



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit and Site Plan Review for a 1-story addition to an existing Civic Building not shown on a previously approved master plan, on a parcel zoned MX-2 with the Campus Overlay, for consideration on Tuesday June 28, 2022

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Evelyne St-Louis, Senior Planner
evelyne.st-louis@hartford.gov

PROJECT: 40 Coventry Street
PARCEL ID: 193-056-071
ENERGOV ID: COMM-2022-0628

ZONE: MX-2, Multi-Use Mix District, with the Campus Overlay

TYPE: Special Permit and Site Plan Review for a 1-story addition to an existing Civic Building not shown on a previously approved master plan, on a parcel zoned MX-2 with the Campus Overlay, pursuant to Section 5.1.2.C and Section 1.3.4 of the Zoning Regulations.

APPLICANT: InterCommunity Health Care Inc.

OWNER: City of Hartford

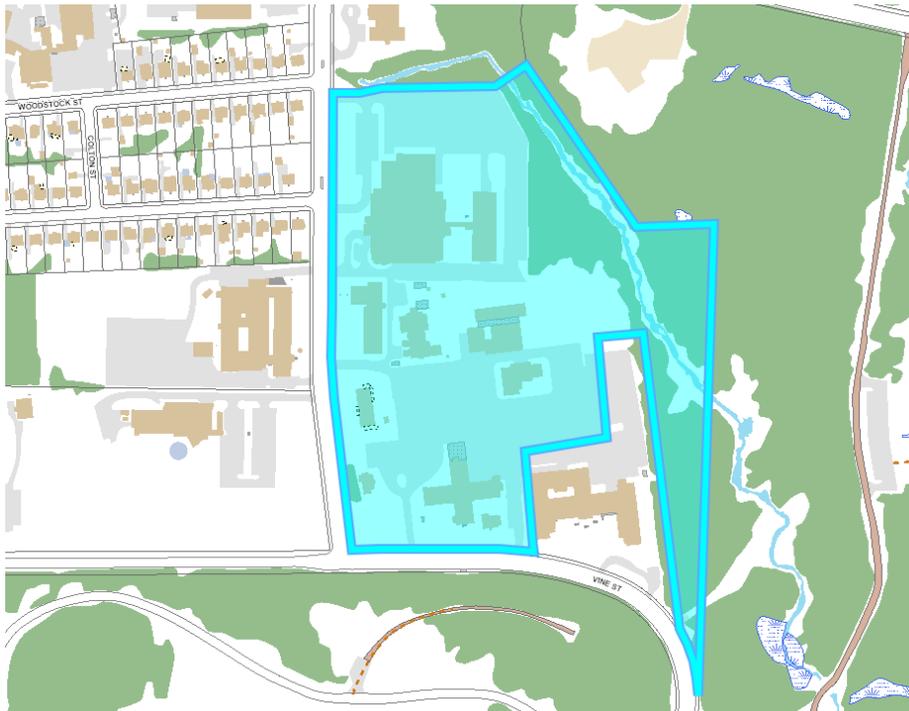


Figure 1: Location Map (City of Hartford GIS, 2022)

BACKGROUND INFORMATION

This application is a request for a special permit and site plan review at 40 Coventry Street (80 Coventry Street per the assessor's database). Specifically, the request is for a 1-story addition to an existing Civic Building located on a 23-acre parcel zoned MX-2 with the Campus Overlay. The building in question is occupied by InterCommunity Health Care, a healthcare provider specialized in primary care, mental health, and addiction services. Due to the parcel's designation as a Campus Overlay, this request requires review by the Planning & Zoning Commission per Section 5.1.2.C.

The subject property is owned by the City of Hartford and is located within the "North End Wellness District", one of ten transformative project areas identified in the City's Plan of Conservation and Development (POCD). The parcel does not currently have any historic designation. No recent actions have been taken related to this request.

KEY APPLICATION TIMELINES

- Application Submission Date: Monday April 18, 2022.
- Date Application Accepted as Complete: Monday April 18, 2022.
- Application Date of Receipt: Tuesday May 24, 2022 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application.)
- Public Hearing scheduled to open: June 28, 2022; Open Hearing Deadline: July 28, 2022.
- Close Hearing Deadline (if opens June 28, 2022) (35 days after opening): August 2, 2022.
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions, provided total extension of all time periods shall not be for longer than 65 days.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews site plans in accordance with Zoning Regulations Section 1.3.3. Site plans may be modified, conditioned, or denied only if they fail to satisfy the zoning regulations, inland wetland regulations, or subdivision regulations. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

The Commission reviews special permits in accordance with Zoning Regulations Section 1.3.4. Special permits may be approved, approved with conditions, or denied. Considerations the Commission may weigh in special permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

STANDARDS SPECIFIC TO THE USE

Hartford Zoning Regulations

Section 3.3.2.B Government/Higher Education/Hospital Facilities. Large-scale community-serving facilities associated with healthcare, universities, colleges, or government functions. Includes such uses as universities, theological schools, city hall, government offices, and hospitals.

(3) Hospital. A licensed institution providing medical care and health services to the community, primarily ill or injured in-patients. These services may be located in one building or clustered in several buildings, one of which must provide emergency services, and may include additional hospital-affiliated accessory uses such as laboratories, in- and out-patient facilities, training facilities, medical offices, staff sleeping quarters (but not full-time residences), food service, heliports, pharmacies, laundry facilities, florists, vendors of medical equipment, opticians, and gift shops.

(4) When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 - A Table of Principal Uses, the following regulations apply:

- (a) When these uses require more than one building on one lot, a Campus Overlay shall be required, and Section 5.1 shall apply.
- (b) Higher education and hospital facilities shall be located on lots with a minimum lot area of 10 acres.

Section 4.10 Civic Building Type

Section 5.1 Campus Overlay

Section 5.1.2. Application. The Campus Overlay requires applicants to file the following types of applications as applicable to the relevant type of activity that is the subject of the application:

- C. Special permit review** for Civic Building Type buildings not shown on a previously approved master plan, as may be amended from time to time.

Section 5.1.3 Regulations and Section 5.1.4. Uses - see Appendix 1.

Section 6. Sitework and Landscaping

Section 7. Parking

City of Hartford Plan of Conservation and Development (POCD)

Grow400 - Development Goals:

- **Build the ten transformative projects.** Realizing these projects will knit parts of our community back together physically, while helping to catalyze growth and foster a sense of unity and pride.
- **North End Wellness District Transformative Project Area.** Let's develop a cohesive identity and a new facility encompassing agriculture, naturopathy, and ecology to build upon existing assets including a senior center, health care facilities, and Keney Park.

Live 400 - Health Goals:

- **Reduce rates of preventable disease:** Offering quality housing, transportation, and food options to all will reduce our high rates of diabetes, heart disease, dementia, hypertension, depression, and asthma.
- **Engage anchor institutions in wellness efforts.** Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents' well-being and support healthy neighborhoods.
- **Build a North End wellness center:** Creating a wellness center encompassing agriculture, naturopathy, and ecology will improve health outcomes in an underserved and statistically unhealthy neighborhood.



Figure 2. Map of the North End Wellness District, one of ten “Transformative Areas” identified in the City of Hartford’s Plan of Conservation and Development (POCD).

FINDING OF FACTS

Subject property:

- The parcel is a ~23-acre city-owned lot that is zoned MX-2, Multi-Use Mix district, with the Campus Overlay.
- The property has historically been in use as a Hospital and related healthcare uses. An application received by the Planning & Zoning Division in 2019 confirmed the site’s use as a hospital, with medical offices also permitted as an accessory use. Note that this is the site of the former McCook Hospital. However, no previously approved master plan of the site could be found.
- The parcel has a total of eight buildings and two large surface lots.

- InterCommunity Health Care, formerly known as the Alcohol and Drug Recovery Center (ADRC), leases and occupies three buildings: 40 Coventry Street, 46 Coventry Street, and 56 Coventry Street. InterCommunity Health Care offers a range of services in these buildings, including primary care (including a children’s clinic), mental health services, and addiction recovery services. They refer to these three buildings as their Coventry Street Campus.
- The scope of work of this application is limited to one building, referred to as 40 Coventry Street, and its surrounding area.
 - The building is 1-story tall and measures 4,300 gross square feet.
 - It is surrounded by surface parking.
 - InterCommunity Health Care uses this building as a medical office and outpatient facility.
 - Given its form and use, this building is considered a Civic Building type.
- Other uses on the parcel include the North End Senior Center and Genoa Healthcare, a pharmacy provider focused on behavioral health and substance use disorders.
- The parcel’s eastern edge is forested and undeveloped, with a watercourse running through it. The parcel is bordered to the east and south by Keney Park.
- The parcel is located within the POCD’s North End Wellness District, one of the POCD’s ten transformative project areas. The City of Hartford secured a \$200,000 grant from the State in 2021 to initiate an environmental assessment of the parcel to allow for its transformation into the North End Wellness District.¹
- The surrounding neighborhood is characterized by other civic and health-oriented uses. The State’s Capitol Region Mental Health Center occupies two buildings/lots directly to the east (500 Vine St) and to the west (51 Coventry St) of the subject property. The Oak Hill campus, which provides services to people with disabilities, is also located west of the subject property. The Burgdorf Health Center and City of Hartford Department of Health and Human Services are also located nearby.

Proposed work:

- The proposed scope of work in this application is limited to about 0.3 acres surrounding the 40 Coventry St building described above. The proposed work includes the construction of a 1-story, 4,000 sf extension, which would expand the building’s footprint to the south and east.
- The applicant is also proposing other site work including the planting of new trees, stormwater management improvements, new curbing, and new pedestrian walkways.
- No changes are proposed to the surrounding parking lot, or to any existing signage, lighting, or fencing.
- No change of use is proposed.
- The applicant provided a narrative explaining the proposed building design and architecture (see Appendix 2).

¹ State of Connecticut Governor Lamont Press Release June 24, 2021. “Governor Lamont Announces Funding to Remediate 31 Blighted Properties in 23 Towns and Cities and Put Them Back into Productive Use”. Available at: <https://portal.ct.gov/Office-of-the-Governor/News/Press-Releases/2021/06-2021/Governor-Lamont-Announces-Funding-to-Remediate-31-Blighted-Properties>



Figure 3. Existing conditions map of the subject parcel with the subject building, 40 Coventry Street, highlighted with the red arrow.

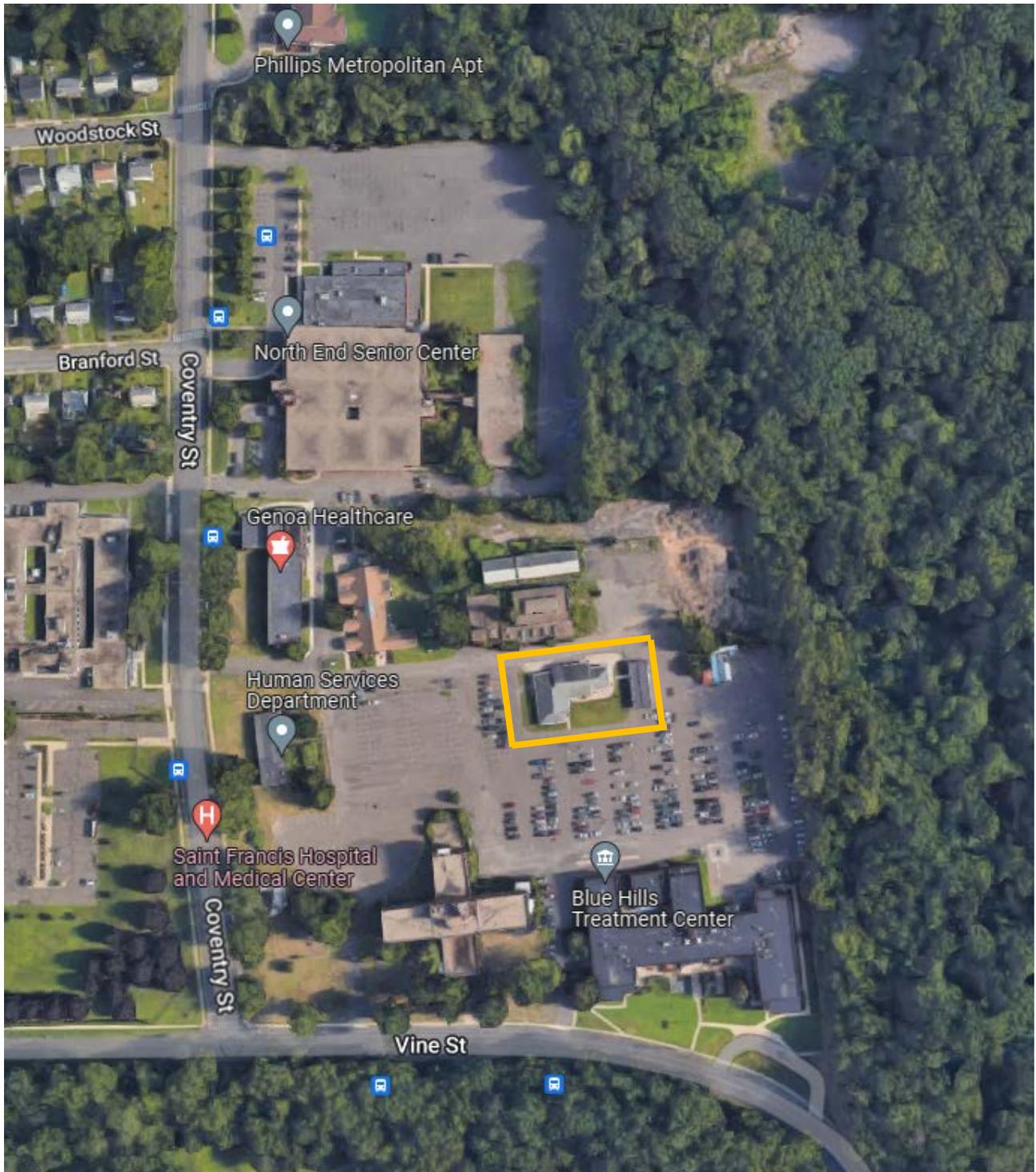


Figure 4. Satellite imagery of the subject parcel with the subject building, 40 Coventry Street, highlighted with the yellow arrow (Google satellite imagery, 2022).



Figure 5. Imagery of the subject parcel with the subject building, 40 Coventry Street, highlighted with the yellow arrow (Google satellite imagery, 2022).



Figure 6. Existing building at 40 Coventry Street (Google satellite imagery, 2022).



Figure 7. Subject building, 40 Coventry Street, as seen from the south, southeast, and west (Google Streetview, October 2020).

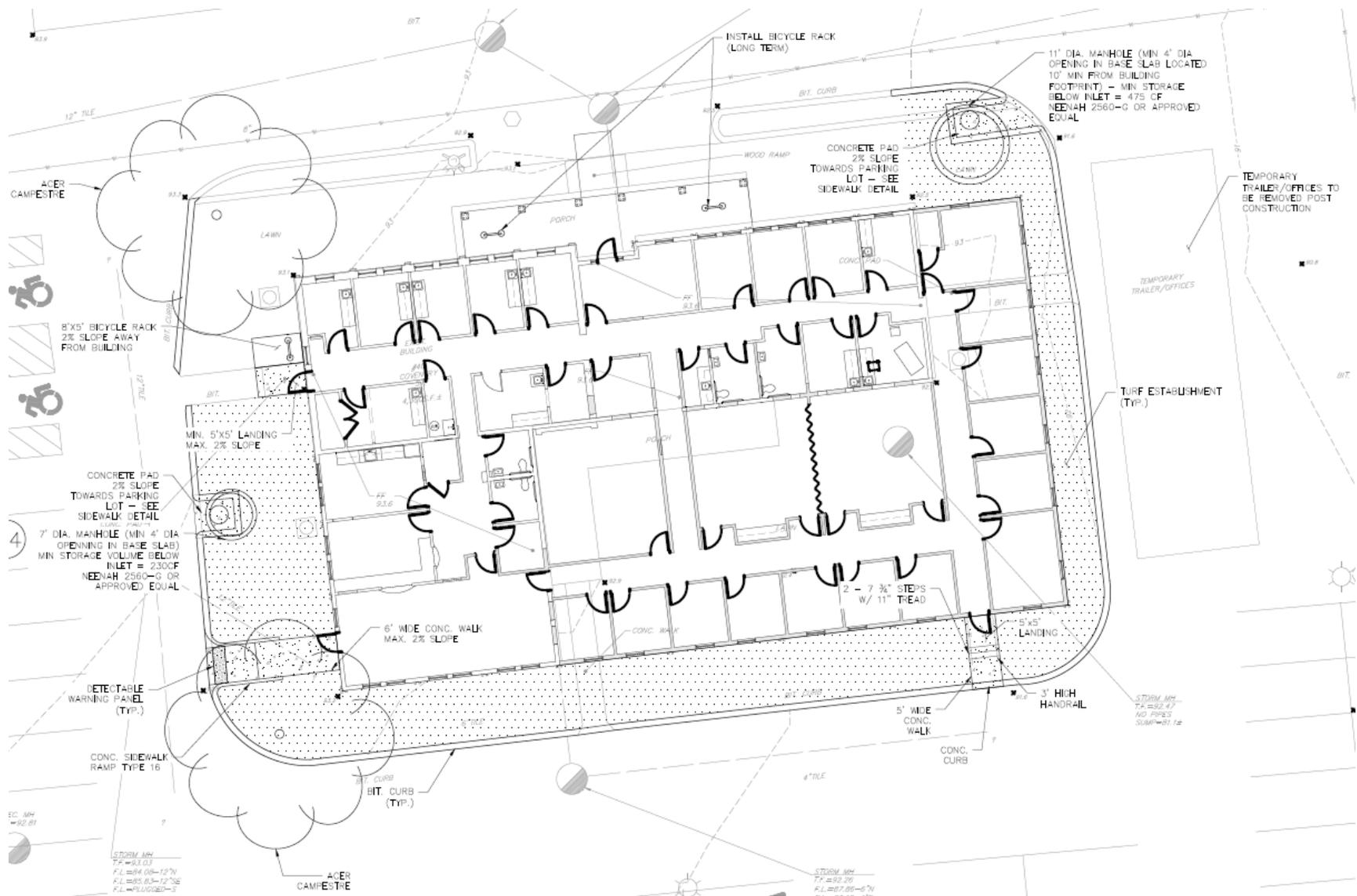
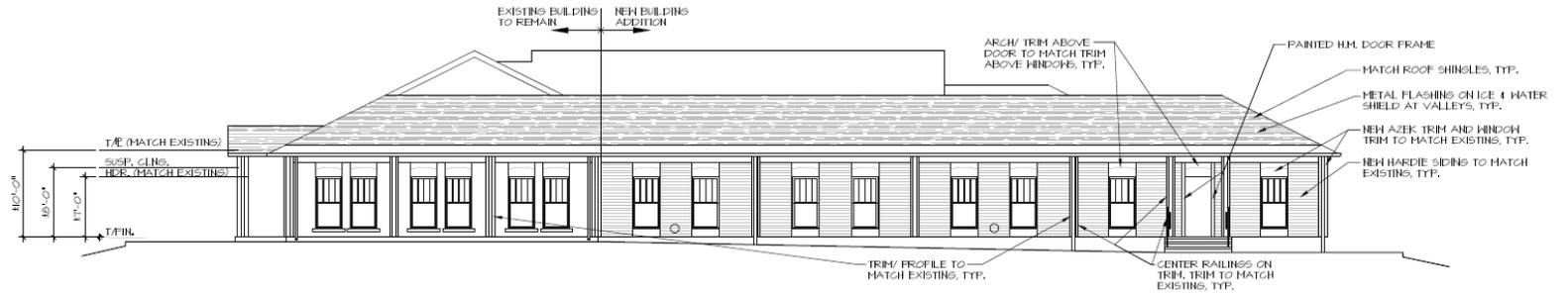
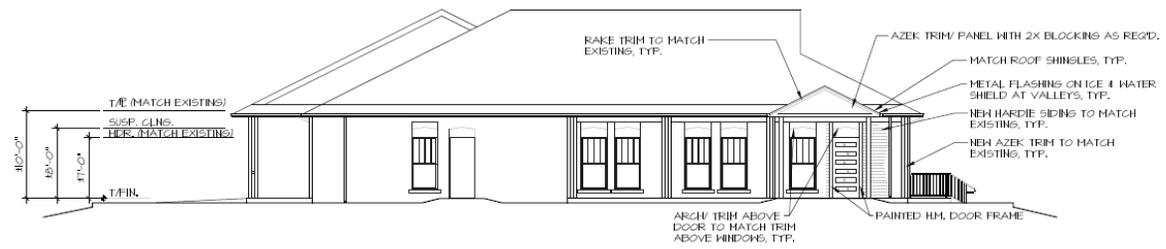


Figure 8. Proposed site layout and landscape plan (submitted on June 8, 2022 by Zuvic Infrastructure Solutions).



1 SOUTH ELEVATION
1/8" = 1'-0"

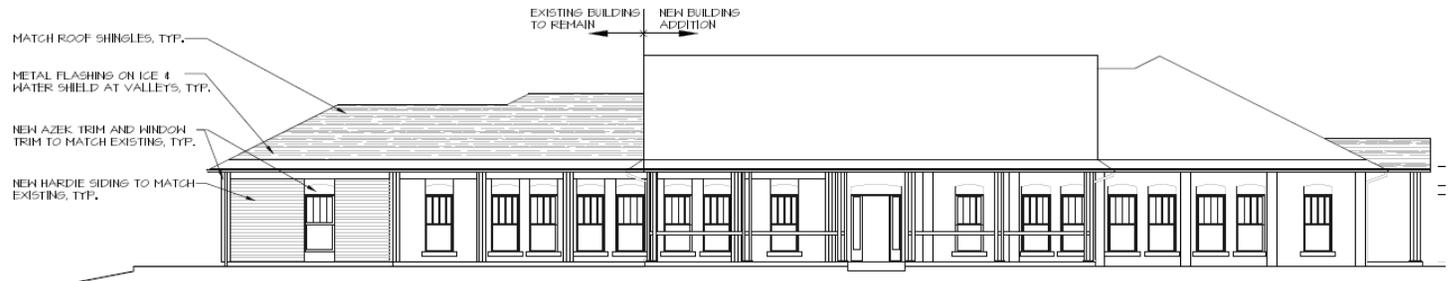


2 WEST ELEVATION
1/8" = 1'-0"

Figure 8. Proposed south and west elevations (submitted on June 8, 2022 by Zuvic Infrastructure Solutions).



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

Figure 9. Proposed east and north elevations (submitted on June 8, 2022 by Zuvic Infrastructure Solutions).

COMMENTS RECEIVED (NRZs, AGENCIES, DEPARTMENTS)

The subject property is located in the Northeast NRZ. As of the time of writing, no public comment had been received regarding this application.

The following departments and agencies have been contacted regarding this application:

- DPW reviewed the plans. The applicant revised their original stormwater management plan to address DPW's comments and comply with Section 6.14 of the Zoning Regulations. DPW provided final sign-off on the applicant's revised plans on June 21, 2022.
- The applicant has complied with the tree requirements and tree types of Section 6.4. The City Forester has not yet provided final sign-off on the proposed landscaping plan.
- The applicant reached out to the Marshal's office by phone and email on May 25, 2022 regarding a proposed new fire water line and connection. The Fire Marshal has not yet provided comments on the plans. The applicant reported also reaching out by phone and email to the MDC. The applicant reports that they will continue working with the Fire Marshal and the MDC as they seek to obtain their Building & Trades permits.

Finally, note that the Director of the City's Department of Development Services provided a letter of authorization for the application, given the project's location on city-owned land. The letter offers general support for the expansion of InterCommunity Health Care's services (see Appendix 3).

ANALYSIS

This application is for a concurrent special permit and site plan review for proposed work on a parcel designated with the Campus Overlay. As such, this application should be reviewed for consistency with the Zoning Regulations, with the goals and regulations specific to the Campus Overlay, and with the evaluation criteria for special permits per Section 1.3.4.

Consistency with the Zoning Regulations

This section analyzes the application's consistency with the Zoning Regulations and provides a detailed site plan review analysis.

Uses

No change of use is proposed as part of this application. The site's use as a hospital facility, and the permitted accessory medical office uses per Section 3.3.2.B.(3), are legally established on this site. The lot also meets the use-specific conditions of Section 3.3.2.B.(4), including the 10-acre minimum lot size and the designation as a Campus Overlay for uses distributed across multiple buildings.

Buildings

The subject building of this application, 40 Coventry Street, is considered a Civic Building type per Section 4.10. The proposed addition mostly meets the building design standards of Section 4.2, the Civic Building type requirements of Section 4.10, and the provisions of the Campus Overlay of Section 5.1.3, as follows:

- The proposed façade and roof materials will replicate existing materials (Hardie fiber cement siding; asphalt shingles for roof). They are high quality, durable materials per Section 4.2.1.
- New doors and windows will include lintels, per Section 4.2.2.
- With the Campus Overlay, the building siting elements must be analyzed for the lot overall:

- The lot will maintain the required side and rear setbacks (15’).
- The lot’s total building coverage will increase very slightly to 12%, which complies with the 60% permitted maximum.
- The lot’s total impervious surface ratio (ISR) will increase from 50% to 51%, complying with the 80% permitted maximum.
- The addition will be of the same height as the existing building (~9.25’, which is a conforming height given a 15% deviation from the minimum 10’ height).
- All building façades will have a transparency of at least 15%, exceeding the minimum 10% required. The façades will also meet the blank wall limitation requirement.
- The new principal entrance will be located on the western elevation, leading to a waiting room and reception area. This is a permitted location.
- The roof of the proposed addition will be pitched, matching the existing roof.
- The only element that does not conform with the Regulations is the primary entrance type. A stoop or arcade entrance is required, but the applicant has proposed an entrance type that is more similar to the porch type per Section 4.19.1. It is a roofed, covered platform, but it is at grade (no steps) in order to be ADA-accessible for patients. The applicant provided the explanation below. Staff find that this is a reasonable deviation, but staff request that the Planning & Zoning Commission make the final determination on this issue.

Applicant’s justification for porch-type primary entrance:

- (1) Replacing the existing porch style entrance with a new porch style entrance (the current main entrance is located where the proposed addition is to be constructed).
- (2) Ensuring an ADA accessible entrance.
- (3) The proximity of the existing west building face (where the main entrance is proposed) to the parking lot eliminates the potential for an arcade style entrance of 8’ to 15’ depth.
- (4) The main entrance needs a cover from weather, eliminating a stoop style entrance.

Note that the temporary outdoor trailer currently located on-site will be removed once construction of the addition is complete.

Sitework and Landscaping

This application complies with the requirements of Section 6 regarding sitework and landscaping:

- No tree removal is proposed.
- Given that this parcel does not have a master tree plan and that this application will only disturb 0.3 acres of a much larger lot, staff requested that the applicant provide two new medium or large trees in order to satisfy the requirements of Section 6.4 (for MX districts, there is a minimum of one medium/large tree per quarter acre lot). The applicant revised their plans accordingly. The landscaping plan is awaiting final sign-off from the City Forester.
- Given the proposed increase in impervious surface, the applicant will install various stormwater-related improvements on the site, including two new infiltration basins (dry wells), downspout boots, and trench drains. With these improvements, the applicant estimates that post-development peak runoff rates will not exceed pre-development rates, as required by Section 6.14. The stormwater management plan was reviewed and approved by DPW.

Vehicular and Bicycle Parking

The applicant is not proposing any changes to the surrounding parking lot. The applicant will install two short-term bicycle racks on the building's west lawn and two long-term bicycle racks under the porch on the north side of the building to fulfill the requirements of Figure 7.2-B (1 short-term space per 10,000 sf and 1 long-term space per 15 employees) and the design standards of Section 7.3.3.

Consistency with the POCD

Staff find that the proposed project is generally consistent with the POCD. Of note, the project is located within the North End Wellness District, which is envisioned to have a “new facility encompassing agriculture, naturopathy, and ecology” and to “build upon existing assets including [...] existing health care facilities.” While the proposed application will not necessarily transform the area, it will nonetheless improve and expand the services of a key healthcare provider in the area.

Furthermore, the Live400 chapter discusses the need to improve physical and mental health, especially in communities that have been historically underserved or that statistically have poorer health outcomes, such as the North End (see page 37). As such, expanding health services in the North End appears particularly appropriate and in line with the POCD.

Additional Considerations for Special Permits and Campus Overlays

Section 1.3.4 of the Zoning Regulations lists additional criteria to examine when evaluating a special permit. This section examines a selection of the most relevant criteria.

The proposed project appears to be compatible with the purpose of the MX-2 district with the Campus Overlay. The MX-2 district is described in the Regulations as intended for “larger, more intensive buildings [than the MX-1 district]. This district is often paired with the Campus Overlay to accommodate larger scale users with multiple buildings in one setting.” The expansion of a hospital/medical related use appears aligned with the district's purpose.

The application also appears to be compatible with nearby properties. This site is very large and relatively removed from nearby properties, including from residential neighborhoods. It is not anticipated to have any significant negative impacts on nearby residents or other properties.

With regard to the provision of open space, landscaping, and stormwater impacts, staff find that the applicant has made the effort to integrate additional trees on the site based on staff's request. The applicant also prepared a stormwater management plan that appears to effectively limit stormwater runoff and negative impacts to the nearby watercourse.

Finally, the Campus Overlay is described as sites with “multiple buildings on one or more lots that work together *to create a walkable campus* with inter-related uses” [emphasis added]. While the proposed site plan does include new bicycle parking and new entrances/walkways for the 40 Coventry St building itself, it does not propose any improvements to the parking lot area or pedestrian access *between* 40 Coventry and the other two buildings that InterCommunity Health Care occupies. Per the Regulations, the applicant is not required to make any such improvements. However, should the applicant be willing, the applicant could explore ways to improve pedestrian access between these buildings in order to fulfill the intent of the Campus Overlay.

STAFF RECOMMENDATION

In summary, staff recommends approval with the following conditions of approval:

1. The City Forester shall provide final sign-off on the applicant's landscaping plan.
2. Prior to the issuance of Building & Trades permits, the applicant shall obtain written sign-off from the MDC on the proposed fire water line connection.
3. Prior to the issuance of Building & Trades permits, the applicant shall obtain written sign-off from the Fire Marshal on the proposed fire water line connection.
4. The applicant shall explore modifying the site plan to include a pedestrian pathway or walkway connecting the 40 Coventry St building to the 46 and 56 Coventry Street buildings.

Staff also requests that the Planning & Zoning Commission make a determination regarding the applicant's requested deviation from the primary entrance type. If the Commission finds that the primary entrance type should be modified to a stoop or arcade type, then a fifth condition of approval should be included in the final resolution.

A draft resolution follows.

ATTACHMENTS

- **Attachment 1.** Hartford Zoning Regulations Campus Overlay Section 5.1.3 and 5.1.4.
- **Attachment 2.** Architectural narrative provided by the applicant's design team, Zuvic Infrastructure Solutions.
- **Appendix 3.** Letter of authorization from the property owner (City of Hartford).

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
40 COVENTRY STREET**

**SPECIAL PERMIT AND SITE PLAN REVIEW FOR A 1-STORY ADDITION TO AN
EXISTING CIVIC BUILDING NOT SHOWN ON A PREVIOUSLY APPROVED MASTER
PLAN, ON A PARCEL ZONED MX-2 WITH THE CAMPUS OVERLAY**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application for a special permit and site plan review at 40 Coventry Street (also known as 80 Coventry Street per the assessor's database, parcel ID 193-056-071), for a 1-story addition to an existing Civic Building not shown on a previously approved master plan, on a parcel zoned MX-2 with the Campus Overlay, as required by Section 5.1.2.C; and
- Whereas,** Per Section 5.1.2.C of the Regulations for parcels designated with the Campus Overlay, a special permit is required for site modifications to a Civic Building Type not shown on a previously approved master plan, as may be amended from time to time; and
- Whereas,** The subject property is zoned MX-2, Multi-Use Mix district, with the Campus Overlay; and
- Whereas,** The subject property is not located a historic district and does not currently have any historic designation; and
- Whereas,** An approved master plan for the subject property could not be located in the City's records; and
- Whereas,** The City of Hartford Zoning Regulations (the Regulations) allow for the concurrent review of a special permit request and a site plan review, per Section 1.3.3.D; and
- Whereas,** The parcel has a total of eight buildings and two large surface lots; and
- Whereas,** The parcel's historic and current use is as a hospital, with accessory health care and medical office uses permitted as well, pursuant to the description of the Government/Higher Education/Hospital Facilities use in Section 3.3.2.B; and
- Whereas,** The scope of work of this application is limited to one building, referred to as 40 Coventry Street, and its surrounding area; this building is 1-story tall, measures 4,300 gross square feet, and is surrounding by surface parking; it is currently utilized by InterCommunity Health Care as a medical office and outpatient facility; and
- Whereas,** Given its form and current use, the building at 40 Coventry Street is considered a Civic Building Type per Section 4.10; and

Whereas, The application is a request to build a 1-story, 4,000 sf addition to the 40 Coventry Street building; and

Whereas, The application also includes other proposed site improvements, including: the planting of new trees, stormwater management improvements, new curbing, and new pedestrian walkways; no changes are proposed to the surrounding parking lot, or to any existing signage, lighting, or fencing; and

Whereas, The application does not propose any change of use; and

Whereas, The proposed work complies with the building type requirements of Section 4, the Campus Overlay requirements of Section 5, as well as the Sitework, Landscaping, and Parking requirements of Section 7 of the Zoning Regulations; and

Whereas, The Regulations specifically describe MX districts as districts as intended for large-scale institutional facilities, and the Regulations also state that the MX-2 district is “often paired with the Campus Overlay to accommodate larger scale users with multiple buildings in one setting”; and

Whereas, The requested special permit and site plan are generally consistent with the Plan of Conservation and Development (POCD); of note, the proposed project is located within the North End Wellness District, one of ten transformative project areas identified in the POCD – and while the proposed application will not necessarily transform the area, it will improve and expand the services of a key healthcare provider in the area, which is consistent with the vision for the North End Wellness District; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **denies/approves** the special permit and site plan for 40 Coventry Street (known as 80 Coventry Street per the assessor’s database, parcel ID 193-056-071), for a 1-story addition to an existing Civic Building Type not shown on a previously approved master plan and for related site improvements, **with the following conditions of approval:**

- 1. The City Forester shall provide final sign-off on the applicant’s landscaping plan.**
- 2. Prior to the issuance of Building & Trades permits, the applicant shall obtain written sign-off from the MDC on the proposed fire water line connection.**
- 3. Prior to the issuance of Building & Trades permits, the applicant shall obtain written sign-off from the Fire Marshal on the proposed fire water line connection.**
- 4. The applicant shall explore modifying the site plan to include a pedestrian pathway or walkway connecting the 40 Coventry St building to the 46 and 56 Coventry Street buildings.**

Be It Further,

Resolved, This 28th day of June, 2022.

Attachment 1. Hartford Zoning Regulations Campus Overlay Section 5.1.3 and 5.1.4.

5.1.3 - REGULATIONS



Staff or the commission, as applicable, may approve construction in a Campus Overlay for lots in the NX-1 and MX-2 districts, subject to the following conditions:

A. Lot Configuration.

- (1) **Lot Area.** A minimum lot area of one acre is required for Campus Overlays planned to be primarily residential, or 2 acres for campuses with mixed residential/non-residential uses or non-residential uses.
- (2) **Lot Width.** The lot must have a minimum width of 100 feet.
- (3) **Number of Buildings.** There shall be a minimum of 2 detached principal structures.

B. Streets. New private streets within a Campus Overlay may be created, provided that they are shown in the master plan and approved by the director of the department of public works and the commission.

- (1) **Approval.** When approving new streets, the commission shall follow the criteria required in 1.3.11 Decisions on Streets, Street Lighting, & Building Lines.
- (2) **Define Primary Streets.** Primary and non-primary streets (refer to [1.6](#) Definitions) shall be defined for all streets surrounding and passing through the campus. Consideration shall be given to the orientation of adjacent parcels when defining these streets.
- (3) **New Streets.** New street, whether public or private, within the campus shall utilize the street types defined in [9.0](#) Street Types.
- (4) **Alleys.** Alleys should be utilized to provide parking and service access within the campus.

C. Buildings. Buildings within the campus shall utilize the Building Types permitted by the underlying zoning district. Additional Building Types may be considered through special permit review per either 5.1.2.A or [5.1.2](#) C. Building Type regulations apply to all buildings with the following exceptions:

- (1) Building Siting requirements provided, however, that:
 - (a) All corners on designated Primary Streets shall be occupied by buildings.
 - (b) Side and rear setbacks shall be applied to the overall lot, but not individual buildings.
 - (c) Maximum building coverage, maximum impervious area, and additional semi-pervious area shall be applied to the overall lot.
 - (d) The commission shall review the master plan to ensure that the intent of the Building Siting requirements is achieved, particularly with respect to the front build-to zone and vehicular access, where strict application of the Building Siting requirements would be impracticable.
 - (e) Building heights may be a maximum of 12 stories.
- (2) The blank wall limitation shall be applied to all sides of any detached building, except that the commission may allow a blank wall when the wall is not visible from the public right of way or a private street, and is part of an accessory structure not regularly used by members of the public, such as a maintenance building, where the existence of the blank wall does not present security concerns or where such concerns are mitigated by measures such as a surveillance system. In addition, the commission may eliminate the blank wall limitation for Civic Building Type buildings as part of its special permit review.
- (3) Number of street entrances requirement.

D. Parking.

- (1) **Yard Location.** Parking lots or structures shall be located in the rear yard or corner side yard on primary streets or on non-primary streets.

5.1.4 - USES



Allowed uses include all of those uses allowed by the underlying zoning district.

Attachment 2. Architectural Narrative provided by the applicant's design team, Zuvic Infrastructure Solutions.

**SITE PLAN APPLICATION – ARCHITECTURAL NARRATIVE
BUILDING 16 ADDITION, 40 COVENTRY STREET – 4,000 S.F. ADDITION
40 COVENTRY STREET, HARTFORD, CT 06112**

We are writing to express to the board the hardships in complying with the current zoning code identified during the development of the design of the building addition. Intercommunity Healthcare intends to construct a single story 4,000 sf addition on Building 16, 40 Coventry Street. The existing single-story structure is located within Campus Zoning, with an MX-2 underlay. The zoning code requires proposed buildings to comply with either General or Civic building types. The General building type requires a structure of a minimum of two stories, which is not consistent with the existing building or the proposed design/use. The Civic building type allows for a one-story building (with a minimum first floor height of 10ft), however the existing building does not readily fall into this category (Architecturally). Please note that the building is located within the middle of a large campus, so the proposed addition will not significantly alter existing street/property sight lines.

The proposed addition is intended to complement an existing, well-detailed structure that was in-turn inspired by the original historical use of the core structure. This core structure was a station stop for the train that toured the original zoo that was on the site. The use of architectural features in the previous addition to the original core building referenced this history and included covered train-platform style porches on its north and south sides. The design for the proposed addition respects the scale and architectural motif details brought down to us in the previous addition from the original core building.

The internal functionality of the existing building is carried forward into the proposed addition by extending the simplified corridor circulation system and eliminating the inherent program-space isolation that would occur in a two-story structure. This close integration of caregivers and clients is essential to the high level of support that the staff at Intercommunity Heath provide.

The human scale of the existing building and the proposed addition are intended to provide a welcoming alternative to the institutional paradigm of most clinics that serve this client base. The use of residential-level materials and motifs is intended to enhance the sense of welcome for the clients and staff alike.

Attachment 3. Letter of authorization from the property owner, the City of Hartford.



CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Planning and Economic Development
260 Constitution Plaza, 1st Floor
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LUKE A. BRONIN
MAYOR



I. CHARLES MATHEWS
DIRECTOR

RANDAL DAVIS
DEPUTY DIRECTOR

April 14, 2022

Kimberly L. Beauregard, LCSW
President and CEO
(She/Her/Hers)
InterCommunity, Inc.
Office: (860) 569-5900

RE: Letter of General Support for InterCommunity, Inc.

To Whom it May Concern:

In coordination with the City of Hartford, InterCommunity Inc. is currently exploring the possibility of building an addition on to the City owned building at 40 Coventry Street which it currently leases.

At this time, InterCommunity has shared its proposed site improvements with the City. Although InterCommunity proposes being financially responsible for these improvements, as the property owners, any improvements must be made within the context of a formal agreement with the City of Hartford. The terms of such an agreement will be negotiated at the appropriate time.

Please accept this letter as notice that the City of Hartford is in general support of InterCommunity's goal of providing more services within the City of Hartford through possible expansion of the existing facility at 40 Coventry Street.

Sincerely,

Randal P. Davis on behalf of I. Charles Mathews

I. Charles Mathews
Director of Development Services