

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 794, 808-812 DIXWELL AVENUE, 13, 17, 21 ELIZABETH STREET, 18 CHERRY ANN STREET, Site Plan Review for Development of Playing Field and Parking Lot in RM-1/BA Zones (Owner: John Caldwell, 808 Dixwell; Applicant: Elm City College Preparatory, Inc.).

REPORT: 1447-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by December 15, 2015.
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 on final plans.
3. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. Construction Staging Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site for demolition activities, 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.
6. 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.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalk panels or curbs on the perimeter of the project deemed to be in damaged condition as a result of this project or if a tripping hazard shall be replaced or repaired in accord with City of New Haven standard details.
10. 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.
11. 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.
12. As-built site plan in accord with City requirements 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)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 11/17/10, Site Plan Narrative, Application fee of \$270, Reduced site Plan, Property & Topographic Survey by Rose-Tiso LLC 09/17/10, Plans revised 11/15/10: Site Plan with Zoning Table & Plant

list, Grading & Utility Plan, Soil Erosion & Sediment Control Plan, Lighting Plan with fixture details, . Site Engineering Design Report 11/30/10 by Rose-Tiso & Co.

[NB: The town of Hamden was noticed of this application.]

PROJECT SUMMARY:

Project: Construct new playing field and parking lot for existing charter school
Address: 794, 808-812 Dixwell Avenue, 18 Cherry Ann Street at the Hamden Town Line
Site Size: 42,689 SF (.98 acres)
Zone: split zone (RM-1 and BA)
Financing: Private
Project Cost: \$500,000
Parking: 31 spaces inc. 2 HC
Owner: Elm City College Preparatory, Inc. (794 Dixwell, 13-21 Elizabeth St **Phone:** 203-772-5332
Owner: John Caldwell (808 Dixwell Avenue, 18 Elizabeth Ann St. in Hamden) **Phone:** 203-996-5863
Applicant: Elm City College Preparatory, Inc. **Phone:** 203-772-5332
Agent: Lisa Desfosses, Achievement First **Phone:** 203-773-3223
Site Engineer: Rose-Tiso, Architects, Engineers, Surveyors **Phone:** 203-610-6262
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: Advice to BZA on SE for parking relief (1446-12, 11/17/10)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 and BA zones with the zoning relief granted on 12/14/10.

Proposed Activity: Elm City College Preparatory, Inc., a public charter school serving 215 students in grades five through eight at 794 Dixwell Avenue, is located in an existing non-conforming building which fronts on Dixwell Avenue between Elizabeth Street and Cherry Ann Street at the Hamden New Haven town line. ECP proposes to construct a new playing field at 13-21 Elizabeth Street where an existing parking lot is located and to construct a new parking lot on property in the process of being acquired at 808-812 Dixwell Avenue in New Haven and 18 Cherry Ann Street in Hamden.

The project involves demolition of existing buildings on the Dixwell Avenue and Elizabeth Street properties and creation of a new 31-space parking lot in their location. The lot would be accessed through an existing curb cut on Elizabeth Street in Hamden; there would be no access from Dixwell Avenue. A screened loading and refuse storage area would be tucked into an alcove off the parking lot. The lot would be buffered from neighboring residential parcels to the west by a 6-foot opaque wooden fence. Cherry Ann Street where there will be a gate at the driveway entry. There will be a landscaped picnic area and walkway between the field and the building. There will be other landscaped areas on islands in the lot and at the perimeter fencing on Dixwell Avenue and Elizabeth Street. Following completion of the parking lot, a turf playing field (90' x 120') would be constructed on the location of the former parking lot on Elizabeth Street. 8' vinyl chain link fencing will surround the playing field where turf will be installed. Decorative steel tubing fencing would be installed along the parking lot perimeter on Dixwell and on Cherry Ann Street.

Stormwater Drainage: Two catch basins on site will capture storm water runoff and direct it through a 12" RCP to the manhole in Elizabeth Street. Impervious surface has been reduced from 0.93 acres to 0.61 acres, and storm water flow has been reduced accordingly.

Circulation: Bus drop off will remain on Elizabeth Street, although cueing will be better controlled so that there are no more than two buses at a time dropping off or picking up students. The neighborhood residents complained at the BZA public hearing that there were bus stacking and idling problems. Vehicles will access the site from Cherry Ann Street instead of Elizabeth Street which should resolve some of the congestion problems.

Trash collection: An enclosed dumpster area is located central to the site and is accessed from the new parking lot. Loading occurs in the same general area.

Soil Erosion and Sediment Control Review. Manuel Silva of Rose-Tito, LLC 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. 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*.

Mr. Silva 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.

Jurisdiction: The town of Hamden has granted zoning relief for the project but has yet to grant Site Plan approval. The entry to the parking lot is in Hamden which has control over the northern portion of the site plan. There are no curbs on Cherry Ann Street and the sidewalk is in poor condition. If this entry were in the City of New Haven, the Commission would require new sidewalks and curbs and a standard City driveway apron on Cherry Ann Street.

Project Timetable: Construction will be initiated in March 2011 with completion by August 2011 in time for the beginning of the school year.

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 with the following comments:

Engineering:

- *Gate swings into sidewalk area on Cherry Ann Street*
- *Replace curb where removing curb cut on Elizabeth Street*
- *Replace any cracked panels in sidewalk on Elizabeth Street and Dixwell Avenue which are tripping hazards or which are damaged during this construction project, in accord with standard City details.*

Traffic/Building Official:

- *Provide logistics/phasing plan for demolition and new construction, prior to issuance of building permit*

ACTION

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

ADOPTED: December 15, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director