STATEMENT SPECIAL PERMIT
Oenoke Ridge
A Waveny LifeCare Network CCRC
65 Oenoke Ridge, 73 Oenoke Ridge, Vacant Lot

The Applicants respectfully request that the Planning and Zoning Commission grant a:

Special Permit for the redevelopment of the above referenced properties under 5.8 of the Newley adopted Senior Housing Overlay Zone ("SHOZ").

After forty years of service to this community, Waveny LifeCare Network’s (Waveny) founding mission to provide a comprehensive continuum of healthcare services that continually addresses the needs of our senior citizens continues today. To keep this mission alive is to also recognize the changing needs of our community’s senior population and to continually enhance the quality of their lives. Waveny exists for the common good of our community and those that are in need.

While Waveny currently offers a progression of therapeutic programs, services and living options to enhance quality of life for those they serve it does not provide a LifePlan community or buy-in CCRC. This Special Permit shall allow this gap to be filled for the betterment of our community.

For nearly twenty years under different leaderships spanning both parties, New Canaan has been working to fill this housing void. Since that time, New Canaan has lost many outstanding friends, neighbors, and extended family members who left New Canaan for lack of appropriate housing designed with them in mind.

Waveny’s proposed project, designed by our own seniors of our community, has prominent next-door neighbors willing to support their application in writing and to recognize the common good that this program addresses. They included but are not limited to New Canaan’s Historical Society and Museum and St. Michael’s Lutheran Church.

New Canaan’s Historical Society and Museum will also have the support of Waveny LifeCare Network’s mission and funds to assist them in helping develop their own endowment fund to assist in their future endeavors and assure their future financial survival for the common good of the citizens of New Canaan.

Waveny serves over 1,000 friends, neighbors, and residents each and every year. They were founded some forty years ago by New Canaanites for New Canaanites and over 400 of the town’s residents and our community members donate their time and money to keep this level of care immediately accessible.

Project Description
The Applicant proposes to merge 3 lots located on Oenoke Ridge. The 3 lots once merged will consist of 3.5 plus acres in the ½ acre zone. The three lots consist of a single-family residence
owned by the New Canaan Historical Society and Museum, a Vacant Lot—owned by the Applicant, and a 37-unit Multi-Family Housing facility for Independent Seniors known as the New Canaan Inn—owned by the Applicant, as well.

The Applicant proposes to demolish the existing single-family residence, and in combination with the vacant lot, construct a 70-unit Senior Housing Development to be operated as the independent living component of its buying Continuing Care Retirement Community ("CCRC"). The property will be redeveloped according to the proposed SHOZ overlay Zone.

The New Canaan Inn, the current 37-unit rental only Multi-Family Housing facility for Independent Seniors, will remain on the merged site. The remainder of the property will be developed with one building, on-grade and underground parking for the residents, staff, and visitors. The proposed facility will be a three and one-half story approximately 135,000 square foot building that will function as the independent living component of the buying CCRC.

These residences will consist of 28 one bedroom plus or minus a den ranging from 850 to 1,200 Sq. Ft and 42 two-bedroom units ranging in size from 1,000 to approximately 1,500 sf. Parking for cars per residence, staff, and visitors is proposed to be located underground and fill the entire foundation of the building. Surface parking will exist adjacent to the New Canaan Inn and in front of the main lobby of the CCRC.

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<thead>
<tr>
<th>Project Program</th>
<th>3.528 acres</th>
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<tbody>
<tr>
<td>Site Area</td>
<td>85 total spaces</td>
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<tr>
<td>Parking Level</td>
<td>70 residential</td>
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<td>4.0 stories/55’ height</td>
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SPECIAL PERMIT CRITERIA:

8-2 Special Permit Criteria

Suitable location for use
The location, the size of the site, the nature and intensity of the operation involved in or conducted in connection with the use and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

While the underlying zone is a single-family zone, the location and surrounding uses contain a mix of non-residential uses such as a religious institution, philanthropic organizations, multi-family housing and single-family housing. In addition, the proposed use is consistent with many of the existing allowed special permit uses such as congregate housing, nursing homes and philanthropic and eleemosynary organizations. The building will be residential in character and
complement the architectural vernacular found in the larger lots located along this section of Oenoke Ridge.

The traffic study reflects a miniscule impact on existing traffic patterns and volume. All three continuous parcels, i.e. St. Mark’s, St. Michael’s, and The Historical Society and Museum either have traffic peaks only on weekends or special events.

Shopping, professional offices including physicians, dentists, optometrists, regional and local banks, law offices, Town Hall, restaurants, places of worship, and other amenities are within easy walking distance of the site. Sidewalk access is provided to the site that further connects the proposed facility to the town.

This site is the merger of three properties in the ½ acre zone. It would be one of the largest located in said zone. The proposed redevelopment project will provide housing for seniors, close to the downtown district. Introducing this senior housing use to the Town of New Canaan will allow for seniors to remain in the Town and close to their families and community. For the Applicant it fulfills its mission to the Town of New Canaan.

The building will be residential in character and complement the architectural motif and finishes found in this area of New Canaan.

**Appropriate Improvements**
The location, nature and height of the buildings, walls and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof. Parcels that touch the existing property include: The Historical Society and Museum, St. Mark’s Episcopal Church, Heritage Hall, New Canaan’s Inn, and St. Michael’s Lutheran Church.

The building proposed for the site has been designed to take advantage of the eastern sloping property, by building into the grade and using the grade to mitigate height as recommended within the regulations. While the proposed structure is obviously larger than a typical single-family dwelling, by building “down the slope” and taking advantage of the existing topography, the proposed structure does not appear larger than what you would find elsewhere on the street.

**Suitable Transportation Conditions**
The design, location and specific details of the proposed use or activity shall not adversely affect safety in the streets nor unreasonably increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

i. Parking area or areas will be of adequate size for a particular use, shall be suitably screened from adjoining residential uses and entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances

ii. Streets and other rights of way shall be of such size, condition and capacity... to adequately accommodate the traffic to be generated by the particular use.
The site is located on an arterial roadway, as classified within the POCD. In addition, the location is within walking distance to the downtown, which minimizes vehicular traffic and congestion.

The parking garage has been designed to adequately house the residents, staff, and visitors. Several surface parking spaces will be lateral to New Canaan’s Inn and the front of the main lobby of the facility.

(Please refer to additional information set forth in the Parking Study)

Adequate Public Utilities and Services
The provisions for water supply, sewage disposal, and storm water drainage conform to accepted engineering practices; shall not unduly burden the capacity of such facilities.

The site is located in an area surrounded by institutional uses to the North and South, while a large Condominium project is located to the East of the site. The closest single-family residences are across Oenoke Ridge to the West, in the 1-acre zone.

The attached McChord Site Plan is consistent with best engineering practices. The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

Environmental Protection and Conservation
The property does not contain any wetlands. (See attached Soil Scientist Report by Otto Theall) The applicant is concentrating development within a single multi-story structure, minimizing the amount of impervious surface had the site units been detached or spread throughout the site.

Long Term Viability
The property will be professionally managed and maintained.

The proposed structure provides the missing link within the existing Waveny system, completing the CCRC model Waveny Care has sought for many years. With respect to the New Canaan Historical Society and Museum the organization will have the support of Waveny LifeCare Network’s mission and funds to assist them in helping develop their own endowment fund to assist in their future endeavors and assure their future financial survival for the common good of the citizens of New Canaan.

Plan of Conservation and Development
The plan is consistent with the planning principles set forth in the 2004 Plan of Conservation and Development which supports ways to provide Senior Friendly Housing. In addition, Waveny
Care and the Town have had continuing discussions regarding adding such a facility over the last decade.

**Conclusion**
The building proposed for the site has been designed by New Canaan’s own seniors with the assistance of Waveny’s president and CEO who has designed and developed several senior housing projects over his 30 plus year career, and a senior housing nationally recognized architectural firm in Lantz-Boggio. Every contingency has been considered and designed with them in mind, including but not limited to: sizing of each unit, kitchen design, bathroom design and placement, amenities, social and health programs and activity spaces, storage, security, etc.

For the above stated reasons, the Applicant’s request that the Planning and Zoning Commission approve the requested Special Permits to allow the redevelopment of the site.
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<thead>
<tr>
<th>ZONING CHART – SHOZ (Senior Housing Overlay Zone)</th>
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<tbody>
<tr>
<td><strong>LOT AREA</strong></td>
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<tr>
<td><strong>MIN. Width</strong></td>
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<td><strong>MIN. FRONT YARD</strong></td>
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<td><strong>MIN. REAR YARD</strong></td>
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<td><strong>MAX. DENSITY</strong></td>
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<td><strong>MAX. Total BLDG. HEIGHT</strong></td>
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<td><strong>MAX. Accessory BLDG. HEIGHT</strong></td>
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<td><strong>MAX. BLDG. COVERAGE</strong></td>
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<td><strong>MAX. STORIES</strong></td>
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<td><strong>MINIMUM PARKING SPACES</strong></td>
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<td><strong>MIN. OPEN AREA</strong></td>
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