

Design Review Advisory Committee

Study Session No. 6

31 August 2023

NEWMAN

 Stantec

 BL
Companies
Architecture
Engineering
Environmental
Land Surveying



MINNO ■ WASKO
ARCHITECTS AND PLANNERS

ALTER &
PEARSON, LLC
ATTORNEYS AT LAW

WEST HARTFORD 1 LLC

Previous Site Plan

Presented to DRAC on February 23, 2023 at Study Session No. 5



Current Site Plan



○ Building Key

- West Parcel Mixed Use Development
- 1 Organic Grocer (1 Story)
 - 2 Mixed Use Residential (4 Story)
 - 3 Premier Restaurant (2 Story)
 - 4 Destination Spa (3 Story)
 - 5 Mixed Use Residential (3 Story)
 - 6 Assisted Living (4 Story)
 - 7 Townhouses (3 Story)
 - 8 Townhouses (3 Story)

East Parcel Residential Development

- A Residential (4/5 Story)
- B Residential (4/5 Story)
- C Residential (5 Story)
- D Residential (5 Story)
- E Garage
- F Maintenance Building

● Landscape Feature Key

- 1 Entry Lawn
- 2 Champion Oak
- 3 Path Connection to Ball Fields
- 4 Wet Meadow Walk with Floating Decks
- 5 Recreational Lawn
- 6 Deck at Pond with Seating
- 7 Green Corridor
- 8 Wetland Pond with Bridge Connection
- 9 Woodland Trail
- 10 Inner Wetland Loop
- 11 Existing Ball Fields
- 12 Central Plaza

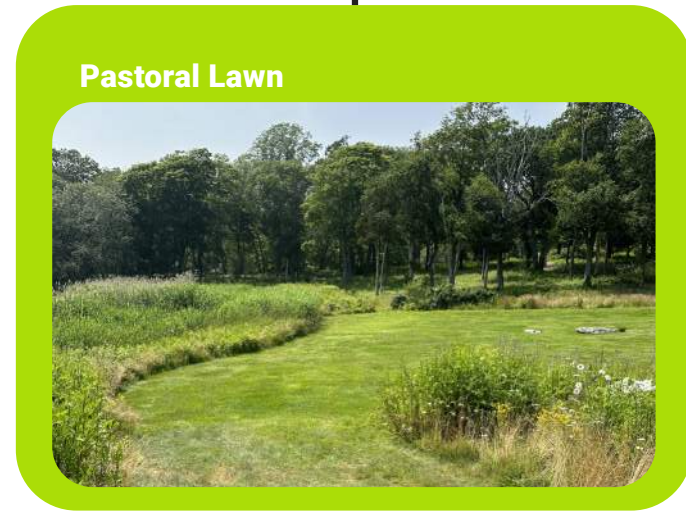
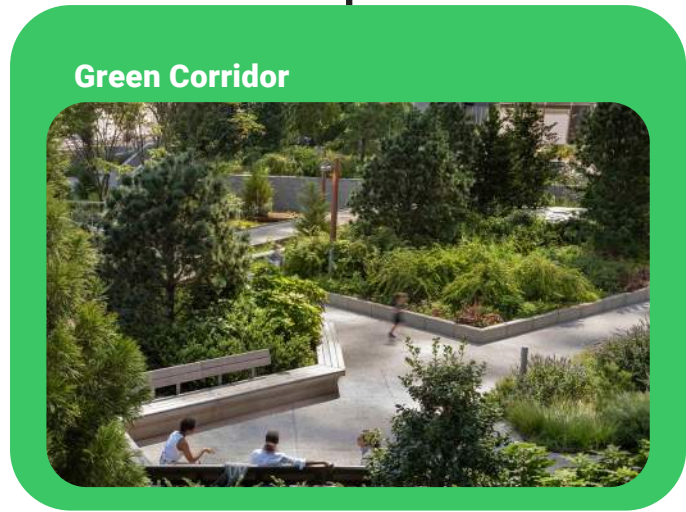
Overlay Plan

February 23, 2023 Site Plan over Current Site Plan

White Overlay = February 23, 2023 Site Plan

Blue/Color Underlay = Current Site Plan





Site Design Framework

1. Create a unique site character derived from the innate landscape

- Maintain wetland areas and restore ecological systems
- Explore opportunities for phytoremediation, carbon sequestration, stormwater capture and infiltration, wildlife/pollinator habitat

2. Weave a nature-focused experience into the built environment

- Space for exploration, observation of nature, health and mental well-being
- Unique park-like setting for residents, shoppers, visitors and the neighboring community



Pastoral Lawn

A prominent, manicured lawn is defined by naturalistic edge and mature trees, yet provides plenty of open flexible space.



Naturalistic Wetland

Reinvigorate the wetland landscape with native plants to replenish the ecological functions, creating habitat, providing a food source for wildlife/ pollinators, and infiltrate stormwater, etc

Representative Species:

- **Canopy:** River Birch, Serviceberry, Pussy Willow, Swamp White Oak, American Larch, Baldcypress, Sycamore
- **Conservation Mix:** Creeping Red Fescue, Kentucky Bluegrass, Annual Ryegrass, Perennial Ryegrass



Woodland Buffer

Preserving existing tree canopy along the east and west edge of the property while finding opportunities to restore and expand the woodland buffer.

Representative Species:

- **Canopy:** Red Maple, White Oak, Shagbark Hickory, Pitch Pine, Eastern Red Cedar
- **Groundcover:** Ferns, Pennsylvania Sedge, Black Snakeroot, White Wood Aster



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Streetscape

Bold, pronounced streetscape that frames views of building architecture upon entry to site while maintaining an inviting, open landscape while also contributing to the urban ecological fabric

Representative Species:

- **Canopy:** Tulip Poplar, Black Gum, American Elm, Pin Oak
- **Groundcover:** Common Yarrow, Little Bluestem, Bergamot, Nodding Onion



Perimeter Buffer

Merging the character of the neighborhood with the new park space

Representative Species:

- **Canopy:** Red Maple, White Oak
- **Groundcover:** New England Aster, Common Yarrow, Butterfly Milkweed, Bergamot, Little Bluestem



Green Corridor

An extension of the streetscape, the green corridors incorporate plazas and rain gardens and provide a connection between the core built environment and open wetland landscape.

Representative Species:

- **Canopy:** Quaking Aspen, River Birch, American Hornbeam, Sassafras, Serviceberry, Redbud
- **Groundcover:** Little Bluestem, Purple Coneflower, River Oats, Blue Vervain



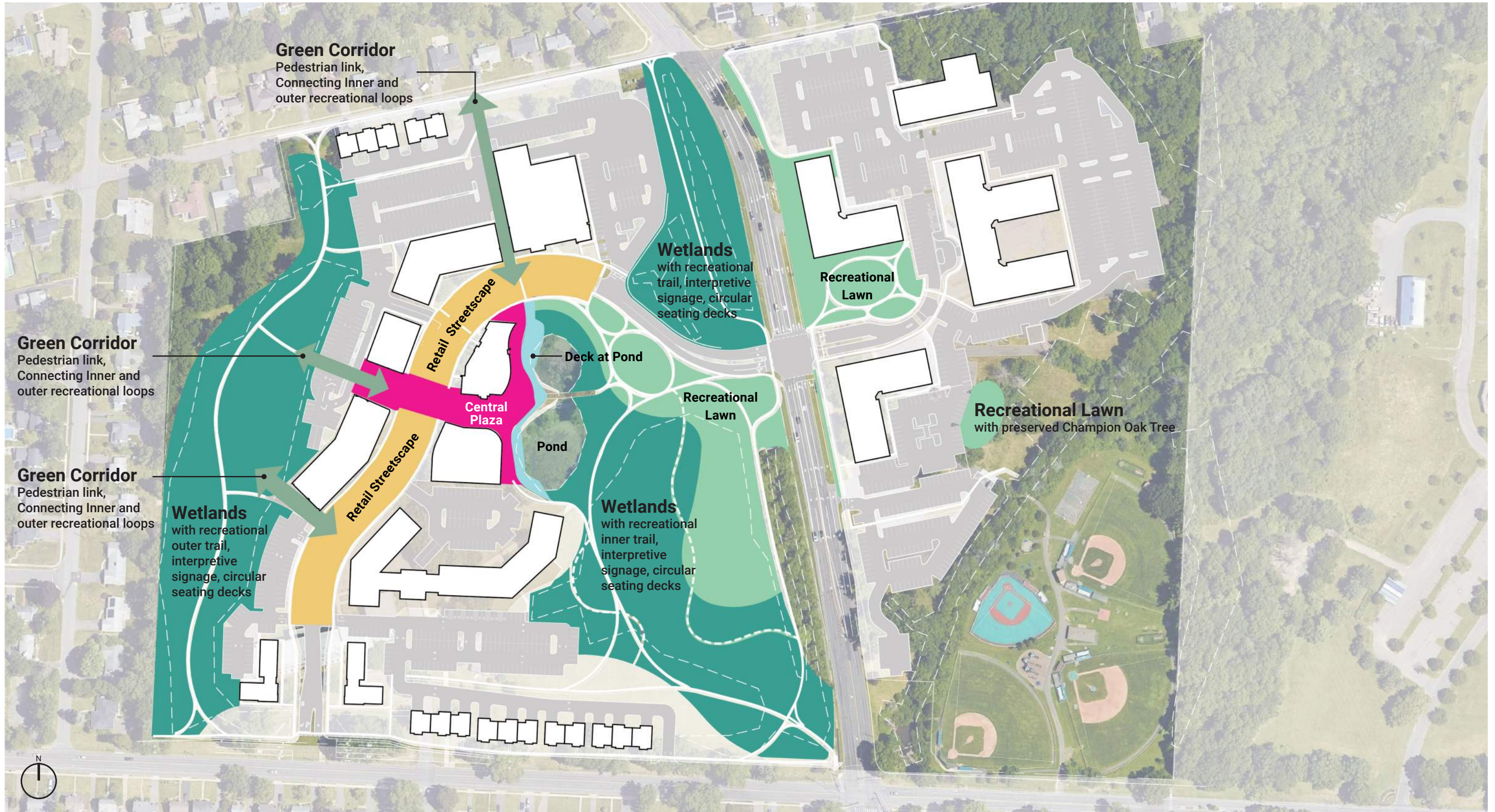
Parking Buffer

Looking at the whole urban ecological system and how the parking lots can be a functioning landscape providing carbon sequestration, stormwater capture and infiltration, habitat and food for wildlife/ pollinators

Representative Species:

- **Canopy:** Baldcypress, Red Maple
- **Shrubs:** Low-bush Blueberry, Gro-low Sumac,
- **Groundcover:** Switchgrass, Zig-zag Goldenrod, Prairie dropseed

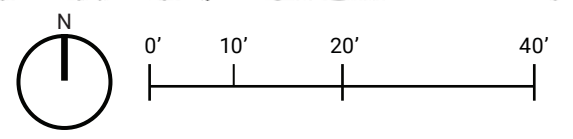
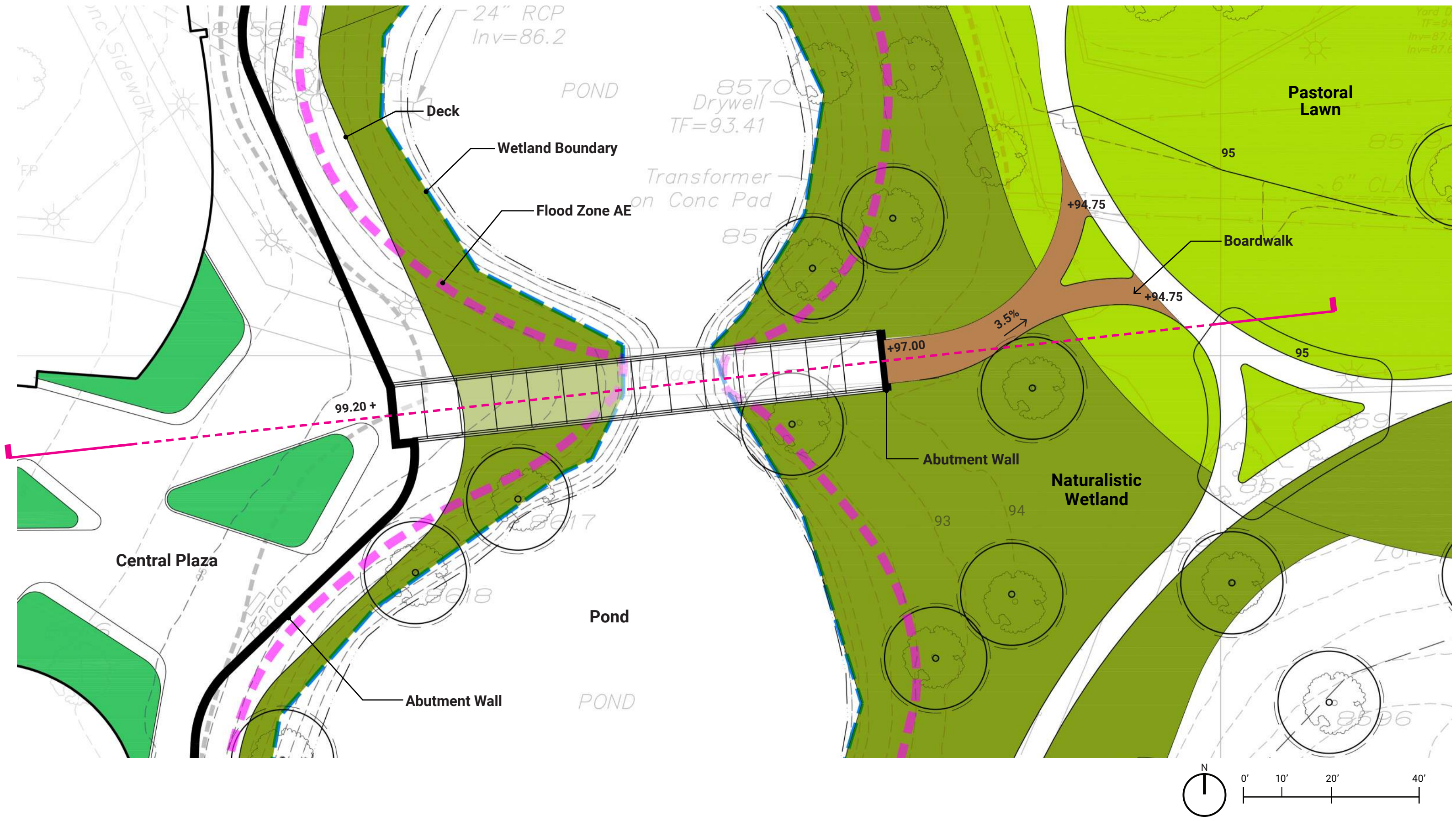


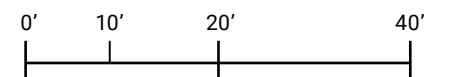
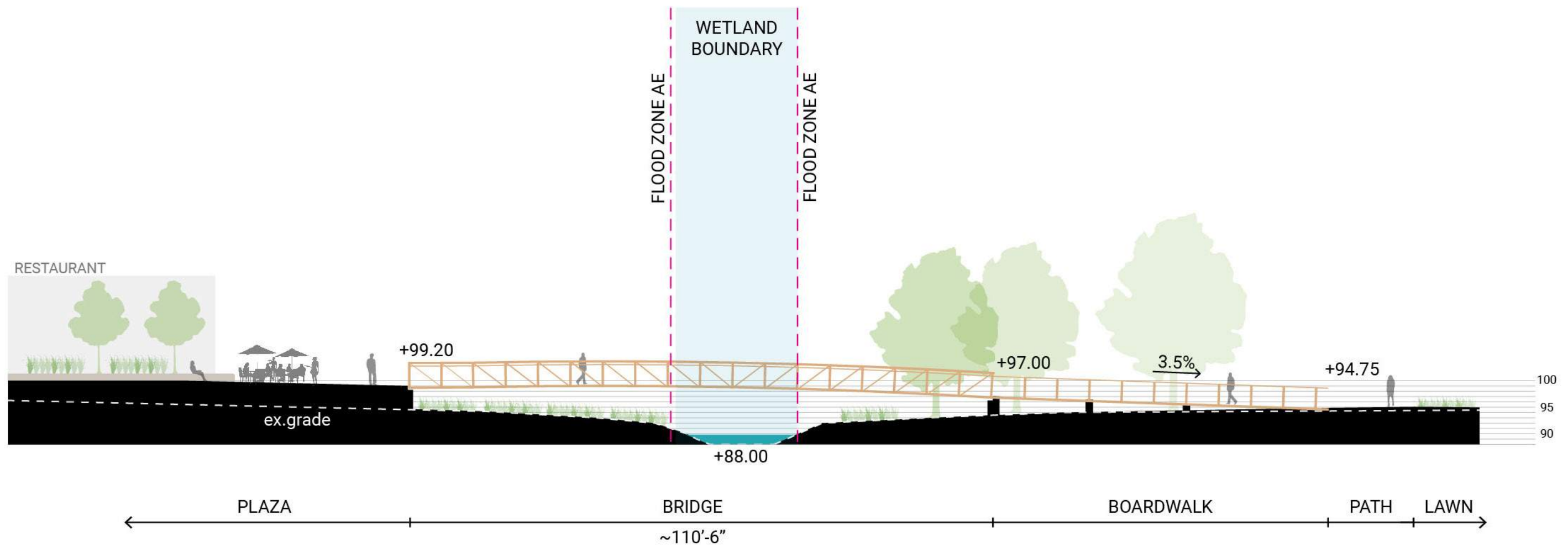


SITE RECREATIONAL PROGRAM

1700 & 1800 Asylum Avenue | West Hartford, CT

Oakwood Park Development | DRAC Study Session No. 6 | August 31, 2023







Aerial View Looking North

ILLUSTRATIVE AERIAL RENDERING

1700 & 1800 Asylum Avenue | West Hartford, CT

Oakwood Park Development | DRAC Study Session No. 6 | August 31, 2023



Aerial View Looking South

ILLUSTRATIVE AERIAL RENDERING

1700 & 1800 Asylum Avenue | West Hartford, CT

Oakwood Park Development | DRAC Study Session No. 6 | August 31, 2023



Aerial View Looking East

ILLUSTRATIVE AERIAL RENDERING

1700 & 1800 Asylum Avenue | West Hartford, CT

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View from Woodland Trail to Central Plaza at Mixed Use Residential (Buildings 2 & 5)



View from Wet Meadow Walk to Assisted Living (Building 6)



Aerial View to Deck Overlook at Spa and Restaurant (Buildings 3 & 4)



View from Entry Lawn to Spa and Restaurant (Buildings 3 & 4)



View from Deck Overlook at Spa to Wetlands (Building 4)



View from Bridge to Restaurant and Spa (Buildings 3 & 4)



View through Central Plaza

ILLUSTRATIVE PERSPECTIVE RENDERING

1800 Asylum Avenue | West Hartford, CT

West Parcel Mixed Use Development | DRAC Study Session No. 6 | August 31, 2023



View from Village Main Street to Mixed Use Residential (Building 2)



View to Spa from Village Main Street (Building 4)



Aerial View of Village Main Street Looking North

A.23

ILLUSTRATIVE PERSPECTIVE RENDERING

1800 Asylum Avenue | West Hartford, CT

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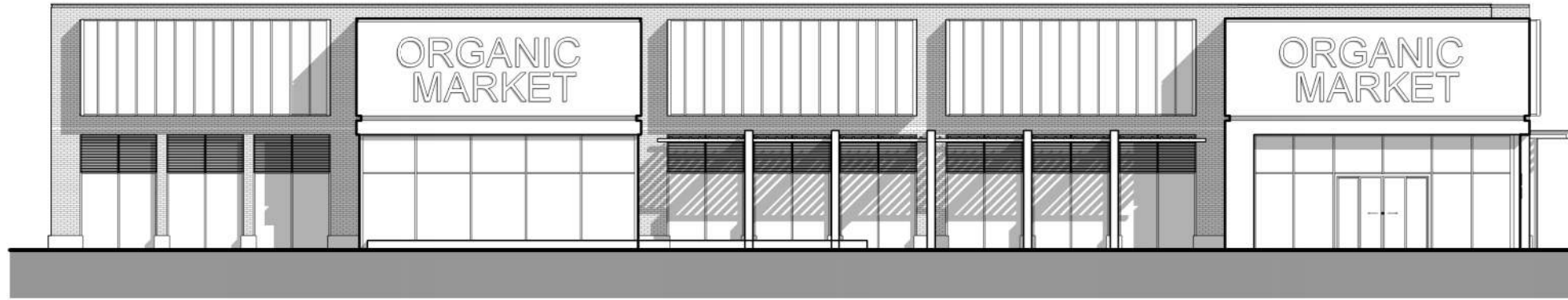
NEWMAN
COPYRIGHT © 2023



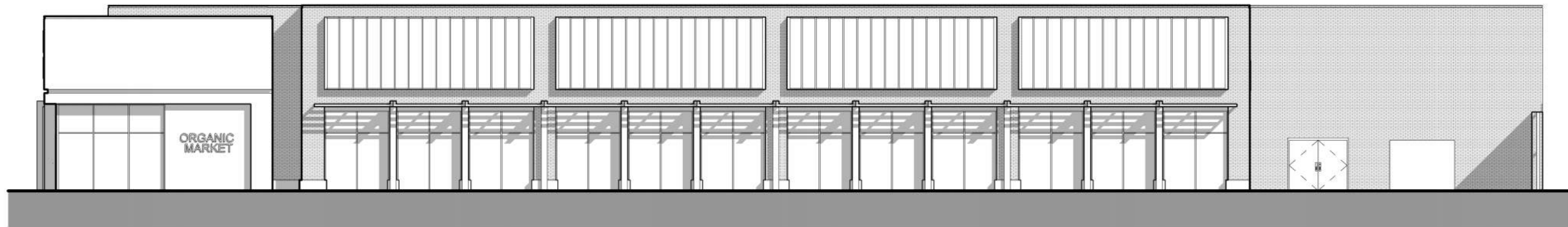
View of Village Main Street Looking North



View of Asylum Avenue Townhouses Looking West (Buildings 7)



SOUTH ELEVATION



EAST ELEVATION

DARK GRAY BRICK VENEER



FIBER CEMENT BOARD



ALUMINUM FRAMED TRELLIS



BUILDING 1 CONCEPT ELEVATIONS

1800 Asylum Avenue | West Hartford, CT

West Parcel Mixed Use Development | DRAC Study Session No. 6 | August 31, 2023



EAST ELEVATION - MAIN STREET



WEST ELEVATION - PARK

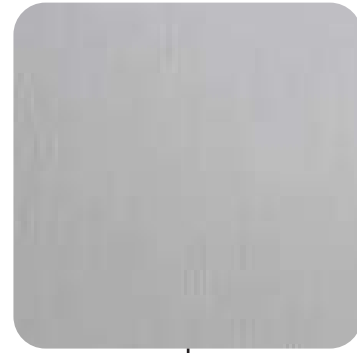
FIBER CEMENT SIDING #1



FIBER CEMENT SIDING #2



METAL PANEL



METAL TRIM



CREAM BRICK



ALUMINUM RAILING





EAST ELEVATION - MAIN STREET



WEST ELEVATION - PARK

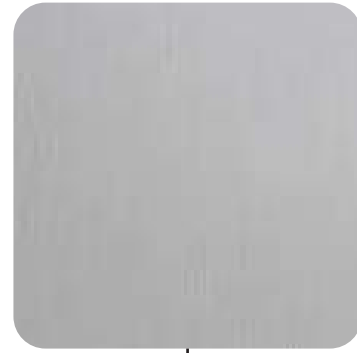
FIBER CEMENT SIDING #1



FIBER CEMENT SIDING #2



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ALUMINUM RAILING



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View of Trout Brook Drive Looking South (Buildings A & B)



View of Trout Brook Drive Looking North (Buildings A & B)



View of Residential Main Lobby (Building D)



View of Community Green



03 ELEVATION OF STREETScape ALONG TROUT BROOK DRIVE
 NOT TO SCALE (SCALE: 7/160" = 1'-0")



01 BUILDING A ELEVATION - WEST
SCALE: 1/16" = 1'-0"



02 BUILDING A ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



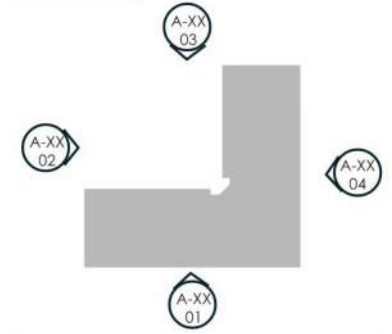
03 BUILDING A ELEVATION - EAST
SCALE: 1/16" = 1'-0"



04 BUILDING A ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT PANEL 04
- 06 FIBER CEMENT VERTICAL SIDING
- 07 FIBER CEMENT LAP SIDING 01
- 08 FIBER CEMENT LAP SIDING 02
- 09 VINYL WINDOW
- 10 METAL RAILING
- 11 GLASS RAILING
- 12 METAL CANOPY
- 13 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



01 BUILDING B ELEVATION - WEST
SCALE: 1/16" = 1'-0"



02 BUILDING B ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



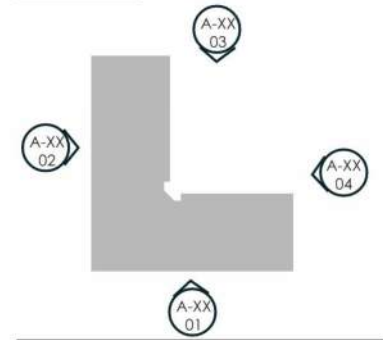
03 BUILDING B ELEVATION - EAST
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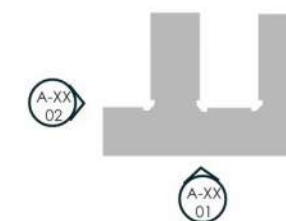


01 BUILDING D ELEVATION - WEST

SCALE: 1/16" = 1'-0"



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02 BUILDING D ELEVATION - NORTH

SCALE: 1/16" = 1'-0"



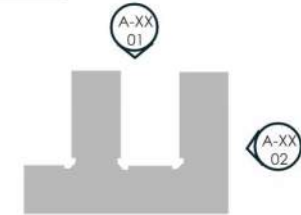


01 BUILDING D ELEVATION - EAST

SCALE: 1/16" = 1'-0"



KEY PLAN:



MATERIALS KEY:

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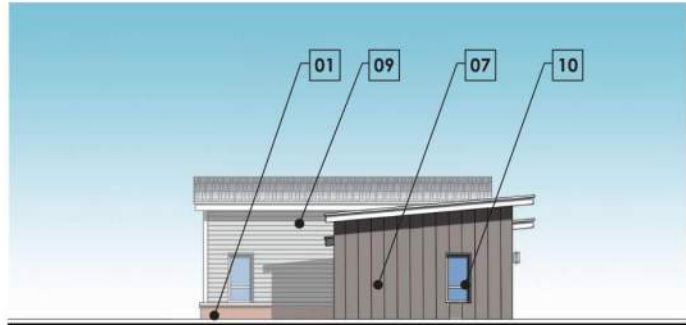


02 BUILDING D ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

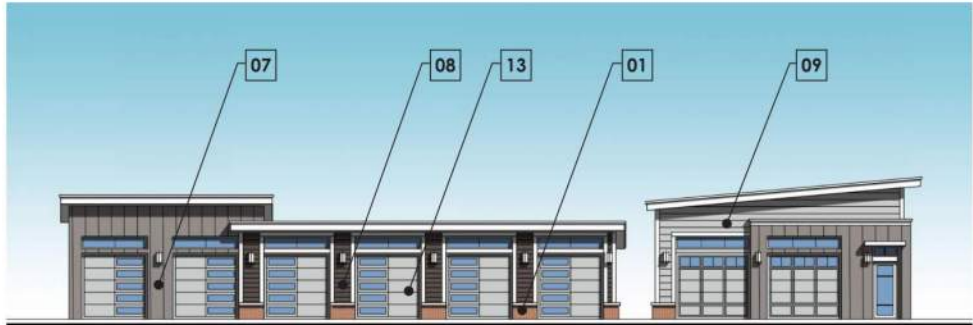


KEY PLAN:



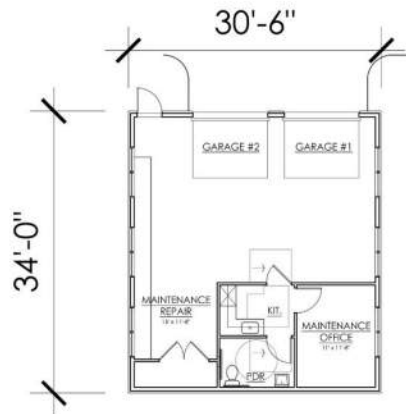
01 GARAGE & MAINTENANCE BUILDING LEFT ELEVATION

SCALE: 3/32" = 1'-0"



02 GARAGE & MAINTENANCE BUILDING FRONT ELEVATION

SCALE: 3/32" = 1'-0"



05 - MAINTENANCE BUILDING FLOOR PLAN

SCALE: 3/16" = 1'-0"

03 MAINTENANCE BUILDING PLAN

SCALE: 3/32" = 1'-0"



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Building	Use	Level	Residential Units	Floor Area (SF)	Building Area (SF)
West Parcel Mixed Use Development					
1	Grocery Store	1		27,645	
2	Retail	1		5,093	
	Restaurant	1		12,310	
	Residential Amenity	1		4,993	
	Residential Lobby/Stair	1		1,479	
	Residential	2	24	26,302	
	Residential	3	24	25,958	
	Residential	4	24	24,638	
			72		100,773
3	Café	1		2,565	
	Restaurant	1		7,712	
	Restaurant	2		2,373	
					12,650
4	Spa	1		13,417	
	Spa	2		14,514	
	Spa	3		12,565	
					40,496
5	Restaurant	1		7,983	
	Retail	1		7,768	
	Residential Lobby/Stair	1		1,718	
	Residential	2	17	17,816	
	Residential	3	17	17,544	
	STU (4), 1BR (22), 2 BR (8)		34		52,829
6	Assisted Living	1	33	40,669	
	Assisted Living	2	33	40,669	
	Assisted Living	3	46	38,199	
	Assisted Living	4	46	38,199	
	1 BR (158)		158		157,796

Building	Use	Level	Residential Units	Floor Area (SF)	Building Area (SF)
7A	Townhouse	1		5,285	
	Townhouse	2		5,017	
	Townhouse	3		2,944	
			9		13,246
7A	Townhouse	1		5,285	
	Townhouse	2		5,017	
	Townhouse	3		2,944	
			9		13,246
7C-7M	Townhouse	1		1,619	
	Townhouse	2		1,619	
	Townhouse	3		1,073	
			11		47,421
8A-8E	Townhouse	1		1,619	
	Townhouse	2		1,619	
	Townhouse	3		1,073	
			5		21,555
			298		487,292
East Parcel Residential Development					
A	Residential	1-5	72	96,462	
B	Residential	1-5	72	96,462	
C	Residential	1-5	45	61,075	
D	Residential	1-5	133	186,225	
			322		440,224
Total Development			620		927,516

DEVELOPMENT DATA

1700 & 1800 Asylum Avenue | West Hartford, CT

Oakwood Park Development | DRAC Study Session No. 6 | August 31, 2023