

PROJECT NARRATIVE

Special Use Permit
Wampanoag Country Club
New Clubhouse
60 Wampanoag Drive
West Hartford, CT 06117

August 23, 2024

Description of Proposed Activity

This application is for a Special Use Permit for a proposed clubhouse at 60 Wampanoag Drive in West Hartford, CT. The 163.20-acre parcel is located within the R-13 zone and has been used as a private golf course for over 100 years. The proposed project area is centrally located at the parcel's southern boundary. There was a clubhouse with a similar-sized footprint in the general area of the proposed activity for nearly 70 years until it was devastated by a fire in April and demolished in August of this year.

The former clubhouse was a single-story building with a porte cochere, outdoor terraces, and a walkout basement on two sides. The area around the building was developed to provide access to the golf course and outdoor amenities and support golf operations. The amenities include parking lots, a driving range, a cart barn, putting green, outdoor seating areas, a pool, and a pool house. These, along with the golf course, remain in use.

The proposed project involves constructing a two-story clubhouse with a porte cochere, outdoor terraces, and a walkout basement on two sides. Also included in the project is the work associated with stitching the proposed building footprint back into the site in its shifted location. The area of the proposed clubhouse building is +/- 39,092 SF GFA. This area includes a covered outdoor terrace at the first floor. An additional outdoor terrace is proposed on the second floor, possibly with some fabric shade to cover portions of this area. The proposed exterior design of the building draws inspiration from traditional New England materials and forms, which are in harmony with the context and the residential homes found in the vicinity of the golf course. Plantings designed to enhance the project are proposed. All plantings will be native, and drought-tolerant species are proposed at building foundations and site entrances. A variety of pollinator species are proposed to support local wildlife habitat.

Minimal changes are proposed to the site parking lots. The changes are primarily related to improving circulation and adjusting site grades related to the shifted building footprint. 148 parking spaces are proposed which is a loss of 4 spaces from existing; however, based on the club's anticipated usage, the proposed parking is adequate as there is no anticipated increase in membership or parking lot usage. Additionally, four fully compliant ADA spaces are proposed, which is an improvement from the existing condition.

The loading has been relocated to the west side of the building. Truck access is improved to the loading dock by separating it from the parking and golf operations. A loading dock, sized to

accommodate two trucks, is proposed and the pavement and egress from the front drop-off has been designed to allow for a bypass if two trucks are present at the same time.

There is no proposed change to trash or recycling. The respective dumpsters are located to the southwest of the building. They will remain in that location with the same private service that is utilized today.

Recessed downlights will be used at the entry canopy, porte cochere, dining terrace, and egress stair from the roof terrace. Wall-mount sconces will be used at egress doors that do not have overhangs. A separately controlled wall-mount area light will be used at the door to the loading dock for use when a truck is unloading. Small surface-mount lights will be mounted to the side of the vertical handrail posts to illuminate stairways, ramps, and paths of egress along handrails. Forty-inch tall bollards will be used along the front sidewalks and driveway to illuminate the path to the main entry. All exterior lighting will be LED full-cutoff Dark Sky Friendly luminaires to minimize glare, promote safe movement around the building, and prevent unnecessary ambient light pollution.

Ground-mounted and roof-top mechanical equipment will be appropriately screened to minimize the visibility of equipment from the street and neighboring buildings. The proposed screening for rooftop equipment is designed to match the building's architectural style, ensuring the equipment does not distract from the overall aesthetic. Plantings will be used to screen ground-mounted equipment.

The drawing set and our *Stormwater Memo* contain additional details on site engineering and building architecture.