

MedCraft

Healthcare Real Estate

APPLICATION FOR SPECIAL EXCEPTION & SITE PLAN APPROVAL  
MERIDEN ZONING BOARD OF APPEALS

MARCH 2, 2021

# About MedCraft

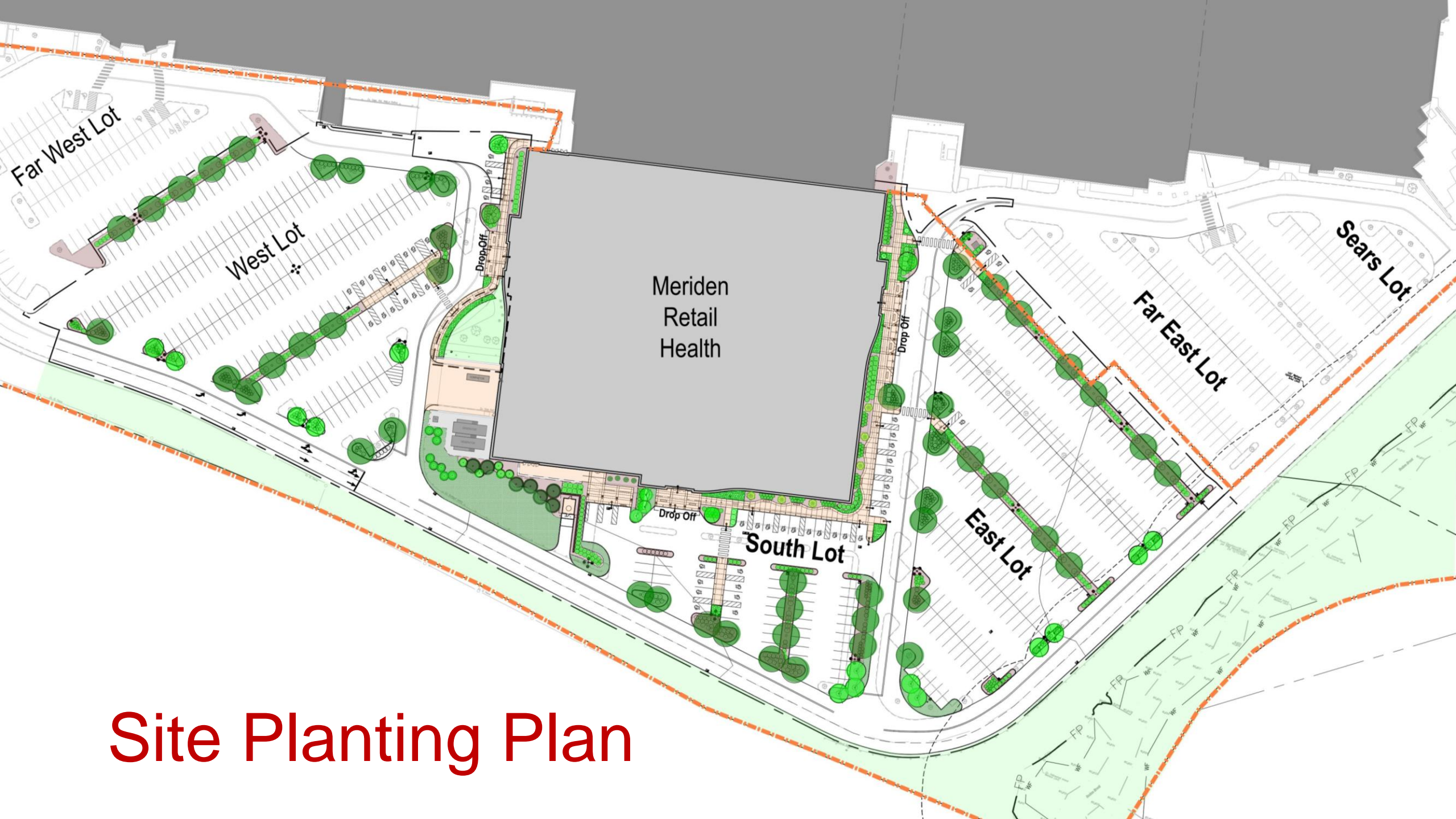
- National developer of healthcare service facilities
- Over 38 years of experience in the industry
- Developed 86 facilities, over 6.5 million square feet, throughout the country
- Several redevelopments of former retail space
- Most recently repurposed a 90,000sf Kmart in Minnesota and a 70,000sf grocery store in Texas

# Applications Involved

- Special exception, site plan modification, and soil & erosion control plan
- Healthcare service use as defined in § 213-7(B)
- Conversion of retail to this type of use occurring throughout country
- End users of facility not yet finalized; illustrative floor plan included
- Not tax-exempt: facility will pay local property taxes

# Macy's Site

- Appx. 14 acres; zoned C-2
- Separately owned parcel that is part of overall Meriden Mall development, including Sears and Namdar parcels
- Appx. 179,000 SF over two levels



# Site Planting Plan

# Southwest Existing



# Southeast Existing



# Southeast View





# East Entry



# South Entry



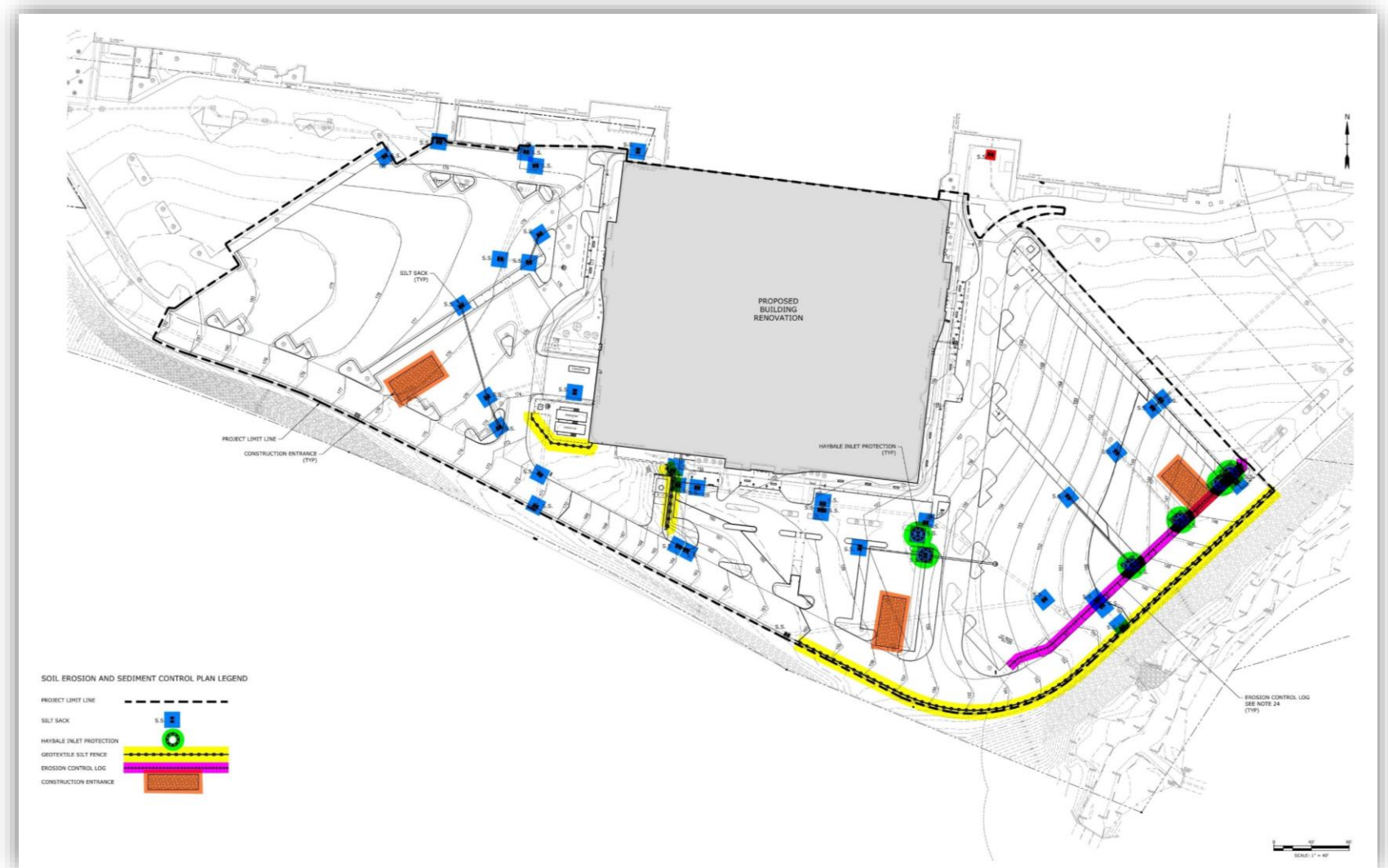
# West



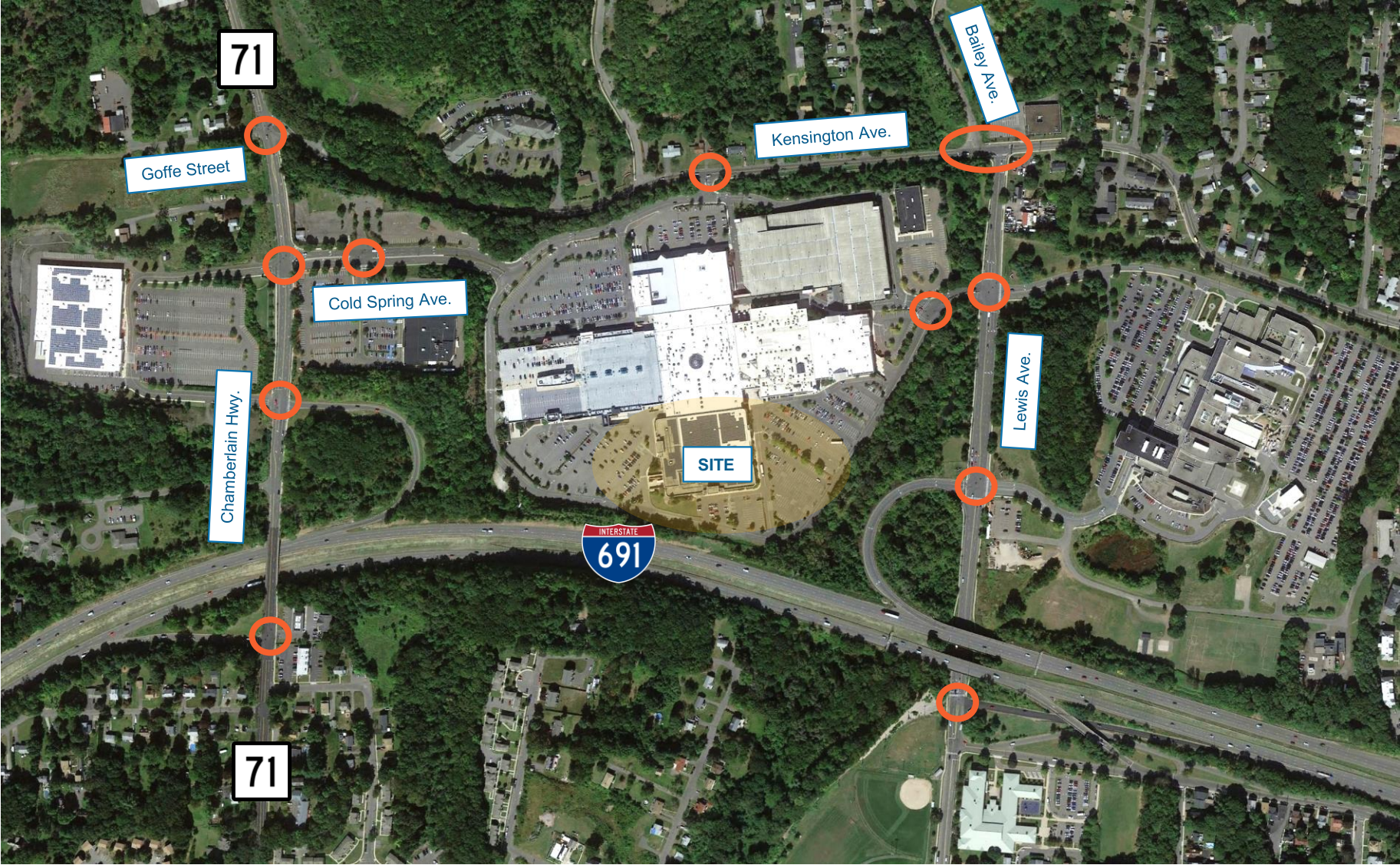
# SOIL EROSION AND SEDIMENT CONTROL

## • SESC Measures

- Inlet Protection
  - Silt Sacks
  - Supplemental Hay Bales at Select Inlets
- Silt Fence
- Erosion Control Logs
- Construction Entrance Anti Tracking Pads



# TRAFFIC STUDY AREA



# SITE TRAFFIC

**TABLE 1**

Site-Generated Traffic Summary

<b>Existing - 179,795 SF Retail Space</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	89	55	144
Weekday Afternoon	280	302	582
Saturday Midday	358	330	688
<b>Proposed - 179,795 SF Ambulatory Care Facility (Medical Office)</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	390	110	500
Weekday Afternoon	174	448	622
Saturday Midday	317	240	557
<b>Net Trip Generation</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
<b>Weekday Morning</b>	<b>301</b>	<b>55</b>	<b>356</b>
<b>Weekday Afternoon</b>	<b>-106</b>	<b>146</b>	<b>40</b>
<b>Saturday Midday</b>	<b>-41</b>	<b>-90</b>	<b>-131</b>

**Source:** Institute of Transportation Engineering, Trip Generation, 10th Edition, 2017.

Land Use - 820 Shopping Center (See Table 2)

Land Use - 720 Medical-Dental Office (See Table 3)

# TRAFFIC CONCLUSIONS

- **Conversion of Former Retail to Medical Space – Complimentary Traffic Use**
- **Traffic Submission Prepared to City and/or OSTA Standards**
- **Study Area Included All Surrounding Signalized Intersections and the Mall Driveways**
- **Traffic Volumes Approved by CTDOT - Includes Volumes for Vacant Mall Space & Adjustments for COVID Impacts**
- **Site-Generated Traffic:**
  - Increase during Weekday Morning when Mall (retail) traffic is low
  - Slight Increase during Weekday Afternoon
  - Decrease during the Saturday midday peak hour, period of highest site traffic
- **Traffic Capacity Analyses:**
  - Study Area Intersections Operate at Overall LOS C or Better
  - Minimal Increases in Delay & Queues
- **Conversion is Not Expected to Have a Significant Impact to Traffic Operations within the Study Area**

# Compliance with Regulatory Criteria

- Have addressed all staff comments
- Consistent with specific goal of POCD to facilitate modernization of Meriden Mall
- Satisfies standards established for special exception