

NEWMAN

 **Stantec**

 **BL**
Companies
Architecture
Engineering
Environmental
Land Surveying



MINNO WASKO
ARCHITECTS AND PLANNERS

**ALTER &
PEARSON, LLC**
ATTORNEYS AT LAW



WEST HARTFORD 1 LLC

Design Review Advisory Committee

Study Session No. 8

1800 Asylum Avenue, West Hartford, CT

25 January 2024

- 01 Fox Meadow Alignment Studies**
- 02 Option Comparison**
- 03 Lawler Townhouses**
- 04 Organic Market**



01 Fox Meadow Lane Alignment Study

A.3

ROAD REALIGNMENT SKETCH
1800 Asylum Avenue, West Hartford, CT
 DRAC Study Session No. 8 | January 25, 2024



01 Fox Meadow Lane Alignment Study



Option 1 Previous Site Plan

Presented to DRAC on November 16,
2023 at Study Session No. 7

○ Building Key

- West Parcel Mixed Use Development
- 1 Organic Grocer (1 Story)
 - 2 Mixed Use Residential (4 Story)
 - 3 Premier Restaurant (2 Story)
 - 4 Destination Spa (3 Story)
 - 5 Mixed Use Residential (3 Story)
 - 6 Assisted Living (4 Story)
 - 7 Townhouses (3 Story)
 - 8 Townhouses (3 Story)

● Landscape Feature Key

- 1 Entry Lawn
- 2 Champion Oak
- 3 Path Connection to Ball Fields
- 4 Wet Meadow Walk
- 5 Floating Decks
- 6 Deck at Pond with Seating
- 7 Green Corridor
- 8 Wetland Pond with Bridge Connection
- 9 Inner Wetland Loop
- 10 Existing Ball Fields
- 11 Central Plaza

02 Option Comparison - Site Plan



Option 1 Previous Site Plan

Presented to DRAC on November 16,
2023 at Study Session No. 7

- **Building Key**
- West Parcel Mixed Use Development
- 1

Organic Grocer (1 Story)
- 2

Mixed Use Residential (4 Story)
- 3

Premier Restaurant (2 Story)
- 4

Destination Spa (3 Story)
- 5

Mixed Use Residential (3 Story)
- 6

Assisted Living (4 Story)
- 7

Townhouses (3 Story)
- 8

Townhouses (3 Story)
- **Landscape Feature Key**
- 1

Entry Lawn
- 2

Champion Oak
- 3

Path Connection to Ball Fields
- 4

Wet Meadow Walk
- 5

Floating Decks
- 6

Deck at Pond with Seating
- 7

Green Corridor
- 8

Wetland Pond with Bridge Connection
- 9

Inner Wetland Loop
- 10

Existing Ball Fields
- 11

Central Plaza

02 Option Comparison - Site Plan

Option 2 Alternate Road Alignment



- Building Key

West Parcel Mixed Use Development

1

Organic Grocer (1 Story)

2

Mixed Use Residential (4 Story)

3

Premier Restaurant (2 Story)

4

Destination Spa (3 Story)

5

Mixed Use Residential (3 Story)

6

Assisted Living (4 Story)

7

Townhouses (3 Story)

8

Townhouses (3 Story)
- Landscape Feature Key

1

Entry Lawn

2

Champion Oak

3

Path Connection to Ball Fields

4

Wet Meadow Walk

5

Floating Decks

6

Deck at Pond with Seating

7

Green Corridor

8

Wetland Pond with Bridge Connection

9

Inner Wetland Loop

10

Existing Ball Fields

11

Central Plaza

02 Option Comparison - Site Plan

Option 2 Alternate Road Alignment



- Building Key
- West Parcel Mixed Use Development
- 1

Organic Grocer (1 Story)
- 2

Mixed Use Residential (4 Story)
- 3

Premier Restaurant (2 Story)
- 4

Destination Spa (3 Story)
- 5

Mixed Use Residential (3 Story)
- 6

Assisted Living (4 Story)
- 7

Townhouses (3 Story)
- 8

Townhouses (3 Story)
- Landscape Feature Key
- 1

Entry Lawn
- 2

Champion Oak
- 3

Path Connection to Ball Fields
- 4

Wet Meadow Walk
- 5

Floating Decks
- 6

Deck at Pond with Seating
- 7

Green Corridor
- 8

Wetland Pond with Bridge Connection
- 9

Inner Wetland Loop
- 10

Existing Ball Fields
- 11

Central Plaza

02 Option Comparison - Site Plan



02 View Comparison - Aerial View Looking North West - Option 1 (Offset Alignment with Fox Meadow Lane)

A.9

ILLUSTRATIVE AERIAL RENDERING
1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024



02 View Comparison - Aerial View Looking Northwest - Option 2 (Aligned with Fox Meadow Lane)



02 View Comparison - Aerial View Looking North - Option 1 (Offset Alignment with Fox Meadow Lane)

A.11

ILLUSTRATIVE AERIAL RENDERING

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC



ALTER & PEARSON, LLC
ATTORNEYS AT LAW

MINNO WASKO
ARCHITECTS AND PLANNERS



BL
Companies
Architecture
Engineering
Environmental
Land Surveying



NEWMAN
COPYRIGHT © 2024



02 View Comparison - Aerial View Looking North - Option 2 (Aligned with Fox Meadow Lane)

A.12

ILLUSTRATIVE AERIAL RENDERING

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC



ALTER & PEARSON, LLC
ATTORNEYS AT LAW

MINNO WASKO
ARCHITECTS AND PLANNERS



BL
Companies
Architecture
Engineering
Environmental
Land Surveying

Stantec

NEWMAN
COPYRIGHT © 2024



Option 1 Previous Site Plan

Presented to DRAC on November 16,
2023 at Study Session No. 7

○ **Building Key**

- West Parcel Mixed Use Development
- 1 Organic Grocer (1 Story)
 - 2 Mixed Use Residential (4 Story)
 - 3 Premier Restaurant (2 Story)
 - 4 Destination Spa (3 Story)
 - 5 Mixed Use Residential (3 Story)
 - 6 Assisted Living (4 Story)
 - 7 Townhouses (3 Story)
 - 8 Townhouses (3 Story)

● **Landscape Feature Key**

- 1 Entry Lawn
- 2 Champion Oak
- 3 Path Connection to Ball Fields
- 4 Wet Meadow Walk
- 5 Floating Decks
- 6 Deck at Pond with Seating
- 7 Green Corridor
- 8 Wetland Pond with Bridge Connection
- 9 Inner Wetland Loop
- 10 Existing Ball Fields
- 11 Central Plaza

02 Asylum Townhouses - Site Plan Comparison - Option 1 (Offset Alignment with Fox Meadow Lane)

Option 2 Alternate Road Alignment



- Building Key
- Landscape Feature Key
- West Parcel Mixed Use Development
- 1

Organic Grocer (1 Story)
- 2

Mixed Use Residential (4 Story)
- 3

Premier Restaurant (2 Story)
- 4

Destination Spa (3 Story)
- 5

Mixed Use Residential (3 Story)
- 6

Assisted Living (4 Story)
- 7

Townhouses (3 Story)
- 8

Townhouses (3 Story)
- 1

Entry Lawn
- 2

Champion Oak
- 3

Path Connection to Ball Fields
- 4

Wet Meadow Walk
- 5

Floating Decks
- 6

Deck at Pond with Seating
- 7

Green Corridor
- 8

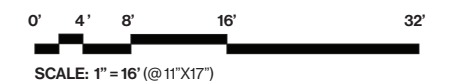
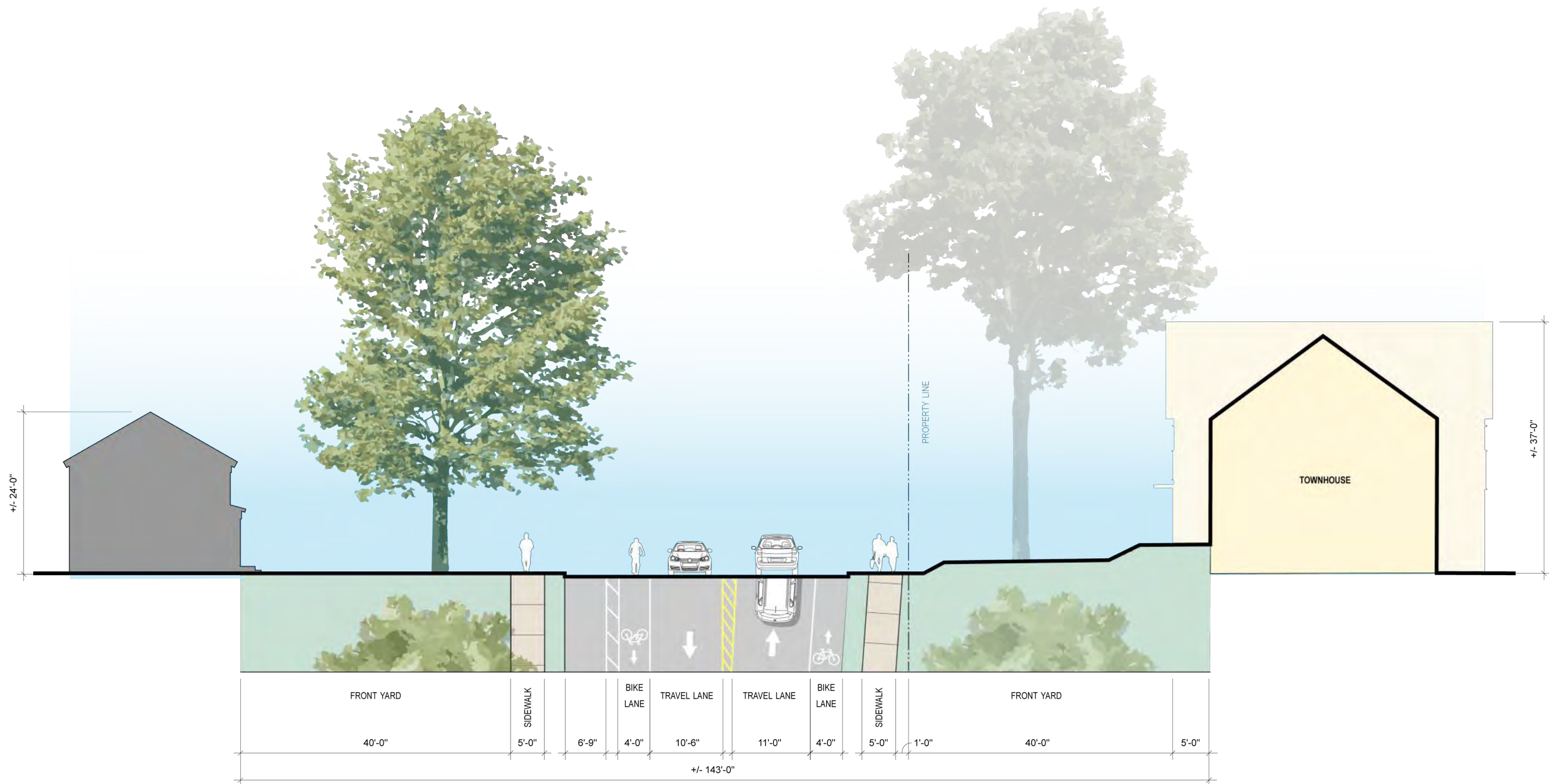
Wetland Pond with Bridge Connection
- 9

Inner Wetland Loop
- 10

Existing Ball Fields
- 11

Central Plaza

02 Asylum Townhouses - Site Plan Comparison - Option 2 (Aligned with Fox Meadow Lane)



02 Asylum Townhouses - Diagrammatic Site Section Comparison - Option 1 (Offset Alignment with Fox Meadow Lane)

A.15

PARTIAL SITE SECTION

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC

ALL-POINTS
TECHNOLOGY CORPORATION

ALTER &
PEARSON, LLC
ATTORNEYS AT LAW

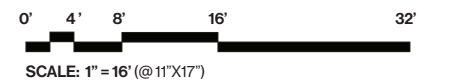
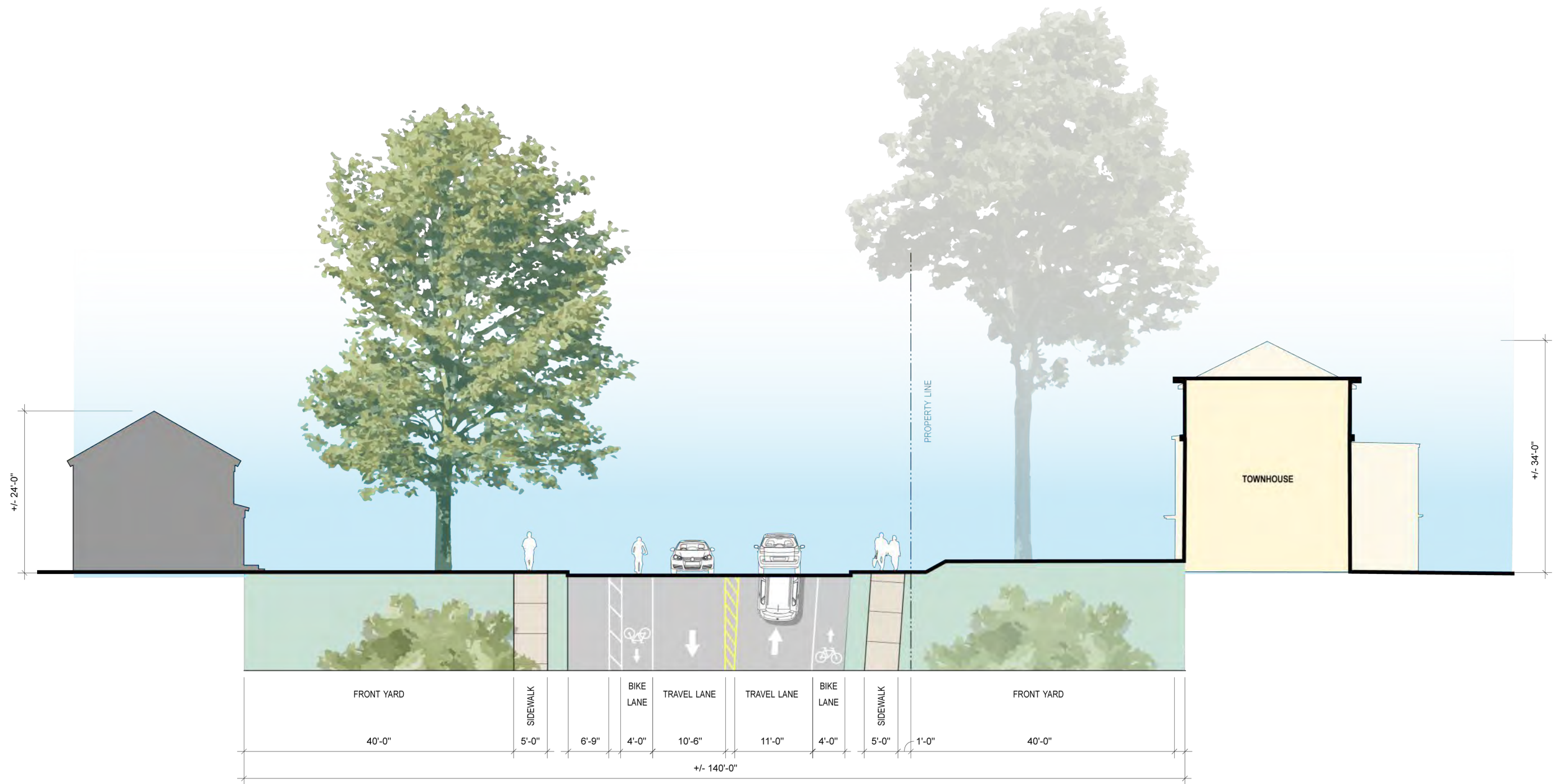
MINNO WASKO
ARCHITECTS AND PLANNERS

G

BL
Companies
Architecture
Engineering
Environmental
Land Surveying

Stantec

NEWMAN
COPYRIGHT © 2024



02 Asylum Townhouses - Diagrammatic Site Section Comparison - Option 2 (Aligned with Fox Meadow Lane)

A.16

PARTIAL SITE SECTION

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC

ALL-POINTS
TECHNOLOGY CORPORATION

ALTER & PEARSON, LLC
ATTORNEYS AT LAW

MINNO WASKO
ARCHITECTS AND PLANNERS

G

BL
Companies
Architecture
Engineering
Environmental
Land Surveying

Stantec

NEWMAN
COPYRIGHT © 2024



02 Asylum Avenue - View Comparison Looking West - Option 1 (Offset Alignment with Fox Meadow Lane)



02 Asylum Avenue - View Comparison Looking West - Option 2 (Aligned with Fox Meadow Lane)



Option 1 Previous Site Plan

Presented to DRAC on November 16,
2023 at Study Session No. 7

- **Building Key**
- West Parcel Mixed Use Development
- 1 Organic Grocer (1 Story)
 - 2 Mixed Use Residential (4 Story)
 - 3 Premier Restaurant (2 Story)
 - 4 Destination Spa (3 Story)
 - 5 Mixed Use Residential (3 Story)
 - 6 Assisted Living (4 Story)
 - 7 Townhouses (3 Story)
 - 8 Townhouses (3 Story)
- **Landscape Feature Key**
- 1 Entry Lawn
 - 2 Champion Oak
 - 3 Path Connection to Ball Fields
 - 4 Wet Meadow Walk
 - 5 Floating Decks
 - 6 Deck at Pond with Seating
 - 7 Green Corridor
 - 8 Wetland Pond with Bridge Connection
 - 9 Inner Wetland Loop
 - 10 Existing Ball Fields
 - 11 Central Plaza

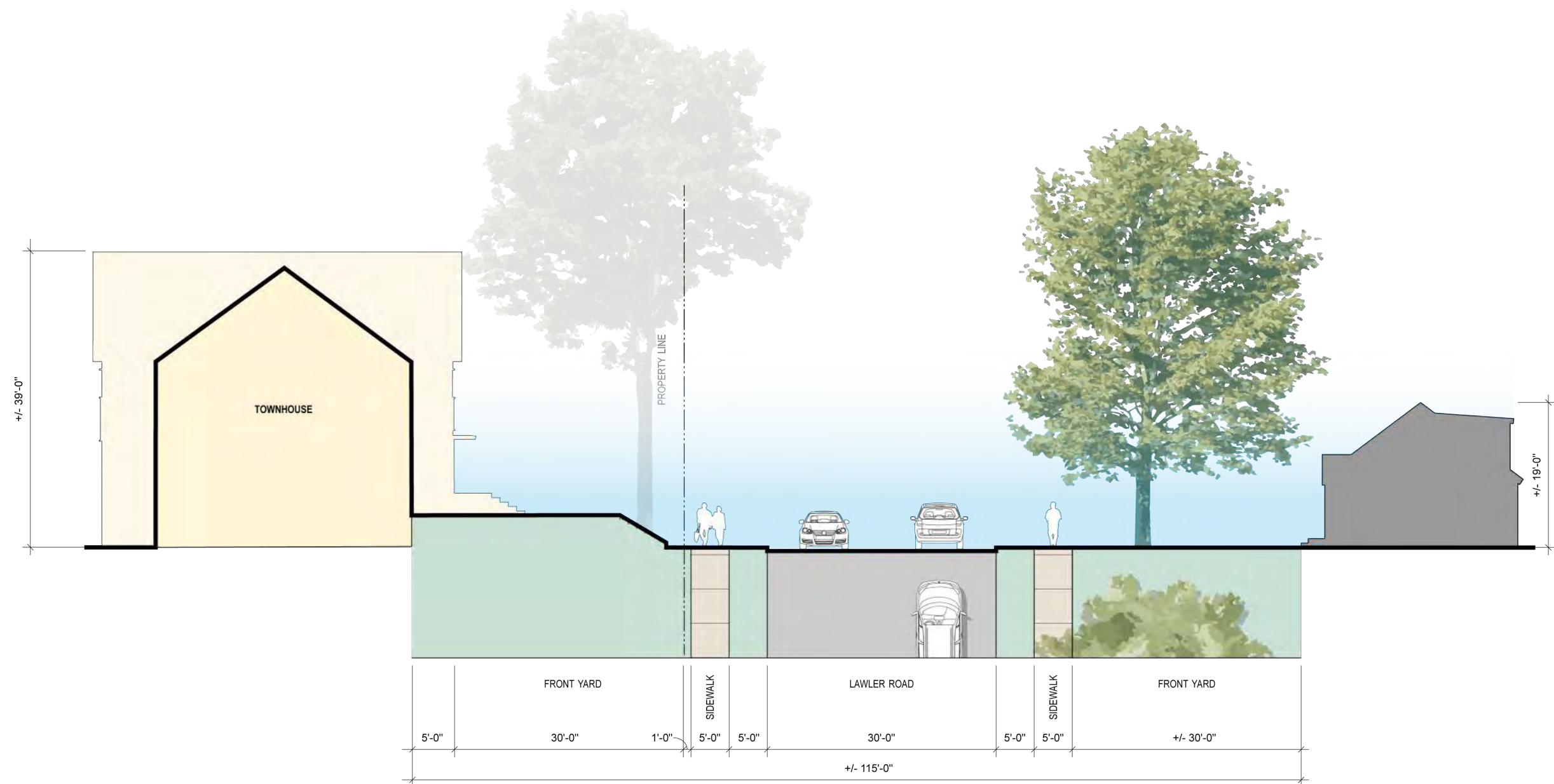
03 Lawler Townhouses - Site Plan Comparison - Option 1 (Offset Alignment with Fox Meadow Lane)

Option 2 Alternate Road Alignment

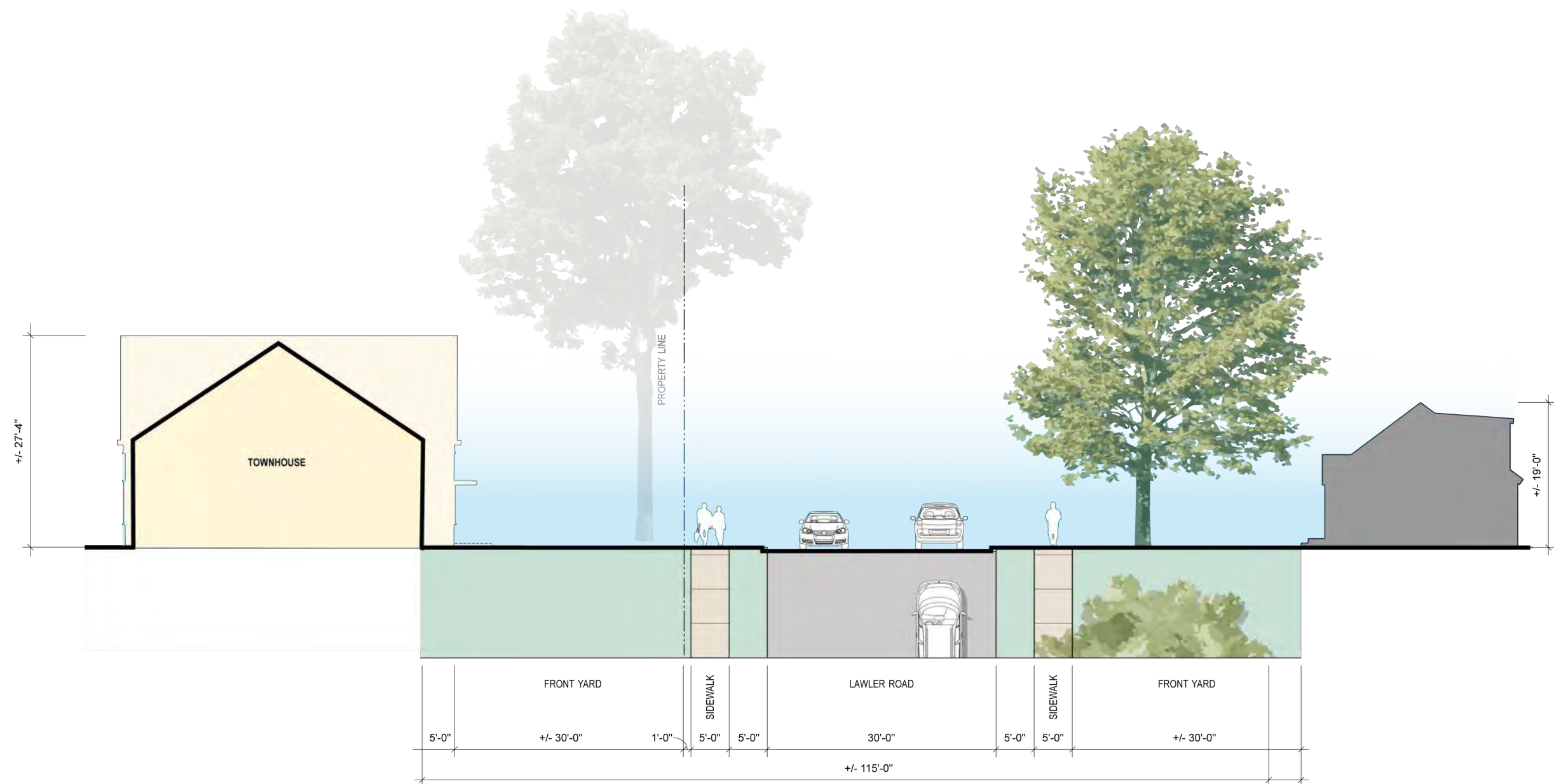


- **Building Key**
- West Parcel Mixed Use Development
- 1 Organic Grocer (1 Story)
 - 2 Mixed Use Residential (4 Story)
 - 3 Premier Restaurant (2 Story)
 - 4 Destination Spa (3 Story)
 - 5 Mixed Use Residential (3 Story)
 - 6 Assisted Living (4 Story)
 - 7 Townhouses (3 Story)
 - 8 Townhouses (3 Story)
- **Landscape Feature Key**
- 1 Entry Lawn
 - 2 Champion Oak
 - 3 Path Connection to Ball Fields
 - 4 Wet Meadow Walk
 - 5 Floating Decks
 - 6 Deck at Pond with Seating
 - 7 Green Corridor
 - 8 Wetland Pond with Bridge Connection
 - 9 Inner Wetland Loop
 - 10 Existing Ball Fields
 - 11 Central Plaza

03 Lawler Townhouses - Site Plan Comparison - Option 2 (Aligned with Fox Meadow Lane)



03 Lawler Townhouses - Diagrammatic Site Section Comparision - Option 1 (Offset Alignment with Fox Meadow Lane)



03 Lawler Townhouses - Diagrammatic Site Section Comparision - Option 2 (Aligned with Fox Meadow Lane)



03 Lawler Townhouses - View Comparision Looking West - Option 1 (Offset Alignment with Fox Meadow Lane) Diagrammatic

A.23

ILLUSTRATIVE PERSPECTIVE RENDERING

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC



ALTER & PEARSON, LLC
ATTORNEYS AT LAW

MINNO WASKO
ARCHITECTS AND PLANNERS



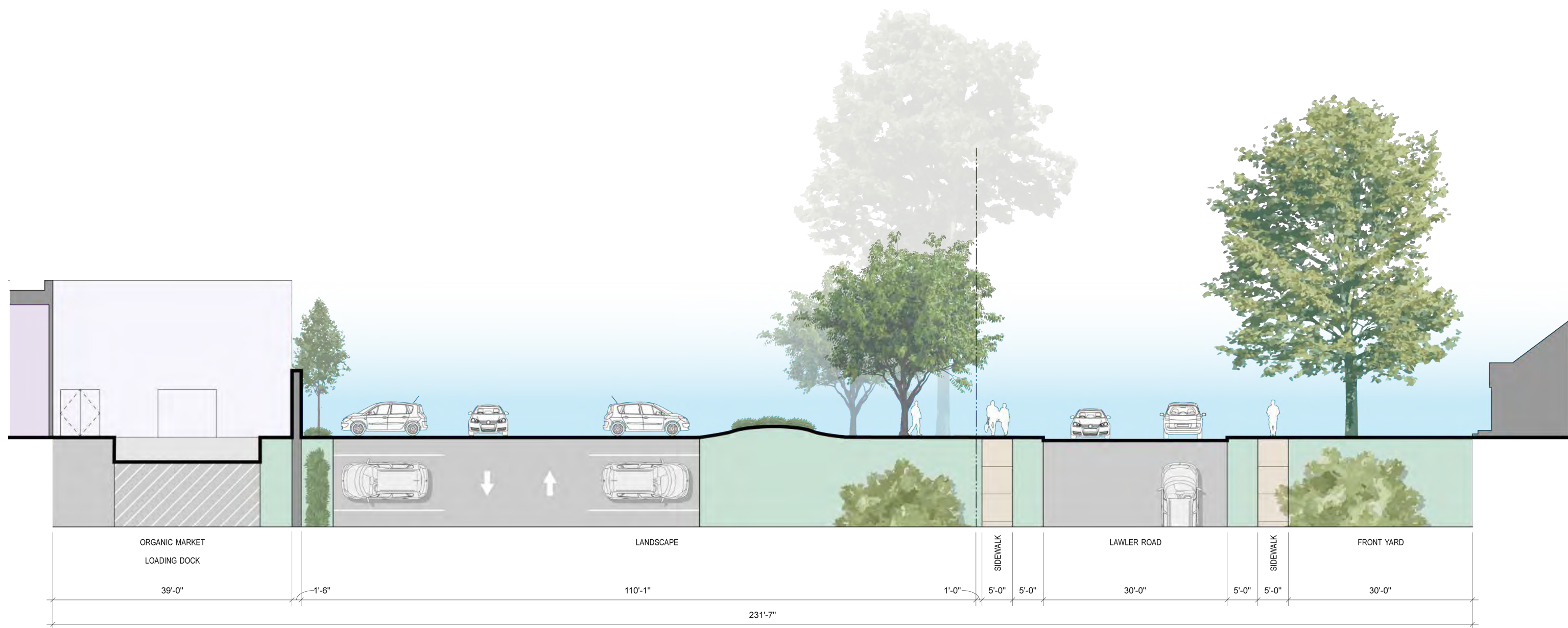
BL
Companies
Architecture
Engineering
Environmental
Land Surveying



NEWMAN
COPYRIGHT © 2024



03 Lawler Townhouses - View Comparison Looking West - Option 2 (Aligned with Fox Meadow Lane)



04 Organic Market - Diagrammatic Site Section

A.25

PARTIAL SITE SECTION

1800 Asylum Avenue, West Hartford, CT

DRAC Study Session No. 8 | January 25, 2024

WEST HARTFORD 1 LLC

ALL-POINTS
TECHNOLOGY CORPORATION

ALTER & PEARSON, LLC
ATTORNEYS AT LAW

MINNO WASKO
ARCHITECTS AND PLANNERS

G

BL
Companies
Architecture
Engineering
Environmental
Land Surveying

Stantec

NEWMAN
COPYRIGHT © 2024



04 Organic Market - View to Market Entrance

NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. PLANT SPECIES AND DENSITY OF PLANTINGS ARE SUBJECT TO CHANGE AS PROJECT DEVELOPS.



04 Organic Market - View from Lawler Road to Parking and Loading Area