



HERITAGE PARK

NEIGHBORHOOD UPDATE

JULY 8, 2024

Now that the town of West Hartford has approved the Residences at Heritage Park, on 1700 Asylum Ave., the public review process for the apartments, townhomes and mixed-use features on the 1800 Asylum Ave. side is underway.

Each step in the public review process by West Hartford town staff, the Design Review Advisory Committee (DRAC), the Inland Wetlands & Watercourses Agency (IWWA) and the Town Plan & Zoning (TPZ) Commission has helped improve the design and character of the project.

The revised plans will provide a nature-focused experience for the residences, shops and other businesses that we hope to bring to the campus village.

- We have reduced the number and size of the townhouses along Asylum Ave. and Lawler Rd. so that they are more in scale with the homes across both streets.
- We have repositioned and reduced the size and layout of the assisted living facility to draw it away from wetlands and shrink the number of parking spaces.
- A comprehensive mitigation plan will create new wetlands, restore developed lawn wetlands, enhance riparian corridors, enhance developed lawn upland buffers and establish a wetland walking trail with interactive signage.
- We have increased the wetland buffer enhancement areas and reduced potential disturbances in the upland review areas by narrowing driveways and introducing permeable pavers where possible.
- The site will have public walking trails designed to invite people who live in the surrounding neighborhoods to utilize the park-like setting.
- The interior village drive now aligns with Fox Meadow Lane on Asylum Ave. We plan to have sufficient parking on site so neighbors are not bothered by people parking on their streets. It is our priority to properly address that—and all traffic concerns that might arise—in conjunction with an OSTA (Office of the State Traffic Administration) review and approval.

We will be presenting these plans at a public hearing before the IWWA on Wednesday, July 17. Only after a decision on that application will we finalize plans and submit to the West Hartford Town Council for consideration of our formal village development proposal.

A small, vibrant village and a great place to live

Our goal is to give West Hartford residents new options to live here in this welcoming, green, walkable village that will fit well into this location—a place where people in the new village and area neighborhood will be able to walk from their homes to the grocery store, enjoy the day spa, grab coffee, lunch or dinner, visit the small shops, use the walking trails or relax by the waterside.

We look forward to continuing the review and permitting process with West Hartford's land use authorities and welcome your continued ideas and comments via our website, www.oakwoodparkwh.com, where the renderings on the following pages will be posted and updated.

Thank you very much.



OAKWOOD PARK

REVISED DESIGN HIGHLIGHTS

AS OF JULY 8, 2024

[THESE DESIGNS CONTINUE TO BE REFINED
AND ARE LIKELY TO CHANGE.]

This is an aerial view of the 1800 Asylum Ave. parcel, including the new townhouses and the Asylum Ave. entrance.

The assisted living building is the white-roofed building in the center.



These are street views of the townhouses along Asylum Ave. (L) and Lawler Rd. (R), both renderings are looking west from Trout Brook Dr.

This is a street view of the mixed-use residential/retail buildings taken from the internal drive, with the spa building on the right.





This is a ground-level view from the walkway between the spa building and the enhanced wetland pond. The footbridge across the pond is shown on the right.



This is an elevated view from over the enhanced wetland pond, westward to the spa building (L), restaurant, (R) and the mixed-use residential/retail buildings across the internal road.



Above is a ground-level view looking northwest on the corner of Asylum Ave. (L) and Trout Brook Dr. (R)



Above is a ground-level view looking at the Trout Brook Dr. entrance to the inner drive, looking northwest

