



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Site Plan for the CCMC Expansion
for consideration December 13, 2022

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Paul Ashworth, Senior Planner
paul.ashworth@hartford.gov

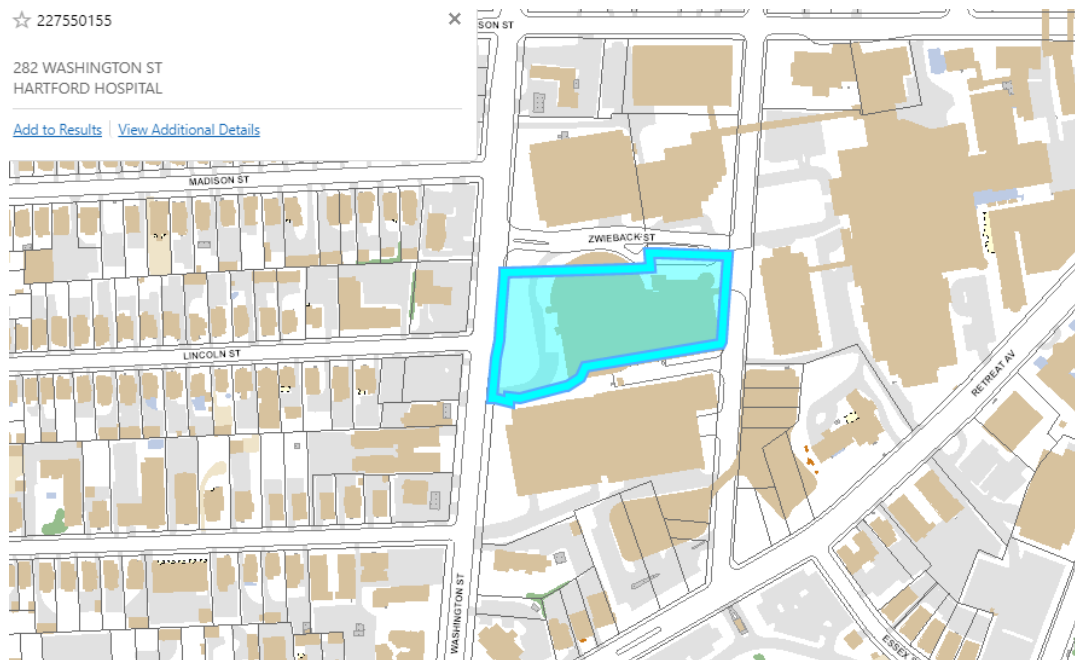
PROJECT: Connecticut Children’s Medical Center
282 Washington Street
PARCEL ID: 227-550-155
P&Z-COMM-2022-0697

ZONE: MX-2, Multi-use Mix District w/ the Campus Overlay

TYPE: Site Plan for the Connecticut Children’s Medical Center expansion per Section 1.3.3 and Section 5.1.2.B

APPLICANT: Connecticut Children’s c/o Jamie Bratt – Fuss & O’Neill

OWNER: Hartford Hospital



Overhead View – Hartford Planning Viewer 2022

BACKGROUND INFORMATION

The proposed site plan includes an approximately 195,000 square foot, 8-story tower addition to the Connecticut Children's Medical Center. The existing building is made up of two sections, a 7-story section on the north side, and mixed 1 to 4-story section stretching through from Washington Street to Seymour Street. The proposed addition would create a tower on top of the mixed 1 to 4-story section. Also included are improvements to the grounds facing Washington Street and Zwieback Street.

All proposed improvements were shown on the approved master plan. The Special Permit for the master plan was approved October 11, 2022 with the following two conditions:

1. The proposed encroachment beyond the Washington Street build-to line shall be limited to the 4th story and above, and building width shall be limited to the ~110 wide section of the building shown on the master plan.
2. The proposed parking garage and pedestrian bridge shall be removed from the master plan.
3. The site plan associated with this master plan shall be reviewed by the Planning & Zoning Commission.

Consistent with the conditions of approval, the parking garage and pedestrian bridge are not shown on the plan and the site plan is now before the Planning & Zoning Commission.

KEY APPLICATION TIMELINES

- Application Submission Date: November 7, 2022
- Date Application Accepted as Complete: November 7, 2022
- Application Date of Receipt: November 8, 2022 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Commission review is scheduled on Tuesday, December 13, 2022;
- Decision required by 65 days after the date of receipt per Section 8-7d of the CGS: January 12, 2022
- CT General Statutes Sec.8-7d allow that the applicant may consent to one or more extensions of time, provided the 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.

STANDARD SPECIFIC TO THE USE

Section 4.8.2 – General Building Type Requirements

Chapter 6 – Sitework & Landscape

Section 5.1 – Campus Overlay

Sec.5.1.3.C – Campus Overlay Regulations - Buildings

- (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.

FINDING OF FACTS

Overall Medical Campus

- Total Area: ~64 acres
- Impervious Surface Ratio Maximum – 60%
 - o Existing: 61%
 - o Proposed: 61%
- Building Coverage Maximum – 80%
 - o Existing: 30%
 - o Proposed: 31%
- CCMC Leased Area: ~4 acres

Proposed Building Addition

- Existing Building: ~321,000 sf
- Proposed Addition: ~195,000 sf
- Current building has a maximum height of 7-stories.
- Proposed tower addition will increase the height of the lower portion of the building to ~8-stories with roof-top equipment.

Site Access – Vehicle

- The plan proposes to maintain an entrance off of the northbound side off of Washington Street for a pick-up and drop-off lane.
- The exit of the pick-up and drop-off lane will be moved from Zwieback Street to Washington Street.

Site Access – Pedestrian/Bicycle

- Proposed sidewalk and hardscape configuration provides pedestrian connections to Washington Street and Zwieback Street.
- The proposed pedestrian crosswalk across Washington Street includes button activated rapid flashing beacons to alert passing vehicles of pedestrians.
- Hardscape plan shows bicycle parking in the northwest corner of the site and along the north pick-up and drop zone along Zwieback Street.

Site Access Transit

- The plan proposes a bus pull-off area with capacity for 2 buses along Washington Street in the northwest corner of the site.

- The proposed pedestrian system connects the bus pull-off with multiple entrances to the facility.

Review was based on:

- The 36-page architectural, site and building plan set titled Connecticut Children’s New Tower Project by CannonDesign dated November 4, 2022.
- The 125-page Stormwater Management Report dated November 4, 2022 by Fuss & O’Neill.
- The 321-page Traffic Impact Study dated September 2022 by Fuss & O’Neill.
- The 4-page Transportation Management Plan dated November 7, 2022 by Fuss & O’Neill.

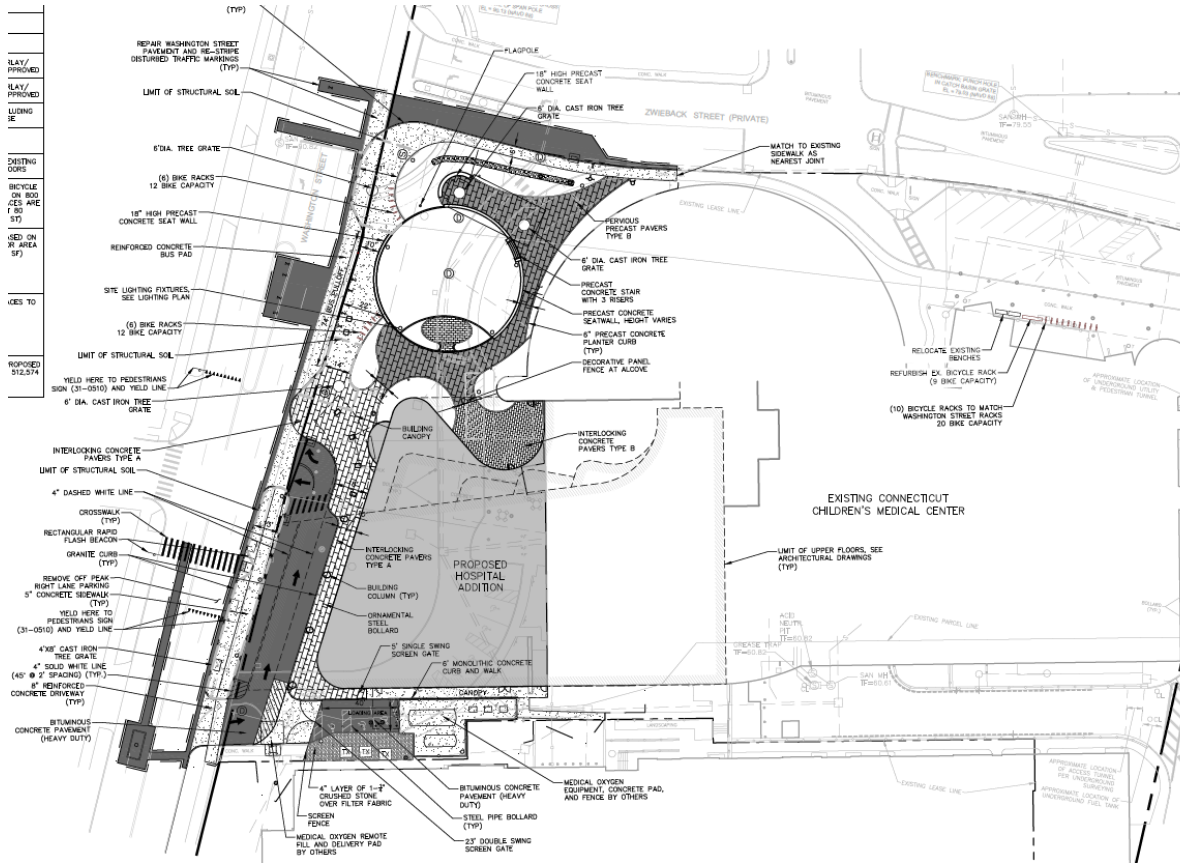


Figure 1. Site Plan – CannonDesign 2022



Figure 2. Rendering of proposed as seen from the corner of Zwieback and Washington Street – CannonDesign – 2022

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

The provided plans were delivered to the DPW and the City Fire Marshall on 11/28/2022.

The City Forester confirmed the proposed tree plan was acceptable pending contribution into the Hartford Tree Fund to compensate for overall tree diameter loss, and the exchange of certain tree species.

At time of Master Plan review the applicant provided four letters of support from the Frog Hollow NRZ, the Blue Hills NRZ, the Southside Institutions Neighborhood Alliance, and LAZ Parking.

ANALYSIS

The proposed addition and improvements at 282 Washington generally meet the requirements of the Regulations as enumerated below. Upon review staff found inconsistency with the Regulations only regarding façade requirements for General Building types in the Campus Overlay.

The proposed building addition will increase the height of the subject building to 8-stories facing Washington Street plus a penthouse housing mechanical equipment serving the hospital. The Campus Overlay permits buildings up to 12-stories, however the overlay also requires that the Blank Wall Limitations be met on all sides of principal structures visible from the street. The Blank Wall

Limitations effect the amount of windowless area permitted on a façade. More specifically, no rectangular area greater than 30% of a story's façade may be windowless, and, no horizontal segment of a story's façade greater than 15' may be windowless. The proposed building as currently designed does not meet this requirement on portions of the upper floors (see Figure 3 below) and a portion of the lower southern façade.



Figure 3. Rendering of proposed as seen from Northwest with the section of the façade that does not meet the Blank Wall Limitations highlighted in red – CannonDesign 2022

The Campus Overlay gives some flexibility to the Blank Wall Limitations. Section 5.1.3.C(2) states that, while the Blank Walls Limitations "...shall be applied to all sides of any detached building" the Commission may allow a blank wall when the wall is part of an accessory structure not regularly used by members of the public where security concerns are not created by the blank wall. The section then goes on to state that the Commission may eliminate the Blank Wall Limitations for Civic Building Type buildings.

The proposed building is distinctly urban in nature and the accessory buildings described by Section 5.1.3.C(2) are not commonly associated with this style of development. The accessory uses often housed by accessory structures are incorporated into the principal building for this style of development. Staff find that while the regulatory text is specific to accessory structures, the intention could be applied to portions of a larger principal building that are used for accessory uses "not regularly used by members of the public" where security concerns are not created by the blank wall. Further, the proposed building was acknowledged as a potential landmark building similar to Civic Building. Staff still find that the proposed building is best classified as a General Building, however, because the design was approved as part of a Special Permit Master Plan, and the proposed conditions and design are also consistent with the Civic Building development

standards, the Commission could consider the proposed building a Civic building and exercise discretion consistent with Section 5.1.3.C(2) in applying the Blank Walls Limitations.

Bicycle & Pedestrian Facilities

Staff find the proposed bicycle pedestrian facilities to be acceptable. The proposed pedestrian circulation system matches that which was reviewed during master plan review. The system connects to and compliments the pedestrian system for the overall campus. The proposed bicycle parking meets the requirements of the regulations and represents a significant improvement over the existing condition. The proposed pedestrian crosswalk and button activated rapid flashing beacon across Washington Street will increase safety and visibility for both hospital users and the general public.

Traffic study

The capacity analysis revealed that none of the study area intersections will experience a decrease in LOS as a result of the proposed hospital expansion traffic. Queue analysis revealed that while queue lengths will increase there is adequate storage length to hold the additional queue.

Stormwater plan

The provided stormwater plan will reduce overall peak flow rate and total volume for all required storm scenarios. The plan includes several water quality features including: inlet sumps, an existing trap structure, pervious pavers and a silva cell system.

Summary

The proposed site plan is consistent with the master plan approved on October 11, 2022. Staff find that the building siting and vertical addition are consistent with the Zoning Regulations. Staff recommend the Commission consider the scale and landmark nature of the building in light of Section 5.1.3.C(2) and accept the building elevations as designed. All improvements in the ROW should be coordinated with DPW and payment into the Hartford Tree Fund should be coordinated with the City Forester and completed prior to the issuance of building permits.

STAFF RECOMMENDATION

Staff recommend approval of this application with the following condition:

1. The applicant shall coordinate contribution into the Hartford Tree Fund with the City Forester prior to the issuance of building permits.
2. All improvements in the ROW shall be coordinated with and approved by the Department of Public Works. This process shall include the review and approval of pedestrian and vehicular maintenance of traffic plans.

A draft resolution follows.

ATTACHMENTS

1. Site Layout Plan and Zoning Table
2. Comment Letters

**The complete site plan set, traffic study and stormwater management plan are not attached due to file size but are available on the website <https://www.meetinginfo.org/meetings/1743>.

REVIEWED AND EDITED BY,

Aimee Chambers, Director



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION
282 WASHINGTON STREET
CONNECTICUT CHILDREN’S SITE PLAN**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Site Plan for the Connecticut Children’s Medical Center expansion per Section 1.3.3 and Section 5.1.2.B; and
- Whereas,** The proposed building expansion was previously shown on the master plan approved by the Planning & Zoning Commission on November 11, 2022 consistent with Section 5.1.2.B; and,
- Whereas,** The proposed site plan includes building and site improvements to the Connecticut Children’s Medical Center located east of Washington Street, south of the private street Zwieback Street, west of Seymour street and ~600 feet north of the intersection of Retreat Avenue and Washington Street; and
- Whereas,** The proposed changes are consistent with the Zoning Regulations Section 1.3.3 regarding site plan review via Section 5.1.2.B; and
- Whereas,** Review as based on:
- The 36-page architectural, site and building plan set titled Connecticut Children’s New Tower Project by CannonDesign dated November 4, 2022;
 - The 125-page Stormwater Management Report dated November 4, 2022 by Fuss & O’Neill;
 - The 321-page Traffic Impact Study dated September 2022 by Fuss & O’Neill;
 - The 4-page Transportation Management Plan dated November 7, 2022 by Fuss & O’Neill; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby approves the request for a Site Plan for the Connecticut Children’s Medical Center expansion per Section 1.3.3 and Section 5.1.2.B as shown on the provided plans:

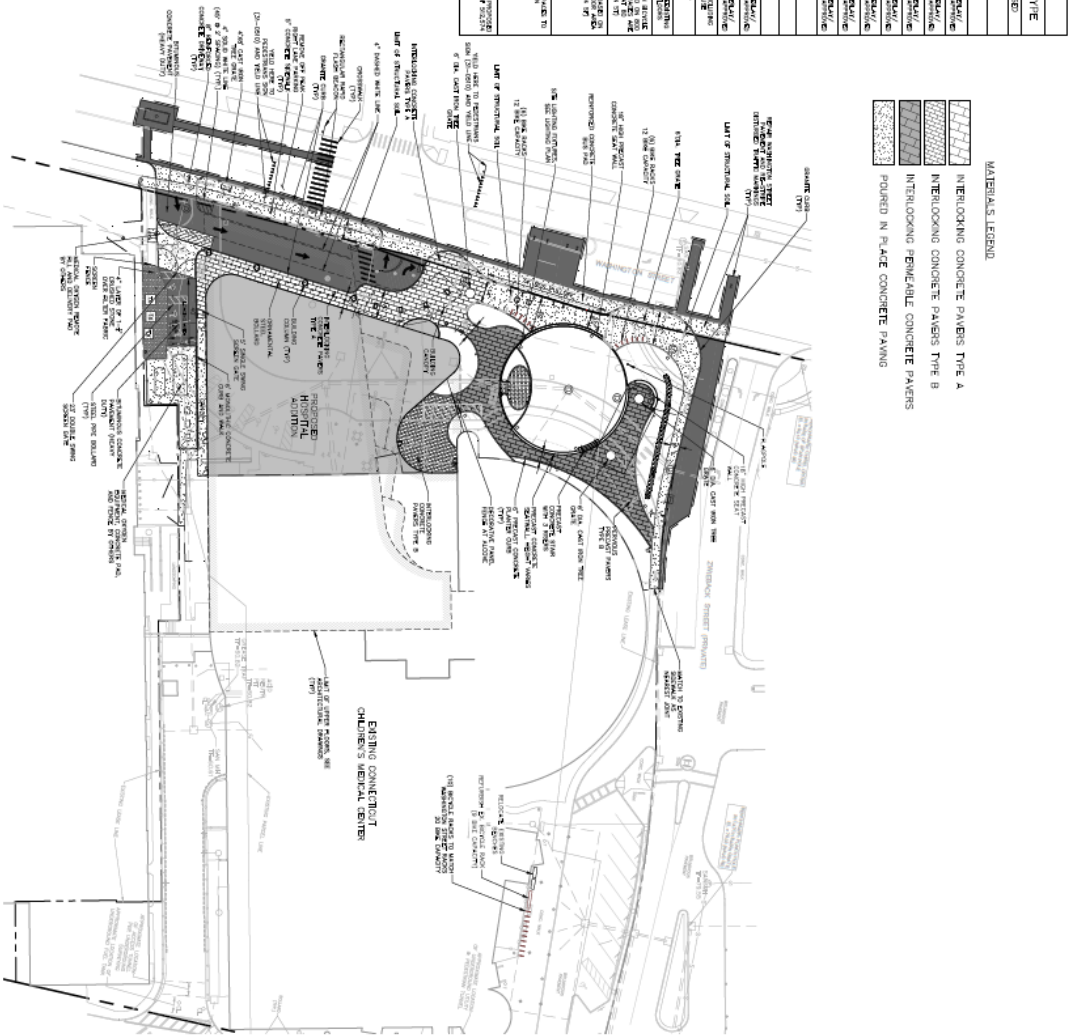
1. The applicant shall coordinate contribution into the Hartford Tree Fund with the City Forester prior to the issuance of building permits.
2. All improvements in the ROW shall be coordinated with and approved by the Department of Public Works. This process shall include the review and approval of pedestrian and vehicular maintenance of traffic plans.

Be It Further,

Resolved, This 13th day of December, 2022.

Attachment 1 – Site Layout Plan and Zoning Table

ZONING COMPLIANCE TABLE				
ZONE	DESCRIPTION	REQUIRED ZONING	EXISTING	PROPOSED
RM-2	RESIDENTIAL MEDIUM-DENSITY	RM-2	RM-2	RM-2
CM-1	COMMERCIAL MEDIUM-DENSITY	CM-1	CM-1	CM-1
CM-2	COMMERCIAL MEDIUM-DENSITY	CM-2	CM-2	CM-2
CM-3	COMMERCIAL MEDIUM-DENSITY	CM-3	CM-3	CM-3
CM-4	COMMERCIAL MEDIUM-DENSITY	CM-4	CM-4	CM-4
CM-5	COMMERCIAL MEDIUM-DENSITY	CM-5	CM-5	CM-5
CM-6	COMMERCIAL MEDIUM-DENSITY	CM-6	CM-6	CM-6
CM-7	COMMERCIAL MEDIUM-DENSITY	CM-7	CM-7	CM-7
CM-8	COMMERCIAL MEDIUM-DENSITY	CM-8	CM-8	CM-8
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**CONNECTICUT CHILDREN'S
NEW TOWER PROJECT**
282 WASHINGTON STREET
HARTFORD, CT 06103

CANNONDESIGN

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**NOT FOR
CONSTRUCTION**

City of Hartford
Department of Planning & Economic Development
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KEY PLAN

0 50 100 FEET

SITE LAYOUT PLAN

DATE: 08/13/2013

PROJECT: C0103

SCALE: 1/8" = 1'-0"

DATE: 08/13/2013

PROJECT: C0103

Attachment 3 – Comment Letters