

450 & 462 Bloomfield Avenue, 60 & 80 Dunfey Lane  
Windsor, Connecticut

Application for Design Development Concept Plan Proposal  
Highway Transitional Design Development

### **Project Narrative**

The subject site is comprised of four separate parcels, 450 & 462 Bloomfield Avenue and 60 & 80 Dunfey Lane, at the northwest corner of the intersection of Bloomfield Avenue (CT Route 305 and Interstate 91). The combined parcels total 11.61 acres. The developable area of the parcels was calculated to be 10.43 acres.

All parcels are located within the B2 zone. The 80 Dunfey Lane parcel, which is land-locked is graphically shown as being AG zone, but the Town GIS designates the parcel as B2. For the purposes of this application the Highway Transitional Design Development district would apply to all four parcels.

The Concept Plan application proposes to apply the Highway Transitional Design Development zone to the subject site. The proposal includes the construction of four multifamily residential apartment buildings that contain 201 units and community space. Associated improvements would include a paved parking lot containing 302 parking spaces, curbing, sidewalks, landscaped areas, a swimming pool, and open space. Access to Bloomfield Avenue and Dunfey Lane would be maintained.

### **Existing Conditions**

The surrounding land uses are primarily commercial and residential, with Interstate 91 abutting the east side of the site. To the south the site is abutted by a Sunoco gas station and convenience store containing a Subway and Dunkin' Donuts with drive-thru. Further to the south across Bloomfield Avenue is an office building located in the RC zone. There are single family residential parcels located to the west on Mountain Road. Dunfey Lane is zoned B2 along the site frontage. To the north, the property abuts the Residence Inn by Marriott which is zoned RC.

All four parcels that comprise the site are currently vacant. 60 Dunfey Lane and 450 Bloomfield Avenue were historically occupied by a hotel/motel and restaurant/tavern that was demolished by 2010. The parcels currently consist of vacant overgrown land and bituminous pavement. 462 Bloomfield Avenue sits at the northeast corner of Bloomfield Avenue and Dunfey Lane. This parcel is vacant and maintained as a lawn area. 80 Dunfey Lane is a wooded parcel that sits at the north end of the subject site and abuts the Residence Inn. A narrow band of inland wetlands separates 80 Dunfey Lane from the 450 Bloomfield Avenue parcel.

Access to the subject site is via a curb cut and driveway from Bloomfield Avenue, that is also utilized by the abutting gas station/convenience store. A secondary means of access from the gas station extends to Dunfey Lane. A third paved curb cut to Dunfey Lane currently exists at the northerly end of the site.

## **Proposed Conditions**

The proposed site would include the development of 60 Dunfey Lane, 450 & 462 Bloomfield Avenue with a multifamily residential development consisting of four buildings, 201 units, and 302 parking spaces. 80 Dunfey Lane would be preserved as undeveloped open space.

The development will be in keeping with the requirements of the Highway Transitional Design Development regulations.

The project will include high quality and durable building architectural components and site design.

Facilities will be provided for pedestrians and bicycles, with a sidewalk to Bloomfield Avenue to access the existing CT Transit bus stop, and abutting convenience store to the south.

80 Dunfey Lane will be preserved as undisturbed open space for passive recreation, and 462 Bloomfield Avenue will also be mostly preserved as an open lawn area. Additionally, a swimming pool is proposed as an amenity for community residents.

The site layout has been developed taking into account the existing topography of the land in order to provide a development that is harmoniously related to the land.

Impervious coverage of the site is proposed to be 37.6 percent, which is below the allowable maximum of 75%, thereby maintaining additional greenspace.

The development will comply with the required location, site and miscellaneous standards of the Highway Transitional Design Development zone, including a site area over 10 acres and developable area over 5 acres. The site will also maintain frontage on Bloomfield Avenue, and provide for an additional access driveway on Dunfey Lane.

A traffic memorandum has been prepared, and is being submitted with the application, summarizing the characteristics of the surrounding roadway network and proposed trip generation and conclusions.

The site has direct access to water and sanitary sewer service provided by MDC. An existing water main in Dunfey Lane will provide water to the development, and the existing sanitary sewer main along the eastern property boundary will convey sewage from the development.

All proposed residential units will be within the required one-mile walking distance to the existing CT Transit bus stop on Bloomfield Avenue.

The residential density for the development is proposed to be 201-unit on 10.43 developable acres which equates to 19.27 units/acre. Which is below the maximum 20 dwelling units per acre, 10% of which shall be affordable.

Proposed building height will be below the 50-ft allowable height for four-story buildings.

Stormwater runoff from the development will be treated for water quality and detained and/or infiltrated as required by Town of Windsor standards, and the CTDEEP Stormwater Quality Manual and CTDOT Drainage Manual. Existing drainage patterns will be maintained to the greatest extent practicable.