

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 580 DIXWELL AVENUE, Site Plan Review for new Charter High School in a RM-1 Zone (Property Owner: City of New Haven; Applicant: Elm City College Preparatory, Inc.)

REPORT: 1475-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. 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 a copy of the recorded document (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
2. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, to March 20, 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.
3. Comments under **SITE PLAN REVIEW** on pages 4-5 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.
4. Signoff on final plans by City Engineer, Transportation Traffic and Parking Department 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.
5. Any proposed work within City right-of-way will require separate permits.
6. 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.
7. Stormwater System shall be maintained in accord with Stormwater System Maintenance Plan.
8. Site Logistics and Operations Plan including any temporary closures of the public rights of way, construction worker parking, haul routes and the like shall be reviewed and approved by the Department of Transportation, Traffic and Parking, prior to issuance of building permit.
9. Any damaged sidewalks or curbs or any sidewalks damaged during the construction period on the site perimeter 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 [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application dated 02/21/13, Stormwater Management Report by Freeman Companies LLC 02/21/13 incl. Geotechnical Study by Dr. Clarence Welti; Zoning decision letter 12/18/12; Fee of \$270.00.

Plan Set by Fletcher Thompson 02/15/13: Cover Sheet, General Information, Survey (2 sheets) by URS 06/12, Site Demolition Plan, Drainage Plan, Utility Plan, SESC Plan, Site Details, Site Layout Plan with Zoning Table, Grading Plan, Landscaping Plan, Site Details, Overall Floor

Plans (3 Floors + roof), Exterior Elevations, Building Perspectives, Electrical Site Lighting Plan, Site Photometrics Plan.

Letter 03/05/13 in response to comments from Fletcher Thompson; sketch plans SK- 5 for bus queue and parent drop-off- Morning and Afternoon conditions 03/06/13(SK-3, 4 also)

PROJECT SUMMARY:

Project: Demolition of Existing former NH Public School; Construction of New Charter High School
Address: 580 Dixwell Avenue
Site Size: 264,253 SF (6.066 acres)
Total floor area: 82,855 GSF
Zone: RM-2
Project Cost: \$35 Million
Parking: 100 spaces including 4 HC (1 van)
Owner: City of New Haven
Applicant: Richard Ferguson, Elm City College Preparatory, Inc.
Agent: Lisa Desfosses, Achievement First, Inc. **Phone:** 203-455-4896
Architect: Fletcher Thompson, Hartford **Phone:** 860-249-0888
Landscape Architect: Blades and Goven, Fairfield **Phone:** 203-254-8530
SESC Plan Monitor: Matt Johnson, Fusco Corp. (CM) **Phone:** 203-777-7451 x2219
Cell: 860-398-0776
Site Engineer: Freeman Company LLC **Phone:** 860-291-0550
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: Land Disposition (CPC 1470-18, 10/17/12), Height Variance & Special Exception for 100 parking spaces where 138 are required (12-73-V, 12-74-S 12/11/12, CPC 1471-15, 11/20/12).

Existing site: The 6.066 acre parcel lies on the west side of Dixwell Avenue, east of Sherman Parkway, north of Ford Street and south of residential properties fronting on West Hazel Street. Beaver Pond Park and City-owned property lie to the west across Sherman Parkway. The City-owned parcel was declared as surplus property by the Board of Education and was offered in a negotiated sale to Elm City College Preparatory Inc. for development of a new charter High School for approximately 550 students.

The existing 24,000 SF school was constructed as the Martin Luther King School in 1968 by the New Haven Board of Education designed by New Haven architect Charles Brewer, and the building is listed on the City's Historic Resources Inventory Part II as part of the Survey of Modern Architecture June 2011. Its demolition is subject to the City's delay of demolition of historic resources ordinance. (The 90 day delay period expired 01/09/13).

There is an existing playground on the site which is screened by a large earthen berm running parallel to Ford Street. Otherwise the site is generally flat.

Zoning: The property is zoned high middle density residential (RM-2). The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted (12-73-V, 12-74-S). Conditions of the zoning approval prohibited student parking on site and required coordination of a parking plan for events and other school functions with the neighborhood.

Proposed Activity: The project involves demolition of the existing school and replacement with a new proposed 3-level building to be situated in the eastern portion of the site with related

parking (100 spaces) and multi-purpose recreation/athletic field to the west. It is proposed that the new building will have three levels of classrooms, gym, cafeteria, kitchen, media center, science and art rooms, and related offices including college placement.

Building: The new building designed by Fletcher Thompson Architects will be a steel structure, concrete slab on grade, with concrete floor slabs, metal roof deck, and both masonry and framed walls with masonry and metal exterior and metal framed glazing system.

Soil Erosion and Sediment Control Review: Silt fencing will surround the site on three sides. It shall be up to the soil erosion monitor to determine whether there should be silt fencing on the north side of the site. Two anti-tracking pads will be installed in the location of the two drives. There is provision for a soil stockpile area in the northeast corner of the site. Existing drainage structures in the street and on the site will be protected with silt sacks. Matt Johnson of Fusco Corp. 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. 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. Johnson 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.

Circulation/parking: The 46,344 SF parking lot is set back 17 feet from Ford Street and contains two parking bays surrounding a rain garden drainage feature for a total of 100 cars including 3 vehicle accessible spaces and 1 van accessible space. School buses will enter and exit the site from Sherman Parkway both for morning drop off and afternoon pickup. A sketch plan shows there is room for eight buses to stack on site for the afternoon pickup, although there is still concern about the accessible route. Parent drop-off and pickup will be on Dixwell Avenue. The Commission expects daily school dismissal to be by bus route to expedite bus loading. The school administration will regulate loading of the buses.

Trash removal: Trash and recycling removal will be private and will occur from a screened enclosure on the west side of the building. Pickup will be required to occur during off hours so that trucks will be able to back and turn around within the lot without backing out over the sidewalk, and scheduled to not conflict with school bus traffic.

Utilities: Utilities (gas, water, fire service, electric) will connect into Ford Street. There is an electrical transformer within the trash enclosure. The sanitary sewer will also connect into the sanitary line in Ford Street.

Storm water Drainage: The intent of the proposed site drainage is to mimic the existing drainage patterns and to improve stormwater quality in the runoff from the site. There is a rain garden swale in the middle island of the parking lot which is intended to collect the majority of the runoff from the parking lot. There is a yard drain that will collect overflow from the swale. The swale will also promote infiltration of the stormwater into the ground. Other water quality measures are 2 foot sumps in the yard drains and catch basins to allow for sediment, sand and particulates to settle and hoods to catch any floatables.

The all purpose field will be grass with synthetic turf as an alternate. Perimeter collector drains will be in place but should the artificial field not be installed, the underdrain system located

beneath the synthetic field will be replaced with lawn inlets located on the surface above the perimeter drain to catch runoff from the field surface.

While there is a 0.718 acre increase in impervious surface coverage on the site, three separate detention systems will reduce the proposed peak flows to the same or lower level that currently exists. Perforated pipe will be used in two of the three detention systems to assist water infiltration into the ground. A rain garden will be constructed to the east of the new building to detain water from the 3rd system. Pre- and post-development peak flows associated with major storm events were analyzed as part of the hydrologic modeling and as a result, it is demonstrated that the proposed development will significantly reduce the peak rates of runoff from the property. It can be assumed that the proposed development will have no adverse impact on the adjacent downstream properties.

Maintenance of stormwater system: The drainage inlets will be inspected 4x per year and cleaned when there is an accumulation of sediment. Subsurface detention pipes will be inspected and cleaned 2x per year, and pavement areas will be swept a minimum of 1x per year. The water quality swale will be inspected and cleaned at least biannually. The owner is committed to maintaining the rain garden to ensure its effectiveness.

Signage: Plan and calculations for building signs required prior to building permit. Traffic signs around the site perimeter and on site signs will be under the jurisdiction of the Transportation, Traffic and Parking Department.

Landscape Plan: Existing trees will be maintained along the street facades and along the residential properties to the north. New trees (zelcovas) will be planted in and around the parking lot area, and low plantings and perennials will be established in the rain garden features. Birches and maples will fill out other areas and a row of shadblows will be planted between the parking lot and the all purpose field which will likely be natural grass with an alternative of an artificial turf field. Arborvitae will be added along the property line to the north. The existing fencing along the north property line is in poor condition and encroaches both onto this site and the adjacent sites in certain locations. The plan is compliant with Section 60.2 of the Zoning Ordinance.

Lighting: Electrical and Photometrics Plans show LED fixtures; the plan is compliant with Section 60.1 of the Zoning Ordinance.

Construction Operations Plan: To be submitted per Condition # 8, prior to signoff for building permit.

Project Timetable: Project will be initiated in April 2013 with the demolition of the existing buildings and impervious surfaces on site to be complete by July 2013; Phase 2 site and building will begin September 2013 to be complete by December 2014.

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:

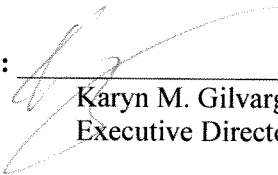
- *On final plans provide appropriate City of New Haven Standard details for features where public and private property meet.*
- *Signage Plan with sign calculations meeting zoning requirements shall be submitted to City Plan Dept. for approval.*

- *Insure Lighting Plan is compliant with Zoning Ordinance Section 60.1 (provide notation on Lighting Plan);*
- *Sidewalk along Sherman Pkwy and Ford St shall be replaced or individual panels replaced where cracked. Suggest sculpt replacement sidewalk panels adjacent to encroaching street trees.*
- *Bluestone curb along Sherman Pkway and Ford St may need resetting in places.*
- *Show perimeter fencing intent on site plan & provide detail.*
- *Show bike racks.*
- *Add visible street number.*
- *May need to refresh advance school signing on the roadways (similar to Day St.).*

ACTION

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

ADOPTED: March 20, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director