



1700 ASYLUM AVENUE WEST HARTFORD, CT

Town Council

April 15, 2024



ALTER &
PEARSON, LLC
ATTORNEYS AT LAW



Architecture
Engineering
Environmental
Land Surveying



MINNO ■ WASKO
ARCHITECTS AND PLANNERS

NEWMAN  Stantec

Project Team – Introductions

Project Attorney – Alter Pearson LLC
Robin Pearson

Survey/Civil Engineer/Landscape Architecture/Traffic – BL Companies
Matthew Bruton, PE
Robert V. Baltramaitis, PE
Domenic Celtruda, LA

Architecture & Planning – Minno Wasko
Michael Lawson

Intended Owner/Developer – Garden Homes
Eli Pechthold

Neighborhood Aerial

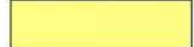
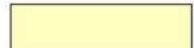


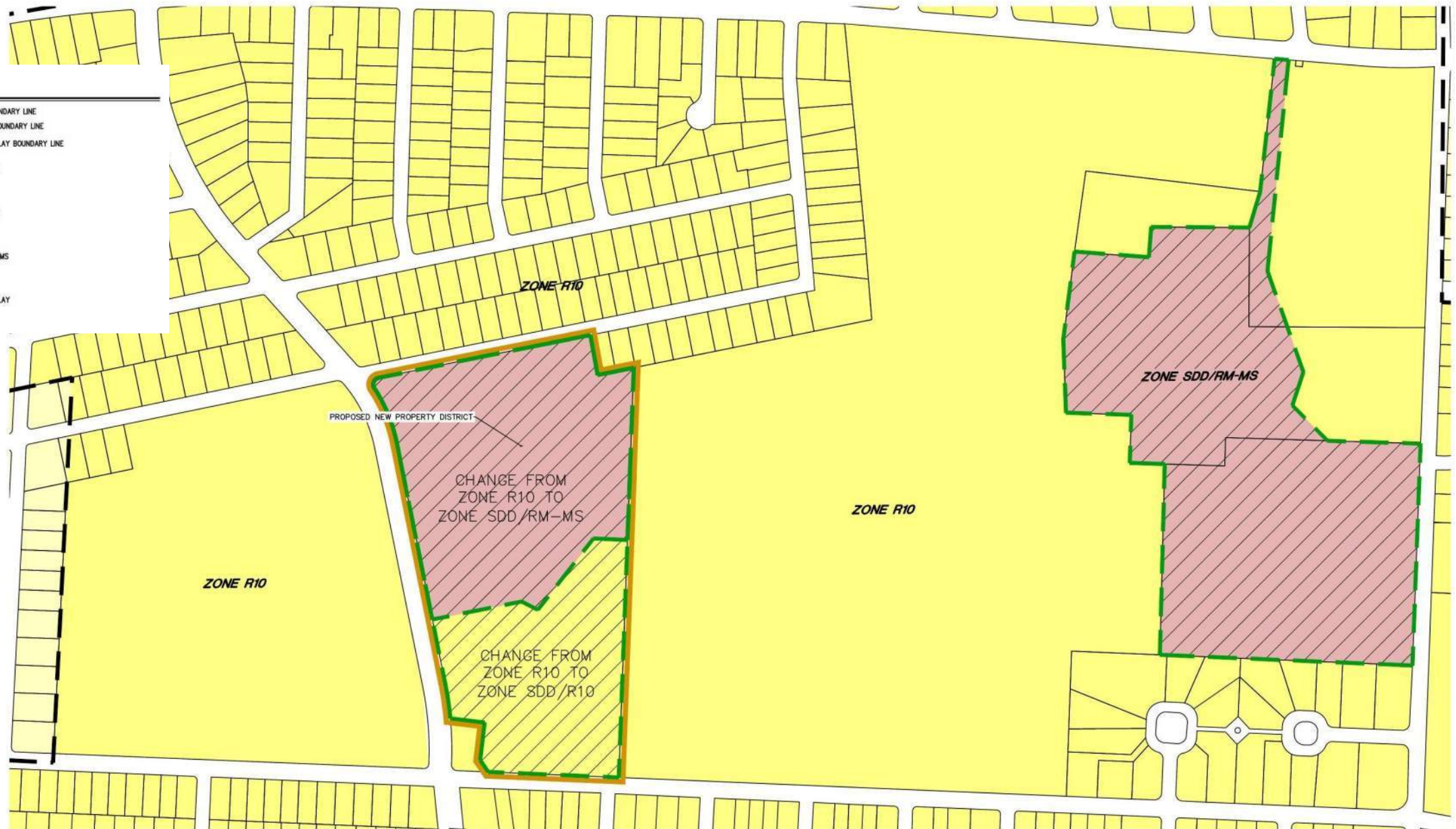
1700 Asylum - GIS



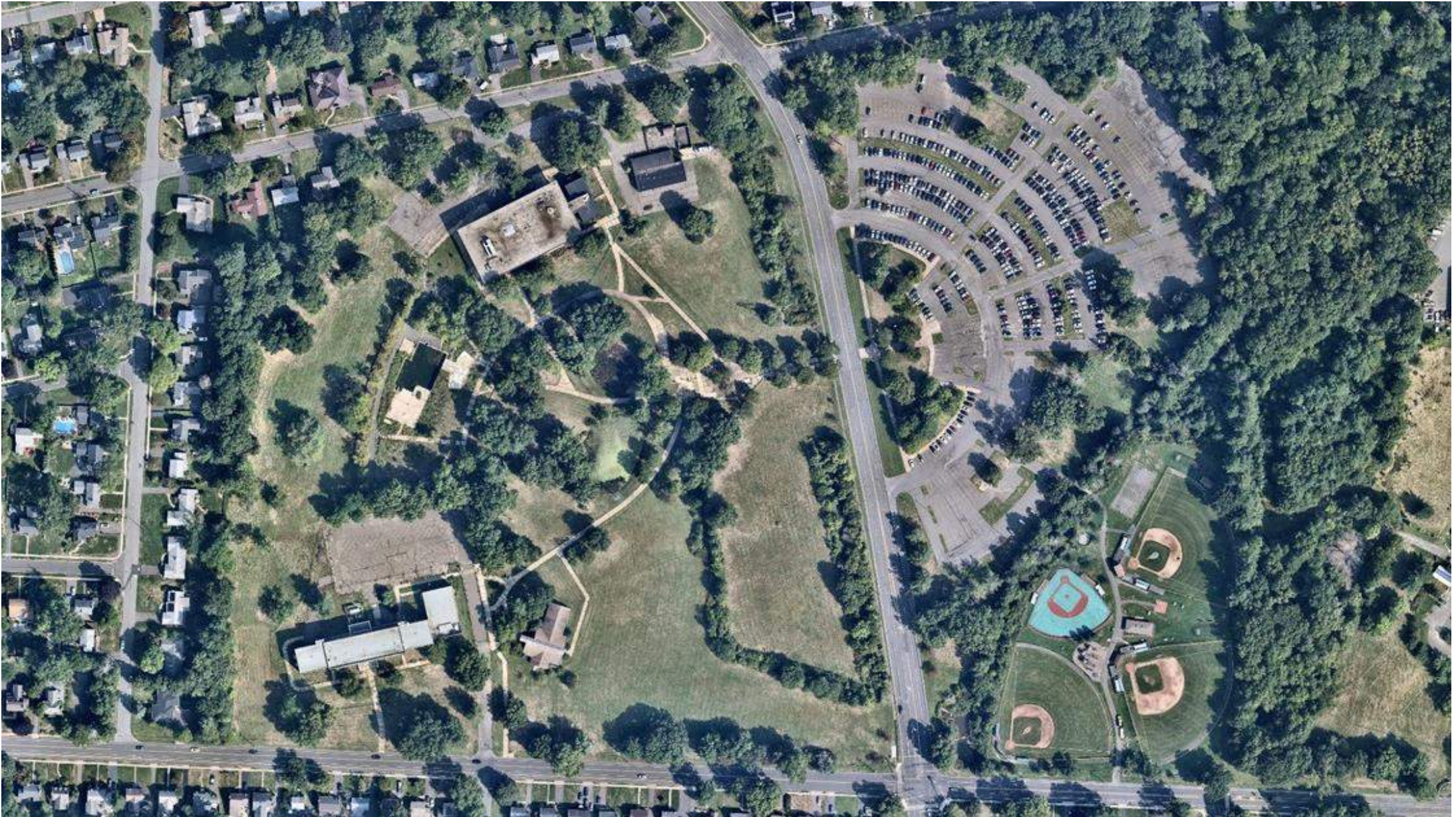
1700 Asylum - Zone Change – R10 to SDD/RM-MS

ZONING LEGEND

	ZONE BOUNDARY LINE
	PARCEL BOUNDARY LINE
	SDD OVERLAY BOUNDARY LINE
	ZONE R10
	ZONE R13
	ZONE RM-MS
	SDD OVERLAY



Current Aerial Photo



1700 – Aerial Drone – Existing Wetlands

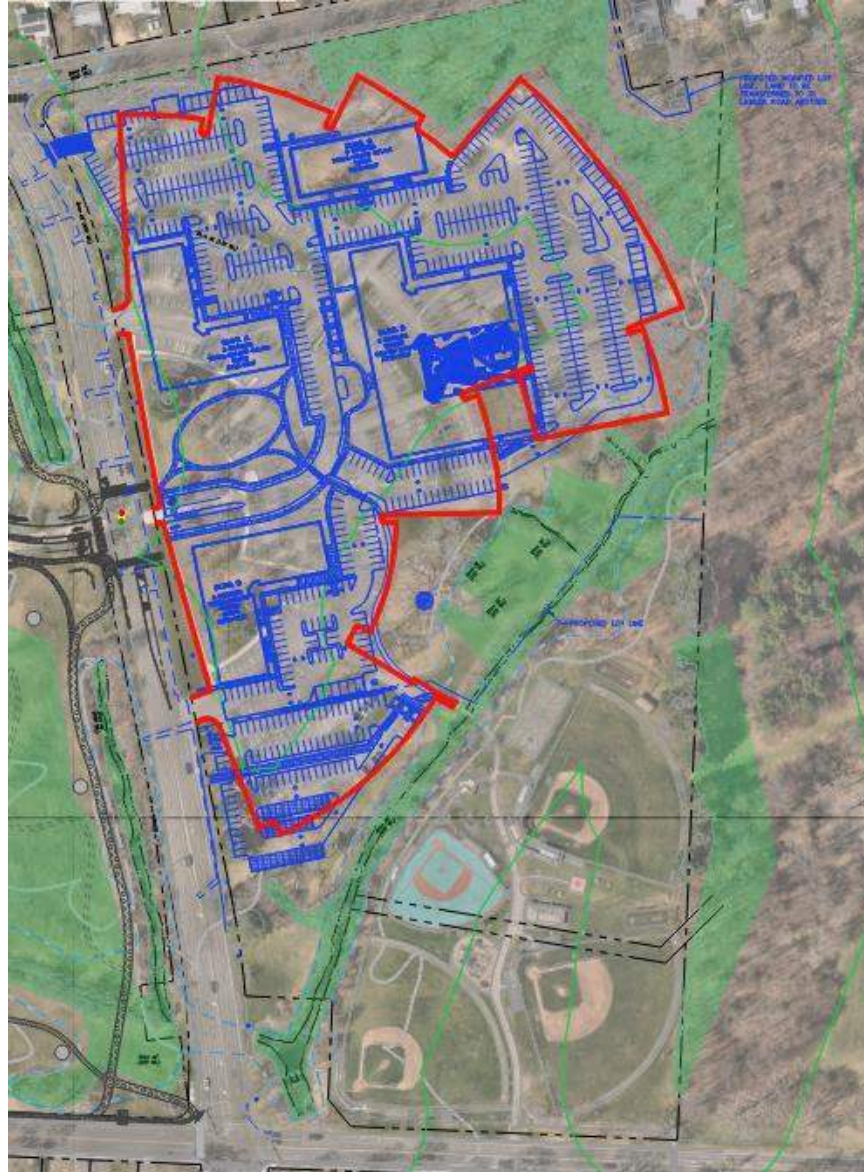


2019

1700 – Aerial Drone – Envelope of Development



1700 – Overlay (Existing vs Proposed Impervious)



1700 – Baseball Fields



- » Baseball Fields to Remain
- » Baseball Fields to be on newly created own lot (8.9 acres)
- » Dedicated Driveway for Baseball Fields / Fence
- » Dedicated Parking Lot (100 parking spaces)
 - » Constructed by Applicant
- » Dedicated Electrical Service

1700 – Site Plan

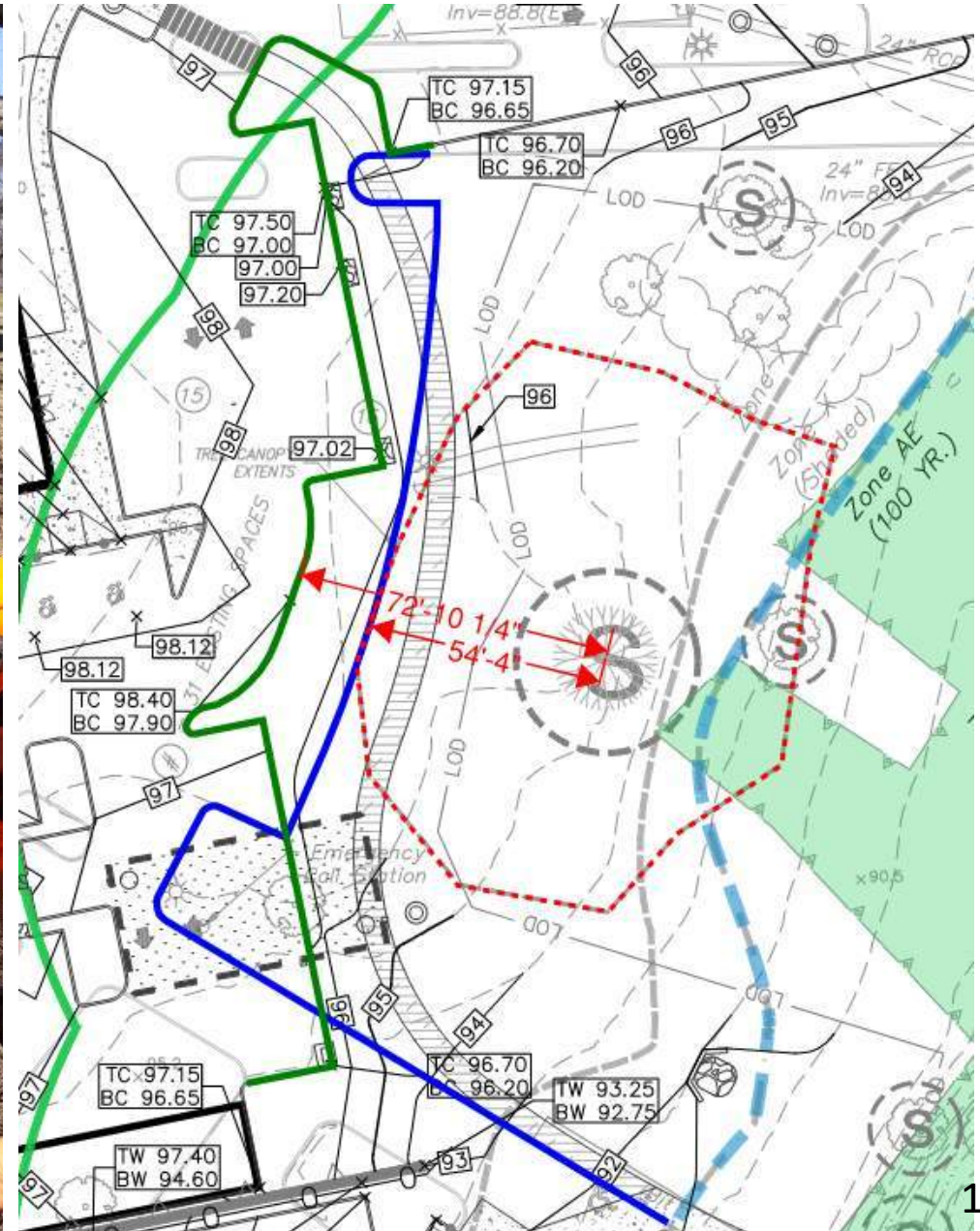
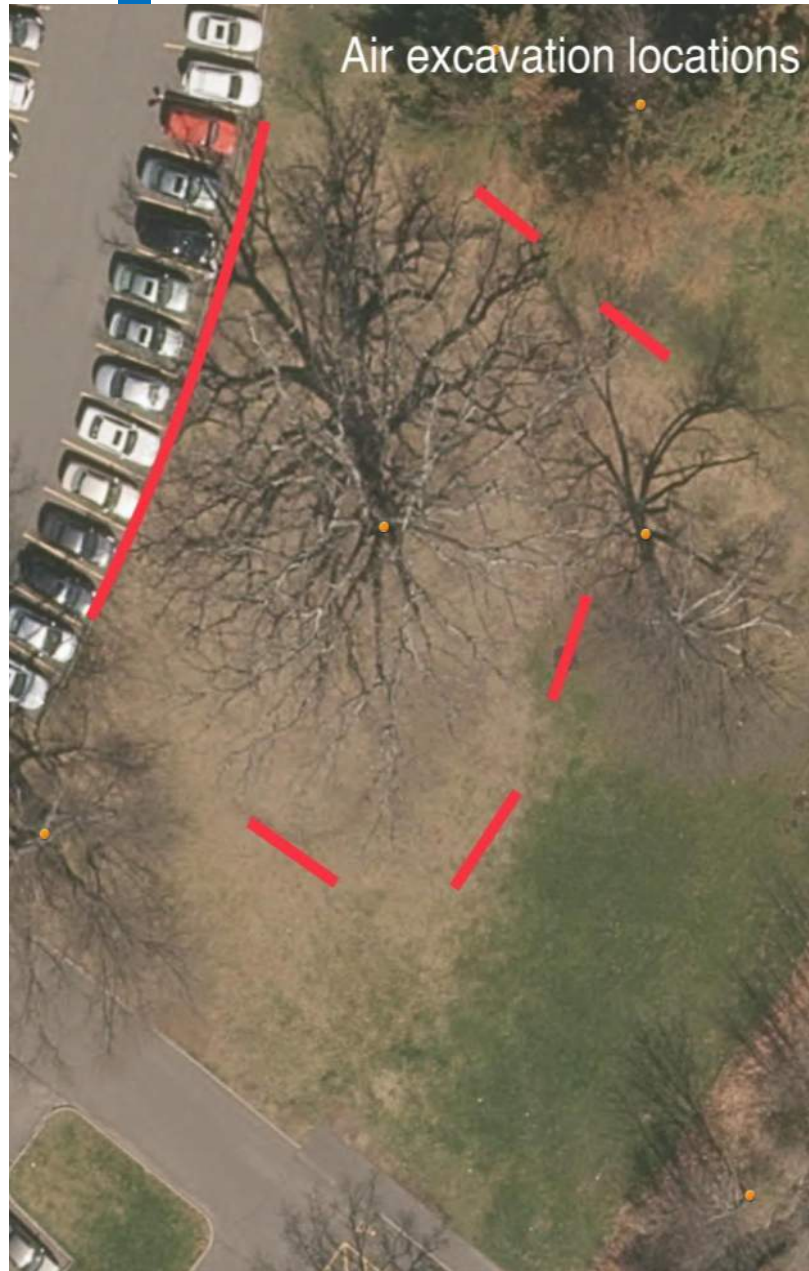


- » Residential Redevelopment
 - » 14.86 Acre parcel
 - » Single – 115, Double – 207 (322 total units)
 - » 558 Parking spaces
 - » Community Green / Amenity Spaces
 - » Maintenance Building
- » Dedicated Driveway for Residential Development
- » Secondary Emergency Access Drive on Trout Brook
- » Preservation of Champion White Oak
- » Public Sidewalk on Trout Brook Avenue
- » Connectivity between Neighborhood, Baseball Fields, and Residential Development

MINIMUM SIDE SETBACK (BL)	30 FEET	$\frac{1}{2}$ HEIGHT OF BUILDING (INCLUDING TYPE A SCREENING) = 46.5 FEET	4 FEET	>46.5 FEET	YES
MAXIMUM HORIZONTAL DIMENSION	250 FEET	250 FEET	285 FEET	EXISTING TO REMAIN	YES
MAXIMUM DWELLING UNIT / STRUCTURE	1	40	133	0	YES

MINIMUM PARKING DIMENSIONS	9 FEET X 20 FEET	9 FEET X 18 FEET	9 FEET X 18 FEET	YES
MINIMUM AISLE WIDTH	24 FEET – 2-WAY < 40° 12 FEET – 1-WAY	22 FEET – 2-WAY 15 FEET – 1-WAY	22 FEET – 2-WAY	YES
LOADING SPACES	1 SPACE APARTMENTS BUILDINGS >100,000 & 1 SPACE FOR EVERY 100,000 S.F.	NONE	N/A	YES

1700 - Champion White Oak Preservation



1700 – Grading, Drainage, and FEMA



Stormwater and Flood Regulations

- » 2004 CT Stormwater Quality Manual
- » 2002 Erosion and Sedimentation Control Guidelines
- » Town of West Hartford Regulations

Stormwater Improvements

- » Water Quality Improvements
- » Pre vs Post Flow Mitigation
- » 80% TSS Removal
- » Maintaining Existing Drainage Patterns/Outfalls

Flood / FEMA

- » 'No Rise' Certification Approved by Town
- » Maintain floodplain capacity onsite
- » Provide compensatory storage within same hydraulic reach
- » Analyzed for up to and including 100-year flood elevation
- » Unrestricted hydraulic connection.

Coordinating for future Town-led culvert improvements

1700 – Wetland Mitigation Plan Summary

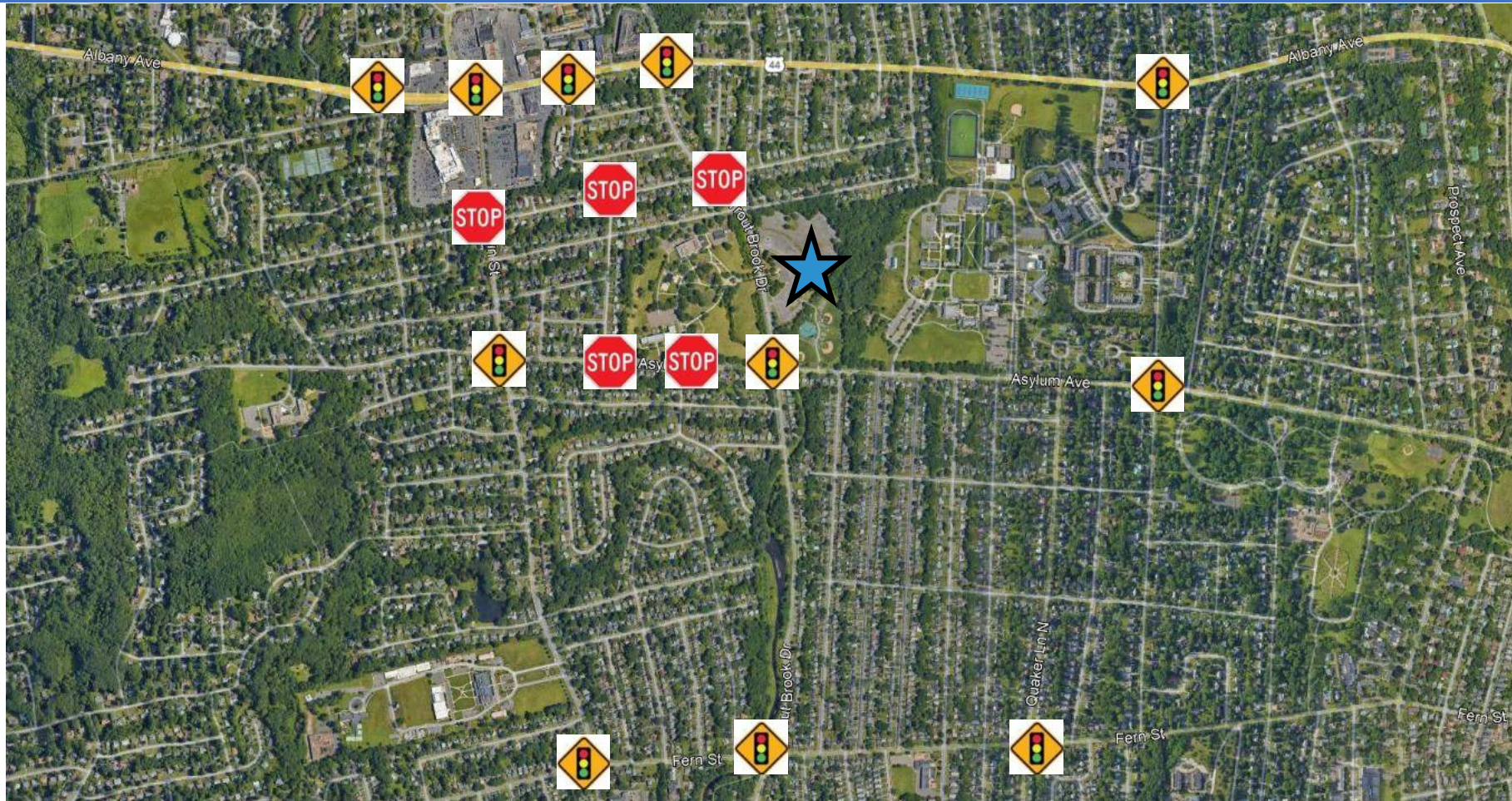
Wetland ID Association	Area of Wetland Mitigation (SF)	Mitigation Type	Description
1700 Asylum Avenue			
St. Joseph's Brook	6,390	Creation Area	expands Wetland 6 bordering St. Joseph's Brook
St. Joseph's Brook	59,100	Riparian Enhancement Area	remove woody invasives; plant native shrubs and seed mix to improve riparian corridor functions
St. Joseph's Brook	87,230	Buffer Enhancement Area	convert maintained lawn along west bank of brook to naturally vegetated buffer areas with native trees, shrubs, and meadow habitats
Total	<u>152,720</u>		wetland mitigation program provides significant compensation for <u>116 SF</u> of direct permanent wetland impact mitigation/direct impact ratio: <u>55:1</u> with enhancement areas: <u>564:1</u> (ratios excludes Buffer Enhancement Area)

A decorative background on the left side of the slide featuring a bokeh effect of out-of-focus city lights in warm yellow and orange tones against a dark night sky.

Traffic Impact Study:

- Purpose:
 - To determine impact, if any, of land development on the adjacent roadway network
 - Recommend mitigation, if needed.
- Build, Analyze, and Compare traffic Scenarios for:
 - Existing Conditions
 - No Build Conditions
 - Build Conditions
- Periods to Consider:
 - Weekday AM Commuter Peak
 - Weekday PM Commuter Peak
 - Saturday Midday Peak

Project Traffic Analysis: Existing Conditions



Signalized Intersections



Unsignalized Intersections

Project Traffic Analysis: Data Collection

- DATA COLLECTION
 - Traffic counts at 16 intersections
 - Traffic Counts in August of 2021 and November 2022
 - AM/PM Weekday Peak Hour Turning Movement Counts
 - Saturday Midday Peak Hour Turning Movement Counts
 - Counts approved by CTDOT Policy and Planning group
- FIELD INVENTORY
 - Photographic inventory
 - Verify roadway geometry & lane arrangements



Project Traffic Analysis: No Build Condition

- Represents Conditions without the Project
- Includes Traffic from other developments
 - Discussed with Town and OSTA:
Included 900 Farmington Avenue;
920/924 Farmington Avenue and
950 Trout Brook Drive





Project Traffic Analysis: Build Conditions

- Vehicular Access and Egress at 1 location:
 - Full access on Trout Brook Drive
- Projected 2022 counts to build year - 2027
- Generated trips were distributed to the roadway network to produce build analysis

Project Traffic Analysis: Build Conditions

- ITE's Trip Generation Manual, 11th Edition
- Trip Distribution Patterns along Roadway Network
- NO BUILD + New Site Traffic = BUILD



Trip Generation Manual
10th Edition • Supplement



Project Traffic Analysis: Trip Generation (1700 Asylum Avenue)

Proposed Development, 1700 Asylum Ave, CT												
Land Use	ITE Land Use Code	Size	Type	Trips								
				AM Peak Hour Adjacent Street Traffic			PM Peak Hour Adjacent Street Traffic			Saturday Midday		
				Total	In	Out	Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise)	322	Units	130	30	100	126	77	49	130	66	64
	Gross Trips			130	30	100	126	77	49	130	66	64
	Less Public Transit Use	5%		-8	-4	-4	-6	-3	-3	-6	-3	-3
	Net New Trips (Site B)			122	26	96	120	74	46	124	63	61

Ref: Trip Generation, 11th Edition

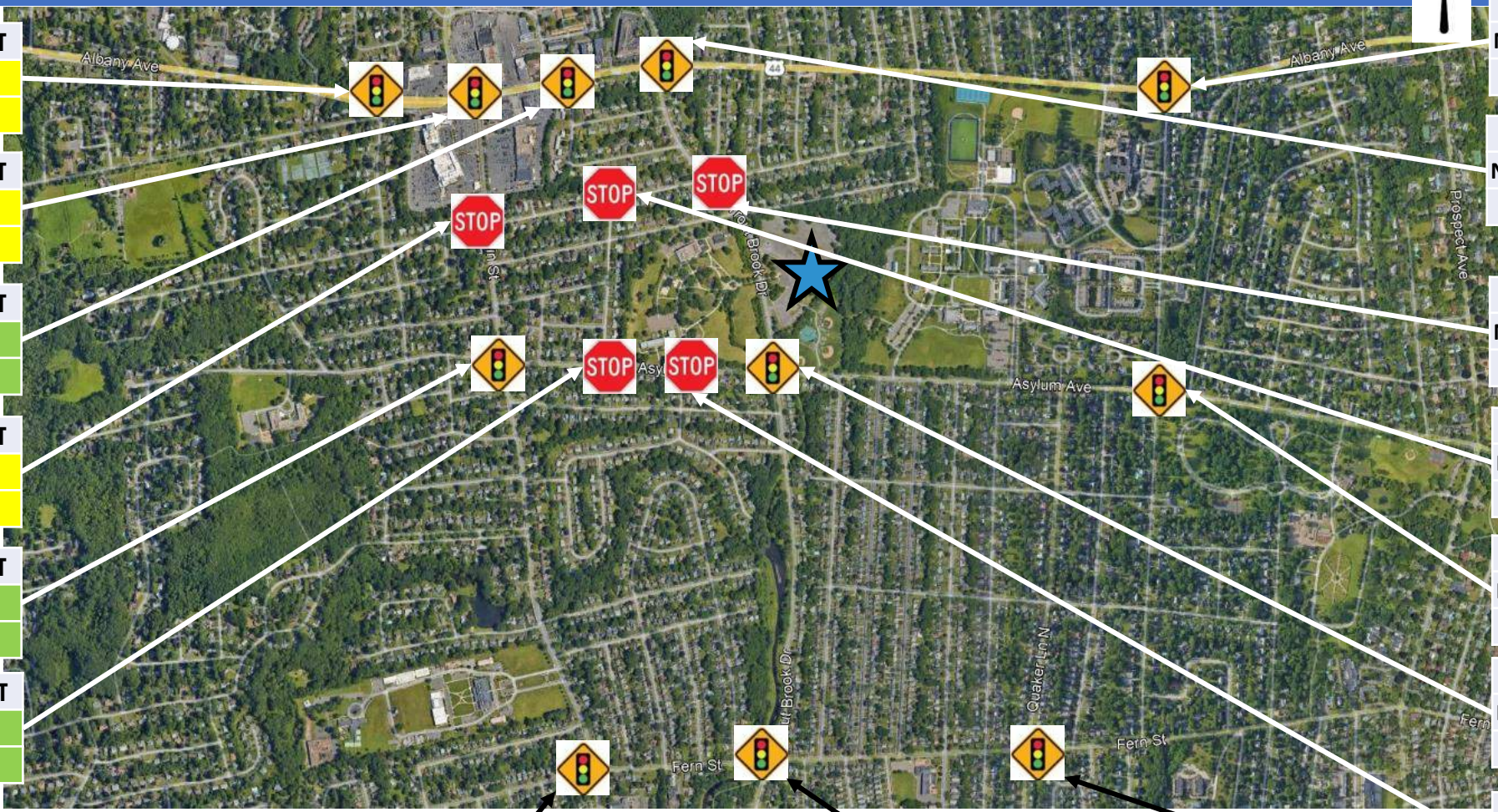


Traffic Operations Analysis

- Roadway Adequacy
- Synchro Version 11
- Level of Service (LOS)
 - Highway Capacity Manual Criteria
 - Calculates Delay
 - Assigns Letter Grade A-F

Level of Service	Average Control Delay of Intersection	
	SIGNALIZED (seconds per vehicle)	UNSIGNALIZED (seconds per vehicle)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Project Traffic Analysis: Peak Hour Traffic Operations



	AM	PM	SAT
NO BUILD	B	C	C
BUILD	B	C	C

	AM	PM	SAT
NO BUILD	D	D	C
BUILD	D	D	C

	AM	PM	SAT
NO BUILD	A	B	B
BUILD	A	B	B

	AM	PM	SAT
NO BUILD	C	C	C
BUILD	C	C	C

	AM	PM	SAT
NO BUILD	D	C	B
BUILD	D	C	B

	AM	PM	SAT
NO BUILD	B	B	B
BUILD	B	B	B

	AM	PM	SAT
NO BUILD	C	C	B
BUILD	C	C	B

	AM	PM	SAT
NO BUILD	D	E	C
BUILD	E *	E	C

	AM	PM	SAT
NO BUILD	F	F	D
BUILD	F	F	D

	AM	PM	SAT
NO BUILD	A	A	A
BUILD	A	A	A

	AM	PM	SAT
NO BUILD	B	B	B
BUILD	B	B	B

	AM	PM	SAT
NO BUILD	C	C	C
BUILD	C	C	C

	AM	PM	SAT
NO BUILD	B	B	B
BUILD	B	B	B

Level of Service



	AM	PM	SAT
NO BUILD	D	D	C
BUILD	D	D	C

	AM	PM	SAT
NO BUILD	D	D	C
BUILD	D	D	C

	AM	PM	SAT
NO BUILD	B	B	B
BUILD	B	B	B

* Build scenario intersection delay = 55.3 seconds, increase of approx. 4 second increase between No Build and Build.

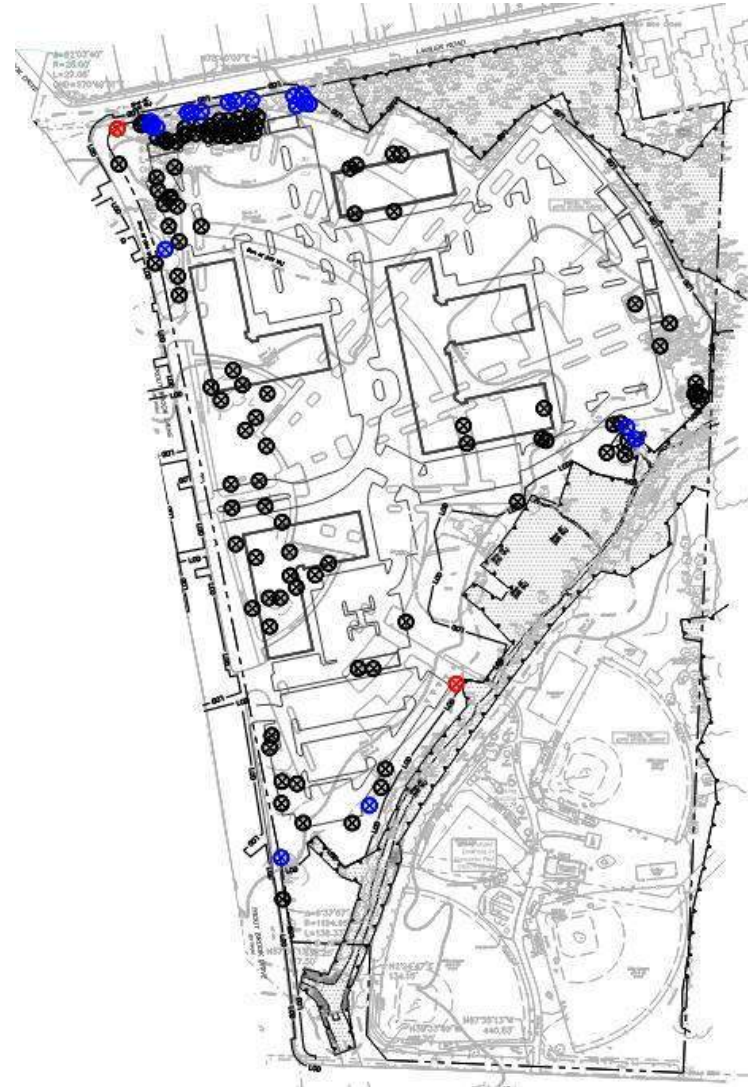


Project Traffic Analysis: Conclusions and Recommendations

- Traffic analysis results account for buildout of 1700 Asylum Avenue
- Projected that the 1700 Asylum Avenue development itself will have little to negligible impact on the surrounding roadway network
- Install 12" stop bar and stop sign at Site Driveway.
- Install dedicated left turn lane southbound at Site Drive.
- Install dedicated left turn lane southbound to ball field parking lot.
- OSTA permit to be obtained from CTDOT

1700 – Trees (+400 net New Trees to be Planted)

	1700
Existing Trees	517
To be Demo'd	-116
Existing in URA	210
Existing in Wetland	227
To be Demo'd in URA	-52
To be Demo'd in Wetland	-1
Existing Poor	59
Existing Dead	30
Poor to be Demo'd	-14
Dead to be Demo'd	-13
Proposed Landscaping in URA	+81
Proposed Wetland Mitigation in URA	+248
Total Proposed Trees in URA	+329
Proposed Landscaping Total	+174
Proposed Wetland Mitigation Total	+248
Total Proposed Trees on Site	+422
Total Change in Trees on Site in URA	+277
Total Change in Trees on Site	+306
Total Trees On Site Post-Development	823



1700 – Conservation Easement / Maintenance



- Wetland Mitigation Plan – 1-5, 6, 10 year (wetland creation, enhancement, & invasive species control)
- Stewardship (Ongoing Specialized Landscaping Maintenance) – Including provisions for wetland-inspired native ecological landscaping
- Conservation Easement – Inclusive of Wetlands, Mitigation, and Champion White Oak

1700 – Architecture – Site Plan



1700 – Architecture – Theme Imagery





1700 – Architecture – Refuse Removal



1700 – Architecture – Rendering



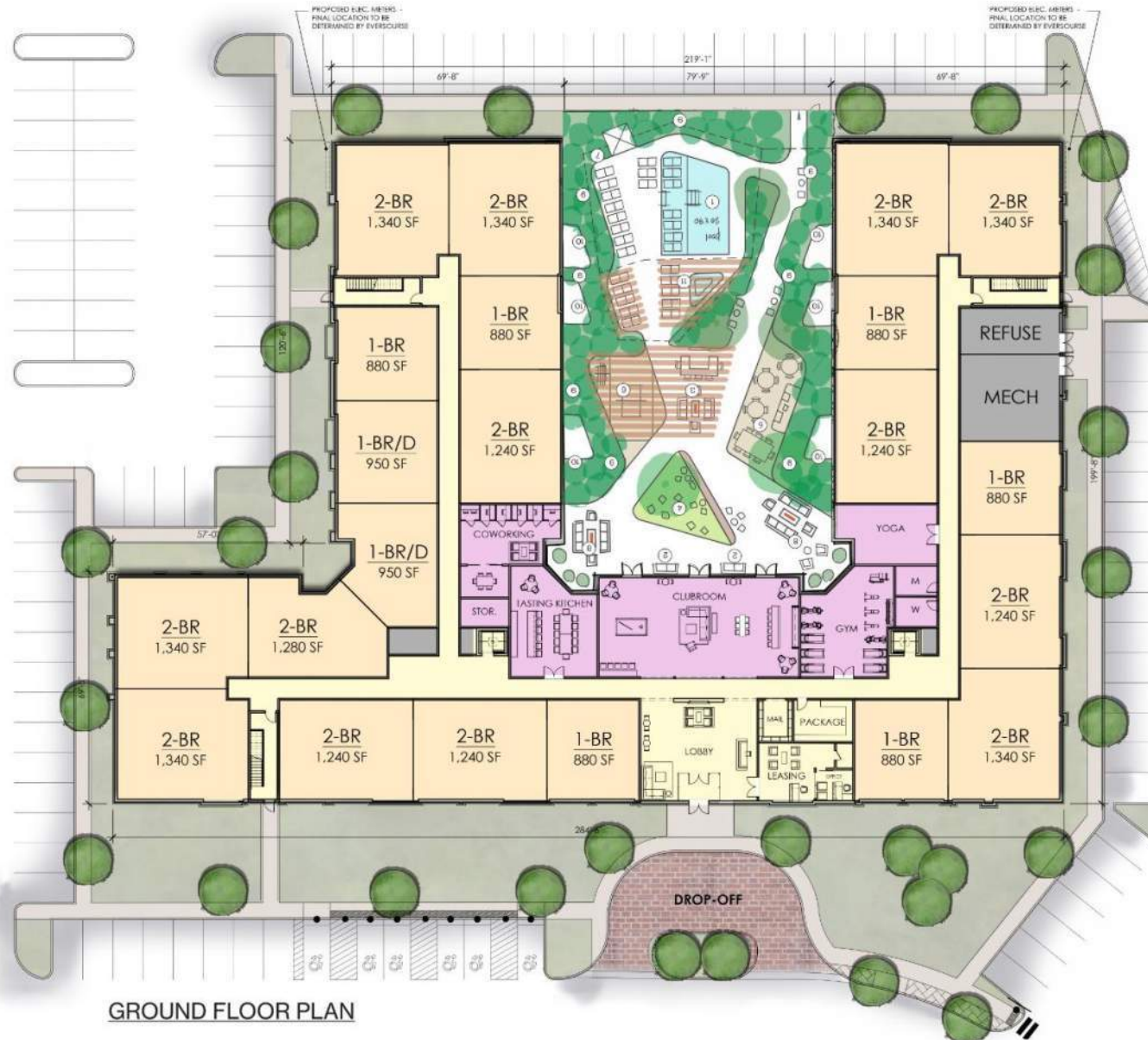
1700 – Architecture – Rendering



1700 – Architecture – Rendering



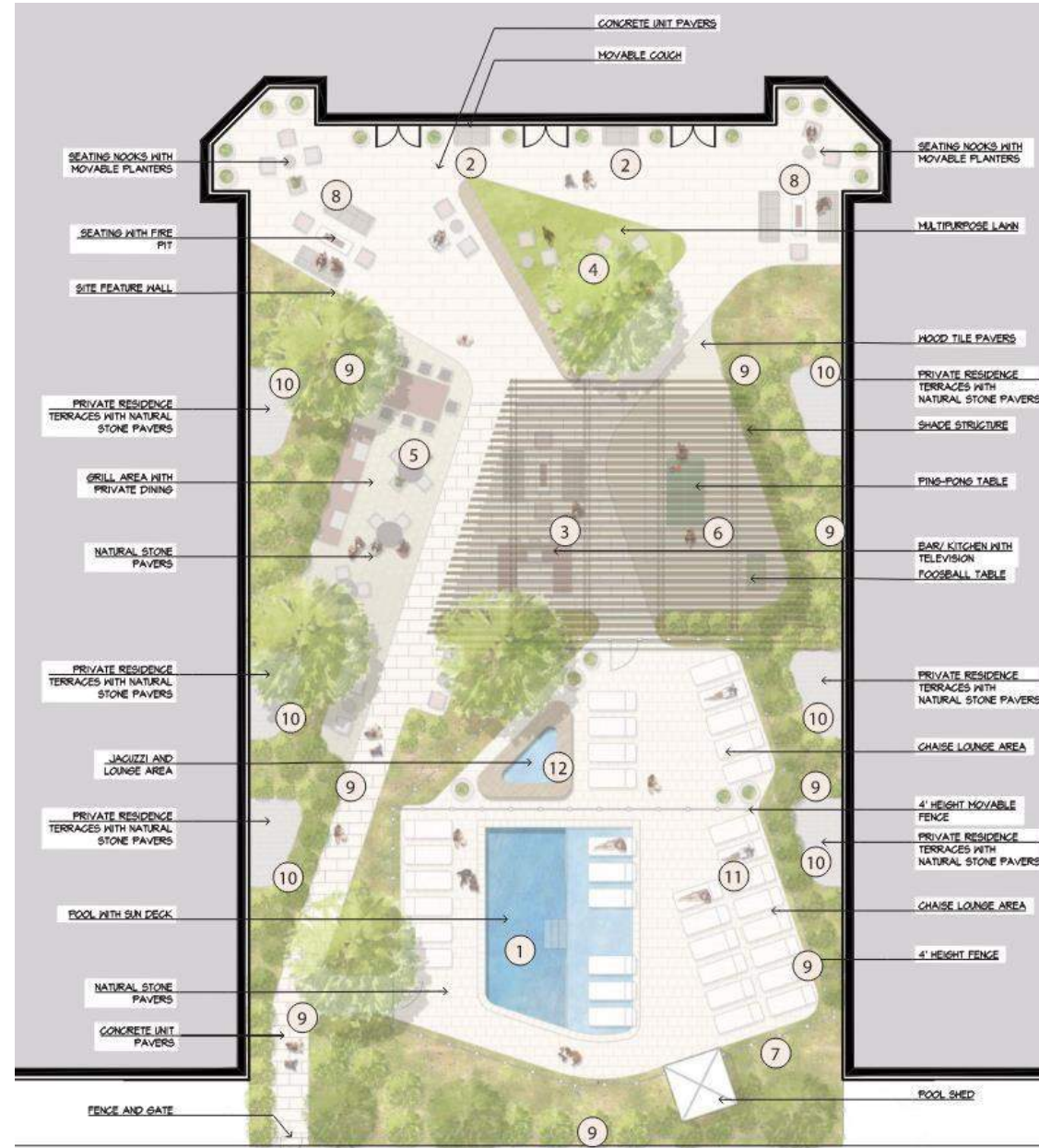
1700 – Architecture – Floor Plan



1700 – Architecture – Indoor Amenities (Theme Imagery)



1700 – Architecture – Outdoor Amenities



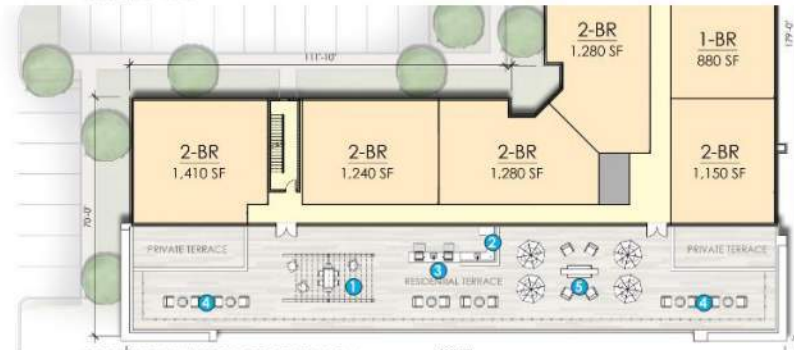
1700 – Architecture – Rooftop Amenities



1700 – Architecture – Rooftop Amenities



01 ROOFTOP AMENITY DECK - BUILDING D
SCALE: 1/16" = 1'-0"



02 RESIDENTIAL TERRACE - BUILDING A
SCALE: 1/16" = 1'-0"



03 RESIDENTIAL TERRACE - BUILDING B
SCALE: 1/16" = 1'-0"

- 1 SHADE STRUCTURE
- 2 BAR COUNTER AND STOOLS
- 3 BBQ AREA WITH HIGH-TOP TABLES
- 4 HIGH-TOP SEATING WITH BISTRO TABLES
- 5 OUTDOOR FIREPLACE WITH TV ABOVE



1700 – Architecture – Rendering



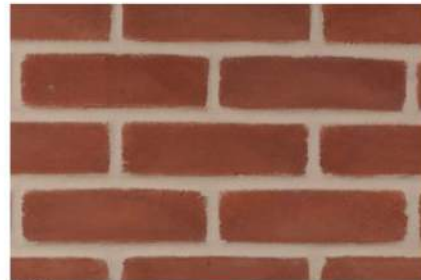
VIEW OF TROUT BROOK DRIVE LOOKING SOUTH

1700 – Architecture – Rendering



VIEW OF TROUT BROOK DRIVE LOOKING NORTH

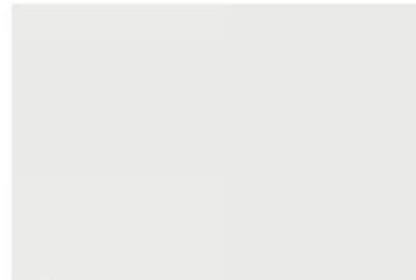
1700 – Architecture – Materials



01 MASONRY BRICK VENEER 01
RED



02 MASONRY BRICK VENEER 02
LIGHT GRAY



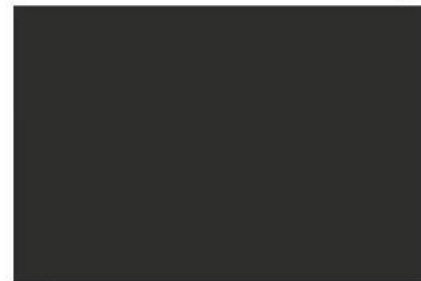
03 FIBER CEMENT PANEL 01
WHITE



04 FIBER CEMENT PANEL 02
LIGHT GRAY



05 FIBER CEMENT PANEL 03
MEDIUM GRAY



06 FIBER CEMENT PANEL 04
DARK GRAY



07 VERTICAL FIBER CEMENT PANEL
LIGHT GRAY



08 VINYL WINDOW
DARK GRAY



09 METAL RAILING
DARK GRAY



10 GLASS RAILING
LIGHT GRAY



11 METAL CANOPY
DARK GRAY



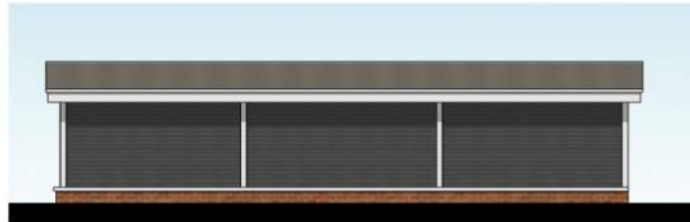
12 EXTERIOR LIGHTING FIXTURE
DARK BRONZE
FIXTURE TO BE DARKSEY COMPLIANT WITH DOWN LIGHTING
ONLY - SUBJECT TO CHANGE AND/OR SUBSTITUTION WITH
EQUIVALENT AND COMPARABLE OPTION

RED

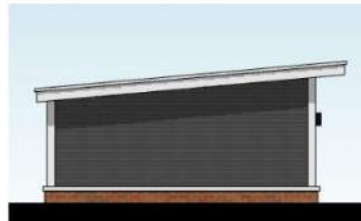
1700 – Architecture – Garages & Maintenance Building



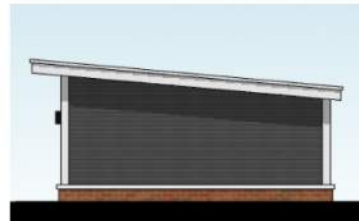
TYP. GARAGE ELEVATION - FRONT
SCALE: 3/32"=1'-0"



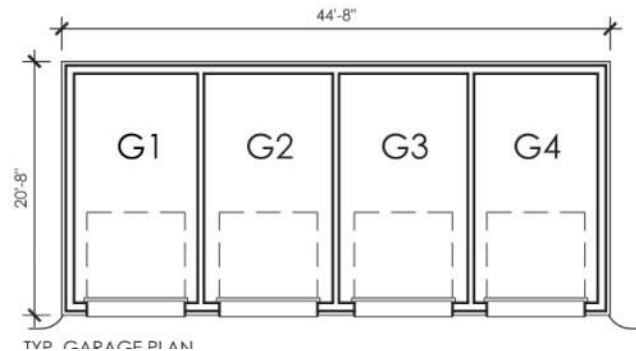
TYP. GARAGE ELEVATION - REAR
SCALE: 3/32"=1'-0"



TYP. GARAGE ELEVATION - LEFT SIDE
SCALE: 3/32"=1'-0"



TYP. GARAGE ELEVATION - RIGHT SIDE
SCALE: 3/32"=1'-0"



MAINTENANCE BUILDING - FRONT
SCALE: 3/32"=1'-0"



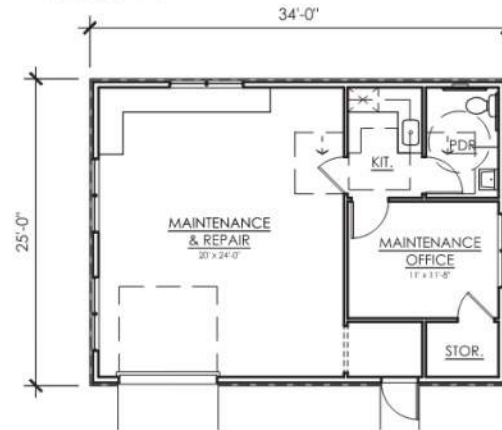
MAINTENANCE BUILDING - REAR
SCALE: 3/32"=1'-0"



MAINTENANCE BUILDING - RIGHT SIDE
SCALE: 3/32"=1'-0"



MAINTENANCE BUILDING - LEFT SIDE
SCALE: 3/32"=1'-0"



1700 – Architecture – Sustainable Features

1. Previously Developed Land - Redevelopment Green
2. Bicycle Facilities
3. E.V. Charging Infrastructure – 10% Chargers, 20% Infrastructure
4. Light Pollution Reduction
5. Environmentally Favorable Material
6. Construction and Demolition Waste Management Practices – 75% Diversion
7. Low Emitting materials
8. Smoke Free Environment
9. Individual Water Metering
10. Low-Flow Fixtures
11. Optimize Energy Performance – Energy Modeling – Energy Star Mechanical
12. R-21 Insulation Wall and R-38 Roof Insulation
13. Individually controlled HVAC
14. Programmable Thermostats
15. Unit Daylighting
16. Acoustic Performance – HVAC
17. Background Noise and Building Envelope
18. Energy Star - Light Fixtures – 100 % LED
19. Water Efficient Landscaping
20. Low E Windows
21. Light Color Roof – Reducing “Heat Island Effect”

1700 – Architecture – Rendering



VIEW OF RESIDENTIAL MAIN LOBBY ENTRY

1700 – Public Outreach

- **March & April 2023** – Knocked on neighborhood doors, left descriptive materials, and encouraged public to visit project website to follow project updates and design.
- **May 2023** – Solicited by mail, opinions from neighbors within 500’.
- **September 2023** – Updated mailing and invite to neighborhood meeting.
- **September 26, 2023** – Neighborhood meeting at St. Joseph University (1700 & 1800).
- **December 2023** – Mailed update to neighbors within 500’ on design changes.
- **2023** – Met with Bishops Corner Neighborhood Association several times.

- **February-March 2024** – Met with Economic Development Committee of the West Hartford Chamber
- **March 2024** – Neighborhood mailing: Update on 1700 reviews, traffic study, and upcoming hearing

- **Website** – Continually updated on project status and revisions.

1700 – Conclusion: Findings

- Complies with § 177-44 Code Standards for SDD Approval. (See Application Letter Findings)
- Complies with POCD. (See Town Plan & Zoning Commission Recommendation of Approval).
- Provides Stormwater Quality Measures And Detention (None Exist Today for Parking Lot)
- No Impact on Flooding As Result Of Development
- Preserves Champion White Oak and Provides Boardwalk Connection To Baseball Field
- Preserve Baseball Fields And Provides New Dedicated Parking Lot At Owner's Expense
- Provides Public Sidewalk for Walkability, Connectivity (Trout Brook)
- Increases Diversity In Dwelling Type and Affordability In Keeping With POCD.
 - (322 Units, 8% Affordable (26 units))
 - Meets expressed need for housing for aging WH residents and for adjacent University.
- Increases Tax Base. (Currently \$0, To Anticipated Top 5 Taxpayer List at est. \$1.6 million/year)
- Town Staff Review Comments Satisfied
- DRAC: Recommendation for Approval Given Appropriateness of Design For this Location.



Questions



ALTER &
PEARSON, LLC
ATTORNEYS AT LAW



Architecture
Engineering
Environmental
Land Surveying



MINNO ■ WASKO
ARCHITECTS AND PLANNERS

NEWMAN



Stantec