

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 259 EDGEWOOD AVENUE, Site Plan Review for Renovation of and Addition to Troup School in a RM-2 Zone (Owner: New Haven Board of Education).  
**REPORT:** 1391-12  
**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 3 shall be addressed in Final Site Plans to be submitted to the City Plan Department for review and approval, prior to circulating plans for final sign-off for Building Permit.
2. The owner/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 final plans by the City Engineer, Department of 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 Marshall shall also review the plans.
4. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations).
5. Any proposed work within the City right-of-way will require separate permits.
6. 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.
7. 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.
8. 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, .DWF) file based on the State Plane Coordinates (NAD1927)].

**Submission:** Development Permit Application dated 5/24/06; Project Narrative, Project time schedule, Drainage Calculations by DTC dated 11/23/05, Site Plans Sealed, Building Floor Plans and Elevations, Survey, Plan set by Herbert S. Newman and Partners dated 11/28/05, bid set 03/24/06: General Notes Legend and Zoning Information, Existing Conditions Plan, Demolition Plan, Site Remediation, Site Layout Plan, Layout Plan Enlargements, Site Grading and Drainage Plan, Grading and Drainage Plan Enlargement, Site Utilities, Sediment and Erosion Control Plan, Sediment and Erosion Control Narrative and Details, Site Details, Storm Water Details, Sanitary Sewer Details, Landscape Plan, Lower Level Floor Plans (Areas A and B), First Floor Plans (Areas A and B), Second Floor Plan (Area A), Third Floor Plan (Area A), Site Exterior Elevations.

### PROJECT SUMMARY:

**Project:** Complete Renovation of and Addition to Troup School  
**Address:** 259 Edgewood Avenue  
**Site Size:** 162,060 square feet (3.72 acres)  
**Total floor area:** 111,934 square feet  
**Zone:** RM-2  
**Financing:** State  
**Project Cost:** \$45 million  
**Parking:** 39 on site parking spaces inc. 2 HC  
**Owner:** New Haven Board of Education

**Phone:** 946-5680

<b>Agent:</b>	A. Graham Curtis, DTC	<b>Phone:</b>	239-4200
<b>Architect:</b>	Herbert S. Newman and Partners PC	<b>Phone:</b>	772-1990
<b>Site Engineer:</b>	Diversified Technology Consultants	<b>Phone:</b>	239-4200
<b>City Lead:</b>	Mike Bouwman	<b>Phone:</b>	946-5716

**Previous CPC Actions:** Grant application (CPC 1302-05, 04/18/01), Site Plan Review (1360-04, 12/15/04).

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

### **BACKGROUND/PROPOSED ACTIVITY**

The Board of Education proposes to renovate “as new” and add to the Troup School (now grades 5-8) and convert it to a pre-K-8 facility. Troup is located on an entire city block bounded by Edgewood Avenue on the south, Beers Street on the east, Elm Street on the north and Platt Street on the west. Enrollment will remain at approximately 600 students.

The existing Troup building faces Edgewood Avenue with a play field to the rear and a tennis court and playground area fronting on Elm Street. The site will be reconfigured to provide 39 off-street parking spaces accessed from Beers and Platt Streets where there is no on-site parking now, an off-street loading area, and a multi-purpose field. There will be two playgrounds, one near the corner of Platt and Elm and an elevated one for the younger children on the Beers Street side of the school.

Phase I of this project is underway, with Phase II and III to commence with approval. Phase II includes site improvements, environmental soil remediation, exterior envelope restoration, concrete. Phase III will include building, architectural, mechanical, electrical and selective demolition.

**Building:** The exterior of the existing building as it appears from Edgewood will be restored to its original appearance. The addition will use brick to match the existing structure. Certain architectural features will be restored on the interior. The first floor will house administrative offices, Pre-K, kindergarten and first grade classrooms, the auditorium, prep kitchen, cafeteria, and gymnasium. On the second floor will be second, third and fourth grade classrooms, and on the third floor, fifth/sixth and seventh/eighth classrooms as well as art and special Ed classrooms.

**Parking/Circulation:** A one-way drive for parent drop-off/pick-up is proposed for the school’s main entrance on the south at Edgewood Avenue. An additional drop-off/pick-up area for parents will be curbside along Platt Street. Bus drop-off area will be constructed curbside along Beers Street. In order to allow for easy access by buses and parents, on-street parking will be limited. Buses and cars parked curbside for drop-off/pickup will require that no parking take place on the east side of Beers or the west side of Platt.

One parking area will be constructed at the school. The parking lot will accommodate 40 staff vehicles. In addition there are 2 HC spaces. Access to the parking lot will be made at both Beers and Platt Streets. Only 50% of the staff will be able to park there, with the remainder having to find on-street curbside parking.

**Trash removal/Loading:** Delivery of food to the kitchen area (from the central kitchen) will occur on the east side of the school off Beers Street. There will also be a 10,000-gallon aboveground fuel tank in this location. Refuse removal and recycling will be processed on the west side off Platt Street, with

the addition of a concrete housekeeping pad designated for container storage. Trash pickup is to occur during non-school hours.

**Stormwater Drainage:** The new proposed stormwater drainage system will provide for a new on-site collection system. The system will drain the building, parking areas, and lawn areas through a new oil/water/grit separators and eventually new retention/detention systems for collecting underground stormwater. The separators will act to remove pollutants per the Connecticut DEP requirements.

The stormwater retention/detention systems will act to accommodate peak discharges. Additional sewer conduits will require more help in minimizing downstream flooding. These systems will help infiltrate stormwater back into the group, which is suggested by the Connecticut Department of Environmental Protection Stormwater Quality Manual. Other drainage will flow into the City of New Haven sewer system.

**Sanitary Sewer:** New sewer laterals will drain into the sewer systems on Edgewood Avenue, Beers Street and Platt Street in accordance with the City of New Haven Typical Engineering Standards and Specifications and the City of New Haven Water Pollution Control Authority requirements.

**Water and Heat:** Domestic and fire protection service will be provided to the school from the 12" water service in Elm Street. Heat will be produced by dual fuel gas/oil burning boilers, with new gas service directed by Southern Connecticut Gas Company in accordance with City requirements.

Electric service will be provided by United Illuminating Company through an overhead distribution system on Edgewood Avenue. Telecommunication service will also be provided through overhead distribution system in accordance with the SBC/SNET requirements.

**Other site amenities:** There will be 6' ornamental metal fencing and lighting around the multi-purpose field and playground area. Granite curbing and concrete sidewalks will be replaced on all four streets as the existing curbing is in poor condition. To add to the facility as a community resource, seating at play spaces is proposed as well as refuse containers and bicycle racks.

**Soil Erosion and Sediment Control Review.** Brian Calvert of Fusco Corporation 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 and 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 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*.

He 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 will be initiated in June 2006 with completion planned for August 2008. June Application has been resubmitted because there are changes to the site plan and the previous application had expired.

## **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:

- *Traffic signs on perimeter and on site not shown; locations to be determined by the Department of Traffic and Parking in the field (figure 1 every 100' for quantities); V-locs to be supplied and installed by contractor; (1) 24' schedule 40 2 3/8" O.D. galvanized steel post must be supplied to Department of Traffic an Parking for each (2) (or part thereof) V-locs installed.*
- *Adjust handicapped parking layout to standard (10' wide space with 5' aisle)*
- *This is a combined sewer area and the GNHWPCA must review and approve the storm drainage design and connections. They now require proposed infiltrators be capable of storing and infiltrating a 2-yr, 6 hour storm event without discharge to the combined sewer. They have requested a drainage report that demonstrates that the proposed infiltrators meet this criterion. GNHWPCA will also review the sanitary system, including grease traps.*
- *Determine whether City Engineer will require full pavement restoration requirements on the surrounding roadways.*  
*Sheet C.03:*
  - *Is the trash/recycling storage facility compatible with the DPW collection system?**Sheet C.04A:*
  - *The 12" HDPE drainage connection to the catch basin on Platt Street must go to the manhole and must be RCP.*
  - *Review the handicapped ramp and catch basin conflict at the corner of Platt Street & Edgewood Avenue.**Sheet C.08:*
  - *Detail 5 - Use 9" concrete driveway aprons (Commercial).*
  - *Use latest City Standard Details - Base material has been changed to Processed Coarse Aggregate Base.*

## **ACTION**

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

**ADOPTED:** June 21, 2006  
Patricia A. King  
Chair

**ATTEST:** \_\_\_\_\_  
Karyn M. Gilvarg, AIA  
Executive Director