

CITY OF NEW HAVEN
BOARD OF ALDERS

PETITION / APPLICATION TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT

CHAPEL HAVEN, INC.

PROPERTY GENERALLY BOUNDED
BY WHALLEY AVENUE and
EMERSON STREET
NEW HAVEN, CONNECTICUT

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May 23, 2024

The applicant, Chapel Haven Schleifer Center, Inc. (“Chapel Haven”), respectfully submits this Petition/Application (“Petition”) and general plans (“General Plans”) to the City of New Haven Board of Alders to establish a new Planned Development District (“PDD”) pursuant to Section 65 of the Zoning Ordinance of the City of New Haven (“Ordinance” or “Zoning Ordinance”) for the Chapel Haven Campus (“Campus”). The properties to be included in the proposed PDD are identified in the Proposed PDD Boundary Map provided as Exhibit A and described with further particularity in the Legal Description provided as Exhibit B (the “Site”). The Site is situated at or near the corner of Whalley Avenue and Emerson Street and consists of the property commonly identified as 1040 Whalley Avenue, as well as a smaller parcel located at 34-38 Emerson Street.

Chapel Haven seeks approval of the PDD in order to facilitate the construction of a new community building (“Community Building”) to be located in the northernmost portion of the existing Campus (the “Project”). The proposed Community Building was envisioned as the final phase of multi-year redevelopment plan for the Campus and will allow Chapel Haven to improve

and expand the services it offers to individuals with a wide range of developmental disabilities. The Community Building will provide improved program support spaces and additional residential opportunities for current and future members of the Chapel Haven community. The Project also builds upon significant enhancements made to the Campus in recent years with the construction of the SAIL and REACH Buildings in 2017/2018 and is consistent with Chapel Haven's commitment to provide community support and lifelong services for individuals with disabilities.

Chapel Haven respectfully submits that the Petition and General Plans meet all of the requirements of Section 65 of the Zoning Ordinance and requests approval of the PDD in order to facilitate the construction of the Community Building and complete Chapel Haven's vision for the Campus.

A. OVERVIEW

Chapel Haven is an award-winning, nationally-accredited school and transition program serving approximately 250 adults with special needs. It has been serving the community from its Campus at the corner of Whalley Avenue and Emerson Street since 1976 and one of the wonderful features of Chapel Haven is that, the Campus, as well as the students and graduates it serves, have truly become part of the Westville community. Many students choose to stay close to Campus after they graduate and Chapel Haven has fully embraced Westville and Westville has embraced them.

In 2017, Chapel Haven completed a critical first step in transforming the Campus when it received approvals for a significant redevelopment project that included three beautiful new buildings, including the Welcome Center, SAIL (Schleifer Adult Independent Living), and REACH (Residential Education at Chapel Haven) buildings. The current proposal seeks to complete the Campus vision through the addition of a new Community Building along the Whalley

Avenue frontage. The Community Building will include additional residential apartments, expanded education and career training opportunities, as well as improved recreational and administrative spaces.

Most importantly, the additional residential capacity will allow individuals looking to remain in the Chapel Haven community an opportunity to “age-in-place” as an alternative to moving to a nursing home or similar facility. The Community Building will also feature a café at the corner of Whalley Avenue and Emerson Street, which will be open to the public and allow Chapel Haven students the opportunity to gain real-world experience engaging with the public in a retail work setting. In sum, the Project represents a significant step in fulfilling Chapel Haven’s mission and will transform the existing streetscape by replacing several nondescript buildings and a surface parking lot with a beautiful new building and pedestrian-oriented landscaping.

B. COMPLIANCE WITH PDD STANDARDS AND OBJECTIVES IN SECTION 65 OF THE ORDINANCE AND CONSISTENCY WITH CHARTER PROVISIONS

1. Compliance with PDD Standards and Objectives

Section 65(a) of the Zoning Ordinance sets forth the objectives to be considered by the Board of Alders in reviewing a petition to establish a PDD. The objectives set forth in Section 65(a) that are applicable to Chapel Haven’s proposal are as follows:

The PDD must be:

1. “In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal”;
2. “Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city”; and
3. “So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city ...”

The proposed PDD and associated improvements comply with the above standards. First, the PDD is in accordance with the City's comprehensive plan as found in its Zoning Map and Zoning Ordinance. Chapel Haven has been part of the Westville community for many years and the current proposal is simply a continuation of the Campus redevelopment that began in 2017. Situated at the corner of Whalley Avenue and Emerson Street and in close proximity to a General Business (BA) district, the existing and proposed combination of residential and education uses is entirely consistent with the surrounding area.

The proposed PDD is also in accordance with the Comprehensive Plan of Development for New Haven, entitled "New Haven Vision 2025" (POCD). For example, the Plan advocates for "diverse housing stock suitable for all abilities, ages, and incomes" (pp. IV-35). The PDD will allow for the construction of the new Community Building, which will provide additional housing opportunities for individuals with developmental disabilities. The Plan also calls for land use changes "along Whalley Avenue, near Westville Village, to promote dense, mixed-use developments with reduced parking requirements" (pp. IV-30). The Community Building will allow Chapel Haven to continue to provide both residential and educational services to its residents and students, as well as create new opportunities for engagement between the Chapel Haven community and Westville as a whole. The beautiful new building and associated landscaping will vastly improve the pedestrian experience along this stretch of Whalley Avenue, activate the streetscape, and promote neighborhood revitalization.

Second, the uses are appropriate and necessary for the integrated functioning of the planned development and for the City. As noted, Chapel Haven has been a fixture in the Westville community for many years and the proposed PDD will allow Chapel Haven to expand and improve its services so that it can remain in this neighborhood for many years to come. Chapel Haven will

continue to function as an open campus and to support neighborhood vitality by promoting diversity and inclusion in the community.

Finally, as detailed below in Section D, the building itself and the overall campus integration have been designed “to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city.” The high-quality architecture and overall site design will enhance the existing Campus as well as the surrounding properties.

2. Consistency with Charter Provisions

Article XII, Sec. 2(C) requires that any zoning regulation (which would include the creation of a new PDD) be “made with reasonable consideration, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.” For the reasons stated above, as supported by the additional details provided herein, the proposed PDD satisfies these requirements.

C. COMPLIANCE WITH TRACT AREA REQUIREMENTS

The proposed PDD consists of approximately 3.03 acres meets the minimum applicable tract size of two (2) acres as required by Section 65(b)(2) of the Zoning Ordinance. The boundaries and area of the proposed PDD is provided in the General Plans (Sheet ZC-1), as well as the attached Exhibit A. A legal description of the overall PDD area is set forth in Exhibit B.

D. DESCRIPTION OF PROJECT COMPONENTS

1. Building Design

The proposed Community Building will complete the Campus and is designed to be in harmony with the existing onsite architecture. For this reason, the key elements of the REACH

and SAIL buildings are reflected in the Community Building. Some of these key design elements include: gable-end roofs to create a more residential scale; exterior facades featuring batt and board paneling and stone masonry in the consistent color schemes; exterior windows that closely resemble the size, design, and finish of those on existing buildings; and arched colonnade features that mimic that archway that greets individuals entering Campus from the existing Emerson Street parking lot.

The overall building design and fenestration, along with associated hardscape and plantings, have been designed to meet the high standards and aesthetic goals set by the most recent Chapel Haven projects. This palette of materials fits with the existing Welcome Center, SAIL and REACH Buildings, and the new Community Building will serve as an anchor for the Campus and surrounding neighborhood.

2. Site Layout

To create a neighborhood-campus experience for the community, including visitors, students, graduates, and staff, the Community Building has been designed to connect with both the streetscape and existing Chapel Haven facilities. As noted, the Community Building will be situated along the Whalley Avenue frontage and serve as bookend to create a courtyard-like atmosphere between the existing buildings on campus. At the corner of Whalley Avenue and Emerson Street, the western façade of the Community Building will feature an attractive pergola highlighting the café entrance. The café will be part of Chapel Haven's vocational training program and provide an opportunity for students to gain real world experience interacting with customers from the local community.

Along the eastern side of Emerson Street and directly to the south of the Community Building is the existing SAIL Building, and no changes are proposed to this building. The space

between the Community Building and SAIL Building will feature landscaping and a pedestrian path to provide pedestrian access directly from Emerson Street into the internal Campus. The new pedestrian entrance will provide connectivity to existing pedestrian paths at the Site and create a walkable, pedestrian-oriented environment between the buildings and other amenities on campus.

The existing Welcome Center building, which is situated in the middle of the existing Campus, will remain. It will continue to serve as a central hub for Chapel Haven students and visitors. The existing REACH Building is located to the southeast of the Welcome Center and serves as a southern bookend to the internal campus. An arched colonnade located between the SAIL and REACH Buildings serves as the primary entrance and greets visitors entering Campus from the existing parking lot on the eastern side of Emerson Street. In addition to this existing parking lot, a new parking lot is proposed on the western side of Emerson Street, directly across from the SAIL Building.

Overall, the proposed development will increase activity along this section of Whalley Avenue, and particularly at the corner of Whalley Avenue and Emerson Street. The Project will improve the pedestrian experience both within the Campus and along its boundaries, further integrating Chapel Haven into the Westville community.

3. Building Layout

a. *Existing Building Layouts*

The building layouts of the existing Welcome Center, REACH Building, and SAIL Building are briefly summarized as follows:

- Welcome Center: provides a central lobby and greeting place for visitors, as well as space for administrative offices, support programs, storage, and mechanical equipment.
- SAIL Building: program support spaces are provided in a portion of the First Floor, with the remainder of the four-story building occupied by 42 residents in either 1-bedroom or 2-bedroom independent living units.

- REACH Building: primarily occupied by classrooms and program support space on the First Floor, with the living accommodations for 30 students in the remaining three stories.

No changes are proposed to these existing buildings.

b. *Community Building Layout*

The new Community Building will consist of a single 4-story building, plus underground basement level. On the basement level, there will be new program spaces to support Chapel Haven's CLP (Community Life Program) and Careerability programs, as well as recreational space for arts and fitness activities. This level will also contain much needed administrative and storage spaces.

On the first floor, there will be a new, main entry vestibule and lobby accessible from the Campus courtyard, as well as a smaller café entrance and vestibule located at the corner of Emerson Street beneath an attractive covered porch area. In addition to the café, this level will also provide program support and administrative spaces, as well as a 2-story multi-purpose space. The multi-purpose space will allow Chapel Haven to improve and expand its recreational activities; it will also provide a much needed space for larger functions, such as graduation ceremonies and similar events.

The majority of the second floor will be dedicated to residential apartments and program space in support of Chapel Haven's ASAT (Asperger Syndrome Adult Transition Program). There will be eight (8) apartment units, consisting of two (2) studio units and six (6) two-bedroom units. This level will also include an indoor walking track situated around the perimeter of the two-story multi-purpose space.

The third floor will provide additional residential apartments as well as a flexible program space that will allow for the possibility of additional career training opportunities for Chapel Haven students. For example, this space could be used to provide dog grooming training to students via

a partnership with a licensed dog groomer that would work with the students in providing services to the pets of Chapel Haven employees. A total of eighteen (18) apartments will be provided on this floor, consisting of sixteen (16) studio units, a one-bedroom unit, and a two-bedroom unit.

The fourth floor will consist entirely of residential apartments, providing another eighteen units consisting primarily of studio apartments. Mechanical equipment (screened) will be located on the roof, along with an approximately 1,300 SF greenhouse.

When completed, the new Community Building will include 44 new residential units, approximately 10,983 SF devoted to career training and recreational opportunities, and more than 16,293 SF in support of additional community programs and services.

4. Landscaping, Open Space, and Neighborhood Experience

The proposed landscape design includes improvements along the streetscape and within the interior of the Campus to enhance community gathering and recreation spaces. The landscape surrounding the new Community Building will be designed to create a warm and inviting atmosphere for students, visitors, and staff, while also improving the overall neighborhood and pedestrian environment along Whalley Avenue and Emerson Street.

New street trees will be provided along Whalley Avenue to infill the existing gaps and mature street trees along Emerson Street will be maintained. The streetscape will be further enhanced by new foundation plantings along the Whalley Avenue and Emerson Street frontages, and the new proposed parking area (Site B) will be screened from Emerson Street with attractive evergreen plantings. The addition of a community sign at the intersection of Whalley Avenue and Emerson Street, as well as a small outdoor seating patio adjacent to the café entrance at the same corner, will provide additional opportunity for community engagement and reinforce Chapel Haven's presence as a "neighborhood campus."

The site improvements and landscaping at the interior of the Campus will focus on the continuation and expansion of the community courtyards and walkway system that connects to the existing amenities and buildings at the Site today. A semi-private courtyard between the Community Building, Welcome Center, and SAIL Building will be accessible from Emerson Street with a connection to the new corner café and enhance the pedestrian experience at the corner of Whalley Avenue and Emerson Street. A significant number of new plantings will be introduced to the internal campus to enhance pedestrian gathering spaces and create new opportunities for socializing and recreation, including through the addition of a new sports court and flexible-use recreation lawn. Overall, the PDD will include approximately 63,351 square feet of usable open space.

As depicted in the General Plans, plant materials include a palette of primarily native trees, shrubs, and groundcover. All street tree plantings will be selected per City of New Haven recommended tree species for roadway applications.

5. Lighting

The proposed exterior lighting will provide comfortable/pleasant low-glare illumination at the ground floor level to facilitate safe and secure access throughout the Campus. For those entering Campus from the new Emerson Street parking lots or pedestrian path, the exterior lighting will provide an identifiable, open and secure entry sequence to the main building entrances. LED lighting fixtures will be specified in all locations.

In order to minimize light spillover onto adjacent neighbors, all site lighting will be dark sky compliant with cut off to eliminate light pollution to the surrounding area. Walkway and pedestrian areas are primarily illuminated with the same 15-foot height post-top pedestrian scale lighting used in the prior redevelopment phase. Within the new courtyard and adjacent to the café

entrance, bollard lighting is proposed in order to provide a lower profile lighting experience in these community gathering spaces.

E. DELINEATION OF USES TO BE PERMITTED AS OF RIGHT IN PDD

The permitted uses for the proposed PDD consist of the current uses at the existing Campus, all of which are permitted in the existing residential zone (RM-2), as well as a newly defined “Independent Living Community” use category. Although Chapel Haven has been appropriately categorized as a school or similar education/institutional use in prior zoning applications, none of the use definitions provided under the existing Zoning Ordinance adequately address the education and residential services currently being provided to individuals with developmental disabilities at the Chapel Haven Campus.

The new “Independent Living Community” use is proposed in order to provide a defined use category that accurately describes the services provided by Chapel Haven and aligns with Chapel Haven’s mission to provide life-long care for adults with developmental disabilities. The proposed use is highly compatible with the neighborhood, as it simply provides a formal title to the combination of residential and educational facilities that already exist at the Campus today. A complete list of the proposed permitted uses, including a comprehensive definition for the “Independent Living Community” use, is provided in Exhibit C.

F. BULK/YARD STATISTICS

Chapel Haven has endeavored to comply with the underlying RM-2 bulk criteria and standards to the greatest extent possible and has proposed a limited number of deviations from those residential requirements. The Table of Zoning Deviations provided in Exhibit D sets forth the bulk criteria and other standards for the PDD that deviate from underlying zoning requirements.

If a deviation from the requirements of the RM-2 district is not set forth in Exhibit D, the underlying RM-2 requirement, other than use, shall apply.

G. SIGNAGE REQUIREMENTS APPLICABLE TO PDD

Chapel Haven has requested minor deviations from existing regulations pertaining to signage in order to accommodate a proposed monument sign identifying the Campus, which is anticipated to be located at the corner of Whalley Avenue and Emerson Street. Example imagery of the size and style of monument sign envisioned can be seen in the renderings shown on Sheet R-001 of the General Plans. The proposed deviations and alternative standards pertaining to this sign are included in the Table of Zoning Deviations provided in Exhibit D.

H. PARKING

Vehicular access to visitor and staff parking areas will occur from Emerson Street. The primary on-campus parking area, consisting of 34 spaces and accessible from the existing Emerson Street driveway, will remain unchanged. Because the construction of the new Community Building and related facilities will result in the loss of the existing parking area along Whalley Avenue, a new surface parking lot is proposed to ensure that sufficient parking is provided for this use. The proposed parking area consists of 20 spaces and will be located to the north of the primary parking area on the opposite side of Emerson Street (Site B).

Today, a total of 72 parking spaces are provided on the Campus and 54 spaces will remain once the Project is complete. The 54 spaces provided are sufficient to serve Chapel Haven's needs, particularly given that students and residents of the Campus are adults with developmental disabilities and unlikely to drive. Chapel Haven is also conveniently located along a major bus route with multiple bus stops within walking distance, making it a particularly appropriate setting for reduced parking standards.

The Table of Zoning Deviations provided in Exhibit D include a proposed parking standard to accompany the new “Independent Living Community” use. The proposed standard, which requires “1 space per 6 beds, plus 1 space per each 4 employees on largest shift,” is the same parking standard set forth in the Zoning Ordinance for “convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and disabled (not to include elderly), and orphanages” located in the RM-2 zone. Under this standard, Chapel Haven is required to provide 51 spaces to accommodate the 124 beds and 93 employees (largest shift) anticipated with the completion of the Project.

The 54 spaces provided under the proposed site plan complies with the proposed parking requirement for an “Independent Living Community” and is an appropriate number of parking spaces for this type of use under existing standards in the Zoning Ordinance.

I. STORMWATER DRAINAGE DISCHARGE AND MANAGEMENT

The Project will maintain existing drainage patterns as closely as possible. Stormwater will be collected by a series of area drains, roof leaders, underdrains, and catch basins. Stormwater runoff will then be routed through a hydrodynamic separator and an underground infiltration system before being discharged to the existing on-site storm sewer to the south. This system ultimately discharges into the existing storm sewer in Fountain Street. No on-site storm sewers will be directed to the north toward Whalley Avenue.

The underground infiltration system will be designed to meet the requirements set forth in Section 60 of the Zoning Ordinance. The stormwater management system will be designed to collect, retain, and treat the first inch of rain on-site, to trap floating material, oil, and litter. The on-site storm sewers will be designed to convey the 10-year peak storm event per the City of New Haven requirements.

The underground infiltration system will consist of perforated plastic pipe or chambers and will be installed with crushed stone and filter fabric. The bottom of the chambers will be set to allow for low flow conditions to infiltrate into the surrounding soil while providing additional capacity above the outlet elevation to accommodate peak flow reduction during larger storm events up to the 100-year storm.

The on-site stormwater management system will mitigate stormwater runoff and the Project will not increase peak flow or volume or exacerbate flooding conditions downstream.

The proposed stormwater management plan will be designed to remove 80% of Total Suspended Solids (TSS) in accordance with City of New Haven's zoning requirements and the Connecticut Department of Environmental Protection "Stormwater General Permit Criteria." The proposed development will utilize a series of low impact development (LID) measures to improve water quality and reduce the quantity of runoff from the Site. These LID measures will be a part of an overall treatment train of stormwater best management practices (BMPs) designed to mitigate development impacts on the discharge from the Site and remove TSS.

J. UTILITIES

A new sprinkler system with standpipes will be provided to the Community Building and will be supported by a fire pump. The Main Electrical Switchgear shall be rated at 3,000 Amps, 208/120Volt, 3Phase, 4-Wire with surge protection. The Fire Pump Electrical Switchgear shall be rated at 1,200 Amps, 208/120Volt, 3 Phase, 4-Wire. Services will originate from a pad mounted site transformer.

The existing buildings within the area designated for the new Community Building are served from various utility connections in Whalley Avenue. These existing utility services will be capped, abandoned, or removed as needed to facilitate new utility services to the proposed

building. Proposed utility connections for the Site will be serviced from Emerson Street and include gas, water, sewer, electric, and tel-data.

All of the aforementioned utility services are currently located in Emerson Street in the vicinity of the Site, with the exception of gas, which will need to be extended south from Whalley Avenue. A new gas fueled emergency generator will also be installed adjacent to the existing generator currently in place north of the Welcome Center.

Electric and tel-data services will come off the overhead pole lines in Emerson Street. The existing transformer for the Welcome Center will be relocated next to the proposed transform for the new building near its southeastern corner.

Domestic water service will require a new water meter vault to be installed outside the Community Building in the southwestern corner adjacent to the new sanitary sewer lateral leaving the building in the same location.

K. SOIL EROSION AND SEDIMENT CONTROL

Sedimentation and erosion control measures will be installed during construction that will minimize adverse impacts from construction activities. All sedimentation and erosion control measures proposed for this development will be designed in accordance with the "2023 Connecticut Guidelines for Soil Erosion and Sedimentation Control" as published by the Connecticut council on soil erosion and water conservation. Additional guidelines will also be followed that are available from the Connecticut Department of Energy and Environmental Protection as recommended for sedimentation control during construction activities.

L. IDENTIFICATION OF EXISTING STRUCTURES TO BE REMOVED AND REPLACED

Certain existing structures on the Site will be removed in order to allow for the development of the new Community Building. The Chapel Haven programs and services housed

in these buildings will be relocated prior to the start of construction on the Site and, ultimately, the same services will be re-established in the Community Building once completed.

Specifically, the buildings proposed for removal are as follows:

- 34-36 Emerson Street: existing 3-Story residential structure that supports CHSC's Careerability Program;
- 38-40 Emerson Street: existing 3-Story residential structure that supports CHSC's Bridge Home Program;
- 59-61 Emerson Street: existing 2-Story residential structure that supports (4) 2-Bedroom of CHSC's ASAT 1st Year Program;
- 1050 Whalley Avenue: existing 2-Story residential structure that house CHSC's Finance Office;
- 1028-1040 Whalley Avenue: existing 3-Story structure that houses CHCS's Supported Living Program, Community Life Program, (1) Residential Life Skills Apartment and (7) ASAT apartments; and
- 38 Parking Spaces: with access/ egress along Whalley Avenue.

To the extent members of the community are interested in obtaining architectural salvage items from these buildings, Chapel Haven is happy to offer the public the opportunity to collect such items at no cost (e.g., paneling, window frames or doors).

M. TRAFFIC ANALYSIS

With respect to vehicle travel, a traffic study prepared by Tighe & Bond addressing traffic impacts is included as Exhibit E. As noted in the traffic study, the Project is not expected to have a significant impact on existing traffic conditions.

N. GENERAL PLANS

General Plans have been submitted in support of this Petition in accordance with the requirements of Section 65 of the Zoning Ordinance and include the following:

- A-001: Cover Sheet
- A-002: Drawing List /Abbreviations
- R-001: Renderings (Community Building)
- G-001: General Site Information
- C-002: Site Utility Demolition Plan

- C-101: Site Drainage & Utility Plan
- L-101: Overall Site Plan
- L-201: Lighting Plan
- L-301: Planting Plan
- ZC-1: Proposed Zone Change
- AD-110: Architectural Site Demolition Plan
- A-010: Site Plan
- A-100: Community Building – Basement Plans
- A-110: Community Building – First Floor Plans
- A-120: Community Building – Second Floor Plans
- A-130: Community Building – Third Floor Plans
- A-140: Community Building – Fourth Floor Plans
- A-150: Community Building – Roof Plans
- A-400: Exterior Elevations

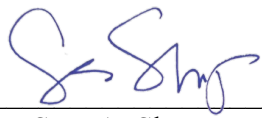
O. PROPOSED PDD ORDINANCE

See Exhibit F.

P. PROPOSED PROJECT AND PHASING TIMELINE

See Exhibit G.

CHAPEL HAVEN, INC.

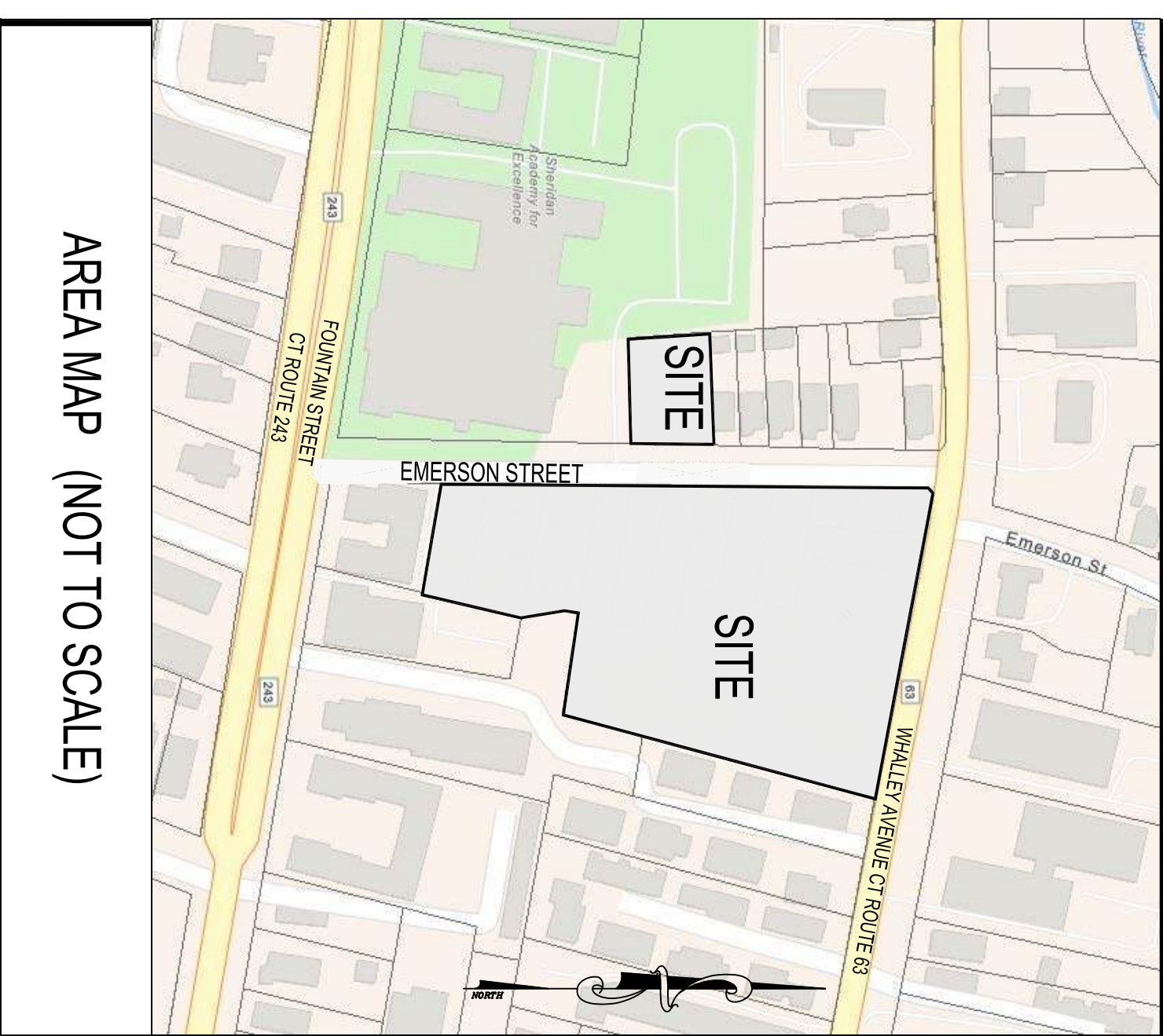
By:  _____
 Sara A. Sharp
 Authorized Agent/Attorney

EXHIBITS

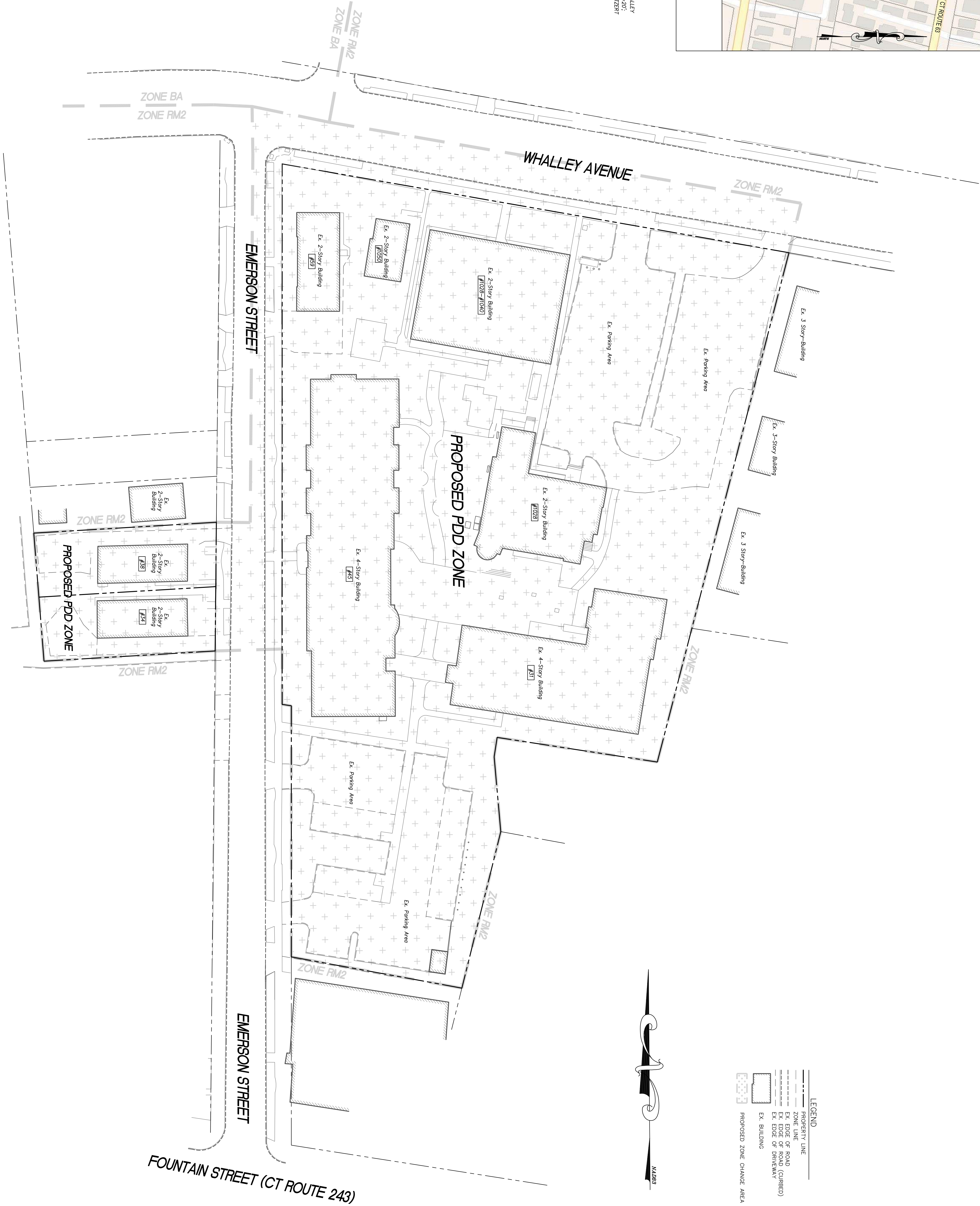
Proposed PDD Boundary Map	A
Legal Description	B
List of Permitted Uses	C
Table of Zoning Deviations	D
Traffic Study	E
Proposed PDD Ordinance	F
Proposed Project and Phasing Timeline	G

EXHIBIT A

Proposed PDD Boundary Map



MAP REFERENCES:
1. IMPROVEMENT LOCATION SURVEY FOR CHAPEL HAVEN SCHLEIFER CENTER, #1040 WHALLEY AVENUE, #34 EMERSON STREET, & #38 EMERSON STREET, NEW HAVEN, CT, SCALE: 1"=20';
DATE: JANUARY 16, 2024, K/A FILE NO. 223-129, DRAWING NO.: E-1 & E-2, BY KRATZERT JONES & ASSOCIATES, INC.



- LEGEND
- PROPERTY LINE
 - ZONE LINE
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF ROAD (UNCURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. BUILDING
 - PROPOSED ZONE CHANCE AREA

Disclaimer:
The underground utilities shown have been located from limited field survey information and are not guaranteed to be accurate. The undersigned warrants that the underground utilities shown comprise all such utilities in the area either in the public or private domain, and that the undersigned is a duly licensed professional engineer in the State of Connecticut. CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the undersigned, and the undersigned is not providing certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN K/A SHALL TAKE NO RESPONSIBILITY FOR SHOWN REVISIONS.

REVISION	DATE	BY	DESCRIPTION
REVISION-7			
REVISION-6			
REVISION-5			
REVISION-4			
REVISION-3			
REVISION-2			
REVISION-1			
PROJECT			

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS REQUIRED BY THE REGULATION OF THE STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

THIS SURVEY CONFORMS TO CLASS D.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Skowronchak
C.T.P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEAL, BECAUSE IT IS NOT A LIVE HAND DRAWN SEAL, AND SIGNATURE.

kratzert,
jones &
associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
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PROPOSED
ZONE CHANGE
FROM RM2
TO PDD

for

CHAPEL HAVEN
SCHLEIFER CENTER
#1040 WHALLEY AVENUE,
#34 EMERSON STREET,
& #38 EMERSON STREET
NEW HAVEN, CT

SCALE: 1" = 30'
DATE: APRIL 3, 2024

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

K/A FILE NO.: DRAWING NO.:
223-129 ZC-1

EXHIBIT B

Legal Description

1040 Whalley Ave

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED SOUTHEAST OF THE INTERSECTION OF WHALLEY AVENUE AND EMERSON STREET IN THE CITY AND COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTHEAST OF THE INTERSECTION OF WHALLEY AVENUE AND EMERSON STREET AND THE NORTHWESTERN CORNER OF SAID PARCEL, BEING THE POINT AND PLACE OF BEGINNING;

THENCE S79°12'32"E A DISTANCE OF 336.49 FEET ALONG WHALLEY AVENUE TO A POINT AT THE NORTHEASTERN CORNER OF SAID PARCEL;

THENCE S15°20'39"W A DISTANCE OF 343.99 FEET BY LAND NOW OR FORMERLY OF LINDA FERRARO ET AL AND LAND NOW OR FORMERLY OF WESTWOOD 20 LLC TO A POINT AT A SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N80°24'56"W A DISTANCE OF 105.99 FEET BY SAID LAND OF WESTWOOD 20 LLC TO A POINT;

THENCE IN A SOUTHERLY DIRECTION BY SAID LAND OF WESTWOOD 20 LLC THE FOLLOWING 2 COURSES:

S09°35'04"W A DISTANCE OF 12.85 FEET TO A POINT,

S04°13'33"E A DISTANCE OF 49.10 FEET TO A POINT;

THENCE S14°49'03"W A DISTANCE OF 105.45 FEET BY LAND NOW OR FORMERLY OF PARADIS BURWOOD LLC TO A MAGNETIC NAIL AT A SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N78°45'43"W A DISTANCE OF 113.40 FEET BY SAID LAND NOW OR FORMERLY OF TIMOTHY MCKEON ET AL TO A POINT AT THE SOUTHWESTERN CORNER OF SAID PARCEL;

THENCE IN A NORTHERLY DIRECTION ALONG EMERSON STREET THE FOLLOWING 3 COURSES:

N00°51'07"E A DISTANCE OF 164.17 FEET TO A POINT,

N80°24'56"W A DISTANCE OF 6.07 FEET TO A POINT,

N00°51'07"E A DISTANCE OF 353.44 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 122,312 SQUARE FEET OR 2.81 ACRES.

34-38 Emerson Street

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE WESTERLY SIDE OF EMERSON STREET IN THE CITY AND COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY SIDE OF EMERSON STREET AND THE NORTHEASTERN CORNER OF SAID PARCEL, BEING THE POINT AND PLACE OF BEGINNING;

THENCE S87°26'42"W A DISTANCE OF 119.63 FEET BY LAND NOW OR FORMERLY OF EMELIA MENSA TO A POINT AT THE NORTHWESTERN CORNER OF SAID PARCEL;

THENCE S03°43'40"E A DISTANCE OF 84.00 FEET BY LAND NOW OR FORMERLY OF CITY OF NEW HAVEN TO A POINT AT THE SOUTHWESTERN CORNER OF SAID PARCEL;

THENCE N87°26'42"E A DISTANCE OF 112.10 FEET BY LAND NOW OR FORMERLY OF CITY OF NEW HAVEN TO A POINT AT THE SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N01°24'13"E A DISTANCE OF 84.18 FEET ALONG EMERSON STREET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 9,731 SQUARE FEET OR 0.22 ACRES.

EXHIBIT C

List of Permitted Uses

1. All uses permitted in the RM-2 District pursuant to the Zoning Ordinance.
2. Independent Living Community: a private facility operated by an institution or nonprofit organization for the purpose of providing a community-based supportive housing program for adults with disabilities. Such facilities may include the following:
 - Dormitories, student housing, and other living quarters;
 - Kitchens;
 - Greenhouse, roof garden, or community garden;
 - Special education uses, such as a Transitional/Vocational Services Provider and/or an Approved Private Special Education Program;
 - Café, bakery, convenience store, and/or dog grooming uses associated with educational and/or vocational training programs for individuals with disabilities;
 - Health Practitioner's Office;
 - General, charitable, philanthropic, and other staff or professional offices;
 - Indoor and outdoor recreation facilities and community centers;
 - Assembly hall;
 - Cultural activities not carried on as gainful business, including art galleries and libraries;
 - On or off-site parking lot or parking structure; and
 - Accessory uses customarily incidental to any of the above-referenced uses.

EXHIBIT D

Table of Zoning Deviations

STANDARD	REQUIRED/PERMITTED IN EXISTING RM-2 DISTRICT	PROPOSED PDD (Deviations)
Minimum lot area per dwelling unit § 14(a)(1)c.	2,000 sq. ft., except 1,400 sq. ft. in the case of an efficiency unit and 1,000 sq. ft. in the case of an elderly housing unit	1,000 sq. ft. per dwelling unit.
Maximum Building Coverage § 14(a)(1)d.	Total coverage of principal and accessory buildings not to exceed 30% of lot area	Total coverage of principal and accessory buildings not to exceed 40% of lot area.
Maximum Building Height § 14(a)(1)e.	<p>Shall not exceed either four stories or an average height of 45 feet</p> <p>Provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.</p>	<p>Shall not exceed an average height of 50 feet. For purposes of this requirement, average height shall be calculated based on the average of the highest and lowest point of the top story of a building.</p> <p>Provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.</p>

Minimum Yards § 14(a)(1)f.	
Front	<p>17 feet, except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with buildings with front yards smaller than 17 feet, the required front yard shall be the same as the yard presently followed by existing buildings along the greatest quantity of street frontage (in feet).</p> <p>Whalley Avenue frontage: 17 feet Emerson Street frontage: 13 feet</p>
Rear	<p>25 feet</p> <p>10 feet</p>
Side	<p>One at least 8 feet and the other at least 10 feet; in the case of a corner lot, at least 8 feet for the one side yard</p> <p>8 feet</p>
Projections § 25(a)	<p>No wall of a building shall extend beyond the outer face of a building foundation wall into a required yard for more than six inches.</p> <p>No wall of a building shall extend beyond the outer face of a building foundation wall into a required yard for more than 3 feet.</p>
Projections § 25(b)	<p>A projection from a building may extend into a required yard for not more than one-third of the width of such required yard, but in no case more than five feet into such required yard for fire escapes, one-story open porches and steps leading up to the ground floor, or three feet into such required yard for all other projections, and in no case to within five feet of any lot line.</p> <p>A pergola, canopy, or similar overhang may project from a building into a required yard provided such projection is set back at least one foot from any lot line. All other projections from a building may extend five feet into a required yard.</p>

<u>Parking & Loading</u>		
Independent Living Community	n/a	1 space per 6 beds, plus 1 space per each 4 employees on largest shift, located on the same lot or within 300 feet walking distance
Loading	Varies – see Section 45(a)(1)(b)	For an Independent Living Community, a minimum of one (1) loading space shall be required.
Joint Use of Parking § 29(j)	Where it is proposed that two or more uses for which a parking space or spaces are required make joint use of the same parking space or spaces, such joint use shall not be permitted unless a special exception is granted under the provisions of subsection 63(d), upon a finding, among other things, that the proposed joint use of parking will meet the requirements of this ordinance for the two or more uses involved at the time when such uses are in operation.	No special exception is required for joint use of parking spaces between an Independent Living Community and any other use permitted in the PDD.
Bike Parking § 29(d)	A site shall provide two bicycle spaces for the first ten required or proposed parking spaces and one additional bicycle space for each additional ten required or proposed motor vehicle parking spaces or fraction thereof.	A site shall provide two short-term bicycle spaces for the first ten required or proposed parking spaces and one additional short-term bicycle space for each additional ten required or proposed motor vehicle parking spaces or fraction thereof.
Parking Location § 29(c)	No parking space shall be located within any required front yard, except by special exception.	Parking spaces are allowed within a required front yard so long as such spaces are suitably screened from view by a fence, wall, or evergreen planting at least five feet in height.

Signage	
Permitted Sign Types by Zoning District § 60.3(e)	<p>Monument signs – not permitted in RM-2</p> <p>One (1) monument sign shall be permitted as of right in connection with an Independent Living Community use. Such monument sign shall not exceed 32 square feet in area and shall not exceed 5 feet in height.</p> <p>External light sources intended to illuminate such monument sign must be full shielded and placed close to, and directed upon, the sign face.</p>
On-Premises Signs in Residential Zoning Districts § 60.3(f)(5)	<p>Notwithstanding the other provisions of this Section, signs for churches, schools, or other public or semi-public institutions and civil bodies must be located at least 10 feet inside any lot line and not to exceed 20 square feet in area. These uses fronting on two or more streets are entitled to a sign on each street.</p> <p>Notwithstanding the other provisions of Section 60.3, a monument sign permitted in connection with an Independent Living Community may be located within a required front yard, provided that such sign is located at least 3 feet from any lot line and does not block any sight lines.</p>

EXHIBIT E

Traffic Study

15-5014-003
April 10, 2024

Mr. John W. Knuff, Esq.
Hurwitz, Sagarin, Slossberg, & Knuff, LLC
147 North Broad Street
Milford, CT 06460

Re: **Traffic Statement**
Chapel Haven Community Building
Whalley Avenue (State Route 63) & Emerson Street, New Haven, Connecticut

Dear Mr. Knuff:

Tighe & Bond has prepared this traffic impact statement to review the potential impact of the proposed Community Building within the Chapel Haven Campus located along Whalley Avenue (State Route 63) and Emerson Street in New Haven. The analysis presented in the following letter shows that the proposed project is not expected to have a significant impact on traffic operations on local roadway network.

Existing Conditions

The Chapel Haven Campus includes two sites, Site A and Site B. As shown in the Site Location Map attached (Figure 1), Site A is located on the southeast corner of Whalley Avenue (State Route 63) and Emerson Street intersection while Site B is on the west side of Emerson Street approximately 315 feet south of the Whalley Avenue intersection.

Site A contains the main Chapel Haven Campus with 6 structures and 72 parking spaces located in surface parking lots in the northeast and southwest corners of the site. The parking in the northeast corner of Site A is accessed via two driveways to Whalley Avenue; one full access driveway located approximately 255 feet east of the intersection with Emerson Street and one exit-only driveway approximately 100 feet east of the full access driveway. The parking in the southwest corner is accessed via an entrance-only driveway located approximately 185 feet north of the intersection with Fountain Street (State Route 243) and an exit-only driveway approximately 100 feet north of the entrance-only driveway. Site B contains 2 structures each with a narrow driveway parallel to the structures leading to a surface parking area behind each building. Both sites have sidewalks along the site frontages on Whalley Avenue and Emerson Street.

Roadways

Whalley Avenue (State Route 63) runs southeast to northwest from State Route 10 (Fitch Street) in New Haven to U.S. Route 7 (South Canaan Road) in Canaan. The roadway provides regional access between multiple towns to the northwest and the center of New Haven to the southeast. It also provides local connectivity to the Site via numerous intersecting residential roads. The Connecticut Department of Transportation (CTDOT) classifies Whalley Avenue as a Principal Arterial roadway. Along the site frontage, Whalley Avenue is approximately 44 feet wide with an 11-foot travel lane southbound and 14-foot travel lane northbound with 10 to 12-foot shoulder where on-street parking is allowed. Sidewalks are provided on both sides of the roadway. The posted speed limit on Whalley Avenue in the vicinity of the Site is 25 miles per hour.

Emerson Street is an approximately 0.25-mile roadway that runs from Fountain Street (State Route 243) to the south through Whalley Avenue and to Valley Street to the north. Along the site frontages located between Fountain Street and Whalley Avenue, Emerson Street is approximately 23 feet wide with one northbound travel lane and on-street parking on the east side. Sidewalks are present along both sides of the roadway. The speed limit on Emerson Street is 25 miles per hour per a city-street blanket approval.

Fountain Street (State Route 243) runs east to west from Route 63 (Whalley Avenue) in New Haven to State Route 115 (Derby Avenue) by the Derby/Ansonia town line. The roadway provides regional access to the Site to several towns west of New Haven. Fountain Street is classified as an urban minor arterial roadway by CTDOT. The roadway is typically about 50 feet wide with one travel lane in each direction, a 4-foot raised concrete median, and on-street parking on both sides of the road. The crosswalk that traverses Fountain Street at the intersection with Emerson Street is supplemented by a Rectangular Rapid Flashing Beacon (RRFB) to assist crossing pedestrians. The street has a posted speed limit of 25 miles per hour.

Collision History

Vehicle collision history was reviewed at the site driveways and site frontages on Whalley Avenue and Emerson Street from January 2019 to April 2024 via data available within the Connecticut Crash Data Repository.

As shown in Table 1, there were seventeen (17) motor vehicle collisions reported within the five-year period analyzed on Whalley Avenue. The most frequent type of collision was rear-end, which accounted for eleven (11) crashes (64.7%). Sideswipe (same direction) were the second most common at four (4) collisions (23.5%). The remaining crash types were one angle and one pedestrian crash, accounting for 10.8% of the total each. No collisions were reported at the Emerson Street driveways within the data analyzed. Throughout the period analyzed, there were no fatalities and no collisions reporting serious injuries. Six collisions resulted in minor injuries and eleven collisions resulted in property damage only. A significant pattern of collisions was not identified from the safety analysis conducted.

Public Transportation

CTtransit buses service both Whalley Avenue and Fountain Street and can be used as public transportation options to access the Chapel Haven Site. Route 243, providing access from Downtown New Haven to Woodbridge, travels along Whalley Avenue past the site with approximately 3 buses per hour between 4:30 AM and 9:30 PM and 1 bus per hour between 9:30 PM and 1 AM on weekdays and Saturdays with hourly service between 6 AM and 12 AM on Sundays. Route 246 also provides access from Downtown New Haven to Woodbridge, traveling along Fountain Street past the site with approximately 3 buses per hour between 6 AM and 7 PM and 1 bus per hour between 8 PM and 1 AM on weekdays and Saturdays and hourly service from 8 AM to 12 AM on Sundays.

Proposed Conditions

The redevelopment proposes to construct a Community Building of approximately 99,909 gross square feet on the north side of Site A of the Chapel Haven campus. The proposed Community Building will have 52 beds for Chapel Haven residents and will include amenities such as multipurpose/educational/healthcare space, a gym/walking track, and a greenhouse, among others. The Community Building is intended to service residents of Chapel Haven and their employees with the exception of the café located on the northwest corner of the site, which will also be accessible by the public.

The proposed Community Building will require demolition of three buildings on the north end of Site A labeled as 59-61 Emerson Avenue, 1050 Whalley Avenue, and 1040 Whalley Avenue on the site plans. These buildings house existing Chapel Haven services that will be incorporated in the new building including 15 beds for residents. The Community Building will also require revisions to the site including the removal of the existing surface parking lot and driveways on the northeast corner of Site A. The parking will be replaced by a proposed 20 space surface parking lot on Site B where the existing buildings of 38-40 Emerson Avenue and 34-36 Emerson Avenue will be demolished. With the revised layout, all vehicular site access to Chapel Haven will be via Emerson Street and the existing driveways to the southern parking area on Site A and a new driveway on the west side of Emerson Street accessing the new surface parking lot on Site B.

Intersection Sight Distance

Intersection sight distances were measured at the existing and proposed development driveway location on Emerson Street in accordance with criteria set forth in the CTDOT Highway Design Manual. Based on an assumed operating speed of 32 mph on Emerson Street, the CTDOT minimum required sight distance for passenger cars on a stop controlled approach for a two-lane roadway is 357 feet. Although Emerson Street is one-way northbound, this is still the applicable criterion. However, intersection sight distance was only needed looking southbound. The distance between the Site Driveways and Fountain Street is 250 feet for the Site A exit driveway and 365 feet for the Site B driveway. Both driveways are expected to have a clear sight line to Fountain Street and therefore, the Site B driveway exceeds the sight distance requirement and the Site A driveway, with its visibility up to the intersection, is considered sufficient.

Site-Generated Traffic

Site-generated traffic volumes for the project were estimated using the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. Land use codes 254 – Assisted Living and 930 Fast Casual Restaurant were selected as the most appropriate for the proposed operations of the Chapel Haven Community Building and the café that will have access to the public. Based on the published data, the 37 bed facility (52 proposed beds minus the 15 existing to be replaced) is expected to generate 7 trips (4 entering, 3 exiting) during the weekday morning peak hour and 9 trips (4 entering, 5 exiting) during the afternoon peak hour while the 2,409 square foot café is expected to generate 14 trips (9 entering, 5 exiting) during the weekday morning peak hour and 30 trips (17 entering, 13 exiting) during the afternoon peak hour. The site-generated traffic is considered conservative as the café is not expected to generate a significant amount of traffic outside of the Chapel Haven community. Table 2 provides a summary of the trip generation.

The site-generated traffic was distributed to the roadway network based on the one-way flow of Emerson Street and the size of the parking areas for Sites A and B. Figures 2 and 3 show the Site-Generated Traffic Volumes distributed for the weekday morning and afternoon peak hours, respectively

Conclusion

Based on the results of the analyses, it is the professional opinion of Tighe & Bond that the traffic generated by the proposed Chapel Haven Community Building will not have a significant impact on traffic operations or safety on the local roadway network. The proposed Community Building will serve the Chapel Haven community residents and employees and limited additional traffic will be generated. The estimated site-generated traffic outlined in this letter is considered conservative as the café is not expected to generate a significant amount of traffic outside of the Chapel Haven community. Therefore, the site trips will be limited to employee arrival/departure and those members of the public visiting the café.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



Charles J. Croce, PE
Vice President

Enclosures: Site Location Map (Figure 1)
Collision History Summary (Table 1)
Site-Generated Traffic Summary (Table 2)
Site-Generated Traffic Volumes (Figures 2 and 3)

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Apr 08, 2024-9:37am Plotted By: DFitzgerald
Tighe & Bond, Inc. J:\C5014 Chapel Haven\003 Phase 3 T&B Design & CA Services\Drawings\AutoCAD\Figures\C5014-003 Site Location Map.dwg



CHAPEL HAVEN
PROPOSED COMMUNITY BUILDING & PARKING LOT
NEW HAVEN, CT

SITE LOCATION MAP

NORTH
AS SHOWN
FIGURE 1

0 500' 1000'
SCALE: 1" = 500'

Tighe&Bond

TABLE 1
Corridor/Study Area Collision History Summary

COLLISION TYPE

	2019	2020	2021	2022	2023	2024	Total	Percent
Rear-End	2	3	3	3	0	0	11	64.7%
Sideswipe, Same Direction	1	0	0	2	1	0	4	23.5%
Angle	0	1	0	0	0	0	1	5.9%
Pedestrian	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

COLLISION EVENT

	2019	2020	2021	2022	2023	2024	Total	Percent
Motor Vehicle	3	4	3	5	1	0	16	94.1%
Pedestrian / Cyclist	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

SEVERITY

	2019	2020	2021	2022	2023	2024	Total	Percent
Fatal	0	0	0	0	0	0	0	0.0%
Serious Injury	0	0	0	0	0	0	0	0.0%
Minor Injury	2	1	1	2	0	0	6	35.3%
Property Damage Only (PDO)	1	3	2	4	1	0	11	64.7%
TOTAL	3	4	3	6	1	0	17	100%

DAY & TIME

	2019	2020	2021	2022	2023	2024	Total	Percent
Weekday Off-Peak	1	2	3	1	1	0	8	47.1%
Weekday 3-6 P.M.	0	1	0	4	0	0	5	29.4%
Weekday 6-9 A.M.	1	0	0	1	0	0	2	11.8%
Weekend Off-Peak	1	1	0	0	0	0	2	11.8%
TOTAL	3	4	3	6	1	0	17	100%

WEATHER

	2019	2020	2021	2022	2023	2024	Total	Percent
Clear	3	4	3	5	1	0	16	94.1%
Rain	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

ROAD SURFACE CONDITION

	2019	2020	2021	2022	2023	2024	Total	Percent
Dry	3	3	3	5	1	0	15	88.2%
Wet	0	0	0	1	0	0	1	5.9%
Snow	0	1	0	0	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

LIGHT CONDITIONS

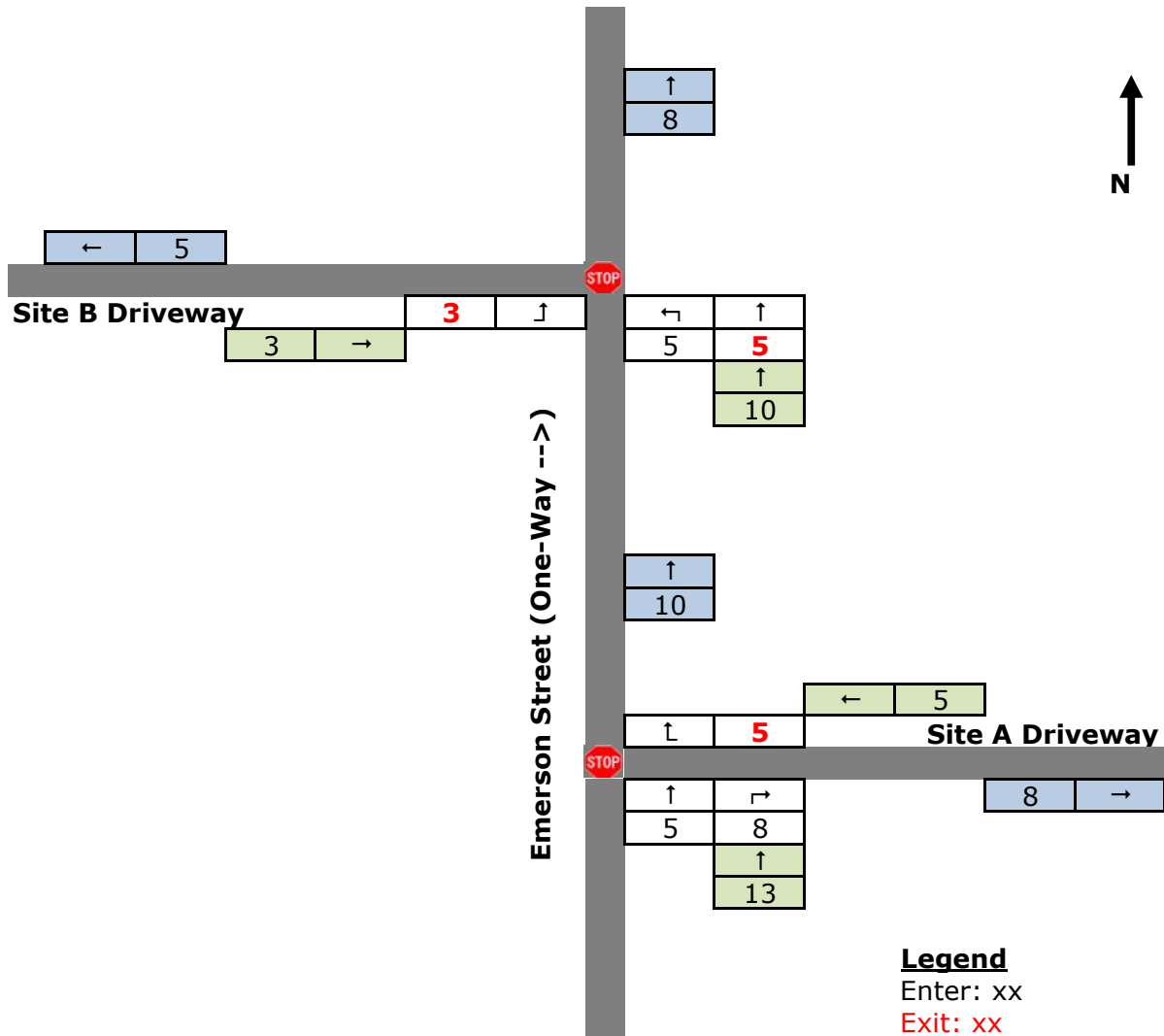
	2019	2020	2021	2022	2023	2024	Total	Percent
Light	2	3	2	5	1	0	13	76.5%
Dark	1	1	1	1	0	0	4	23.5%
TOTAL	3	4	3	6	1	0	17	100%

TABLE 2

Site-Generated Traffic Summary

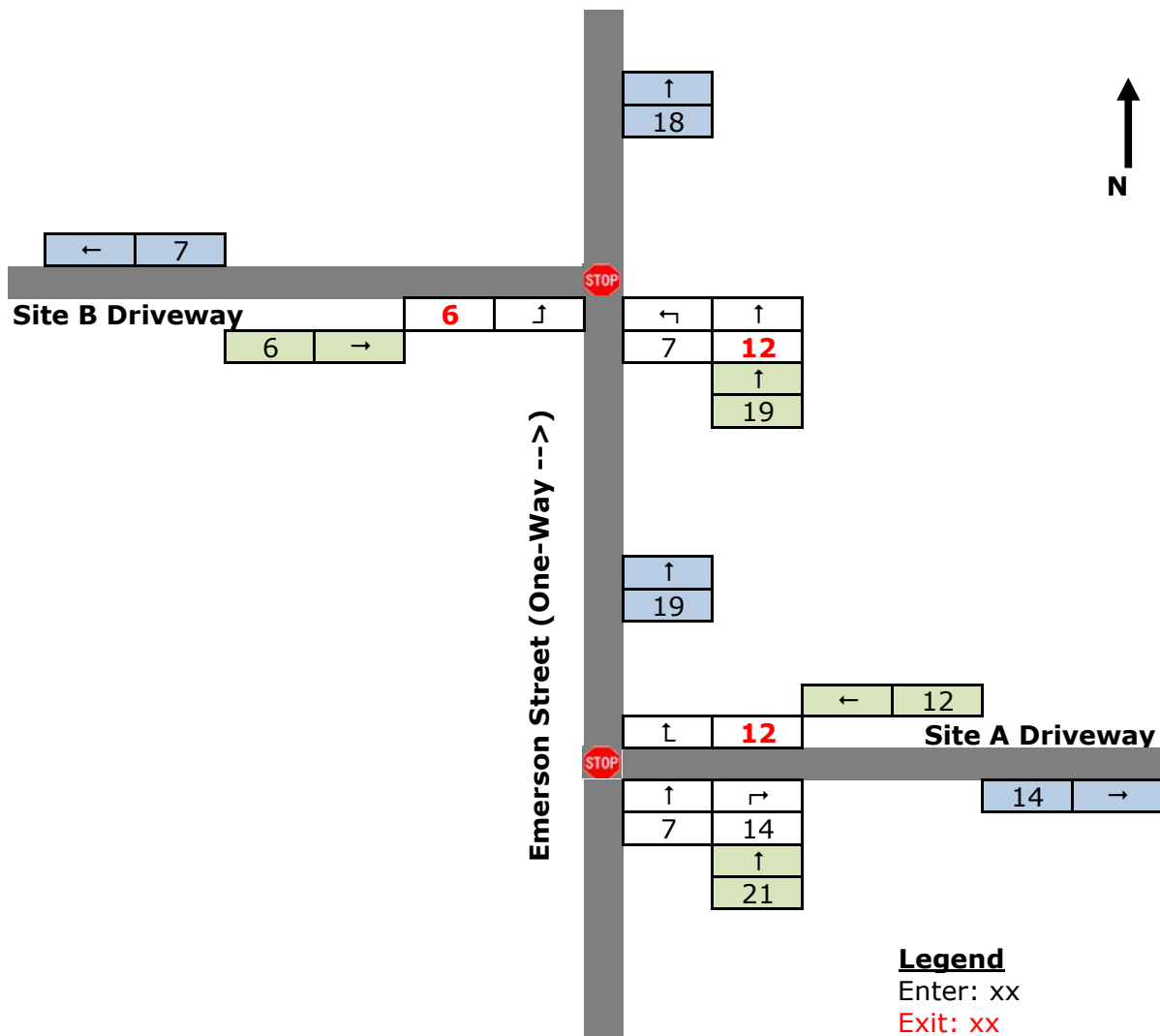
Proposed - 37 Beds (52 Proposed Minus 15 Existing to be replaced)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	4	3	7
Weekday Afternoon	4	5	9
Proposed - 2,409 SF Cafe			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	9	5	14
Weekday Afternoon	17	13	30
Total Trips			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	13	8	21
Weekday Afternoon	21	18	39

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
Land Use - 254 [Assisted Living]
Land Use - 930 [Fast Casual Restaurant]



**Site-Generated Traffic Volumes
Weekday Morning Peak Hour
Chapel Haven Community Building**

Figure 2



**Site-Generated Traffic Volumes
Weekday Afternoon Peak Hour
Chapel Haven Community Building**

Figure 3

EXHIBIT F

Proposed PDD Ordinance

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP
AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER,
INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL,
TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03
ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK
1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400),
AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven (“City Charter”) and Article VII, Section 64(d)(1) and Section 65 of the New Haven Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, Chapel Haven Schleifer Center, Inc. (“Chapel Haven”) is the owner of certain tracts of land known as 1040 Whalley Avenue, 34 Emerson Street, and 38 Emerson Street (collectively, the “Site”), as more particularly described in the boundary map in Exhibit A and legal description in Exhibit B attached hereto; and

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, Chapel Haven filed a petition/application to establish a new Planned Development District at the Site, together with general plans to amend the Zoning Ordinance and Zoning Map, to (i) change the existing zoning district of the Site from RM-2, High-Middle Density, to a new Planned Development District (the “Chapel Haven PDD”), (ii) establish the Permitted Uses allowed in the Chapel Haven PDD, including a newly defined “Independent Living Community” use, in order to permit the construction of a new Community Building at the Chapel Haven Campus and provide for the continuation of the existing residential and educational uses within the Chapel Haven PDD, and (iii) allow certain dimensional, parking and loading, and other deviations from the requirements of the underlying RM-2 zone (the “Petition”); and

WHEREAS, Chapel Haven submitted sufficient plans, traffic studies, and additional information in support of the Petition; and

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter; and

WHEREAS, on _____, the City Plan Commission held a hearing on the Petition after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law; and

WHEREAS, on _____, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. _____; and

WHEREAS, on _____, the Legislation Committee of the Board of Alders considered the Petition and rendered a favorable report recommending approval of the Petition; and

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the proposed Chapel Haven PDD was not expected to have a significant impact on the traffic operations of the local roadway network; and

WHEREAS, the proposed Chapel Haven PDD is consistent the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition; and

WHEREAS, the proposed Chapel Haven PDD, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed Chapel Haven PDD is:

- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW THEREFORE BE IT ORDERED by the Board of the City of New Haven that (i) the Petition and general plans for the Chapel Haven PDD are hereby approved, (ii) the text of the Zoning Ordinance is hereby amended to establish the Chapel Haven PDD in the manner requested by the Petition to include the permitted uses set forth in Exhibit C to the Petition and the modifications of the existing zoning requirements set forth in Exhibit D to the Petition, and (iii) the Zoning Map is hereby amended to designate the Site as a planned development district as set forth in the Proposed PDD Boundary Map and Legal Description provided in Exhibits A and B to the Petition.

Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDERED, that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

EXHIBIT G

Proposed Project and Phasing Timeline

The project phasing of this project will start with relocating the staff and residents in the building that are scheduled for demolition. Those residents and staff will transition into the “enabling work” areas and will allow for the demolition work to commence for the Community Building. The Community Building will take approximately 20 months to construct. In the final stages of the Community Building, we will look to construct the new parking lot on Emerson Street. The current goal is to start work on the new parking area in August 2026 and complete construction prior to the asphalt plants closing for the winter season. The final stage of this project will include the post-enabling work of the existing Welcome Center, which will include permanent solutions for the programming that has now transitioned into the newly constructed Community Building.

Project Area	Potential Start Date	Potential Completion Date
Enabling Work	Feb 2025	March 2025
Community Building	April 2025	December 2026
<i>Demo</i>	<i>April 2025</i>	<i>May 2025</i>
<i>Sitework</i>	<i>May 2025</i>	<i>November 2026</i>
<i>Foundations</i>	<i>July 2025</i>	<i>August 2025</i>
<i>Structure</i>	<i>Sept 2025</i>	<i>Jan 2026</i>
<i>Rough MEP</i>	<i>Feb 2026</i>	<i>June 2026</i>
<i>Finishes</i>	<i>July 2026</i>	<i>December 2026</i>
Parking – Emerson Street	August 2026	November 2026
Post-Enabling Work	December 2026	February 2027