



SITE PLAN REVIEW

TRINITY COLLEGE ATHLETIC FIELD IMPROVEMENTS

APRIL 14, 2014

Applicant
Trinity College

Owner
Trinity College

Staff
Jeff Cormier
Chief Staff Planner

Zone
R-3

POCD Designation
Education, Pub. Admin.,
Healthcare and Other
Institutional

Lot Size
78 Acres

Current Use
Athletic Fields

Proposed Use
Athletic Fields

PROPOSAL

The applicant proposes to improve the existing athletic fields by:

- Converting grass for baseball, softball and soccer fields to synthetic turf and re-orienting the fields
- Adding bleachers, press box, dugouts, fencing and lights to the baseball venue
- Adding dugouts and fencing to the softball venue
- Adding bleachers, press box, fencing and lighting to the soccer venue
- Improving drainage

The proposed structures, including the press box, dugouts and bleachers, exceed 5,000 sq. ft. (7,472 sq. ft. total), which requires a commission site plan review.

STAFF RECOMMENDATION

The Planning Division recommends approval of the site plan for the improvement and reorientation of the athletic fields.





**CITY OF HARTFORD
PLANNING AND ZONING COMMISSION
RESOLUTION
300 SUMMIT STREET
SITE PLAN REVIEW
TRINITY COLLEGE ATHLETIC FIELD IMPROVEMENTS
APRIL 14, 2015**

- Whereas,** The City of Hartford Planning and Zoning Commission has reviewed an application for site plan review to improve Trinity College athletic fields at 300 Summit Street;
- Whereas,** The proposed project is consistent with the existing use at the site; and
- Whereas,** New synthetic turf baseball, softball, and soccer fields will be installed at the southern section of the Trinity College athletic complex site; and
- Whereas,** The proposed project improves drainage conditions and reduces surface runoff with the installation of a subsurface drainage system; and
- Whereas,** New dugouts will be constructed at the baseball and softball fields; and
- Whereas,** New lighting, scoreboards, press box's, bleachers, and fencing will be installed at the soccer and baseball fields; Now Therefore Be It Resolved
- Resolved,** The City of Hartford Planning and Zoning Commission hereby approves the site plan to improve Trinity College athletic fields located at 300 Summit Street as shown in the plans entitled "Trinity College, Hartford, Connecticut, Athletic Field Complex & Site Improvements, March 2015" prepared by Clark Companies Catella Engineering LLC, P.O. Box 464, Delhi, NY, 13753-1282; dated March 10, 2015.
- Resolved,** This fourteenth day of April, 2015.

BACKGROUND

The proposed project involves improvements to the southern portion of the athletic field complex located on the Trinity College campus. The existing complex consists of natural grass softball, baseball, and soccer fields, and suffers from significant drainage issues. The improvements include replacing the grass with synthetic turf as well as installing porous pavement sidewalks, grandstand seating, dugouts, lighting, fencing and press box's. This project will also result in a decrease in surface runoff with the addition of a subsurface drainage system.

SITE DESCRIPTION

The project area is located at the southern end of the Trinity College athletic complex.

ADJACENT USES

NORTH – Trinity Campus

SOUTH – Trinity Campus

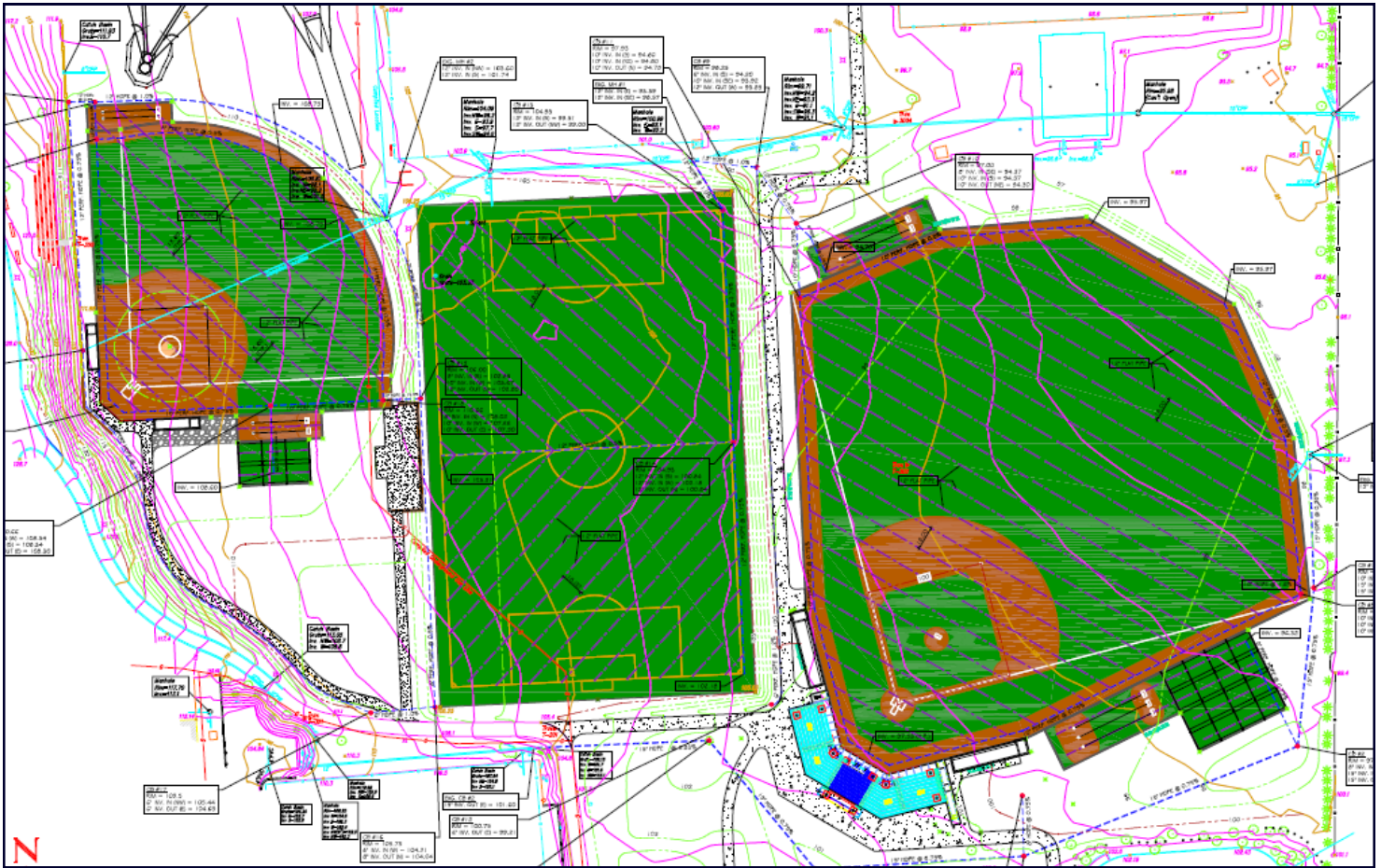
EAST – Medium Density Residential

WEST – Trinity Campus



SITE LAYOUT (Entrances, Exits, Sidewalks and Walkways)

There is an existing walkway adjacent to the athletic fields that will remain, and new porous pavement walkways will be constructed accessing each field. New bleachers and dugouts will be constructed for both the softball and baseball fields.

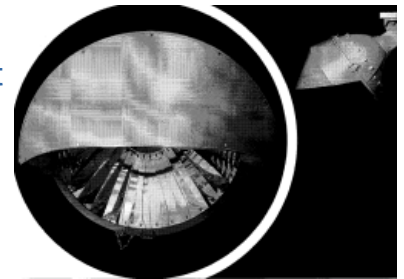


LIGHTING

New 80-90' tall light poles will be installed for the baseball field and 70' tall light poles for the soccer field. All luminaires contain LED lights and have a hood that directs light downward, and not onto adjacent areas. New scoreboards will also be installed at the soccer and baseball fields.

According to the photometric plans, the level of light reaching the property line on Broad Street is approximately 0.5-1 foot candles, which is significantly less than the illumination shed by typical street lights (typical street light illumination is about 2-3 foot candles).

Additionally, the property line abutting Broad Street is lined by a dense row of large trees that will prevent any light spill-over.



DRAINAGE

According to the drainage report, this project will greatly improve conditions by reducing the amount of surface runoff and diverting it to a subsurface system that is designed to handle in excess of 100-year storm events.

The applicant has worked with CT DEEP and the MDC to design this project and reduce post-development runoff conditions.

ZONING ANALYSIS

The proposed project significantly improves drainage/surface runoff conditions and adds low impact development components such as porous pavement.

Staff recommends approval of the site plan review application.

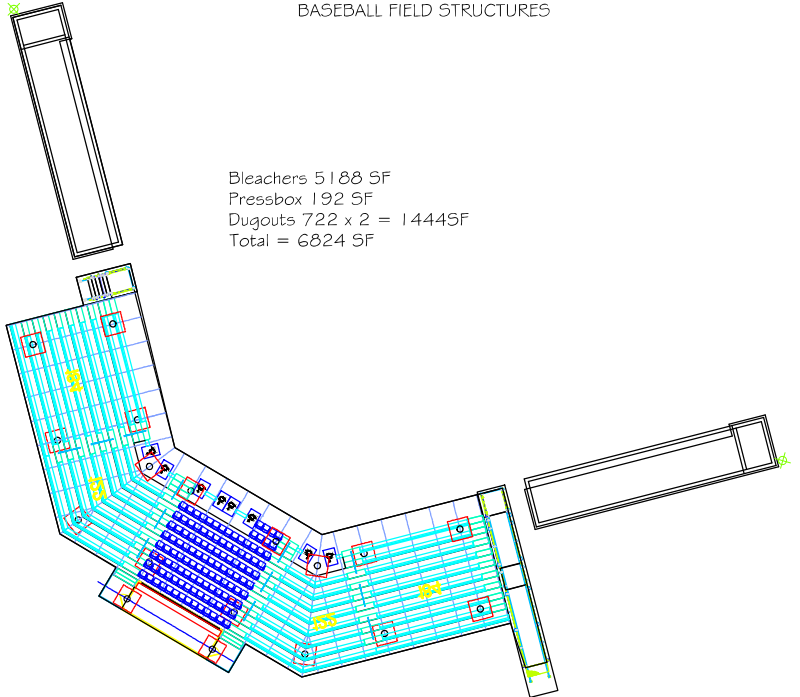


SOFTBALL FIELD STRUCTURES

BASEBALL FIELD STRUCTURES



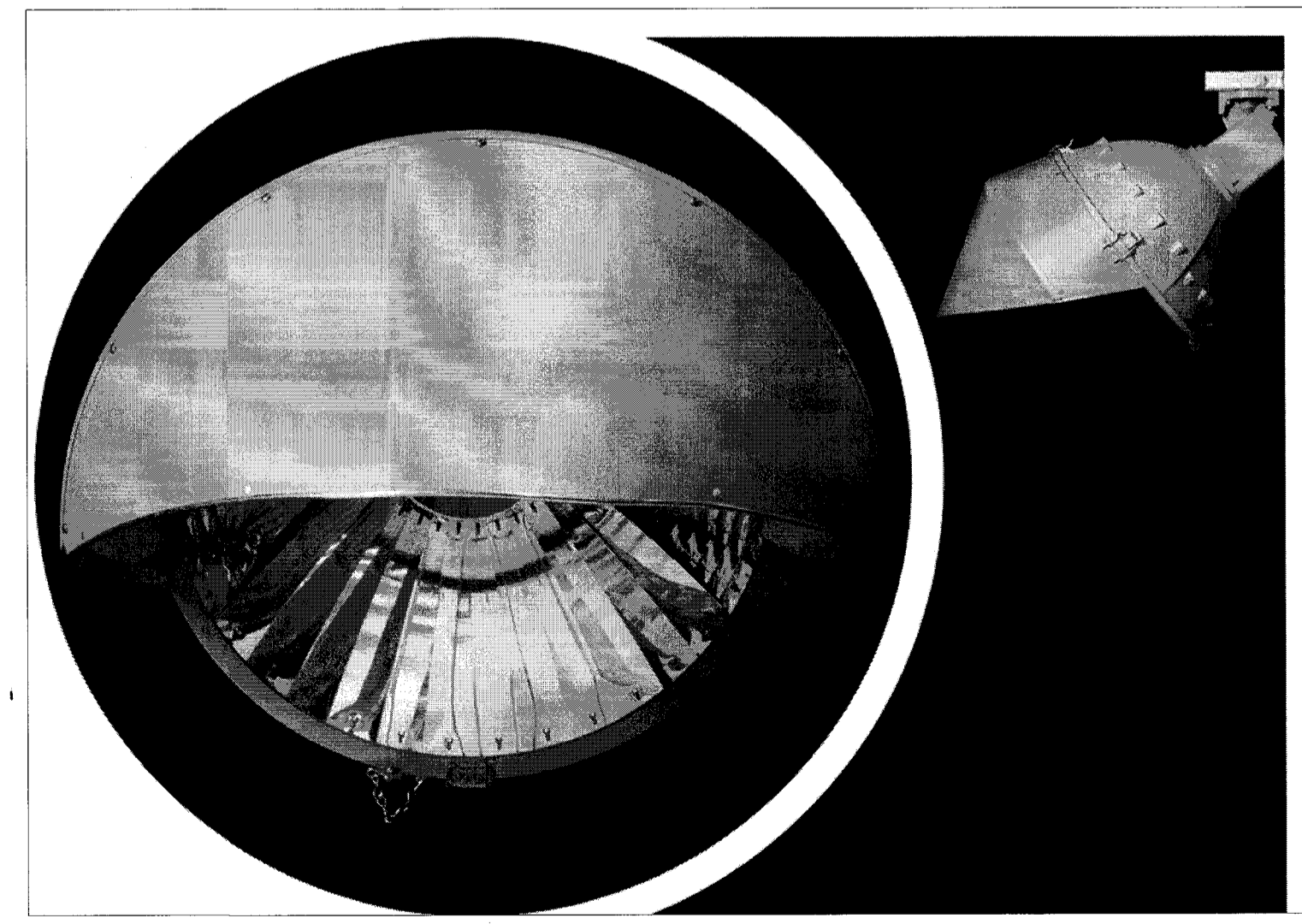
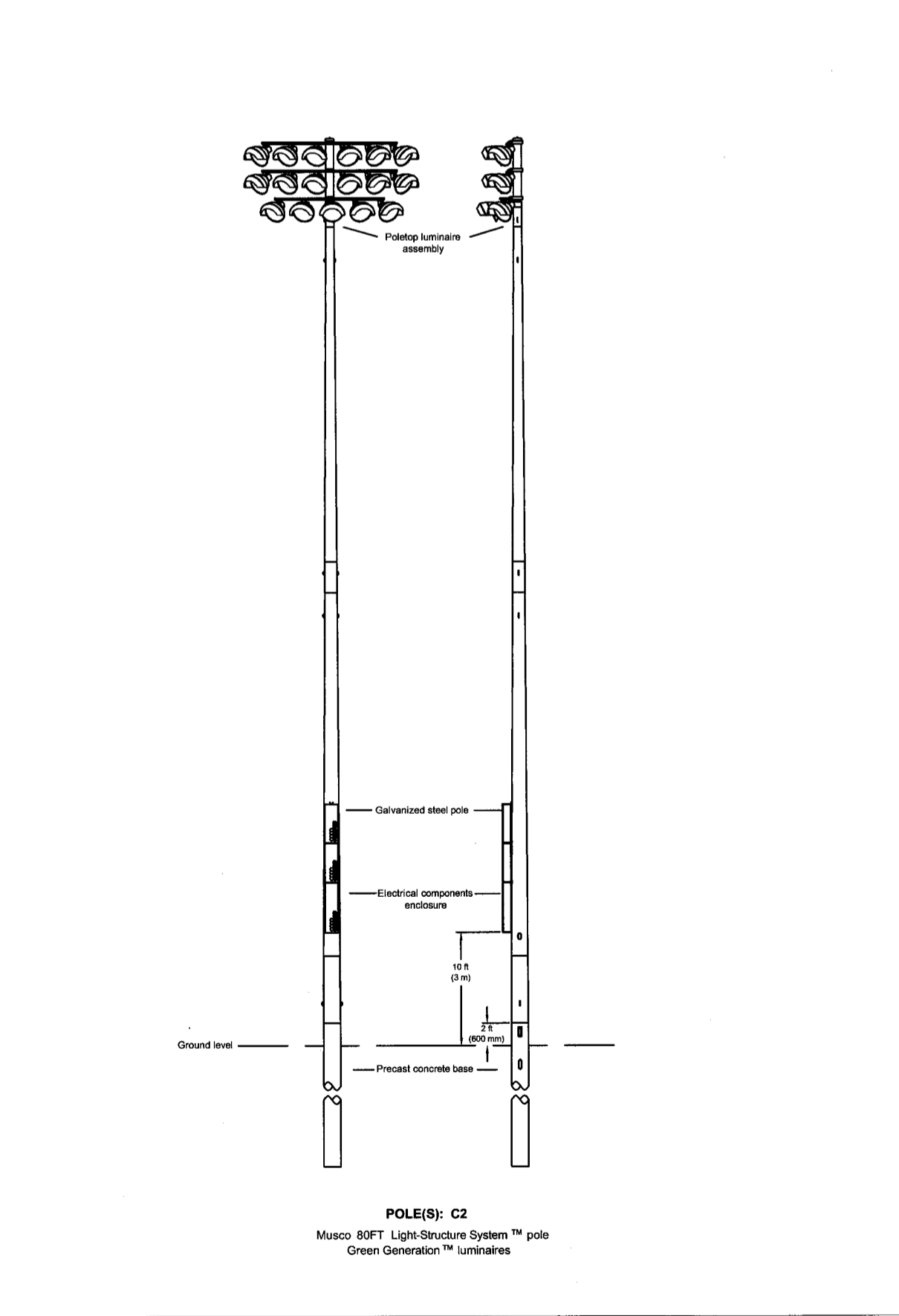
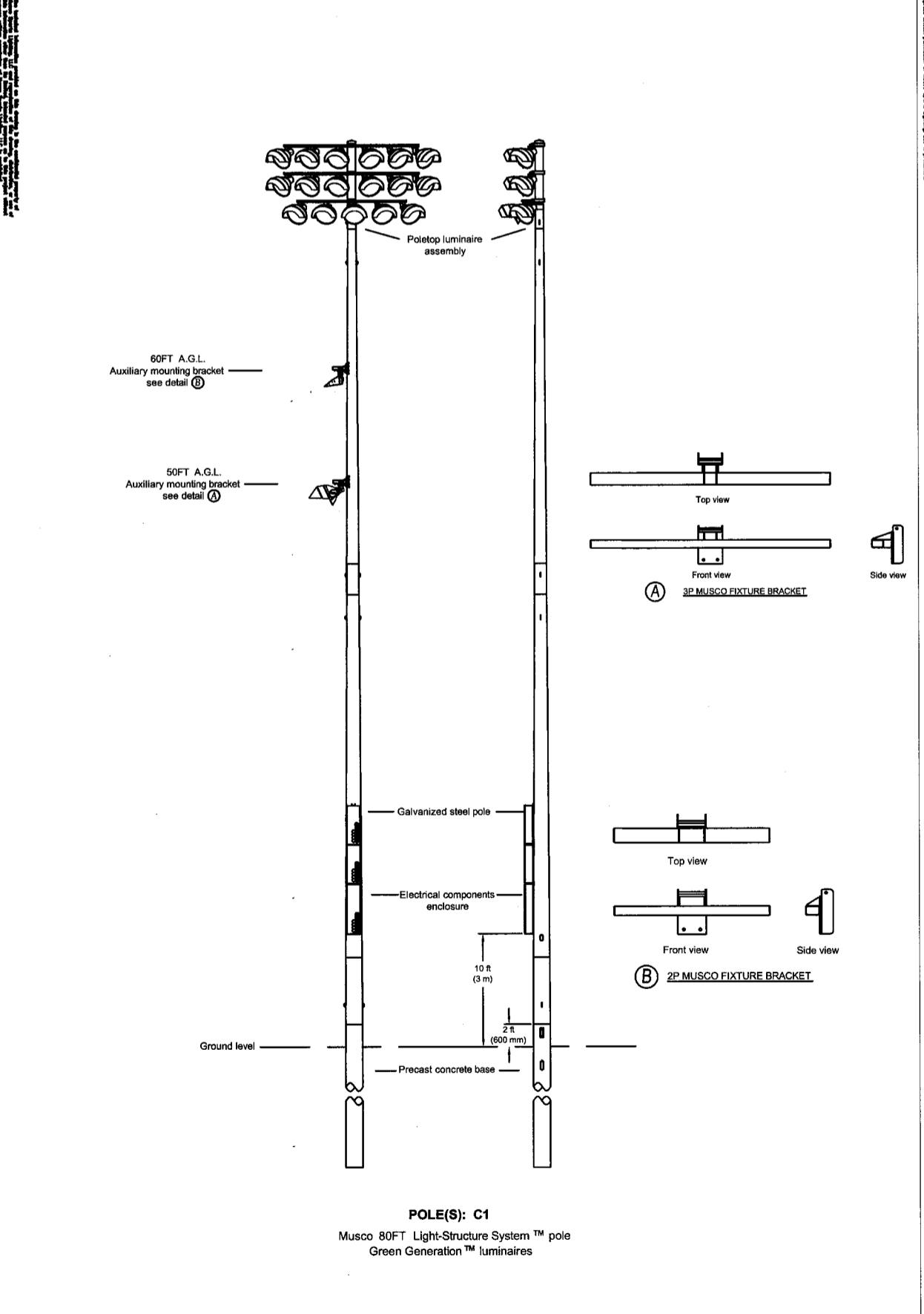
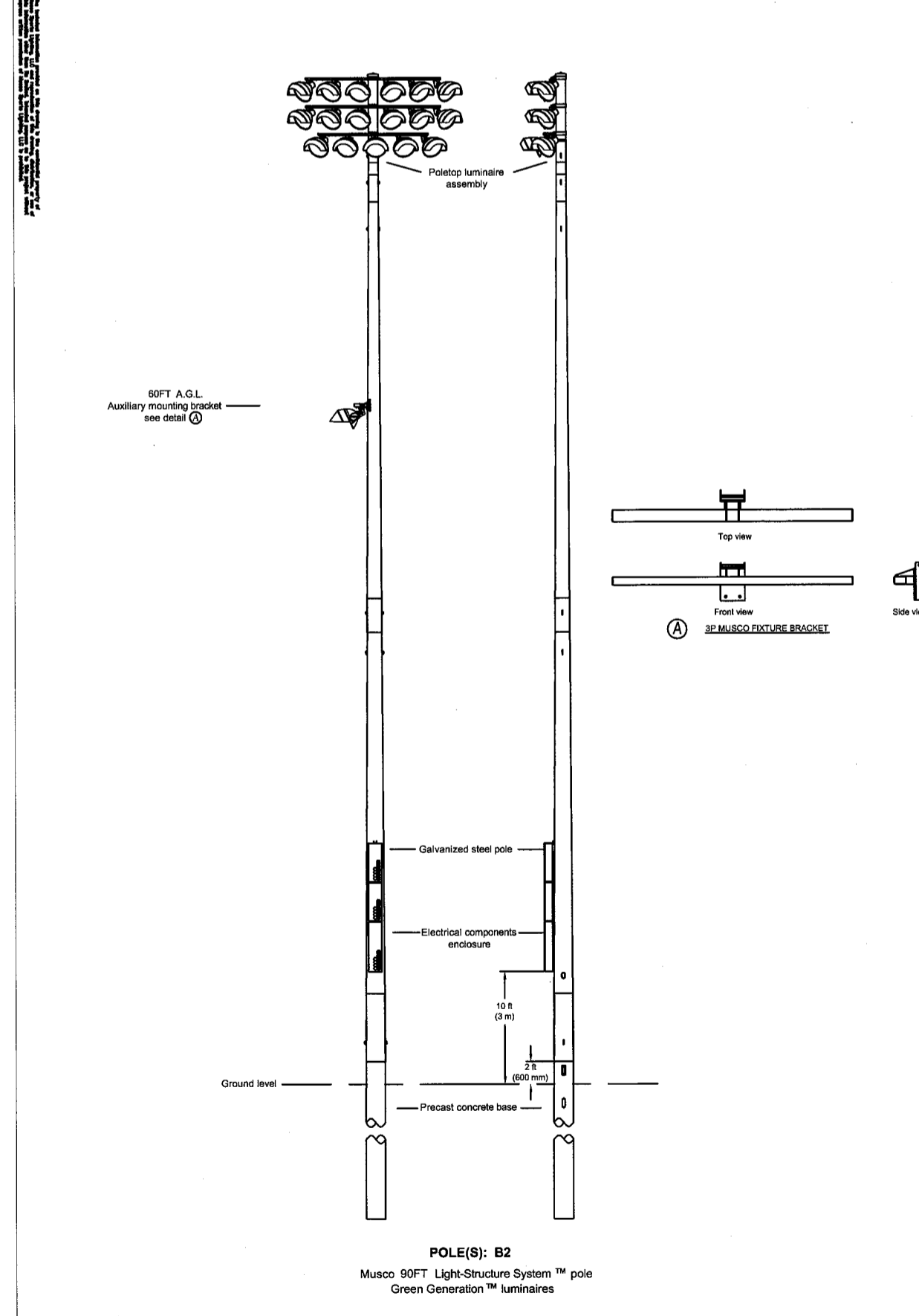
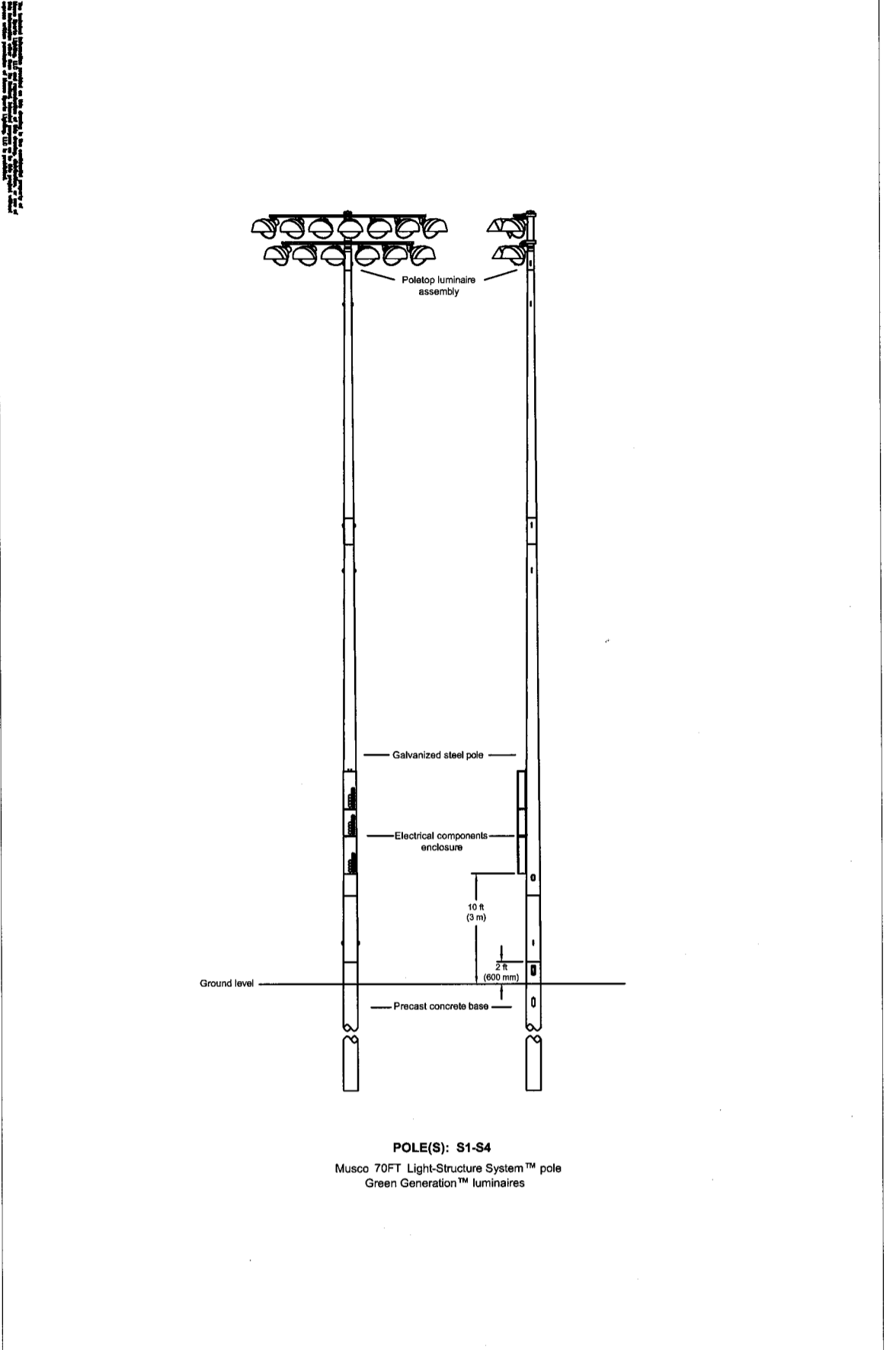
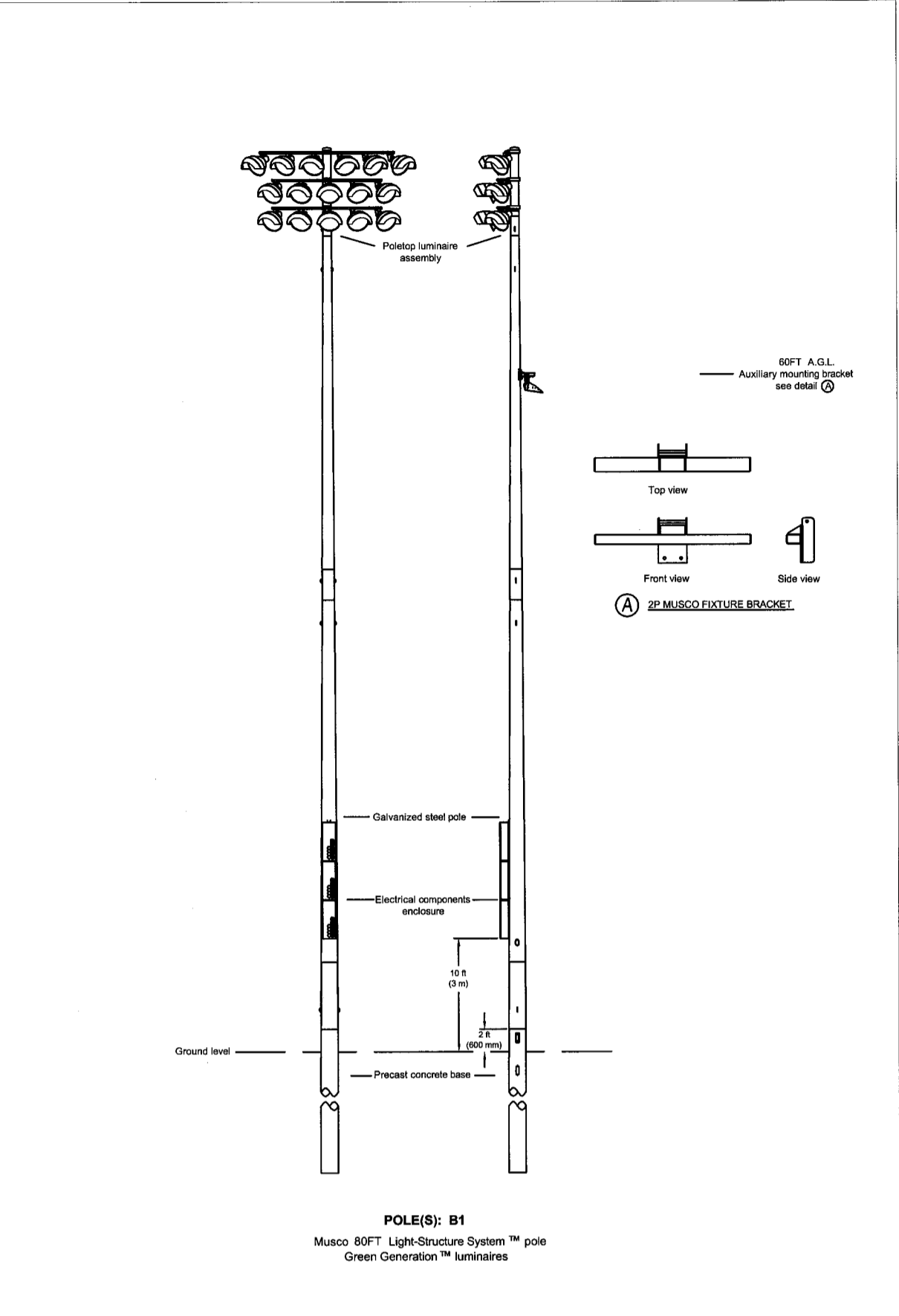
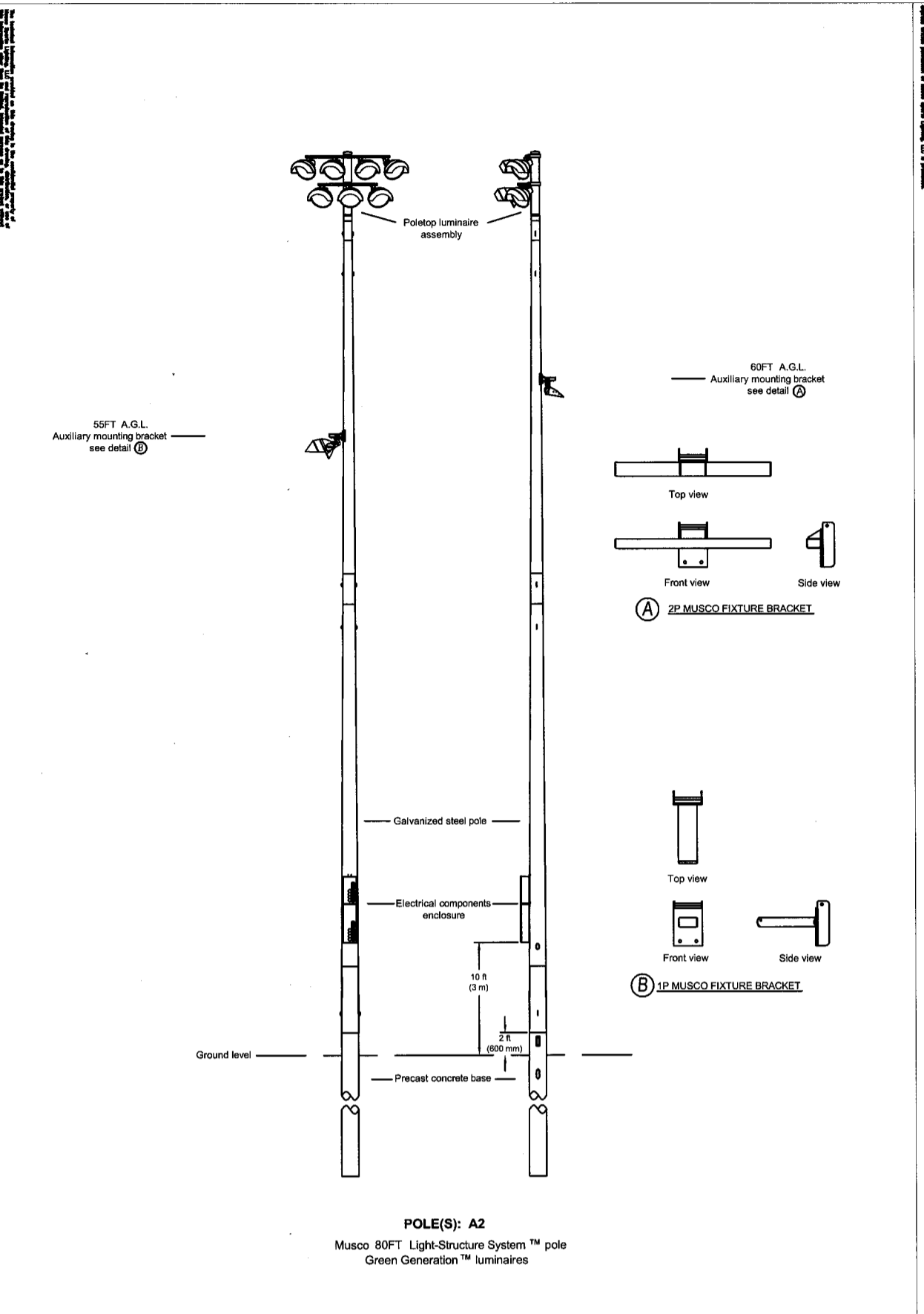
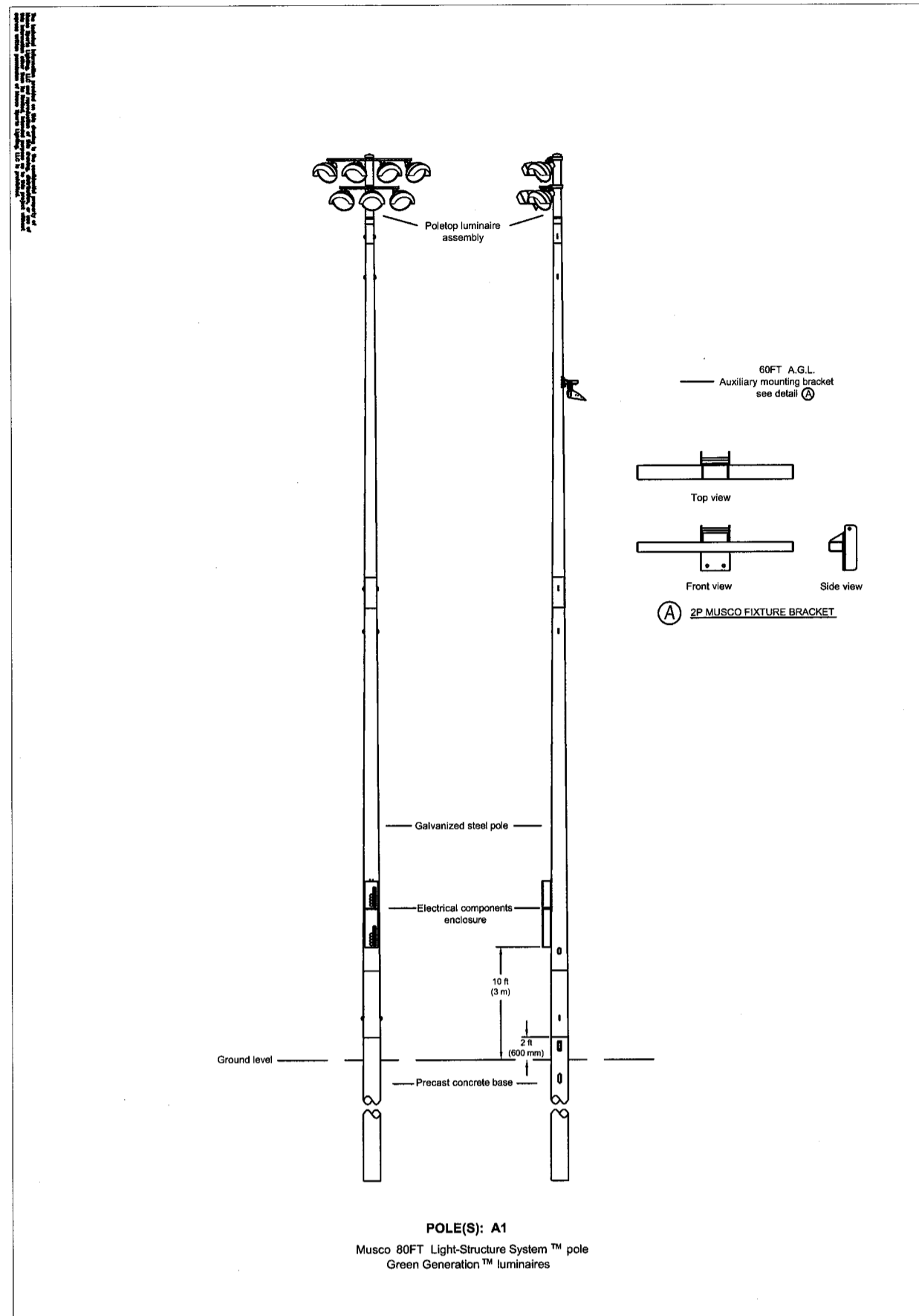
Dugouts $324 \times 2 = 648$ SF



Bleachers 5188 SF
Pressbox 192 SF
Dugouts $722 \times 2 = 1444$ SF
Total = 6824 SF

TOTAL = 7472 SF

TRINITY COLLEGE
NEW BASEBALL AND SOFTBALL PROJECT
STRUCTURE AREA COMPUTATION
1/14/15



1 BASEBALL LIGHT POLES
D-4 NOT TO SCALE

3 LIGHT FIXTURE WITH HOOD
D-4 NOT TO SCALE

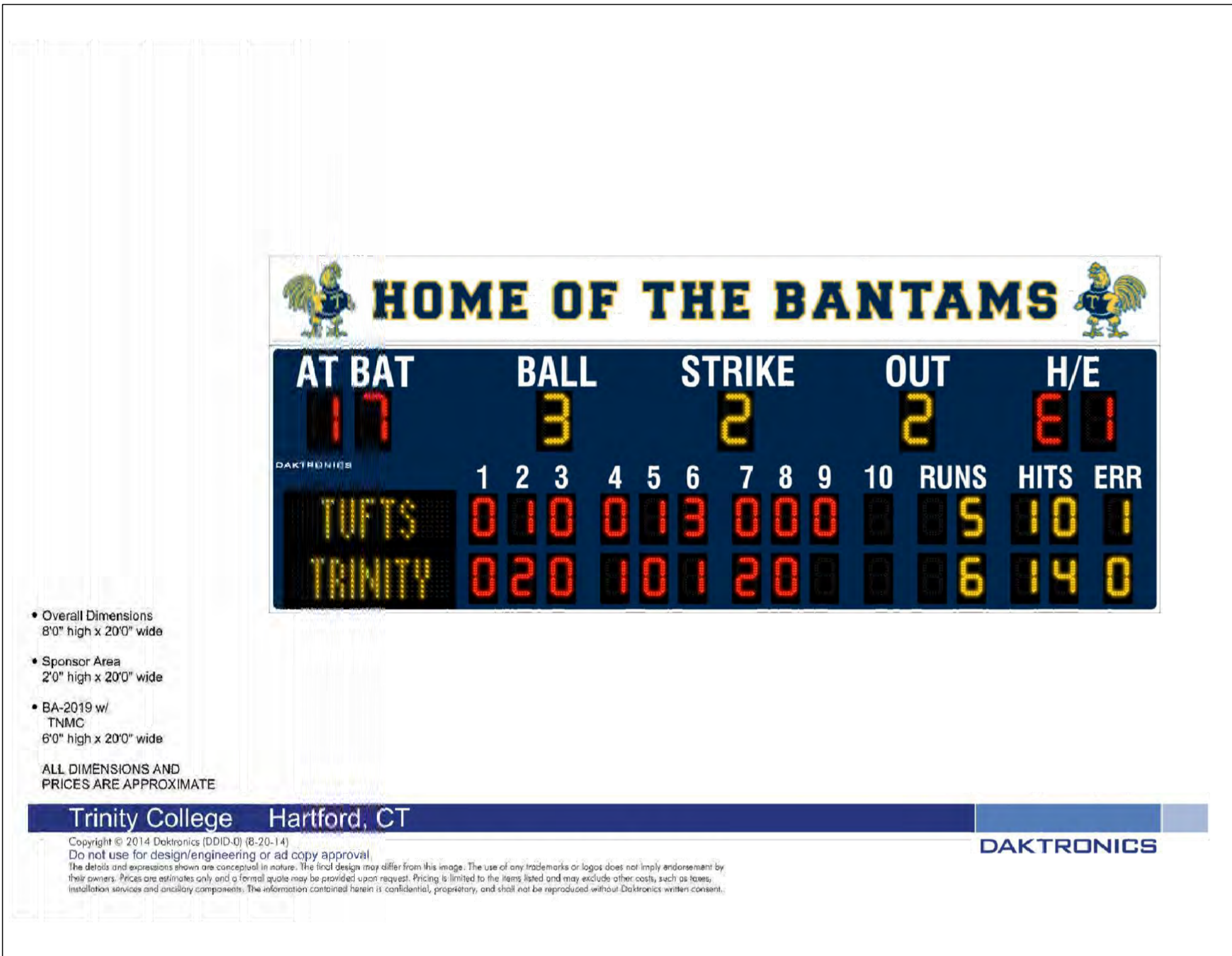
2 SOCCER LIGHT POLES
D-4 NOT TO SCALE

Trinity College
300 Summit Street
Hartford, CT 06106
Athletic Field Complex & Site
Improvements

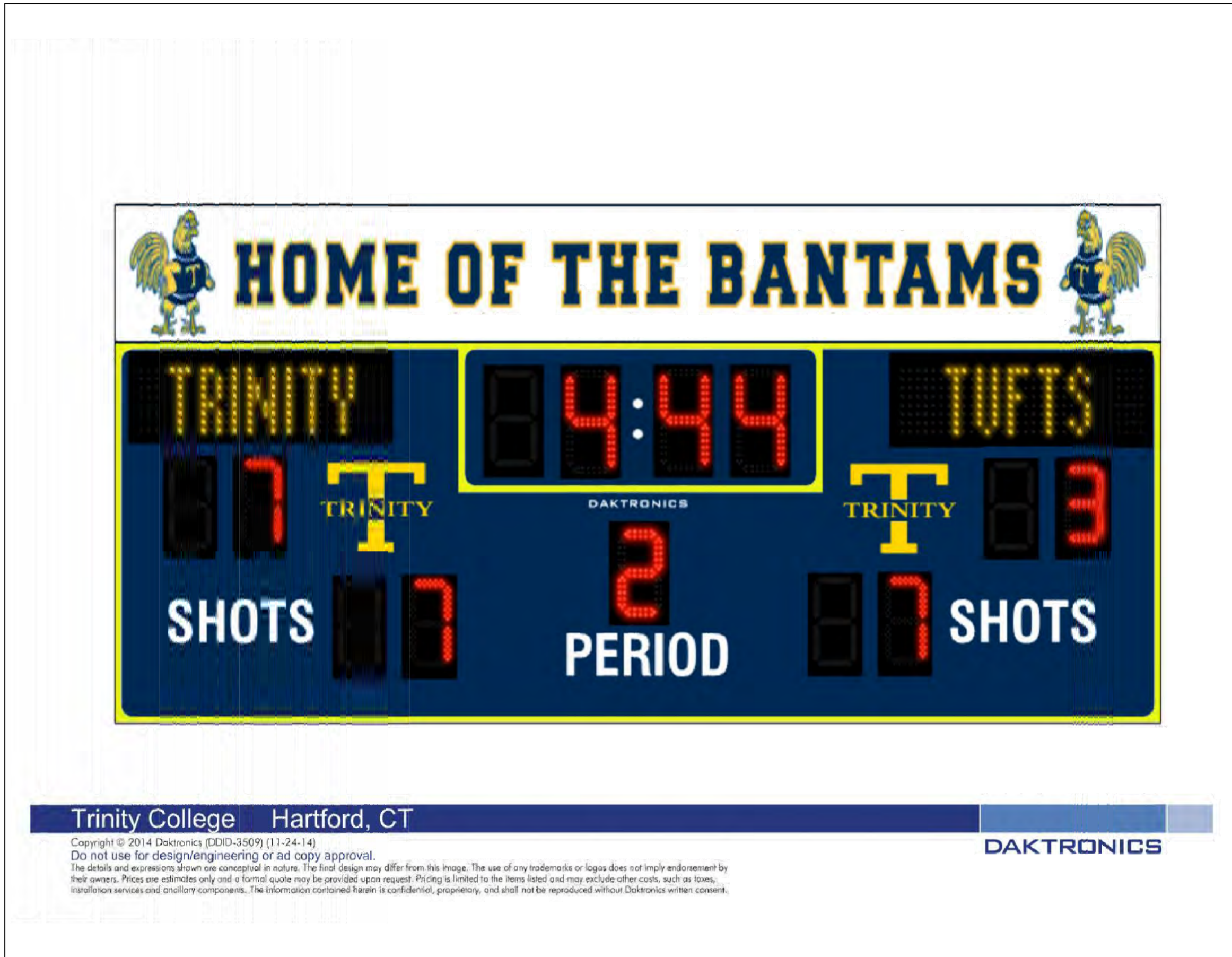
APPROVED _____ DATE _____
DESCRIPTION _____
REV BY DATE
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CLARK COMPANIES
DELHI, N.Y.

DETAIL SHEET LIGHTING

DATE	DWN BY	DATE	CRD BY	DATE	APP.
3/2/2015	MG	3/2/2015	RC	3/2/2015	
SCALE	SIZE	TYPE	NUMBER	REV	
A5 NOTED	24x36	D	D-4		



BASE BALL



SOCCER

1 SCOREBOARDS
D-5 NOT TO SCALE

CLARK
COMPANIES
CATELLA ENGINEERING LLC
P.O. BOX 464
DELHI, N.Y. 13753-1282

Trinity College
300 Summit Street
Hartford, CT 06106
Athletic Field Complex & Site
Improvements

REV	BY	DATE	DESCRIPTION	APPROVED	DATE
1		03/23/2012			

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DATE	OWN BY	DATE	CHK BY	DATE	APP.
03/01/15	MG	03/01/15	BC	03/01/15	
SCALE				SIZE	TYPE
AS NOTED					
				NUMBER	REV
				D-5	

DETAIL SHEET

AS NOTED

D-5

REV

CLARK COMPANIES
DELHI, N.Y.