### **Design Review Advisory Committee**

27 October 2022





### **DEVELOPMENT TEAM**

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







Design Review Advisory Committee | October 27, 2022









### Subject Property approximate location Trout Brook Drive Champion White Oak tree

### **HISTORICAL AERIAL**

### PRE-UCONN DEVELOPMENT

1,750 Feet 875





Source: Fairchild Aerial Survey 1934

### Subject Property Champion White Oak tree 1,300 Feet 650

### **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)











PROPERTY LINE

**BALL FIELDS** 



### SITE CONDITIONS

### WETLANDS & UPLAND REVIEW AREA

### MASTER PLAN MULTI FAMILY SITE - EAST OF TROUT BROOK

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WETLAND LIMITS

UPLAND REVIEW AREA

WATER











### SITE CONDITIONS

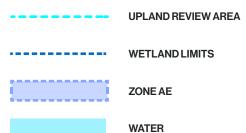
### **FLOOD ZONES**

### MASTER PLAN MULTI FAMILY SITE - EAST OF TROUT BROOK

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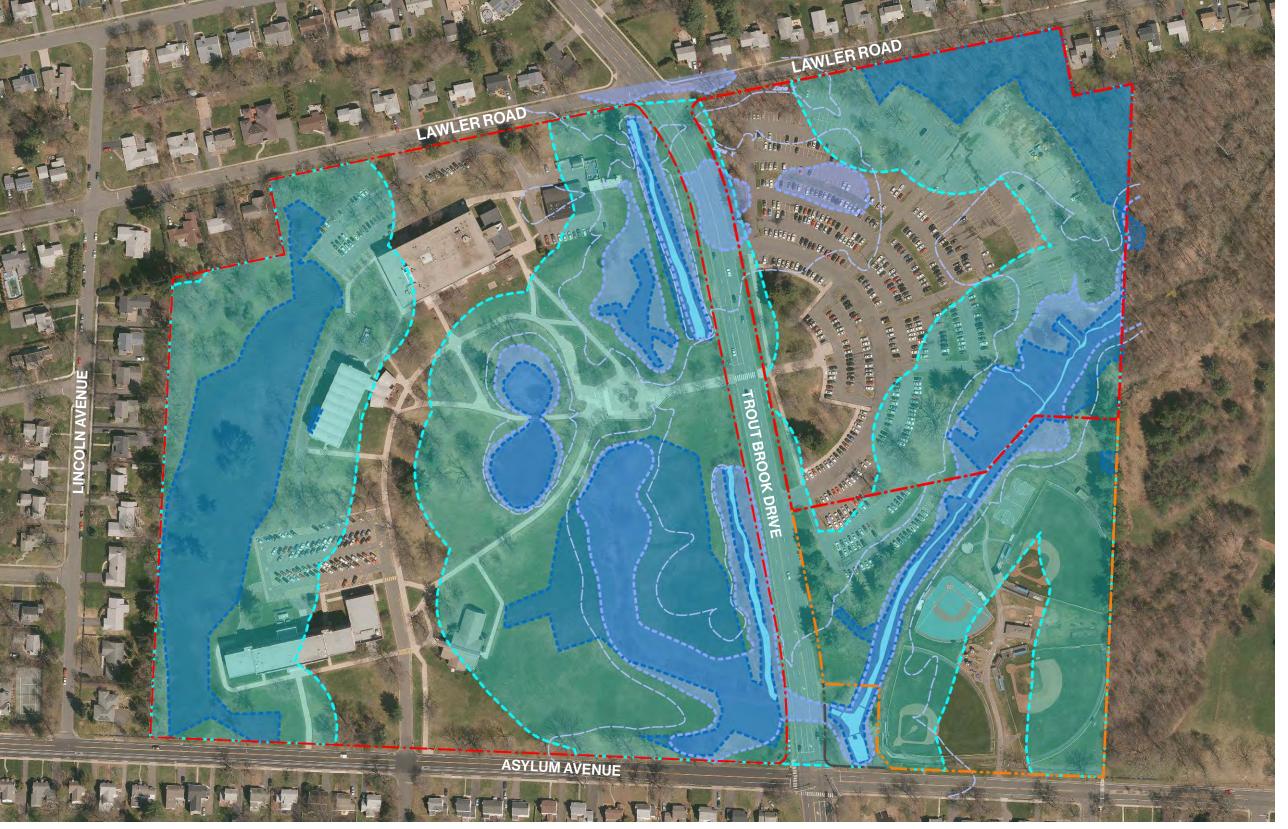
**ZONE X** 











### SITE CONDITIONS

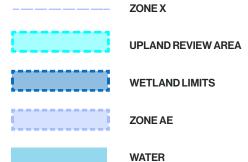
### WETLANDS & FLOOD ZONES

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## CHAMPION WHITE OAK ASYLUM AVENUE

### **SITE CONDITIONS** TREE CANOPIES





Photo by Marty Aligata (Oct 9, 2022)

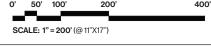


**CHAMPION TREE** 

TREE CANOPY



ALTER Q\_







# ASYLUM AVENUE

### SITE CONDITIONS

**ACCESS POINTS** 



VEHICULAR ACCESS



PEDESTRIAN ACCESS









# ASYLUM AVENUE

### **SITE CONDITIONS DEVELOPED AREA**



DEVELOPED AREA













### SITE CONDITIONS BUILDING AND VERANDA LINES

— PARKING SETBACK

BUILDING LINE

VERANDA LINE

BALL FIELDS

PROPERTY LINE





ATTORNEYS AT LAW





### SITE CONTEXT







### **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

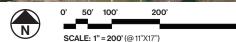






### **OPTION 1**













OPTION 2
AS OF RIGHT
LOT YIELD PLAN

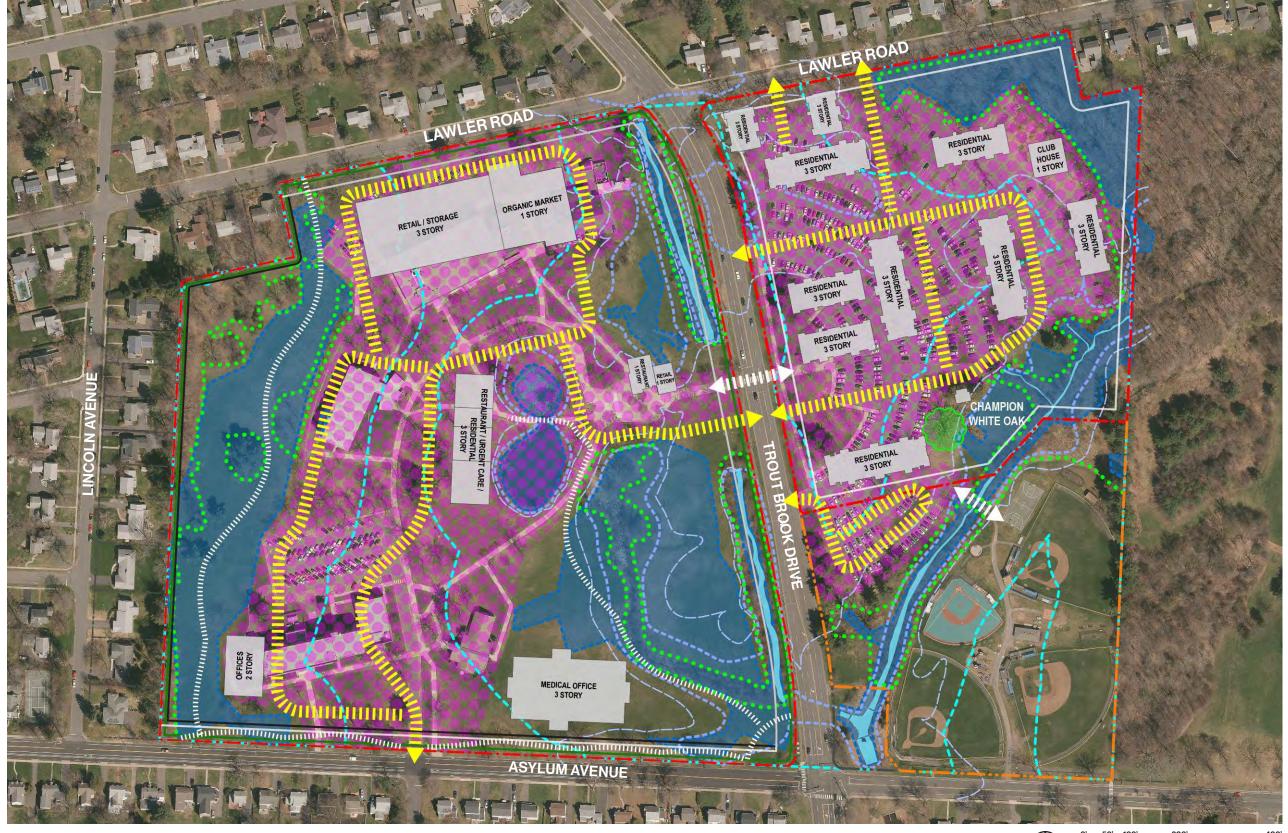








### **OPTION 3**





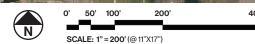






### **OPTION 4**











### CHAMPION WHITE OAK PUBLIC USE TOWN PARK AREA PARKING STRUCTURE RESEARCH / LABORATORY 3 STORY PUBLIC USE TOWN PARK AREA MEDICAL OFFICE 3 STORY ASYLUM AVENUE

### OPTION 5 PREFERRED OPTION







