

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:**           **986 FOREST ROAD a/k/a KNOLLWOOD DRIVE. HOPKINS SCHOOL.** MBLUs: 416 1244 02800; 408 1244 00100. Site Plan Review for renovation and expansion of the Performing Arts & Academic Center on the Hopkins Campus with companion parking and site improvements, in the RS-2 Zone. (Owner/Applicant: Hopkins School Inc; Agent: Meaghan Miles)

**REPORT:**    **1620-01**

**ACTION:**    **Approval with conditions**

### STANDARD 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 November 2, 2027. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
6. 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.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
14. As-built Survey 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 mylar and digital form (.pdf).

**ADDITIONAL CONDITIONS OF APPROVAL**

15. The Applicant acknowledges that the City of New Haven plans to implement a municipal drainage improvement project on Forest Road (CT Route 122) at an undetermined time in the future. If requested by the City's Engineering Department within twenty-four (24) months of the issuance of a building permit, the Applicant agrees to assist the City with this municipal drainage project by installing stormwater flow metering at two (2) locations on the Applicant's property and monitor and report flows for a period up to eight (8) weeks.
16. The applicant shall hold a community meeting once their general contractor has been retained, to discuss truck hauling routes, prior to issuance of a Building Permit.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$410. Received August 18, 2022, revised August 31, 2022.**

Received August 18, 2022, or revised August 31, 2022:

- Cover letter, 2 sheets, dated August 18, 2022
- Cover letter, 2 sheets, dated August 31, 2022
- Application for Development Permit forms
- Stormwater Management Report, 508 sheets, dated August 18, 2022, revised October 12, 2022 and November 1, 2022
- Civil plans, 32 sheets, dated August 18, 2022, revised August 31, 2022, October 12, 2022, and November 1, 2022
- Sustainability Narrative, 4 sheets, n.d.
- Letter of Authority, 1 sheet, dated August 17, 2022
- Project Narrative, 3 sheets, dated August 18, 2022, revised August 31, 2022

**PROJECT SUMMARY:**

**Project:** Hopkins Performing Arts & Academic Center renovation

**Address:** 986 Forest Road a/k/a Knollwood Drive

**MBLUs:** 416 1244 02800; 408 1244 00100

**Site Size:** Zoning lot area for Hopkins Campus: 4,197,251 SF (Project Area: 62,994± SF)

**Building size:** 26,058± SF (13,650 SF new proposed)

**Zone:** RS-2

**Parking:** 339 spaces on campus, 61 to be rebuilt

**Owner/Applicant:** Hopkins School, Inc.

**Phone:** c/o Agent 203-252-2642

**Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

**Phone:** 203-252-2642

**Site Engineer:** Tighe & Bond

**BACKGROUND**

**Previous CPC Actions:**

- **CPC 1550-01:** Site Plan Review for new athletic fields and related facilities. Approved October 23, 2018.
- **CPC 1474 A:** Site Plan Amendment to add two campus security booths. Approved February 20, 2013.
- **CPC 1470-01:** Inland Wetlands & Site Plan Review for Football Field Reconstruction. Approved October 17, 2012.
- **CPC 1467 A:** New sidewalk along driveway from Forest Road. Approved June 20, 2012.
- **CPC 1434-02:** Request for Time Extension of SESC Plan for new Field Hockey & Lacrosse Field. Approved November 18, 2009.
- **CPC 1432-06:** Site Plan Review for new Limited Access Drive off Stevenson Road cul-de-sac. Approved September 16, 2009.
- **CPC 1423-05:** Site Plan Review for new Girls' Field Hockey & Lacrosse Field. Approved December 17, 2008.

- **CPC 1410-06:** Site Plan Review for new Art and Academic Building and Maintenance Building in an RS-2 Zone. Approved November 14, 2007.
- **CPC 1405-06:** Site Plan and Inland Wetlands Review for reconstruction of existing tennis courts in an RS-2 Zone. Approved July 18, 2007.
- **CPC 1391-15:** Inland Wetlands Review & Site Plan Review for 12 new Tennis Courts & Associated drainage in an RS-2 Zone.
- **CPC 1364-05:** Site Plan Review for the construction of two new Athletic Fields in an RS-2 Zone. Approved March 16, 2005.
- **CPC 1302-14:** Inland Wetlands Review and Site Plan Review for new dining all in an RS-2 Zone. Approved April 18, 2001.
- **CPC 1243-02:** Soil Erosion and Sediment Control Application for Proposed Science Building Related Activity. Approved March 18, 1998.

**Zoning:**

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

**Site description/existing conditions:**

The Property is zoned RS-2. It is 101± acres (4,409,785± SF), of which 4.88± acres (212,534± SF) are wetlands. The Property is improved with eleven (11) buildings used for academic and related educational uses, with the original construction of some dating back to 1920. The Property is also improved with various athletic facilities including a football field, baseball and softball field, track, multipurpose fields, and tennis courts. Approximately 339 parking spaces are on the Property with associated on-site circulation driveways and pedestrian walkways. Access to the Property is via both Knollwood Drive and Forest Road (CT Rt. 122). Approximately 88± acres of the Property are unimproved open space.

The Project area for this application is approximately 1.54± acres (62,994± SF), only. It consists of the Performing Arts & Academic Center (the “PAAC”) building (a/k/a Lovell Hall), a surface parking lot containing sixty-one (61) parking spaces, and pedestrian walkways. The existing building is a two-story, 12,409± SF building constructed circa 1958. It contains classrooms, a small theater and auditorium with 135 seats, and related storage and program supportive space (such as a costume room). The remaining 99± acres of the Hopkins campus will remain unchanged in connection with this Project.

**Proposed activity:**

The Project proposes to renovate and add a 13,650± SF addition to the existing Performing Arts and Academic Center building, to bring the total building size to 26,058± SF, with companion design and sustainability enhancements. A new stormwater drainage system will be installed, and the adjacent parking area will be repaved and reconfigured with ADA and circulation enhancements.

**Motor vehicle circulation/parking/traffic:**

The existing parking area is to be removed to allow for installation of improved stormwater management facilities. A new parking area will thereafter be installed in the same location. The number of total parking spaces will remain unchanged at sixty-one (61) spaces, however the location and layout of the spaces, and on-site pedestrian and vehicle circulation areas, will be improved. ADA-compliant vehicle spaces will be included with accessible walkway connections to the PAAC. In addition, an existing vehicle driveway area between the PAAC and adjacent Hopkins House will be removed and replaced with a pedestrian sidewalk and rain garden.

**Bicycle parking:**

Eight bicycle racks will be installed along the path south of the west corner of the building.

**Trash removal:**

Trash will be brought out from the building to the dumpster located at the northern edge of the parking lot for collection.

**Signage:** No new signage proposed at this time. All signage must meet zoning ordinance requirements.

**Sec. 58 Soil Erosion and Sedimentation Control:**

- Class A (minimal impact)
- Class B (significant impact)
- Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed, or added: 4,346 CY

Start Date: Spring 2023

Completion Date: Summer 2024

Responsible Party for Site Monitoring:

Andrew White, Tighe & Bond

[apwhite@tighebond.com](mailto:apwhite@tighebond.com)

203-521-9691 203-712-1116

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS**

**REQUIRED DOCUMENTATION**

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

**STANDARDS**

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;

- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

**Sec. 60.1 Exterior Lighting: WAIVER GRANTED  
REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

**STANDARDS**

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and
- Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;
- Maximum Light Levels at the Property Line.*
  - a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*

- b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
- c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

The applicant requests a waiver to allow light levels of up to 0.3 footcandles at the southern property line where 0.1 footcandles are permitted. The applicant has provided the following explanation: “An exemption is appropriate because there is no adverse impact from the increased light level on the adjacent residential use because the adjacent area is heavily wooded, and significant slopes, tree cover, and area separate adjacent residential use from the property line and Project Site (this separation and screening is exhibited on Sheet L403A). Moreover, the proposed lighting is needed to ensure safe circulation for students, etc., and is provided to sufficiently light areas for ADA-accessibility to the PAAC building.”

**Sec. 60.2 Reflective Heat Impact: WAIVER GRANTED.**

The applicant has requested a waiver pursuant to Section 60.2, with the following explanation: “Concerning reflective heat impact from hardscape/paved surfaces, this Project is unable to achieve a Solar Reflective Index of at least 29 on at least 50% of hardscape or paved areas within the Project area using reasonable methods. As detailed on Sheet L403 however, this Project notably would achieve 50% if it was credited for the proposed reduction of hardscape impervious coverage in the Project area from existing conditions. In other words, this Project furthers the goal of the reflective heat impact (“RFI”) regulations by reducing RFI through the elimination of hardscape, without being credited for it, combined with the addition of shade trees and other natural species. To require further measures would necessitate the use of less sustainable materials, undercutting the goal of this regulation. In addition, as provided on Sheet L403A, the Property as a whole is 86% open space, equating to 3,828,886± acres. The enormous amount of open space underscores that the Property significantly mitigates RFI levels in the City, and this project further improves conditions by reducing impervious coverage even further. As a result, the Applicant respectfully requests a waiver pursuant to § 60.2(c)(3) of the New Haven Zoning Regulations as the Applicant cannot achieve 50% using reasonable methods but has otherwise maximized the percentage achieved.”

Planning Staff find that while this proposal does not meet the letter of the Reflective Heat ordinance, it meets the intent, through reduction in total hardscape and replacement with vegetation. The proposal will achieve comparable, if not superior, reduction in reflective heat impact on the surrounding area.

TOTAL SF of non-roof hardscape: 27,718 SF  
50% of non-roof hardscape: 13,859 SF

<b>Shaded (average)</b>	<b>6,896 SF</b>
<b>SRI &gt; 29</b>	<b>-</b>
<b>Reduction in impervious surface</b>	<b>7,387 SF</b>
<b>TOTAL PROPOSED SHADED/REDUCTION IN IMPERIVIOUS AREA</b>	<b>14,284 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>52%</b>

**Sec. 50. Inclusionary Zoning: NOT REQUIRED.**

**Project Timetable:**

Anticipated start Spring 2023, target end date is Summer 2024.

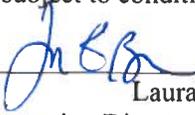
**SITE PLAN REVIEW**

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.

**SITE PLAN ACTION**

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

**ADOPTED:** November 2, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**  \_\_\_\_\_  
Laura Brown  
Executive Director, City Plan Department