

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 185 GOFFE STREET (HELENE GRANT SCHOOL). Site Plan Review for new school. (Owner/Applicant: CNH BOE; Agent: Chris Cardany of Langan Engineering).

REPORT: 1492-04

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 May 21, 2019. 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. (City Plan Department is the last signatory prior to 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. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
7. Any proposed work within the City right-of-way will require separate permits.
8. 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.
9. 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.
10. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
11. 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 April 17, 2014.**

- Development Permit Application Drawings dated April 17, 2014, full-size sets, received April 17, 2014.
- Lighting Plan Drawing dated April 17, 2014, received April 17, 2014. Revised dated April 25, 2014, Received May 1, 2014
- Site Plan Drawing dated April 17, 2014, revised April 30, 2014, Received May 1, 2014.
- Lighting fixture cut sheets, received May 1, 2014.
- Drainage Plan dated April 17, 2014, received April 17, 2014.
- Revised Site Plan dated April 17, 2014, revised April 30, 2014. Revised May 1, 2014
- Storm water Management Plan dated April 16, 2014, received April 17, 2014. Revised April 30, 2014, Received May 1, 2014.
- Memorandum from Langan describing Site Plan Review requested changes. Dated 30 April 2014, received May 1, 2014. Revised 14 May 2014, received May 16, 2014.

PROJECT SUMMARY:

Project: Helene Grant School
Address: 185 Goffe Street
Site Size: 171,726 SF
Building size: 40,000 SF school, 3,250 SF for accessory office building
Zone: RM-2
Financing: n/a
Project Cost: n/a
Parking: 127 spaces
Owner: City of New Haven Board of Education **Phone:** 203-691-2680
Applicant: City of New Haven Board of Education **Phone:** 203-691-2680
Agent: Christopher Cardany, PE **Phone:** 203-562-5771
Site Engineer: Langan Engineering, Chris Cardany, PE **Phone:** 203-562-5771
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

- CPC 1387-03: Site Plan Review for Temporary Gym at Helene Grant School in a RM-2 zone.
- CPC 1465-11: Authorization to apply for EDO49 CT Dept of Ed Grant for new Helene Grant Early Learning Center.

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

Site Description/existing conditions:

The site is currently occupied by the Helene Grant School with associated play areas and parking.

Proposed Activity:

The purpose of the project is to demolish the existing facility and replace it with an early childhood education school building, and accessory office building, related parking and play areas.

Circulation/Parking/Traffic:

Entry to the school for bus and parent drop-off (segregated uses) is via a curb cut on Goffe Street. Space is provided for 6 school buses to be stacked in a parallel manner along the curb at the bus drop-off area. The parent drop off area has ten parallel spaces, including one ADA drop-off space. Exit from these two drop-off areas is via curb cut onto Goffe approximately 300 feet north.

A third curb cut off Goffe is provided for entry into the parking lots for both the school and the accessory building. Twenty-four parent/handicap drop-off spaces are provided on the western side of this lot with proximity closest to the main building entry. The main staff parking lot (capacity 90 cars) is fenced off separately. The accessory building has its own small lot with a capacity for ten vehicles. Access to the service yard area at the rear of the building is via this third curb cut off Goffe.

Trash removal:

Trash removal will be accomplished by contracted BOE vehicles to the service area at the rear of the building. Standard BOE trash/recycling containers will be located there. Trash vehicles will access the fenced area via key card or similar access.

Stormwater Management Plan:

The stormwater management plan as proposed meets the requirements of the NHZO.

The new stormwater collection system is proposed to collect and direct runoff from the site through a water quality unit to a subsurface detention system which will provide temporary storage for runoff. The proposed detention is designed to accommodate the increased runoff from the site and attenuate the proposed peak runoff rates. Overflow from the detention system will be directed to an outlet control structure which will then route stormwater through pipes to the connection in Goffe Street. For further detail, please see the Stormwater Management Report provided with the application.

Exterior Lighting:

Lighting plans will need to be adjusted to meet the requirements; resubmission will become a condition of approval.

Reflective Heat Impact from hardscape or paved surfaces:

Submission meet the requirements of the section via use the of trees, highly reflective ground surfaces, and highly reflective roofing.

Soil Erosion and Sediment Control Review:

A total of 13,400 cubic yards of material will be moved, removed or added to the site. 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 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*.

This 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, This individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage:

No building signage is shown in the site plans. Any signage for the site will need to reviewed and accepted by zoning prior to issuance of permits.

Project Timetable:

Construction is expected to begin winter of 2014 and to be completed by the end of winter 2016.

SITE PLAN REVIEW

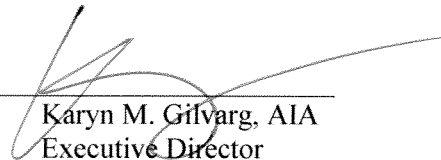
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the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

- No building signage is shown in the site plans. Any signage for the site will need to reviewed and accepted by zoning prior to issuance of permits;
- Lighting plans will need to be adjusted and resubmitted to meet the NHZO; no light bleed is allowed at the property line when abutting residential properties. New plans to reviewed and approved by staff prior to sign-off;
- Vehicular signage plans will need to reviewed and approved of by Bruce Fischer in Transportation, Traffic and Parking 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: May 21, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director