

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: NEW HAVEN ACADEMY SCHOOL (444-448 ORANGE STREET), Site Plan Review for renovation of school. (Owner/Applicant: CNH Board of Education, Agent: Chris Gagnon of BL Companies).

REPORT: 1485-03

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 **December 18, 2018**. 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 addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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. Any proposed work within the 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. 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.
9. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
10. 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 [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Application fee exempt due to municipal nature of project. Received October 17, 2013.

- Development Permit Application Drawings dated October 17, 2013, full-size sets, received October 17, 2013.
- Lighting Plan Drawing dated November 5, 2013, received November 19, 2013.
- Site Plan Drawing dated October 17, 2013, received November 19, 2013.
- Lighting fixture cut sheets, received November 19, 2013.
- Drainage Calculation Report dated October 17, 2013, received October 17, 2013.
- Revised Site Plan dated October 17, 2013, received November 21, 2013
- Revised Truck Turning Plan dated October 17, 2013, received November 21, 2013

PROJECT SUMMARY:

Project: New Haven Academy School
Address: 444-448 Orange Street
Site Size: 34,915 SF (0.80 acres)
Building size: 67,856 SF with FAR of 1.9
Zone: RM2
Financing: City of New Haven Board of Education
Project Cost: TBD
Parking: 14 spaces
Owner: CNH Board of Education **Phone:** 203.946.5680
Applicant: CNH Board of Education **Phone:** 203.946.5680
Agent: Chris Gagnon for BL Companies **Phone:** 203.630.1406
Site Engineer: Chris Gagnon for BL Companies **Phone:** 203.630.1406
City Lead: City Plan Dept. **Phone:** 203.946.6375

BACKGROUND

Previous CPC Actions: (CPC 1269-09) Authorization to apply for state funding for Phase 2 renovation for expansion of Coop Arts High School; (CPC 1270-06) Site Plan Review for Phase 2 expansion of Coop Arts High School; (CPC 1465-12) Authorization to apply for ED049 CT Department of Ed grant for renovation project at New Haven Academy.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM2 zone, with the zoning relief granted via BZA Appeal 13-80-V: allowing front yards of 0 ft, 3 ft and 4.8 ft are required; maximum building height of 60 ft where 45 ft is permitted; and location of utility structure within the front yard.

Site Description/existing conditions: Existing condition is a school building with 14 parking spaces.

Proposed Activity: The existing school will be renovated and the existing site hardscape will be renovated and repaired as well.

Circulation/Parking/Traffic: The building is located on Bradley Street between Lincoln and Orange Streets; it fills this entire parcel on the south side of Bradley. Cars navigate the site on City streets, and bus drop-off occurs on Bradley. A small parking lot on the south end of the parcel holds 14 cars and is entered off Lincoln Street.

Trash removal: A v-quip bin is located within the small parking area and will also be accessed off Lincoln Street. Trucks will need to maneuver in off-hours in order to navigate the lot with adequate turning radii.

Stormwater Management Plan: The management plans meet the requirements of this section of the ordinance: there is no net increase of runoff from the site, and a proposed drywell infiltration system will act to reduce the proposed runoff rates and volumes.

Exterior Lighting: Lighting Plans do not meet the standards of full cut-off, non floodlit fixtures.

Reflective Heat Impact from hardscape or paved surfaces: The plans meet the requirements of RHI through the use of highly-reflective roofing materials.

Soil Erosion and Sediment Control Review: A total 288 cubic yards of material will be moved, removed or added to the site. Chris Gagnon of BL Companies 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. Chris Gagnon of BL Companies is named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. Chris Gagnon of BL Companies 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*. Chris Gagnon of BL Companies 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, Chris Gagnon of BL Companies is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: No signage is shown on the site plan; any intended signage will need to be reviewed by City Plan prior to issuance of Building Permits.

Project Timetable: Demolition is slated to begin in the winter of 2014, anticipated building occupation winter of 2016.

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:

- The sidewalks on Bradley and Orange will need to be replaced in their entirety;
- The handicapped ramps at Bradley/Lincoln and Bradley/Orange need to be replaced to the new ADA standards;
- On Orange Street, the cracked concrete slabs between the granite curb and sidewalk should be replaced;
- On Lincoln Street, the tree wells should be repaired;

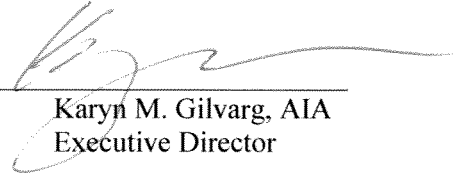
- Lighting Plan should be re-submitted to comply with Section 60.1 Exterior Lighting; and
- Signage is not indicated on the plans, but should it be part of the project, will need to be reviewed by staff for accordance with regulations prior to sign off for permits.

ACTION

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

ADOPTED: December 18, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director