

NEWMAN



West Hartford 1 LLC

Design Review Advisory Committee

27 October 2022

DEVELOPMENT TEAM

**WEST HARTFORD 1 LLC
NEWMAN ARCHITECTS
BL COMPANIES
ALTER & PEARSON, LLC**

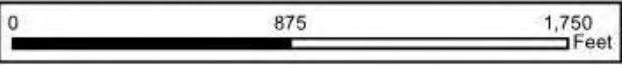




HISTORICAL AERIAL

PRE-UCONN DEVELOPMENT

Source: Fairchild Aerial Survey 1934

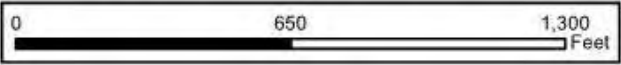




HISTORICAL AERIAL

UConn DEVELOPMENT

Source: Keystone Aerial Surveys, Inc 1965





SITE AREA

OVERALL DEVELOPMENT

- TOTAL AREA (57.378 ACRES)

MASTER PLAN MULTI FAMILY SITE - EAST OF TROUT BROOK

- TOTAL AREA (23.866 ACRES)
- NON WETLAND AREA/UPLANDS (20.253 ACRES)
- WETLANDS AREA (3.613)

MASTER PLAN COMMERCIAL SITE - WEST OF TROUT BROOK

- TOTAL AREA (33.512 ACRES)
- NON WETLAND AREA/UPLANDS (24.447 ACRES)
- WETLANDS AREA (9.065 ACRES)



SITE CONDITIONS

WETLANDS & UPLAND REVIEW AREA

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0' 50' 100' 200' 400'
SCALE: 1" = 200' (@ 11"x17")



SITE CONDITIONS

FLOOD ZONES

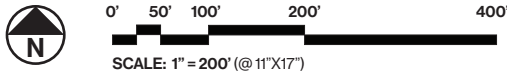
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- ZONE X
- UPLAND REVIEW AREA
- WETLAND LIMITS
- ZONE AE
- WATER





SITE CONDITIONS

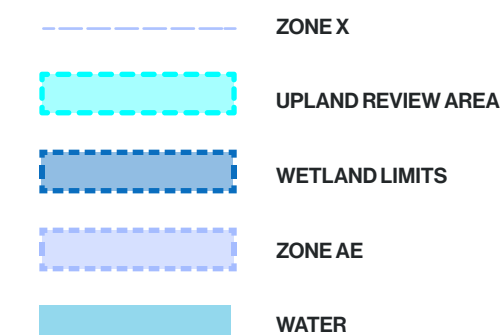
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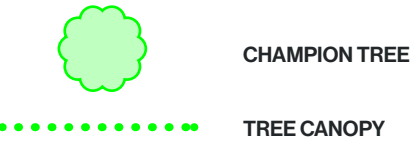
SITE CONDITIONS

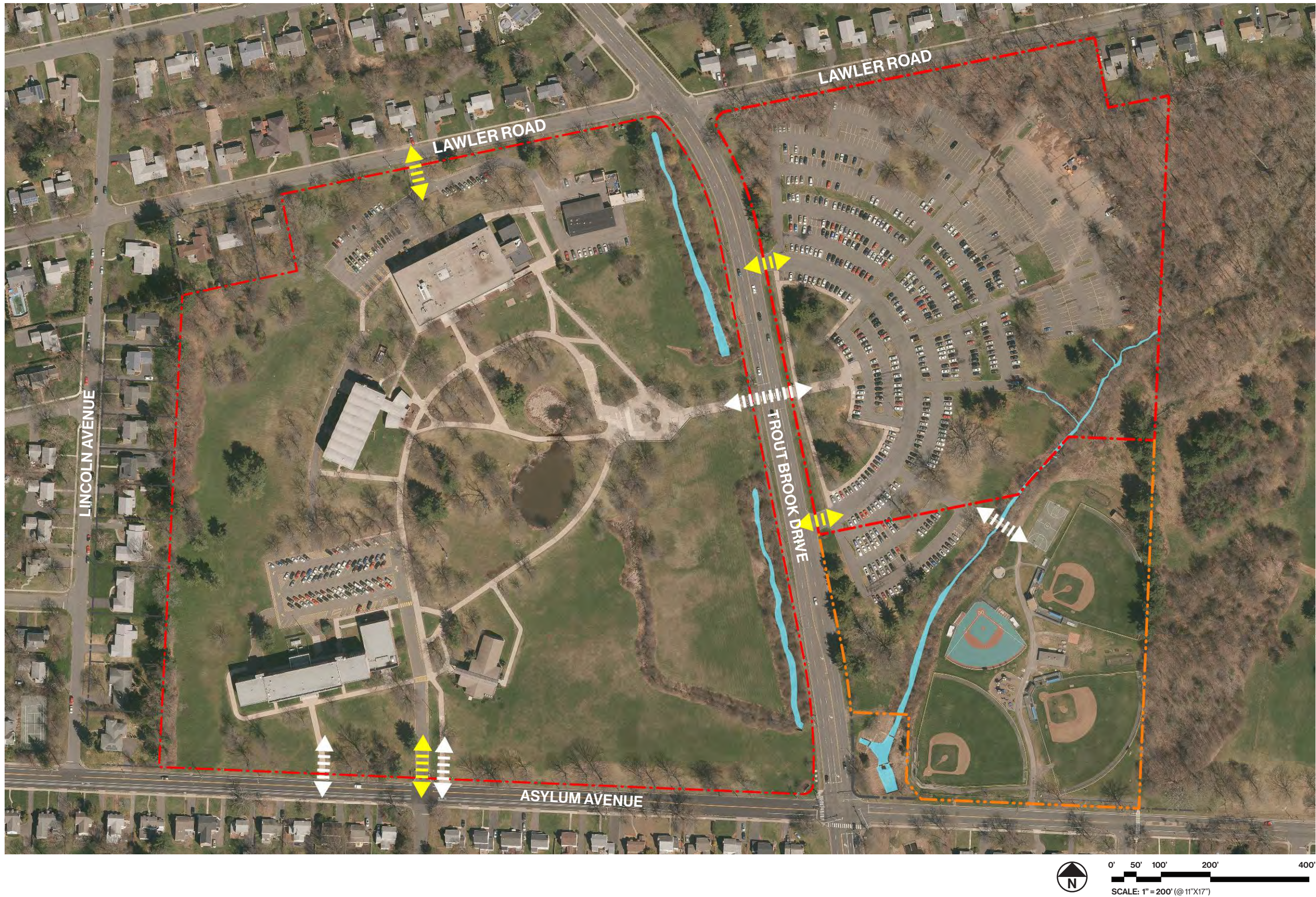
TREE CANOPIES

CHAMPION WHITE OAK



Photo by Marty Aligata (Oct 9, 2022)



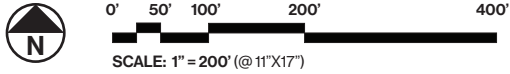


SITE CONDITIONS ACCESS POINTS

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS



SITE CONDITIONS
DEVELOPED AREA



 **DEVELOPED AREA**



SITE CONDITIONS

BUILDING AND VERANDA LINES

- PARKING SETBACK
- BUILDING LINE
- VERANDA LINE
- - - BALL FIELDS
- - - PROPERTY LINE



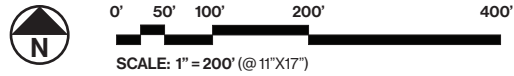
DEVELOPER'S VISION

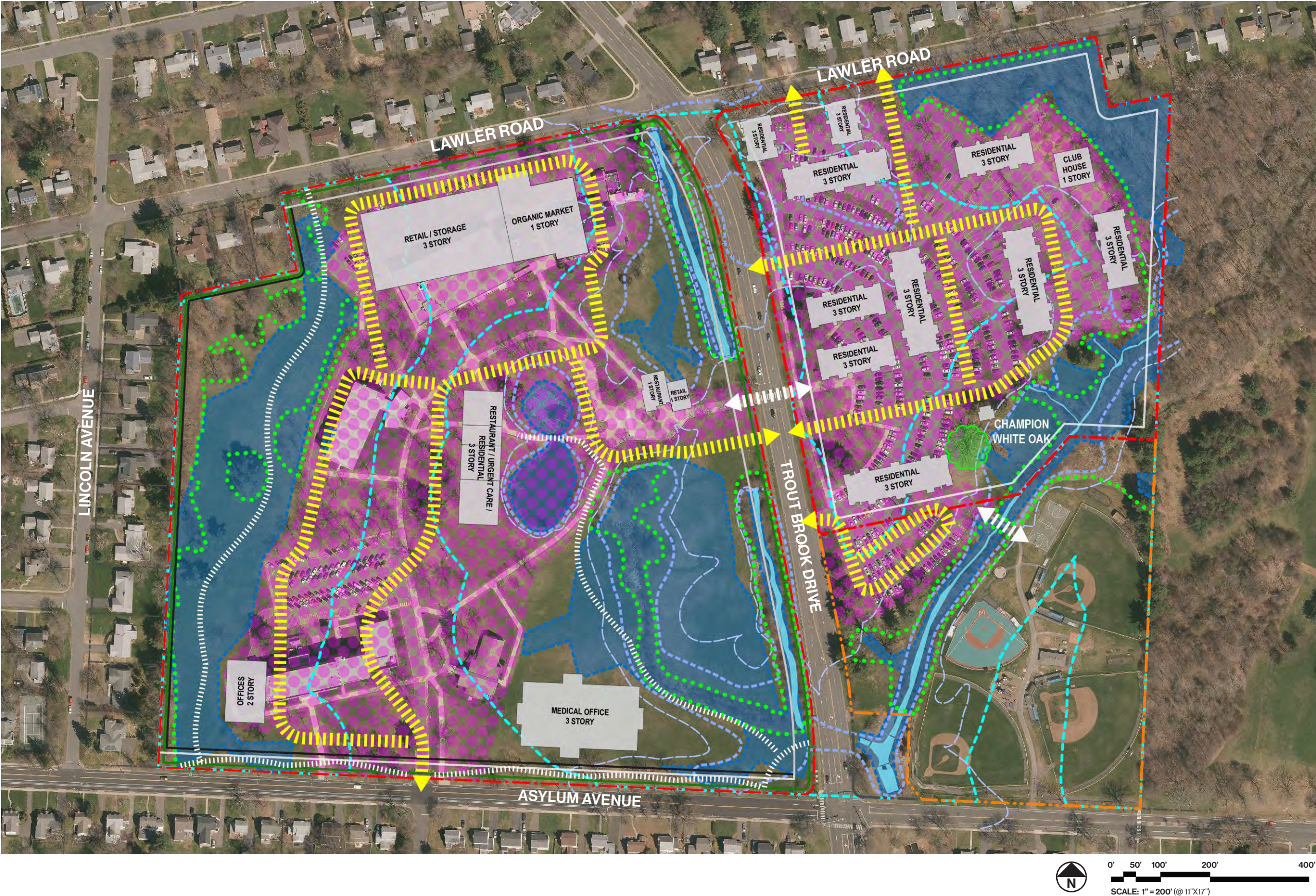
**Multifamily Residential
Townhouses
Boutique Retail
Restaurants
Medical Office Building
Research/Laboratory
Organic Neighborhood Market
Public Use Town Park Areas with Walking Trails**

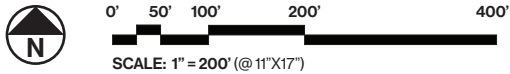
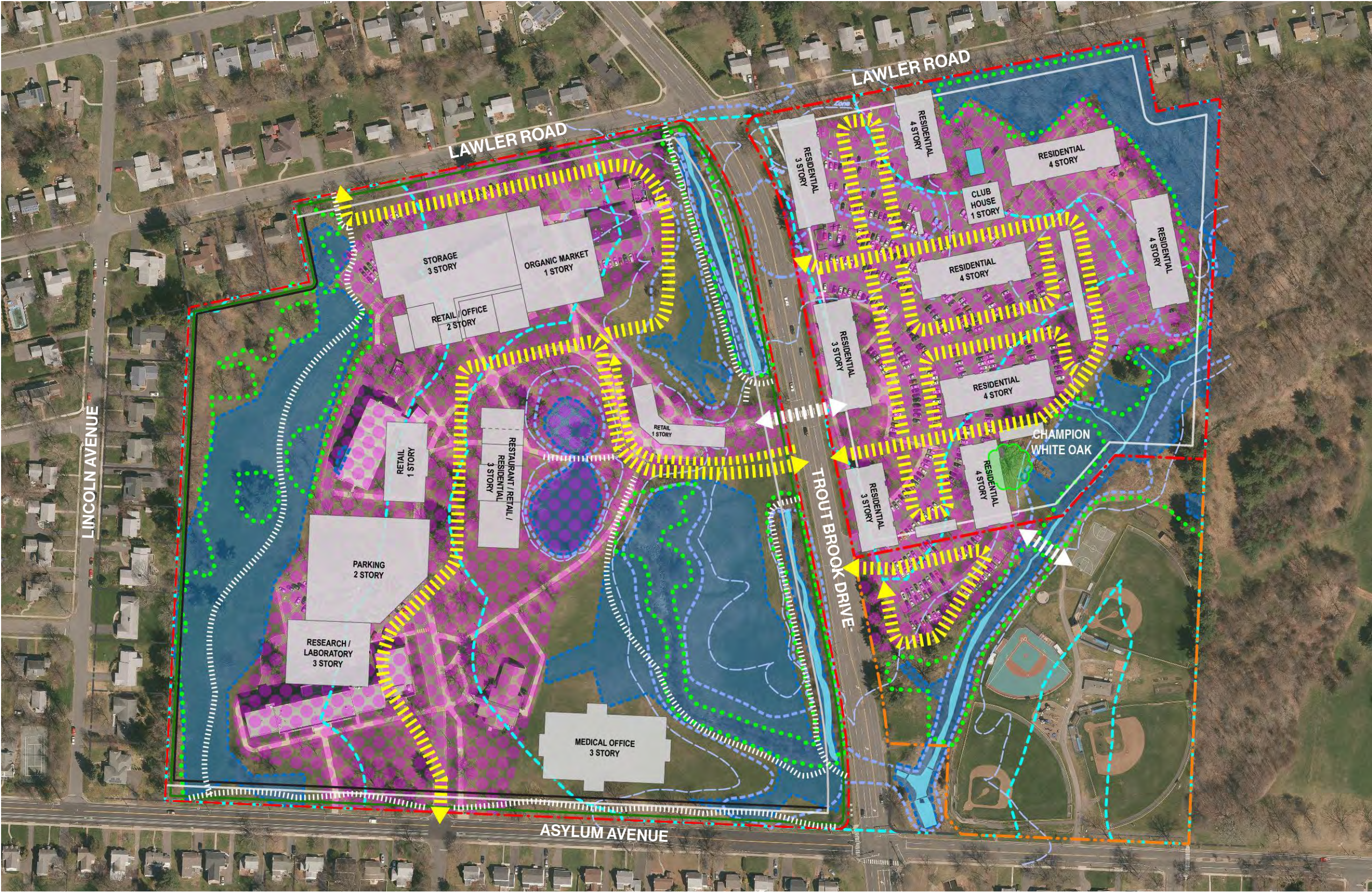




OPTION 2
AS OF RIGHT
LOT YIELD PLAN







OPTION 5
PREFERRED OPTION

