

NEWMAN
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BL Architecture
Engineering
Environmental
Land Surveying
Companies



MINNO WASKO
ARCHITECTS AND PLANNERS

ALTER & PEARSON, LLC
ATTORNEYS AT LAW

West Hartford 1 LLC

Design Review Advisory Committee

Study Session No. 5

23 February 2023

The West Hartford 1 team includes:

- Newman Architects
- BL Companies
- Garden Homes
- Minno & Wasko Architects and Planners
- Alter & Pearson, LLC

SITE AREA

OVERALL DEVELOPMENT

- TOTAL AREA (57.378 ACRES)

MASTER PLAN MULTI FAMILY SITE - EAST OF TROUT BROOK

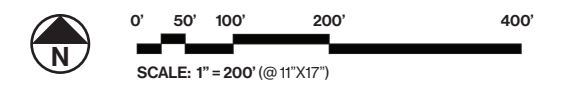
- TOTAL AREA (23.866 ACRES)
- NON WETLAND AREA/UPLANDS (20.253 ACRES)
- WETLANDS AREA (3.613)

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)

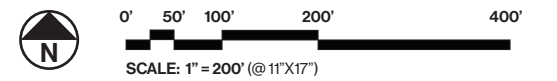
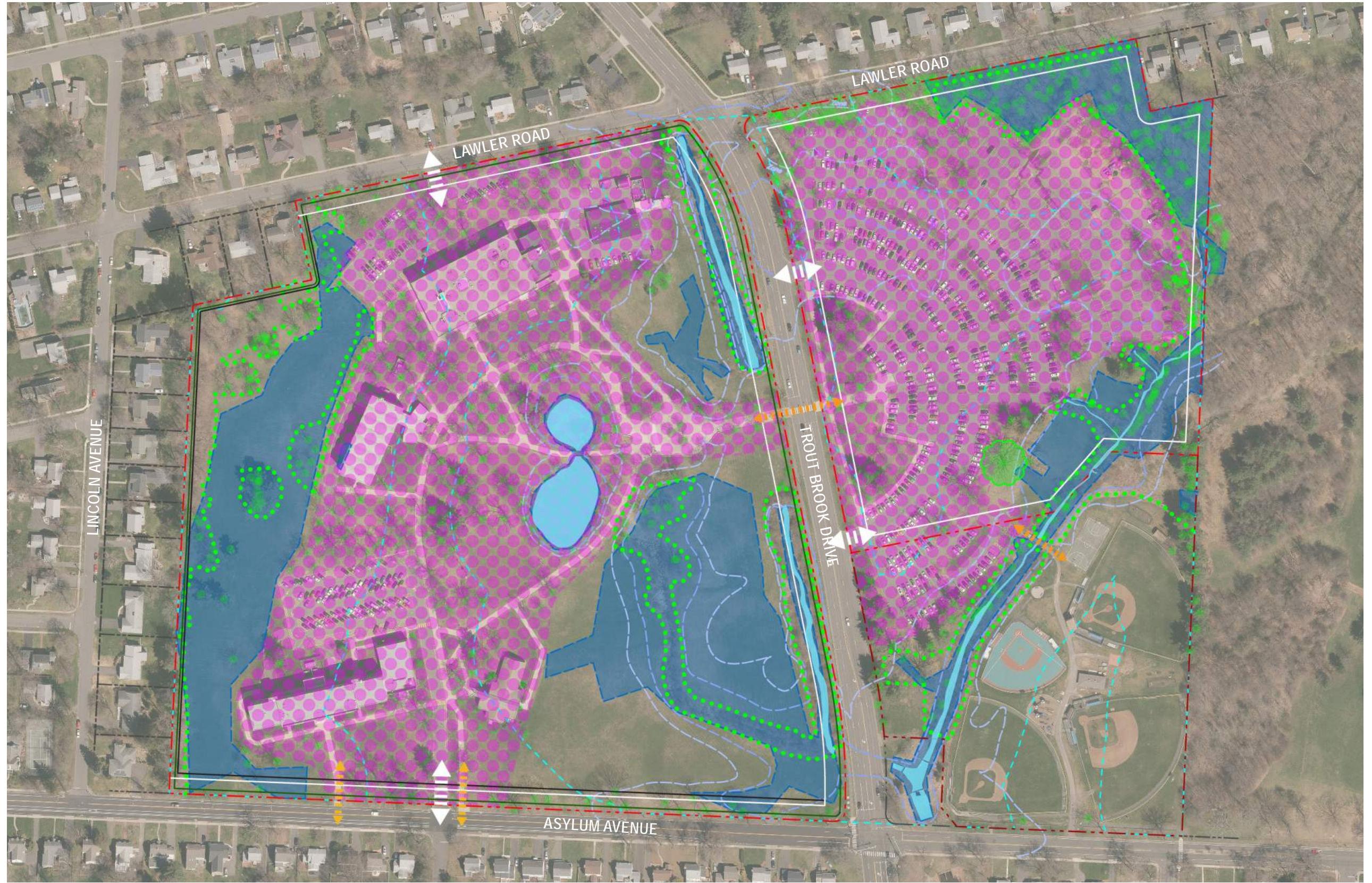


- PROPERTY LINE
- BALL FIELDS



SITE CONSTRAINTS

-  CHAMPION WHITE OAK TREE
-  TREE CANOPY
-  BALL FIELDS
-  PROPERTY LINE
-  PARKING SETBACK
-  BUILDING LINE
-  VERANDA LINE
-  ZONE X
-  UPLAND REVIEW AREA
-  WETLAND LIMITS
-  ZONE AE
-  WATER
-  DEVELOPED AREA
-  VEHICULAR ACCESS
-  PEDESTRIAN ACCESS



SITE CONSTRAINTS

1700 & 1800 Asylum Avenue | West Hartford, CT

DRAC Study Session No. 5 | February 23, 2023

Developer's Vision

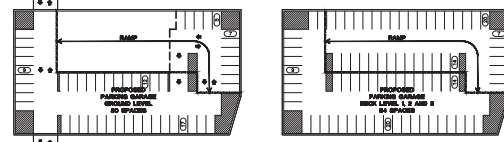
West Hartford 1 wishes to create a neighborhood village with the following features:

- Multifamily Residential
- Boutique Retail
- Restaurants
- Medical Office
- Spa
- Organic Neighborhood Market
- Preservation of the Champion White Oak Tree
- Public Use Park Areas, Walking Trails and Ball Fields
- Structured Parking Facility

PARKING INFORMATION - COMMERCIAL SIDE

NO.	TYPE	REQUIREMENTS	PROPOSED	VARIOUS
1	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
2	PARKING DECKS	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
3	MINIMUM UNOCCUPIED PARKING SPACES	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
4	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
5	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
6	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
7	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
8	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
9	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO
10	MINIMUM SIDE	SEE DETAIL FOR LEVEL 1 AND 2 OF PARKING GARAGE	100 SPACES	NO

PARKING STRUCTURE



WETLANDS FILL:
 COMMERCIAL SIDE = ±1,327.5 S.F. (AREAS A, B AND C)
 RESIDENTIAL SIDE = ±3,041.6 S.F. (AREAS D, E AND F)
 TOTAL WETLAND FILLING: ±4,369.1 S.F.

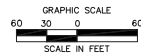


DEVELOPMENT PROGRAM	±15.24
TOTAL SITE:	
TOTAL NO. UNITS	392 DU
1 BEDROOM (870 S.F.)	137 DU (35%)
2 BEDROOM (1,270 S.F.)	255 DU (65%)
AVERAGE UNIT SIZE:	1,130 S.F.
BUILDING HEIGHT	BUILDINGS A,B,C,D & E
5 STORES	
PARKING SPACES	
588 SPACES REQ. (BY TOWN)	
647 PREFERRED 1 SP / BEDROOM (BY DEVELOPER)	
623 SPACES PROVIDED	

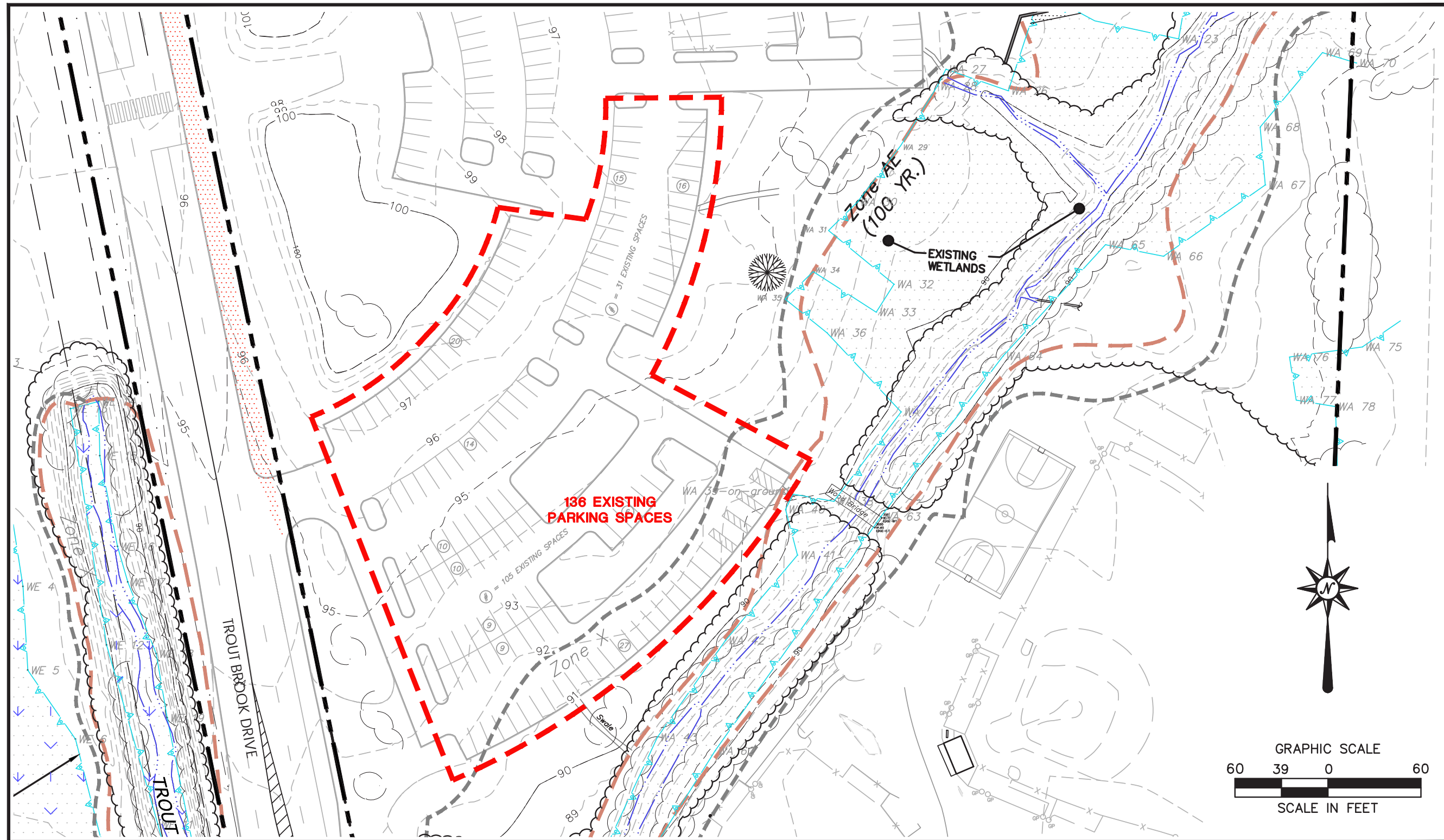


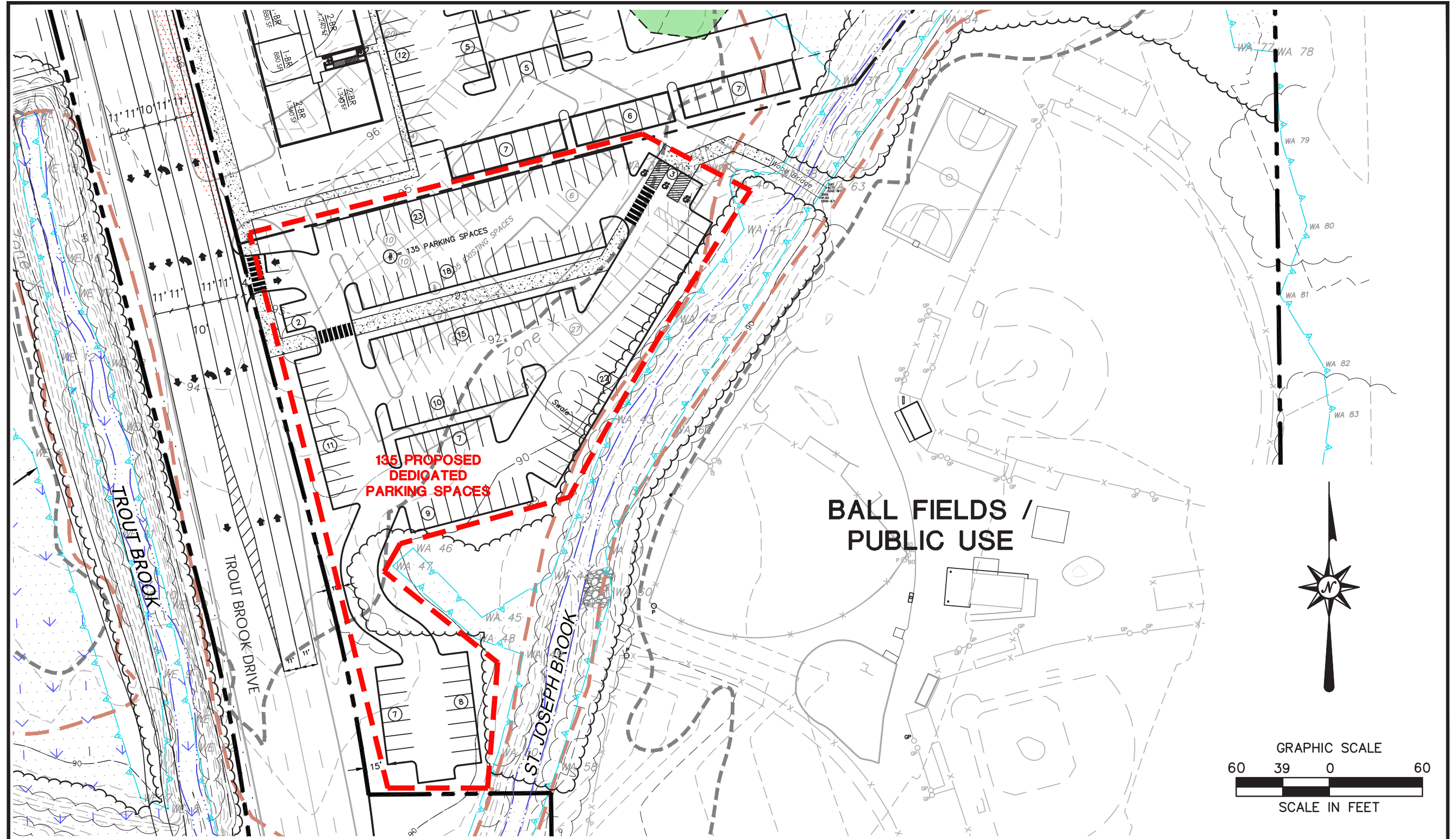
LEGEND

- PROPOSED PEDESTRIAN HARD SCAPE SIDEWALK SYSTEM
- PROPOSED TOWN PAVED TRAIL
- PROPOSED ON-SITE TRAIL SYSTEM (THROUGH EXISTING LAWN AREAS)











GROUND FLOOR PLAN



SECOND - THIRD FLOOR PLAN



EAST ELEVATION - PARK



WEST ELEVATION - MAIN STREET



VIEW FROM PARK TO BUILDINGS 1, 2, & 4



VIEW OF MAIN STREET FROM BUILDING 1



VIEW OF BUILDING 4 FROM PARK



VIEW OF BUILDING 2 FROM MAIN STREET



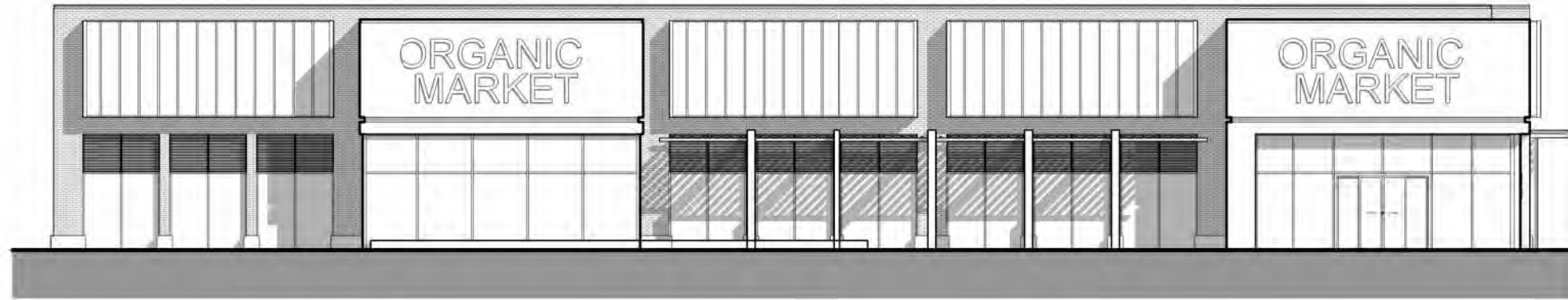
VIEW OF MAIN STREET HEADING NORTH



VIEW FROM MAIN STREET TO BUILDINGS 1 & 2



VIEW OF BUILDING 1



SOUTH ELEVATION



EAST ELEVATION





VIEW OF COMMUNITY GREEN

A.23

ILLUSTRATIVE PERSPECTIVE RENDERING
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VIEW OF RESIDENTIAL MAIN LOBBY ENTRY



VIEW OF TROUT BROOK DRIVE LOOKING SOUTH



VIEW OF TROUT BROOK DRIVE LOOKING NORTH



STREETSCAPE ALONG TROUT BROOK DRIVE

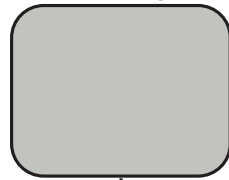
FIBER CEMENT
VERTICAL SIDING



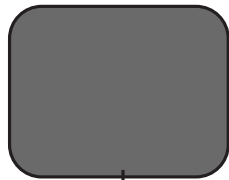
MASONRY
BRICK VENEER



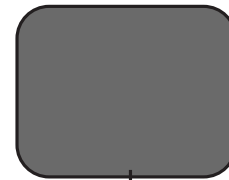
FIBER CEMENT
PANEL 01



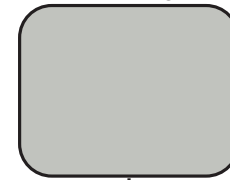
FIBER CEMENT
PANEL 02



FIBER CEMENT
PANEL 02



FIBER CEMENT
PANEL 01



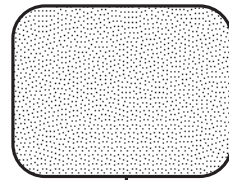
FIBER CEMENT
PANEL 03



FIBER CEMENT
VERTICAL SIDING



FIBER CEMENT
PANEL 04



BUILDING A & B -VIEW FROM COMMUNITY GREEN



BUILDING A & B -VIEW FROM TROUT BROOK DRIVE

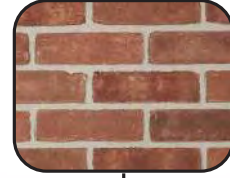
FIBER CEMENT
VERTICAL SIDING



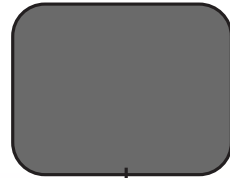
FIBER CEMENT
PANEL 01



MASONRY
BRICK VENEER



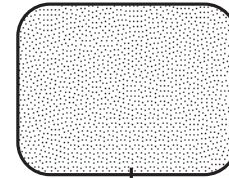
FIBER CEMENT
PANEL 02



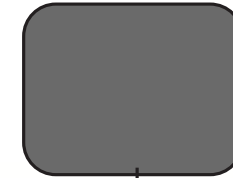
FIBER CEMENT
PANEL 03



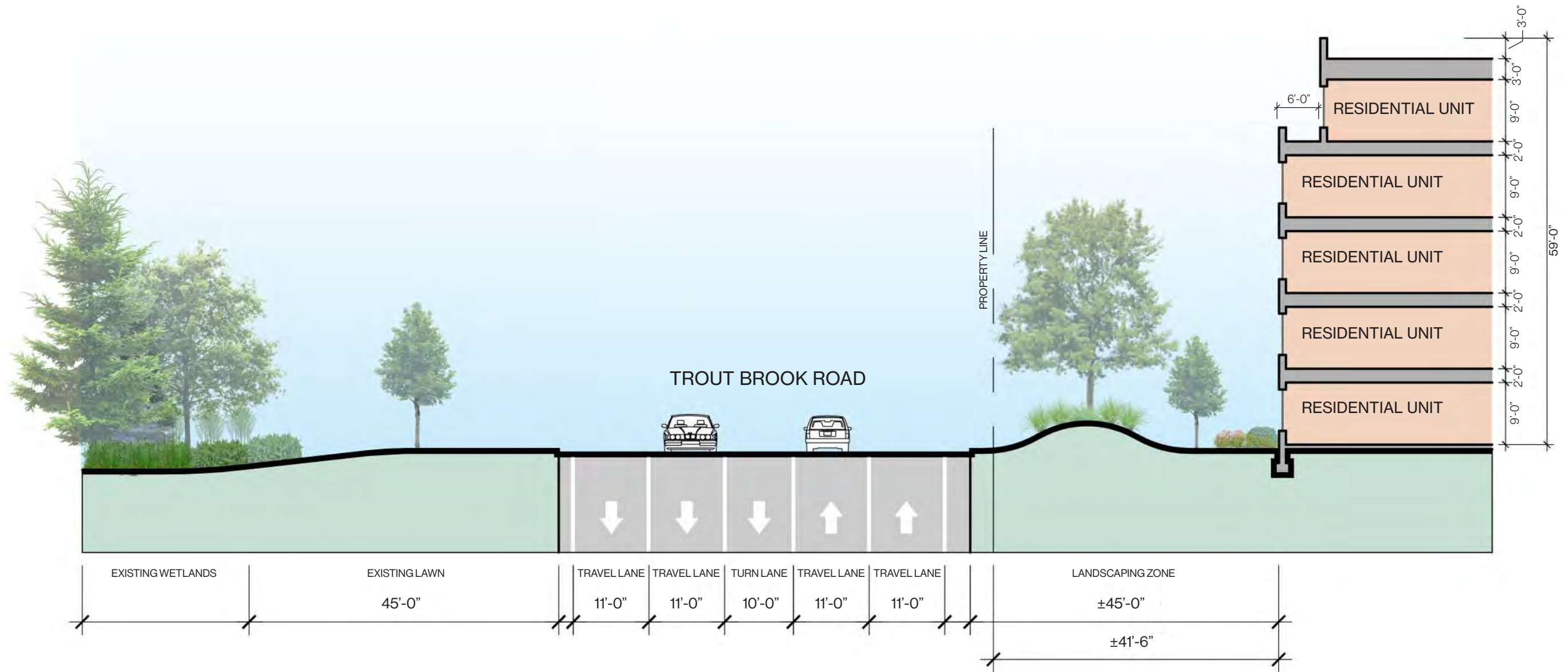
FIBER CEMENT
PANEL 04



FIBER CEMENT
PANEL 02



BUILDING D -VIEW FROM COMMUNITY GREEN



SITE SECTION

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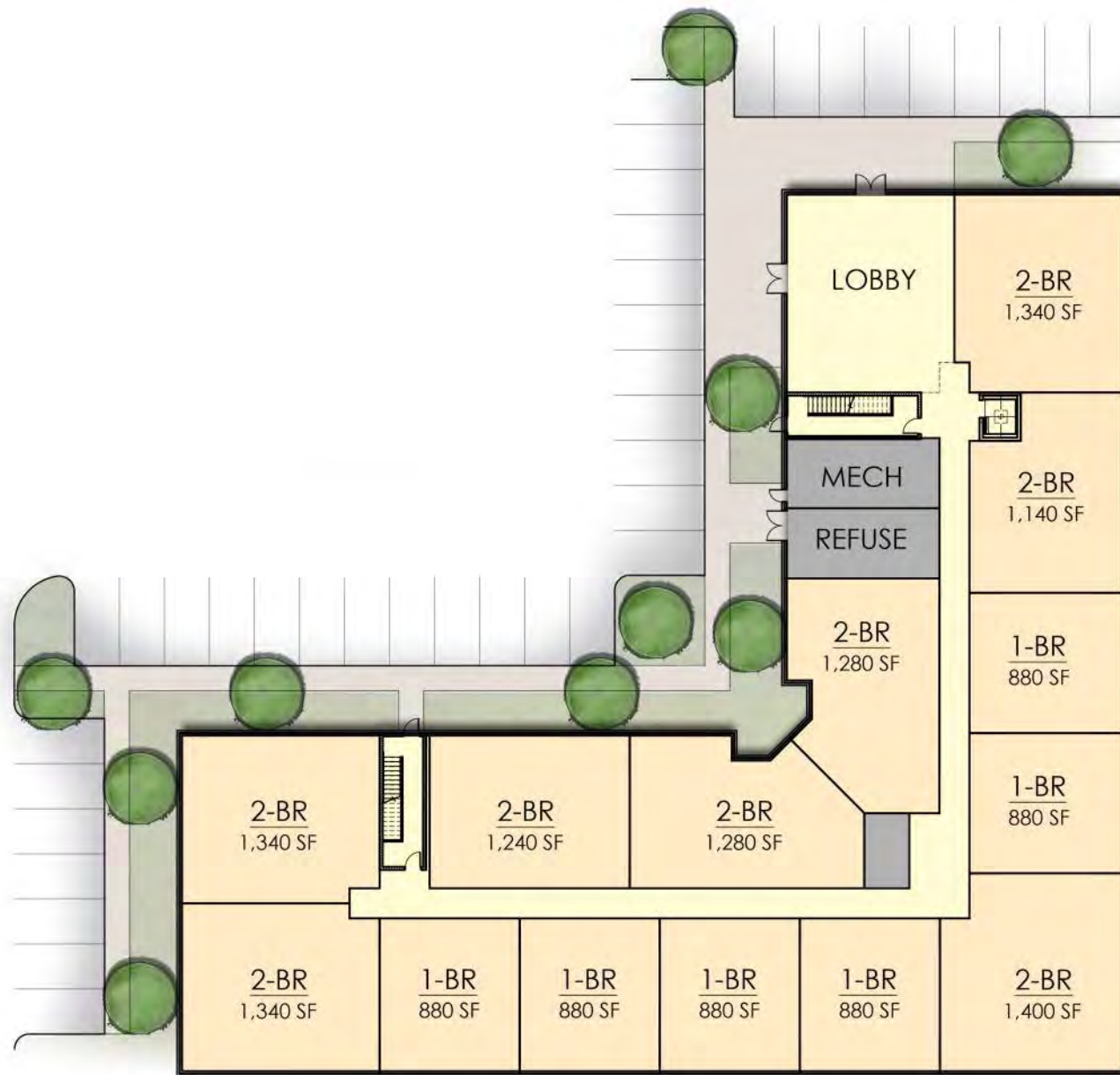
= 78 PARKING SPACES

STREETSCAPE PLAN

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GROUND FLOOR PLAN



SECOND - FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



GROUND FLOOR PLAN



SECOND - FOURTH FLOOR PLAN



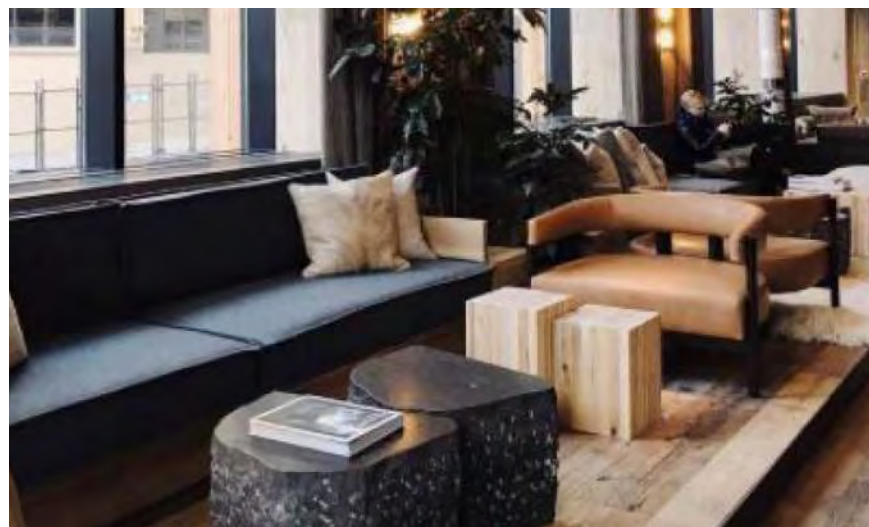
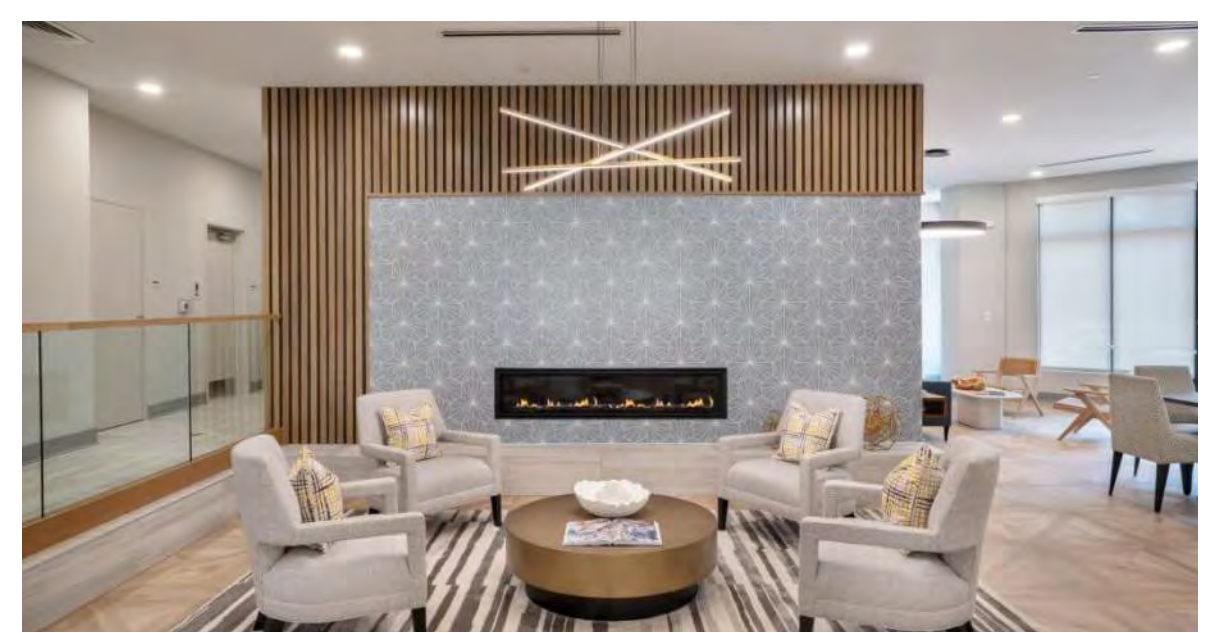
FIFTH FLOOR PLAN

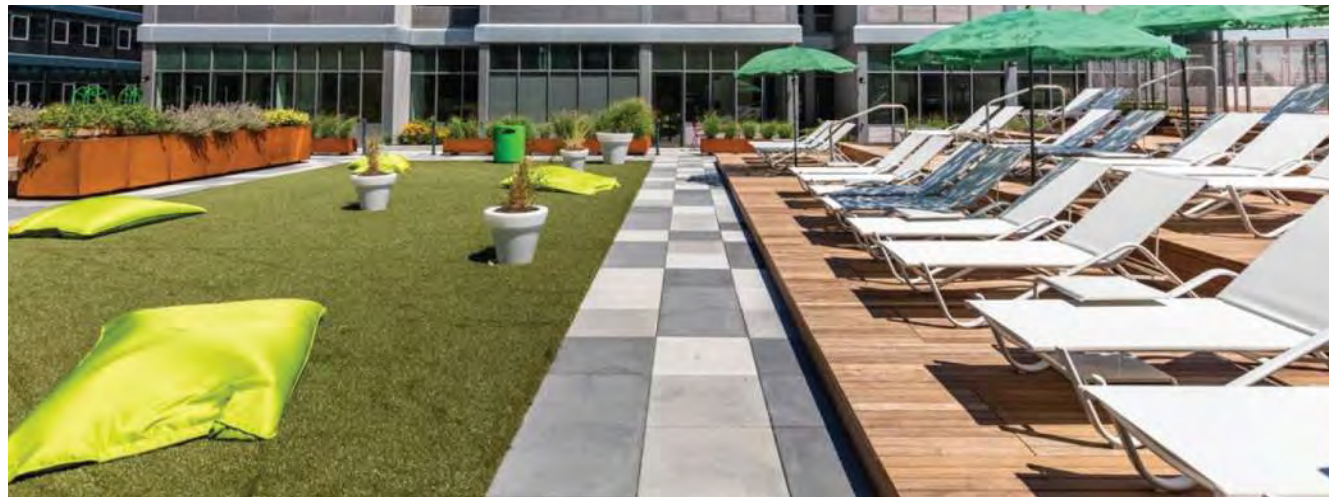
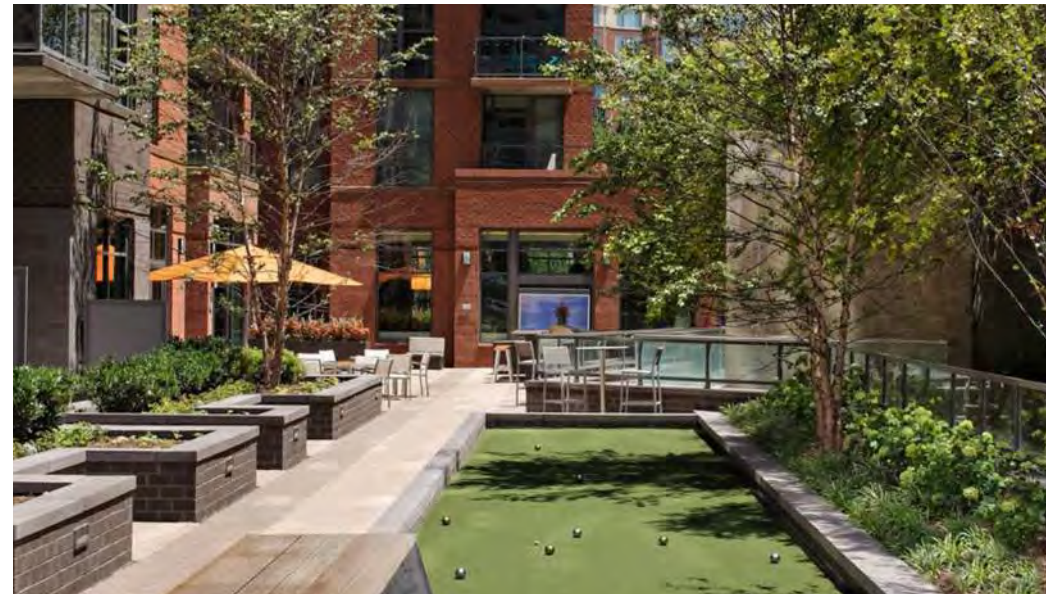


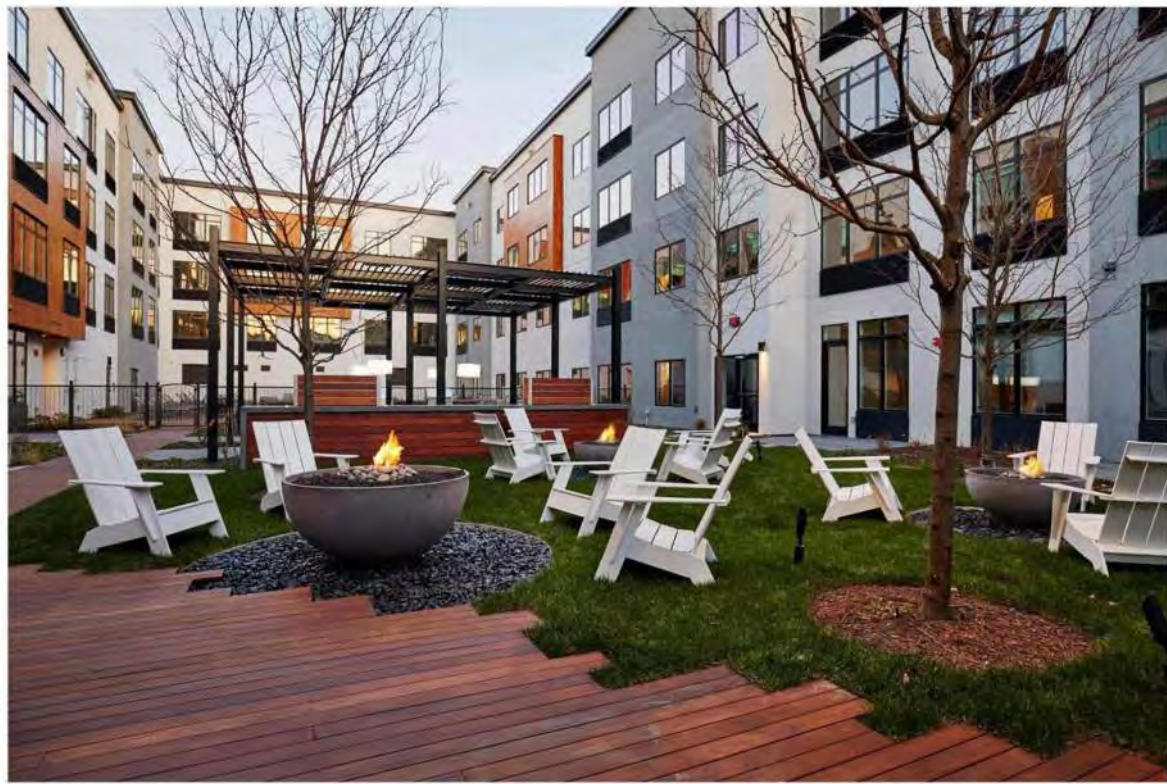
GROUND FLOOR PLAN



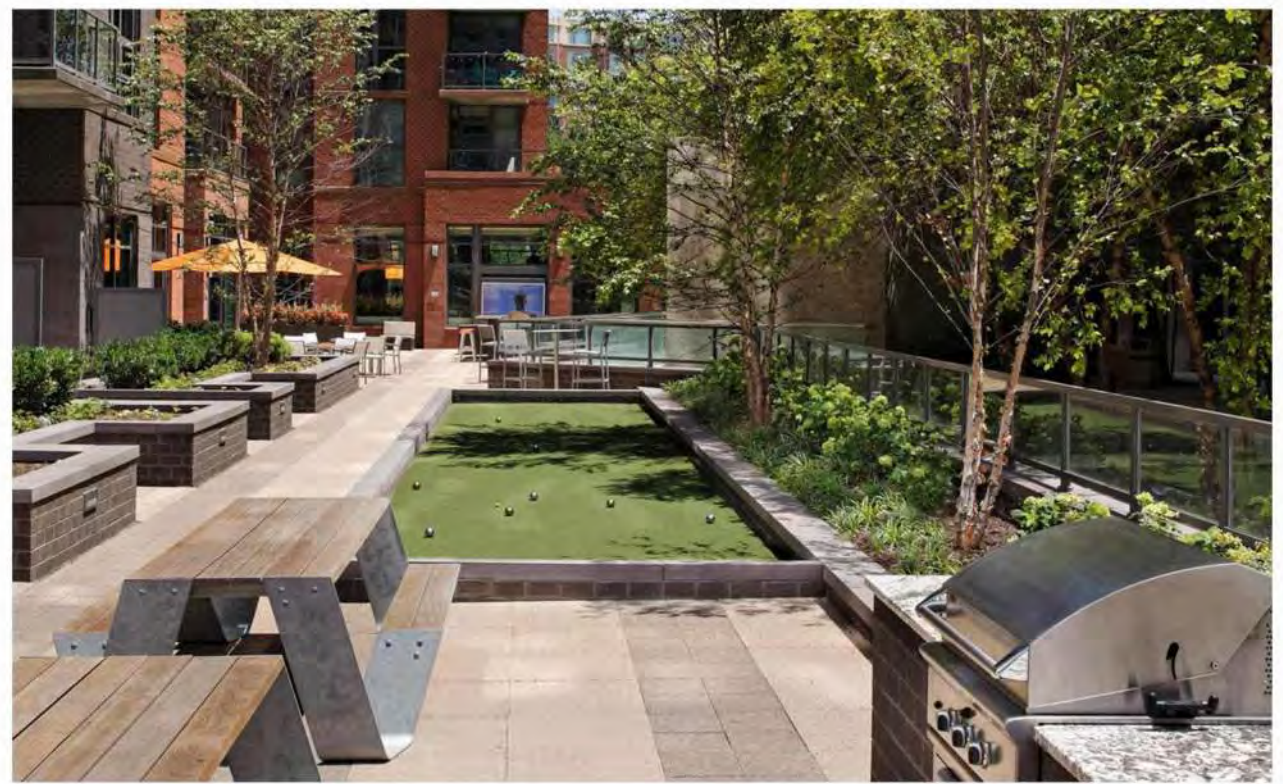
SECOND - FIFTH FLOOR PLAN







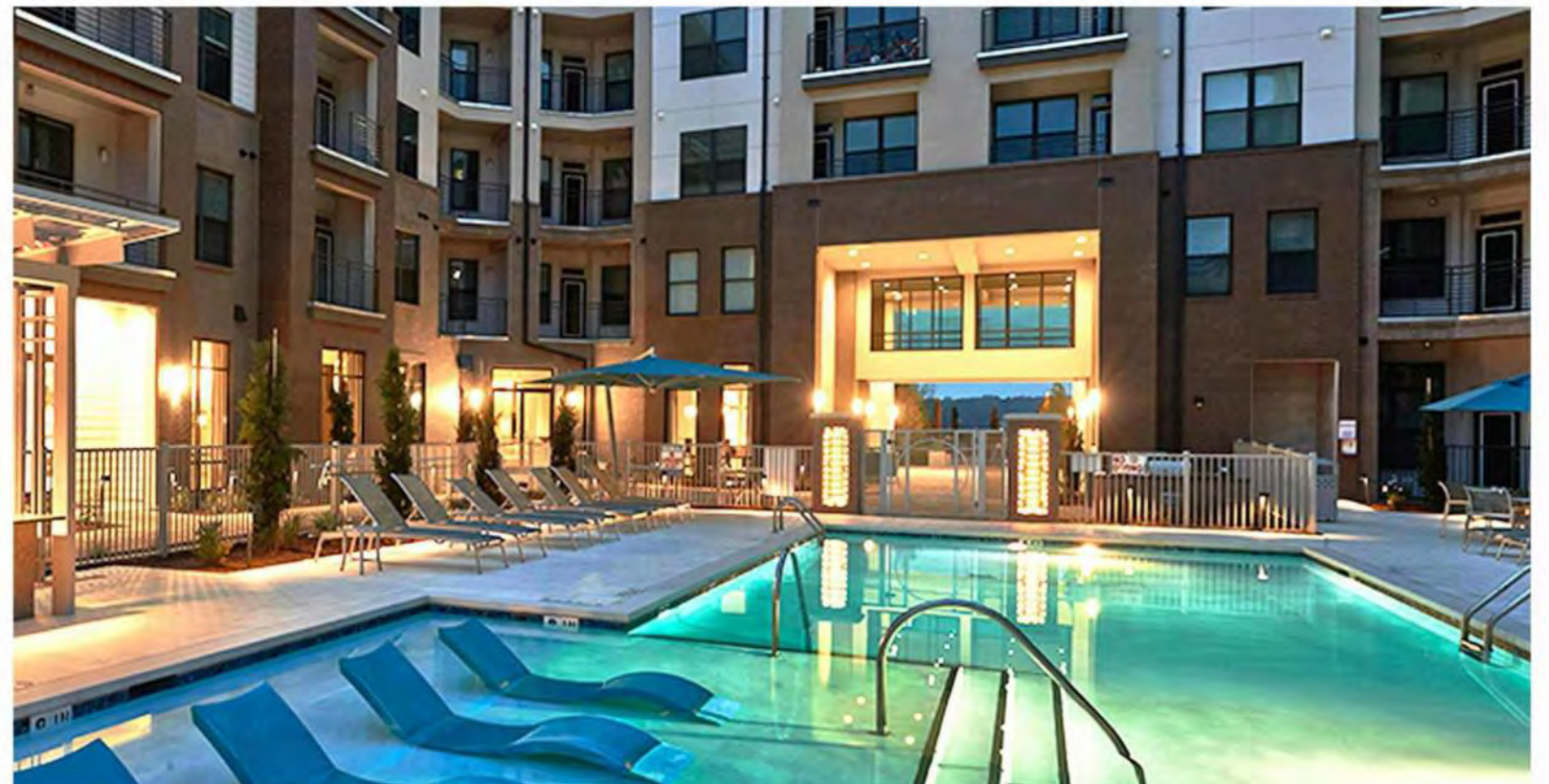
PASSIVE AMENITY - COURTYARD



ACTIVE AMENITY - COURTYARD



OUTDOOR BBQ LOUNGE - COURTYARD



OUTDOOR POOL AND SUN SHELF - COURTYARD

