

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 177 COLLEGE STREET (AKA 245, 249 GEORGE STREET, 167, 189 COLLEGE STREET, 232, 236 CROWN STREET), 177 COLLEGE STREET, Final Site Plan Review for New Cooperative Arts & Humanities High School in a BD Zone (Owner: New Haven Board of Education Supt. of Schools, Applicant: Fred W. Clarke of Pelli Clarke Pelli Architects).

REPORT: 1391-11

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 4 shall be reviewed with the City Plan Department and resolution reflected on final detailed plans, prior to their circulation for permit signoff.
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 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.
3. Signoff on plans by City Engineer, GNHWPCA, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work on Phase II. The Fire Marshal shall also review the plans.
4. The Site Plan and Soil Erosion and Sediment Control Plan are approved for a period of two years, initiating with the publication of this decision. The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
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 Traffic and Parking.
6. Any proposed work within City right-of-way will require separate permits.
7. Final Plans for Lighting, signage, and security gates shall be submitted to City Plan Commission for review and approval prior to issuance of Certificate of Occupancy.
8. Once project is underway, any modifications to construction operations/site logistics plan shall be reviewed and approved by the Department of Traffic and Parking.
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 5/24/06, Site Narrative by Pelli Clarke Pelli Architects dated 5/25/06, Drawing Index, Civil Drawing set: Existing Site Survey, Site Demo Plan, Site Layout, Site Erosion control Plan and Details, Grading Drainage and Utilities, Site Details. Architectural Reference Drawing Set: Architectural Site Plan and Map, Floor Plans and Elevations, Site Improvement Plans and Details. Area Calculations, Drainage Report dated 05/18/06 by TPA, BZA Letter of Approval, Application fee waived.

PROJECT SUMMARY:

Project: Construction of New Cooperative Arts & Humanities High School: Phases II-IV
Address: 177 College Street (AKA 245, 249 George St., 167, 189 College St., 232, 236 Crown St).
Site Size: 63,823 SF (1.46 acres)
Building area: 42,024 SF (footprint)
Total floor area: 139,781 GSF total floor area
Zone: BD
Financing: State
Project Cost: \$66 million (total)
Parking: 2 loading spaces will be provided; no on-site parking provided.

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| Owner: | Board of Education | Phone: 203-946-8888 |
| Applicant: | Fred W. Clarke, Pelli Clarke Pelli Architects | Phone: 203-777-2515 |
| Agent: | same | |
| Architect: | same | |
| Site Engineer: | TPA Design Group (John Zyrlis) | Phone: 203-562-2181 |
| City Lead: | Tom Smith, Project Manager (Gilbane) | Phone: 203-946-5373 |

BACKGROUND

Previous CPC Actions: Grant application (CPC 1302-01, 04/18/01), Site Selection (1347-01, 02/18/04), Authorization for Property Acquisition (1358-12, 10/20/04), Schematic Review of Phase II (1382-06)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone with the zoning relief granted for 0 parking spaces where 88 are required (06-07-S, effective 04/12/06).

Proposed Project: The Board of Education proposes a new arts and humanities high school (capacity 650 students) in downtown New Haven on College Street between George and Crown Streets to replace the current facility in the former Saint Mary's High School at Orange and Bradley Streets. This will be a 2, 3, and 4 story building that occupies 77% of the site area. The site is a 1.5 acre site bounded by College Street on the west, George Street on the south, and Crown Street on the north and private property on the east. It is comprised of a parking lot (several parcels, one owner), a garage/warehouse (Charlie's Tire), a vacant dry cleaner, a restaurant (Villa del Sol), and a nightclub (Image). These buildings are in process of demolition.

The school will include traditional classroom and lab spaces for History, Math, English, Foreign Languages, Sciences, and Computers, as well as having the traditional support spaces. It will contain spaces used by the public after school hours such as the library/media center, dining facilities, full gymnasium with locker rooms, and the arts spaces.

There will be a 350 seat multi-purpose theater for drama, dance and music, a black box theater with 80-100 seats, film/lecture room with 70-80 seats, and numerous rooms to support music and dance, fine arts, and creative writing.

Building: The new building will be contemporary in nature, but has been designed to fit in with the fabric and pedestrian scale of the City's downtown. It is primarily brick with glass curtain walls on the long faces of the building. A portion of the roof will be designed as a "green roof" system adding green ground cover as well as planters with trees. The design will incorporate criteria to create a high performance energy efficient building, although it will not achieve a full LEED certification.

Proposed Phase II Activity: The second phase of the project will include the final excavation and the grading of the site. Concrete foundations, walls and slabs will be made as well as structural steel. The placement of lower level and first floor slabs will be coordinated with site grading. Concrete walls will be poured in place at the lower level and first floor of the stagehouse. Some roof slabs will be poured in this phase, notably in and around the stagehouse, theater house and rehearsal studios, in order to address special acoustic issues.

Steel columns, bracing and a metal deck will be included in steel construction in this phase. Additional parts of this project include: Foundation waterproofing, insulation, backfill, underground ductwork, radon mitigation design, and all underground utility connection work. Also, a fuel tank, chillers will be pre-purchased as part of this phase and one metal pan stair will be installed in order to give building access during the construction phase.

Phases III and IV will include build out of the remainder of the building and fit out with furniture and equipment.

Site Access during Final Excavation and Concrete and Steel Construction Stages: Jersey barriers are placed along the site on George Street and Crown Street, leaving room for truck access from each street. This truck access route will eventually become the vehicular access for loading and busses coming and going from the school site. During the demolition process, access to the Temple Medical Hotel on George Street will be

through the site from College Street. Once the demolition is complete, then the hotel access will be returned to George Street.

Construction operations/ Site Logistics plan: Of critical importance is the site logistics plan and construction operations plan carried out by the contractor who will be responsible for assuring that the plan is adhered to by all parties. The Construction and Operations Plan has been reviewed and approved by the Department of Traffic and Parking. A Plan for Maintenance and protection of Traffic, as well as pedestrian crossings, and sightlines for each project phase will be submitted by the contractor to the Department of T&P.

Soil Erosion and Sediment Control Review: Silt fencing is proposed around the corner of Crown and George Streets, and along George to the edge of the construction entrance. A hay bale barrier is proposed along the property line of the hotel for approximately 110'. An anti-tracking pad will be installed off Crown Street at the construction entrance. An asphalt pad with dropped curb is proposed at the entrance off George Street. During the excavation process approximately 20,000 cubic yards of material will be removed from the site, 5,000 CY will be moved, and 2,300 CY will be added to create a smooth buildable site. The application shows that Joe Luciano of Giordano Construction has been named as the individual responsible for monitoring the Soil Erosion and Sediment Control Plan to insure that no material is tracked from the site and that no soil runoff enters City catch basins or storm sewer system.

Mr. Luciano will be the individual 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. Luciano will 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.

Site Access/Trash collection/loading: School bus drop off and pickup will be from Crown Street exiting onto George Street (This alleyway is being referred to as Coop Lane). The drive will not resemble a City street but will be a private drive to be primarily used by school busses as well as service vehicles, to the school, the Lo Ricco Building adjacent and the New Haven Hotel. It will likely be gated both during school hours and after hours, but the details have not yet been worked out. Trash and recycling collection and exterior loading will occur from the Crown Street end of Coop Lane. The primary pedestrian entry to the building is off College Street which is also noted as the Parent Drop-off location.

Site Amenities: Street trees will be added on the College (flowering pear) and George Street (red oak) frontages. In keeping with best management practices for accommodating storm water, eco-pavers, a permeable paver, will be used in the tree belt to provide for a reduction in runoff and increased filtration for improvement of water quality. The roof top courtyard atop the gymnasium will be a green oasis as an exterior curricular space.

Parking: As zero parking is provided on site, the Board of Education will be making arrangements with the New Haven Parking Authority for teacher parking in nearby garages. The Commission also encourages provision of incentives for use of remote parking, encouragement of employee carpooling, use of the CT Transit system, and accommodation for bicycles on the site perimeter.

Project Timetable: Phase I (approved by City Plan Commission Jan 18, 2006) has begun and will be completed by August 2006. Phase II is expected to begin in September 2006 with the balance of the construction, pending approval, beginning in April 2007 with completion by August 2008 for occupancy.

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 Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Street trees to be 2 ½"-3" caliper minimum (not 2")*
- *Acceptable varieties of Pear trees: 'Aristocrat', 'Chanticleer', or 'Redspice' with branching to start at 7'.*
- *Tactile warning strips in flush sidewalk driveway crossings on Crown and George Streets sending wrong message; and hopefully they can be removed.*
- *Concern about narrow sidewalk width at bus drop off (inhospitable area)*
- *What are parking arrangements for faculty?*
- *Security gate still under design/study for non-school hour/emergency and abutters' access (not part of this submission).*
- *Concern regarding maintenance and liability issues as well as stockpiling replacement pavers for proposed eco pavers in tree belt and in Coop Lane; Continue working with Engineering (Ron Coens) and Public Works (Pat Petrone) regarding the public sidewalk, eco pavers and lighting treatments (lighting and signage to be to be a separate submission).*
- *Review access drive lighting (location of poles vs. vehicle movements).*
- *Review busses entering access drive from Crown Street - appear to miss the driveway apron and will need to jump the curb.*
- *No accommodation for bicycle storage or trash receptacles; add bike rack(s) and trash receptacles.*
- *Canopy projection over property line on College Street will require Board of Aldermen approval.*

ACTION

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

ADOPTED: June 21, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director