

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 130 EDGEWOOD AVENUE, Site Plan Review for Renovations of & Additions to former Dwight School for new Amistad K-8 School in an RM-2 Zone (Owner: Amistad Academy Inc.; Applicant: George Katinger, Kenneth Boroson Architects).

REPORT: 1436-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **SITE PLAN REVIEW** on page 3 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, 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.
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. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by January 20, 2016.
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. Site Logistics and Operations Plan including any temporary closures of the public right 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.
8. Any damaged sidewalks or 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.
9. 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.
10. 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 12-23-09, Stormwater Management Report by Luchs 12/09, Statement by Luchs re no Flood Zone & no Inland Wetlands 12/23/09; Fee of \$240.00; Existing Conditions Plan based upon survey; Site Preparation Plan, Site Materials Plan, Site Grading and Drainage Plan, Site Profiles, Site Utilities Plan, Site Layout Plan, Site Sedimentation and Erosion Control Plan, SESC Notes, SESC Details, Site Pavement Details, Site Trench Details, Site Storm & Sanitary Details, Sanitary & Water Details, Signing & Pavement Markings, Ornamental Fence & Gate Details, Landscaping Plan, Enlarged Landscape Plans, Floor Plans, Roof Plan, Building Elevations, Courtyard Elevation, Enlarged North & West Elevations, Enlarged South and East Elevations.

PROJECT SUMMARY:

Project: Demolition of Existing and Construction of New Pre-K-8 Arts Magnet School
Address: 35 Davis Street
Site Size: 183,744 SF (4.2 acres)
Total floor area: 95,000 SF
Zone: RM-2
Project Cost: \$23 Million
Parking: 75 spaces (inc. 34 off site)

Owner: Amistad Academy Inc.
Applicant/Agent: George Katinger, Boroson
Architect: Boroson-Falconer LLC
SESC Plan Monitor: Matt Johnson, Fusco Corp. (CM)

Phone: 203-624-0662 x.121
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Site Engineer: Luchs Consulting Engineers
City Lead: City Plan Dept.

BACKGROUND

Previous CPC Actions: BZA SE for 68 parking spaces where 256 are required, 34 which are on separate lot (CPC 1429-23, 06/17/09); LDA (CPC 1427-15, 04/22/09); Addition to Dwight School (CPC 1278-06, 09/22/99); SE for 44 parking spaces where 125 are required for multi-purpose room (CPC 1254-03, 09/16/98).

History: Dwight School constructed in the 1960's was a neighborhood based school where most students walked to school. The site at 130 Edgewood Avenue also fronting on Day Street has a small existing parking lot with 34 parking spaces. There is a police substation at the corner of Edgewood and Day. Amistad Academy, founded in 1999, operates schools at 540/560 Ella Grasso Boulevard and 370 James Street. In 2006 Amistad received a grant from the State of Connecticut for a new K-8 school in New Haven. In January 2009 the New Haven Board of Education announced that Timothy Dwight School at 130 Edgewood Avenue would be closed. A Land Disposition Agreement to sell the school to Amistad has been approved by the Board of Aldermen. Amistad plans to consolidate its schools on site, having approximately 730 students and 62 staff, into one building which is planned to be a K-8 elementary school.

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 (BZA 09-61-S).

Parking: 75 spaces including 34 on a portion of a separate lot owned by St. Paul's Union American Methodist Episcopal Church at 23 Gill Street and 164 Dwight Street. There will be 41 on site spaces including 4 HC.

Proposed Activity: Amistad proposes to completely renovate the existing 1964 building, demolish an existing 1973 wing, and to construct a new two-story wing and gymnasium. An existing 2003 community center will be left unchanged except for minor cosmetic improvements. The new classroom wing will become the K-4 elementary school, and the existing building will be used for grades 5-8.

Building: 1st Floor will have classrooms for K through 6 grades, a multi-purpose room also used as a cafeteria, gymnasium; 2nd floor (only over new wing) will have 7th and 8th grade classrooms

Circulation/parking: The existing on-site parking lot will be accessible from a 2-way drive off Edgewood Avenue. There will be a school bus drop-off lane from east bound Edgewood Avenue. Parent drop-off will be from the terminus of Gill Street to a 1-way west bound drive exiting to Day Street. The additional parking spaces in the church owned lot will be accessible with one-way access from Dwight Street exiting onto Gill Street.

Trash removal: Trash removal will occur from the east side of the parking lot using V-Quip equipment. Pickup will occur during off hours so that trucks will be able to back and turn around within the lot.

Utilities: Existing sanitary lateral and water mains are proposed to be reused.

Signage: Still being developed and will be presented at a later stage.

Storm water Drainage: The existing storm sewers will be rerouted so that they discharge to existing storm sewer systems instead of the combined systems they are currently piped to. The new school construction will result in a small increase in impervious surface but combined with on site detention will have a minimal effect on the City's storm system. There will be a net reduction of off site runoff of 15.36 cfs in a 25 year storm event. The plan also provides water quality management measures including deep sumps and catch basins with hoods to trap solids and floatables pollutants prior to discharge into existing storm sewer systems. Drywells will be added to serve roof downspouts to promote infiltration and minimize flows going to the existing stormwater system.

Planting/Screening: New trees will be added on Edgewood Avenue on the outside of the bus drop off lane. Other new trees will be added along the parent drop-off lane to the south of the building. The on site parking lot will be landscaped with new trees while maintaining a 30" chestnut and removing some old hemlocks. New lawn will be established on a small play field adjacent to an existing basketball court to the south of the new wing. Existing trees will be maintained in the two courtyards. Low plantings will be established in the area of the on-site parking lot and the multi-purpose room which has its separate entrance.

Playground: There will be a new playground in the southern courtyard for elementary school use.

Soil Erosion and Sediment Control Review: Silt fencing and 8' construction chain link fencing will be installed around the perimeter of the site. Two anti-tracking pads will be installed in the location of the existing drive off Edgewood and at the terminus of Gill Street. There is provision for a soil stockpile area in the field area. Existing drainage structures will be protected with hay bale and filter fabric. 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.

Traffic Management Plan/Construction Operations Plan: To be submitted per Condition # 7, prior to signoff for building permit.

Project Timetable: Project will be initiated in April 2010 (although demolition has already been initiated) and is scheduled to be complete by September 2011.

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:

Engineering:

- *Replace all damaged sidewalk panels at perimeter of site; adjust granite curbing if necessary in process.*
- *Remove 8' chain link fencing incursion from sidewalk on west side of Gill St.*

Transportation, Traffic and Parking:

- *Provide more separation between in bound drive to bus drop off and HC ramp at cross walk on Edgewood*
- *Sidewalk width may be adjusted near main entrance*

City Plan:

- *May add some creative landscaping near main entry*

ACTION

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

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Feb 08 2010 10:22A
RONALD SMITH
CITY CLERK
CITY OF NEW HAVEN