

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 223-225 EAST GRAND AVENUE, Site Plan Review for new Daycare Center in aRS-2 Zone (Owner/Applicant: New Haven Friends Meeting).

REPORT: 1469-08

FINDING: 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, to September 18, 2017. 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. Comments under Site Plan Review on page 3 shall be addressed and resolved by the applicant, prior to City Plan signoff for building permit.
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 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.
4. Signoff on final plans by the 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 Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within the City right-of-way will require separate permits.
7. Any sidewalks, curbs or driveway aprons 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.
8. Annual maintenance of on site catch basins and sweeping of parking lot shall be performed to mitigate any increased solids into the City's stormwater system.
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. As-built site plan shall be filed with the City Plan Department, with a copy to the City Engineer, prior to issuance of final 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: Development Permit application rec'd 08/16/12, Application fee of \$270, Topographic and Property Map Existing Conditions dated 06/23/10 by Robert Criscuolo, Site Development Plan 02/16/12, updated by Osprey Environmental Engineering LLC 9/7/12, Site Details 2/16/12, Landscape Plan 08/24/12, Landscape Plan Details 08/24/12, Electrical Site Plan 8/24/12, Photometric Plan 8/24/12. Building Plans by C. Widmer AIA, Karin Patriquin AIA, 07/15/12: Floor Plans, Building Elevations, Sidewalk & Curbscuts 08/13/12, Pavement Concept at entrance 8/11/12, Cross Sections walkway 8/11/12, Standard City Details; Stormwater narrative 09/17/12 by Robert Grabarek, PE.

PROJECT SUMMARY:

Project: Early Child Education Center affiliated with Friends Meeting
Address: 323-325 East Grand Avenue
Site Size: 94,493 SF (-10,317 SF wetlands) = 84,176 SF
Zone: RS-2
Financing: State bond funds, private
Project Cost: \$2.4 million
Building Size: 7,500 GSF
Parking: 24 parking spaces on site including 2 HC (1 van)
Owner: New Haven Friends Meeting
Applicant: Kim Stoner **Phone:** 203-468-1966
Agent: Chris Widmer, Patriquin Architects **Phone:** 203-535-1688
Architect: Chris Widmer, Patriquin Architects **Phone:** 203-535-1688
Landscape Design: Chris Ozyck **Phone:** 203-627-0178
Site Engineer: Osprey Environmental Engineering **Phone:** 860-669-8651
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous Commission actions: Favorable advice to BZA regarding joint use parking (CPC 1444-21, 09/22/10); SESC Review for construction of church & related parking (CPC 1180-01, 10/05/94), Inland Wetland Review for Temporary playground location (CPC 1467-02, 06/20/12).
Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone, with the zoning relief granted.

Site Description/existing conditions: The site lies on the south side of East Grand Avenue between Russell and Summit Streets. Immediately to the east of the site is the Amtrak mainline running underground. To the south is City open space parkland. The site has a good deal of rock outcroppings at the east side likely due to excavation for the adjacent Amtrak tunnel. It also has a wetland in the center of the site to the west of the proposed daycare center location more than 50' away. There is an existing Friends Meeting House on the site and a cottage with garage at the streetface on East Grand Avenue. There is an existing daycare center in the lowest floor of the Meeting house.

Proposed Activity: Friends Meeting is proposing to construct a new 7,500 SF child day care center on property at 223-225 East Grand Avenue. The new facility will accommodate up to 69 children between the ages of 3 months and 4 years and will be operated Monday through Friday between the hours of 7:30 AM and 5:30 PM. The building to be located in the southeast corner of the lot, south of the 20 car parking lot, is between 1 and 2 stories and nestles into the landscape to allow easy access from the second floor to the future play areas.

The site will be regraded prior to installation of foundations and then the new building. New drainage structures will be installed and the parking lot will be resurfaced and restriped. A walkway will lead from the sidewalk along East Grand Avenue along the parking lot and extending along side several separate play areas created by the addition of block retaining walls; the play areas will be used by different age groups. The walkway turns into a wood ramped walk with wood landings and hand rails. A new concrete sidewalk will be installed along the site frontage. Final grading will follow building construction and landscaping will then occur.

Stormwater Management Plan: Stormwater will be accommodated in the existing and proposed catch basins in the parking lot with stormwater primarily to be contained on site. A portion of the roof runoff (5035 SF) will flow to the adjacent wetlands basin for infiltration; the remaining roof runoff (2076 SF) plus the additional sidewalk area and parking lot will drain to the existing on-site drainage system that discharges to East Grand Avenue. In consideration of

additional infiltration structures, the professional engineer advised that due to rock close to the surface, this was not a viable option. Overflow to the wetland during storm conditions is an acceptable option.

Utilities: New utilities (a new sanitary sewer connection, electric and water) will be brought into the new building from East Grand Avenue in the location of the temporary construction entrance.

Soil Erosion and Sediment Control Review: A total of 937 cubic yards of material will be moved or added at the site. A temporary construction entrance with an anti tracking pad will be established from East Grand Avenue north of the parking lot. Silt fence will be installed mid site north to south to prevent any runoff into the freshwater wetland area. Chris Widmer is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Mr. Widmer is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the construction period. 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. Widmer 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 (Temporary and proposed): During the construction period the parking lot will be gated off from the public during construction hours, and there will be a temporary circulation situation for pick up and drop off for the existing daycare center. The parking lot will remain accessible to the Meeting House during weekends. The applicant states there will be a maximum of 12 children in the daycare center during construction and has provided a plan which shows entry through the existing driveway and exit back onto East Grand Avenue through the construction entrance. The applicant states children will be met at the door so that parents do not need to park and enter the building. As a practical matter this process may not work. The anti-tracking pad is made of rough stone and may not be suitable for visitor traffic.

Lighting/Landscaping: The photometric plan has been provided which states it meets the lighting standards in Section 60.1 of the zoning ordinance. The landscape plan shows a naturalized treatment of the site, including the area of the wood walkway which will access the play areas in the rear of the site.

Other Permits Required: Road opening permit for work in East Grand Avenue.

Project Timetable: Anticipated start date is 10/15/12; anticipated completion date is 08/15/13.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disability 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:

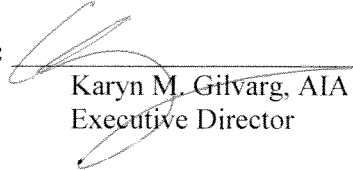
- *Provide standard City Details for Driveway apron, concrete Sidewalk, Temporary and Permanent Trench Repair – Collector road, anti - Tracking Pad, Silt Fence for Building Permit plan set.*
- *Provide interim site plan and logistics plan for temporary drop off /pick up during daycare hours. Where will parents park if there is a need to go into the existing daycare center?*

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: September 18 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director