any temporary closures of the public right of way, rerouting of pedestrian traffic, temporary signage, construction worker parking, and the like shall be reviewed and approved by the Department of Transportation, Traffic and Parking, prior to issuance of building permit.
9. Any sidewalks damaged during the construction period shall be replaced to the satisfaction of the Department of Public Works and in accord with standard City details.
10. 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.
11. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both Mylar and digital format [DWG or TIFF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application dated 11/18/10, Stormwater Management Report by Dewberry 11/10, Plan set by Dewberry 11/03/10 revised 2/11/11: Existing Condition Survey 11/03/10, Site Plan, Layout Plan, Utility Plan, Grading and Drainage Plan, Surface Cover Plan, Soil Erosion and Sediment Control Plan, Temp. Chain Link Fence and Gate Notes and Details, Traffic Sign Plan, Site Prep, Erosion Control and Construction Details, Civil Details, Underground Detention System Details; Turning radius at entrance; Landscape Plans by Jack Curtis 10/25/10: Soils Placement Plan, Site Planting Plan, Planting Details; Architectural Plans by Newman Architects 09/16/10: Floor Plans, Overall Exterior Elevations. Application fee of \$270.

PROJECT SUMMARY:

Project: Demolition of Existing and Construction of New Pre-K thru 8 Magnet School
Address: 133 Nash Street
Site Size: 136,971 SF (3.14 acres)
Total floor area: 76,077 SF
Zone: RM-2
Financing: State

Project Cost:	\$25 million	
Parking:	25 on site parking spaces inc. 4 HC	
Owner:	Board of Education	
Agent:	A. Brooks Fischer, Newman Architects	Phone: 203-772-1990
Architect:	Newman Architects, LLC	Phone: 203-772-1990
SESC Plan Monitor:	R2D Building Corp	Phone: 860-883-3402
Site Engineer:	Dewberry (Joelvito N. Villaluz)	Phone: 203-772-2277
City Lead:	Board of Education	Phone: 203-946-5680
Project Manager:	Carolina Cudemus	Phone: 203-946-5680

BACKGROUND

Previous CPC Actions: ED049 Grant application (CPC 1387-19, 04/19/06); SE to reduce the number of required parking spaces to 25 where 207 are required; variances for building coverage, setback and height (10-109-S, 10-108-V, 1445-14, 10/20/10); Variance to permit electrical transformer and gas meter within front yard, (11-03-V, 02/08/11).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted.

Parking: 21 parking spaces plus 4 HC spaces; 300 spaces are available in City-owned lot across Willow Street at the corner of Mitchell Drive' also 7 special needs van drop off spaces (There is no parking currently on site).

Proposed Activity: The City proposes to demolish the existing East Rock School (c. 1970) on the block bounded by Willow Street to the north, Nash Street to the west, Eagle Street to the south and parkland (Blake Field) to the east, and to construct in its place a new 120,000 SF Pre-K-8 magnet school and related site improvements for 547 students.. There will be a grass play field at the southeastern corner of the site with two playground areas plus planting beds along the Eagle Street frontage. The western side of the site is heavily landscaped with trees and contains the special needs van drop off area.

Circulation/parking: School bus drop off will occur on the eastern side of the new building through the main entry drive off Willow Street. (Note: this drive is a "paper" street, or an extension of Mechanic Street.) There are 11 bus loading locations along this drive through the block exiting onto Eagle Street. On the west side of the building there are 7 special needs van loading spaces, and the west side is also the parent drop-off and pick-up area. Along the eastern property line there are 21 diagonal on-site parking spaces (where originally there were none) including 4 HC spaces. On Willow Street there is west bound left turn lane into the drive.

To accommodate pedestrian traffic at the intersection of Mitchell Drive and Willow Street, there are crosswalks in all four directions. A walk signal will be utilized to ease pedestrians crossing the street. Handicapped ramps will be replaced at corners of Willow Street and Mitchell Drive, at Willow and Nash Street and at Nash and Eagle Streets. Two traffic table crosswalks have been introduced on site which cross the entry drive to the on site parking spaces and the park beyond. There are bike racks in several locations near entries.

Trash removal/Loading: Service loading and trash pickup occurs off the through drive from Willow to Eagle Street.

Utilities/Lighting: Utilities (gas, water, electricity, telecommunications) will all be accessed from Willow Street. The sanitary connection will be to an existing separated sewer in the driveway. An electric transformer in the front yard on Willow Street has received zoning relief and will be screened. On site lighting will use a full cut off fixture.

Stormwater Drainage: The existing stormwater runoff discharges into two manholes in the driveway or so-called "paper street" and into the 24" storm line there. The proposed system results in reduced impervious cover (81% to 63%) and includes infiltration chambers and a Vortech unit to address the water quality and stormwater volume. Runoff from the grass playground and the building roof area will be directed to an inlet structure with weir and then into subsurface storage pipes for irrigation use on site. Pavers are used instead of asphalt in

certain areas to allow for more infiltration. The proposed system has been designed to safely attenuate, convey and improve stormwater quality runoff from the site before being discharged to the City's system.

Building: The new school, smaller in size than the existing school, will vary in height from one to three stories (or 51' at its highest) on three levels with classrooms, gymnasium, music and art rooms, and related support facilities and offices, kitchen, and cafetorium. The intent of the design is to fit in with the scale of the residential neighborhood on Eagle and Nash Streets, while meshing with the park and ball fields to the east and the former industrial building across Willow Street (at 85 Willow). There is a portion of the roof that will be "green roof" in keeping with sustainability goals, budget permitting. The Board of Education considered geothermal options for heating and cooling which were not financially feasible. The gymnasium and cafetorium will be available to the public for community meetings during non-school hours.

Planting/Screening: The landscape plan shows extensive planting on the site including mixtures of several varieties of maples, London Planes and dogwoods. There is ground cover (vinca) and shrubs as well as perennial spring flowers. Several new street trees are shown on Willow Street. An assessment of the existing street trees will be required to determine how their canopies coincide with the proposed landscape plan. An adjustment of the landscape plan may be required following this assessment. **The Commission does not herewith approve the landscape plan at this time but delegates such approval of the landscape plan to the City's Chief Landscape Architect (see comments page 4).**

Fields/Playgrounds: There is a multi-purpose grass field in the southeastern portion of the site as well as two playgrounds, one mid block on Eagle Street and one near the corner of Eagle and Nash Streets.

Soil Erosion and Sediment Control Review: 1,472 CY of material will be moved and 370 CY removed from the site. Anti-tracking pads will be installed at either end of the main drive between Willow and Mechanic Streets. Another is suggested off Nash Street. Silt fencing and haybales will be installed around the eastern property line with the parkland. Catch basins will be fitted with silt sacks. R2D is named as responsible for monitoring the site to assure that no material is tracked from the site and that no soil runoff enters City catch basins or storm sewer system. An individual is to be named responsible for monitoring the SESC Plan. Such individual 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*.

The individual 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.

Traffic Management Plan/Construction Operations Plan: The sidewalk areas along Willow and Eagle Streets are fenced off as part of the construction site due to the close proximity of the existing building demolition to the public right of way. New sidewalks will replace the walks on Eagle, Willow and part of Nash Street. Some of the curbing will also be replaced with granite curb. Any remaining damaged sidewalk panels will require replacement.

Project Timetable: Project will be initiated in April 2011 and is scheduled to be complete by August 2012. Interior remediation and demolition has already commenced on site.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from Building, City Plan, City Engineer, Department of Transportation, Traffic and Parking, and Department of Disabilities Services and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

Traffic:

- Suggest add construction entrance off Nash in the location of the HC dropoff.

City Plan:

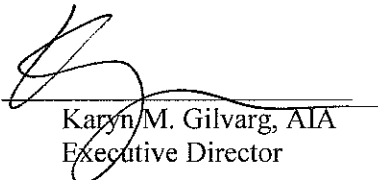
- Street trees require assessment by arborist (in cooperation with City's landscape architect) to determine if any need removal and replacement; they should be assessed with the landscape plan in hand to assure tree canopies coincide.
- If street trees need replacement in areas where sidewalk is to be replaced, provide new tree pit detail (4'x8') with stone dust topping.
- Landscape Plan is subject to the approval of the City's Chief Landscape Architect. Any revisions to the landscape plan involving reduction in number and location of trees shall require review by the City Plan Department.
- Work with City Engineer towards potential use of traffic calming measures such as a traffic table at intersection of Mitchell Drive and Willow Street to ease traffic into the East Rock neighborhood and towards the I-91 interchange.
- Assure access is possible to water shut off in vicinity of construction trailer which is on Parks property.

ACTION

The City Plan Commission adopts the submitted Site Plans subject to the standard conditions (see page 1).

ADOPTED: February 16, 2011
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director