



A ground-level rendering looking northwest on the corner of Asylum Ave. (L) and Trout Brook Dr. (R)



A ground-level view looking south along Trout Brook Dr., with the entrance to the inner drive on the right and the future Residences at Heritage Park (to be located at 1700 Asylum Ave.) on the left.

A small, vibrant village and a great place to live

From the beginning, our goal has been to create a welcoming, green, walkable village with interesting and well-designed commercial uses supported, in part, by attractive and diverse housing options on both sides of the old campus. We believe this reuse of the vacated campus will entice people to either come to West Hartford or provide options for those who wish to continue to reside in West Hartford while adding value through sustainable redevelopment. People who live in Heritage Park and the surrounding neighborhood will be able to walk from their homes to a grocery store, enjoy the day spa, grab coffee, lunch or dinner, visit the small shops use the walking trails or just take in the surroundings while relaxing by the waterside.

We look forward to continuing our conversation with you and responding to comments received through our permitting process with West Hartford's land use authorities. We welcome your ideas and comments via our website, www.heritageparkwh.com, where the renderings in this letter will be posted. Thank you very much.



HERITAGE PARK NEIGHBORHOOD UPDATE NOVEMBER 27, 2024

West Hartford's public review process for our proposed mixed-use village at 1800 Asylum Avenue, the now vacant university campus, continues to move forward.

Each step of this vigorous public review by West Hartford town staff, expert wetland and traffic professionals retained by the Town, the Design Review Advisory Committee (DRAC) and the Inland Wetlands & Watercourses Agency (IWWA) has brought refinements and improvements to the size, scale and design of various village elements—as have the comments we have received from neighbors and local organizations.

We now look forward to continuing this review process before the West Hartford Town Council at a public hearing on Thursday, December 19, 2024 at 5:30 p.m., in the Council Chambers, West Hartford Town Hall.

Here are some of the highlights of what has happened since our July 8, 2024 update.

Latest changes decrease number of townhouses, enhance greenspaces in our walkable village

The revised plans that the Town Council will consider provide a nature-focused experience for the residences, shops and other businesses that we hope to bring to the proposed Heritage Park village.

- We have decreased the number of the townhouses along Asylum Avenue., opening up much more greenspace at its corner with Trout Brook Drive to be more in scale with the homes across the street.
- We increased the wetland buffer enhancement areas, and will create new wetlands, restore developed lawn wetlands, enhance upland buffers and establish a wetland walking trail with interactive signage to invite people in the surrounding neighborhoods into the new park-like setting.
- We have added a “green roof” to the restaurant building and will be pursuing other sustainability measures.

IWWA approval

On August 5, after its public hearing process, the IWWA voted to grant the wetlands permit for 1800 Asylum Ave., clearing the way for consideration of the project plans by TPZ.

DRAC positive review

- On November 14, after 13 informal study sessions—DRAC voted unanimously to recommend approval of the 1800 Asylum Ave. plans, attesting to the appropriateness of the development for this location, and making the following specific findings:
- “The relationship of the proposed buildings to the site and adjoining neighborhood is appropriate.”
- The building designs, “in particular site placement and architecture – are compatible with their surroundings.”
- “The proposed landscaping is of high quality and quantity [and is] utilized to create a well-designed streetscape, generous public open spaces, wetlands meadow areas and appropriately planted and screened parking areas.”

HERITAGE PARK
REVISED DESIGN HIGHLIGHTS
AS OF NOVEMBER 27, 2024



An aerial rendering of the 1800 Asylum Ave. parcel, including fewer townhouses toward the right.



An elevated rendering view that includes the grocery store, including the enhanced wetland pond, residential/retail buildings, restaurant, spa and assisted living building along the internal drive.



Street renderings of the townhouses looking east along Asylum Ave. (L) and looking west on Lawler Rd. (R).



A ground-level rendering of the walkway between the restaurant and spa and the enhanced wetland pond. The footbridge across the pond is shown in the distant left.

