

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 140 DEWITT STREET, Site Plan Review for new PreK-8 Hill Central School in a RM-2 Zone
(Owner: City of New Haven Board of Education; Applicant: Kenneth Boroson Architects).
REPORT: 1440-04
ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by May 19, 2016.
2. 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.
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 building permit.
4. Signoff on final plans by 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. The Fire Marshal and GNHWPCA shall also review the plans.
5. 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 (TTP).
6. Site Logistics Plan including any temporary closures of the public right of way, construction worker parking, and the like shall be reviewed and approved by the Department of Transportation, Traffic and Parking, prior to TTP signoff on Final Plans.
7. Any proposed work within City right-of-way will require separate permits.
8. 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 [TIFF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application dated 04/21/10, Drainage Study (2 Vols.) by Martinez Couch & Assoc. April 2010, Plan set 04/01/10: Property Boundary & Topographic Survey, Landscaping Plan, Demolition Plan, Site Layout Plan rev. rec'd. 05/07/10, Signage Plan rec'd. 05/07/10, Grading & Drainage Plan, Utilities Plan, Lighting Plan 05/07/10, SESC Plan, SESC Notes & Details, Site Plan Details rev. rec'd. 05/07/10, Floor Plans, Enlarged Plans, Exterior Elevations, Courtyard Elevations. Application fee waived. BZA decision letter 02/19/10.

PROJECT SUMMARY:

Project: Demolition of Existing and Construction of New Pre-K-8 Hill Central School
Address: 140 Dewitt Street
Site Size: 196,478 SF (4.51 acres)
Total floor area: 81,340 square feet
Zone: RM-2
Financing: State
Project Cost: \$35 million
Parking: 78 parking spaces inc. 4 HC
Owner: Board of Education
Applicant: George Katinger, Kenneth Boroson Architects **Phone:** 203-624-0662 x121
Architect: Kenneth Boroson Architects **Phone:** 203-624-0662 x121
Site Engineer: Martinez Couch & Associates LLC **Phone:** 203-265-1002
City Lead: Board of Education **Phone:** 203-946-5680

BACKGROUND

Previous CPC Actions: ED049 Grant application (CPC 1369-32, 05/18/05), SE for parking relief to 74 spaces (09-99-S), 1435-08, 12/16/09).

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.

Parking: 78 parking spaces are provided including 4 HC spaces

Proposed Activity: The City proposes to demolish the existing Hill Central School and to construct a new Pre-K-8 school at 140 Dewitt Street (and 123 and 139 Button Street) in the central Hill area. The site fronts on Dewitt Street on the east and Button Street to the west. Immediately adjacent to the north is the Central Utility Plant and new Roberto Clemente School currently under construction. Some residential properties fronting on Dewitt and Spring Streets are to the south.

The new school will be one and two stories surrounding a courtyard in the center. There will be a cafetorium, kitchen and gymnasium at the west end on the first floor with classrooms for grades Pre-Kindergarten through third grade, music and art rooms, media center and support services. On the second floor at the east end there will be classrooms for grades four through eight.

The central courtyard will be the site of a playground for the youngest children. A second playground will be to the north of the building west of the parking a bus circulation area. Two play fields will be on the west side of the site.

The building exterior will be brick with brick pattern panels and curtain walls at the entries on the north and south facades. The new Central Utility Plant with fuel cell will serve both Roberto Clemente and Hill Central School.

Circulation/parking: The primary parking area and school bus drop off lane will be in a lot off Dewitt Street on the north side of the new building. The parking lot has 75 spaces. Buses will enter the drop off lane from a one way drive in to the lot, and will circulate counterclockwise to drop students opposite the main entry and exit back out onto Dewitt Street. There is a raised pedestrian crosswalk across the drive at the southwest corner of the lot. Parent drop off will occur on Dewitt Street from a "bump in" pull off near the intersection of Putnam Street. On site parking and building services (including trash removal) will be located at the southwest corner of the new building and will be accessed from a new curb cut off Washington Avenue. There are 3 additional parking spaces in the service area.

Trash removal/Loading: Refuse and recycling collection will occur from a service area accessed by a two-day drive off Button Street. This is also the loading location for kitchen and other supplies. There are 3 additional parking spaces in the service area.

Stormwater Drainage/Utilities: As this is a combined sewer area, the City and GNHWPCA do not permit storm water drainage to connect to the sewer system but must be accommodated on site. The existing situation includes storm water discharge into the combined sewer on Dewitt and Button Streets. A geotechnical review with deep borings revealed that soils on the site are favorable for subsurface infiltration. Three exfiltration basins are proposed on site with an overflow to Washington Street. Some of the harvested storm water may be used for future irrigation of the sports fields, although an irrigation system is not part of the design package. A fuel cell from the central power plant between Hill Central and Clemente Schools will provide both schools with electrical power. There are water and gas connections into Button Street, and sanitary connections into both Button and Dewitt Streets.

Planting/Screening: Existing sycamores will remain along Dewitt Street, along the south property line with #120 Dewitt, several on Button Street and some at the edge of the field area. Only one additional tree (London plane) will be added on site. A flower and vegetable garden is shown to the south side of the building to the east of the service area. The Commission is informed that for security reasons, no other trees are proposed. Some low plantings are shown along the north and east building facades. Three pole mounted security cameras are shown on site.

Soil Erosion and Sediment Control Review: Two construction entrances are proposed, one off Dewitt and one off Button. A silt fence to be installed prior to site work will surround the downslope area of disturbance. Silt

socks will be installed on all catch basins to prevent sediment from entering the stormwater system. Chris Malerba of Giordano Construction is named as the individual 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 continuation of the demolition and during the construction phase. 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. Malerba 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.

Project Timetable: Project is expected to be initiated in May, 2010 with completion expected April 2012.

SITE PLAN REVIEW

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

From Traffic:

- *SCHOOL legend to be moved on Putnam St.*
- *Add crosswalk across Putnam St.*

From Engineering:

- *Use ductile iron pipe in roadway*
- *Revise Soil Erosion and Sediment Control Plan to show paved section at head of construction entrances.*

From City Plan:

- *Revise Landscape Plan to add trees where originally shown on landscape plan of a variety which do not include thick trunks and which would not block the line of sight of security cameras (such as dogwoods).*
- *School signage to be submitted for review and approval to City Plan Department.*

ACTION

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

ADOPTED: May 19, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director