1/4/19 C: Robin Pearson

DEPARTMENT OF
COMMUNITY SERVICES

January 4, 2018

Alter & Pearson, LLC
Robin Pearson, Esq.
701 Hebron Avenue, P.O. Box 1530
Glastonbury, CT 06033

Subject: 27 Park Road (1 Park Road) & 14 Ringgold Street
Lex-Laz West Hartford, LLC
Special Development District Application #145-R1-18;
IWW Regulated Activity #1090
Final Planning Comments

Dear Attorney Pearson:

The Planning Division received the above-referenced revised plans, supporting information and narrative responses to previous staff comments all submitted on December 31, 2018. With the exception of the following comments, all of the Planning Division's previous review comments have been satisfactorily addressed.

1. The areas identified on Sheet LV100 as "Compensatory Storage" should match the areas indicated as "Compensatory Storage" on the Special Flood Hazard Area Earthwork Plan, Sheet SFH101. Sheet SFH101 should be included in the overall plan set.

2. Why are the areas of proposed wetlands creation, identified as the Compensatory storage areas to be planted with the "New England wetlands seed mix," not also planted with a daylily boarder and designated for "No Mow" zone? If these areas are meant to function as new wetlands, they should be protected with the same enhancement /demarcation technique used along much of the other wetlands areas on site.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,

Todd Dumais
Town Planner

C: Mark McGovern, Director of Community Services
Duane Martin, Town Engineer
Gina Varano, Assistant Corporation Counsel
Subject File

Shared/SDDParkRoad27_SDD145-R1-18_PlanningComments_RevisedPlans_Dec18

TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
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C: Robin Pearson
1/4/19

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JAN - 4 2019
PLANNING & ZONING DIVISION
Town of West Hartford, CT

TOWN OF WEST HARTFORD

MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: Duane J. Martin, P.E., Town Engineer DJM
Julie A. Viera, P.E., Civil Engineer II JAV

RE: One Park
27 Park Road

DATE: January 4, 2019

The Engineering Division reviewed the revised One Park plan set (Dated December 31, 2018), the revised Storm Drainage Report (Dated December 31, 2018) and Sheets CG101, CG503 and south storm drainage system (Dated January 3, 2019) and have no additional comments. The applicant addressed all of the previous Engineering Division comments. Therefore, we find the application to be acceptable.

DEPARTMENT OF
COMMUNITY SERVICES

1/4/19 C: Robin Pearson
Essie Labrot
Cindy Porrini
BO CO

Memorandum

To: Todd Dumais, Town Planner

From: Mark K. McGovern, Director of Community Development MKM

Date: January 4, 2019

Re: 27 Park Road and 14 Ringgold Street – Special Development District 145
Application for Development in a Special Flood Hazard Area

In accordance with Chapter 177-8-F, and after consultation and review with you and the Town Engineer, I hereby approve LEX-LAZ West Hartford, LLC's application for development in a special flood hazard area.

cc: Duane Martin, Town Engineer

RECEIVED
JAN - 4 2019
PLANNING & ZONING DIVISION
Town of West Hartford, CT

TOWN OF WEST HARTFORD
TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7520 FAX: (860) 561-7528
www.westhartford.org

1-2-19 c: Eng

LANGAN

Memorandum

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Todd Dumais, West Hartford Town Planner

From: Nathan Kirschner- Langan
Henry Withers- CR3
Mark Vertucci – Fuss & O'Neill (F&O)

Copied: Duane J. Martin, P.E., Town Engineer
Julie A. Viera, P.E., Civil Engineer II

Date: December 31, 2018

Re: Response to Engineering Comments
One Park
27 Park Road
West Hartford, Connecticut
Langan Project No.: 140184201

This memorandum is addresses comments raised by Mr. Duane Martin and Julie Viera in their December 19, 2018 memo. Each question/comment is followed by Langan, CR3, or Fuss & O'Neill (F&O) response in bold font and is stated below:

General Comments

1. Review notes CS002 number 11 and 14 reference to another Town and CE501 note number 1 reference to multi-story parking garage. (Previous comment No.3)

   Response: Notes number 11 and 14 on CS002 and note number 1 on CE501 have been revised accordingly. (Langan)

2. Not all items on Demolition Plan are called out. (Previous comment No. 4)

   Response: The demolition plans have been revised accordingly. (CR3)

3. Provide courtyard grading. (Previous comment No.5)

   Response: Courtyard grading can be seen on the enlargement sheets. (CR3)

RECEIVED
DEC 31 2018
PLANNING & ZONING DIVISION
Town of West Hartford, CT

4. Was the possibility considered of ground water being in the southern underground detention system?

   Response: The southern underground detention system was raised based on updated grading. Further groundwater investigation in the vicinity of the southern underground detention system will be conducted and the results incorporated into the drainage design. (Langan)

<u>One Park Plan Set</u>

<u>Sheet LL200-LL203</u>

5. Provide callouts. For ex: curb, markings, signs, etc. Also proposed text is smaller than existing and some text is on top of other text. Sidewalks on Park Road and Prospect should be concrete and pavers only in the snow shelf on Park Road. (Previous comment No. 8)

   Response: Updated plans provide call outs. CR3 will increase the size of the proposed text to ensure legibility. Existing text is from the survey and may vary as it was intended for the "overall" plan, not the quadrant enlargements. (CR3)

6. All signs have not been called out. (Previous comment No. 9)

   Response: All internal site traffic / parking / wayfinding signage is called out on updated drawings. See architectural drawings for details on main identification sign along Park Road and Prospect Avenue. (CR3)

7. All side walk ramps have not been added: traffic circle, LL202 southeast building by garage entrance and LL203 garage entrance. (Previous comment No. 11)

   Response: Ramps have been added to updated drawings. (CR3)

<u>Sheet CG101</u>

8. What is the disposition of the existing drainage? (Previous comment No. 23)

   Response: The existing drainage can be found on the survey sheets VB101 and VB102. Existing roof leaders will be connected to the proposed drainage network and can be found on sheet CG101. (Langan)

9. LL200 shows a wall on the north side of the building. (Previous comment No. 24)

   Response: Wall elevations have been added to sheet CG101. (Langan)

10. Door locations are not shown on the plan. (Previous comment No. 34)

    Response: Door locations have been added to the plans. (Langan)

11. Did not see the catch basin at the Prospect Avenue driveway called out as a Type 'C-L' top. (Previous comment No. 35)

    Response: A note has been added to sheet CG101. (Langan)

12. Sidewalk isn't shown as continuing through the proposed driveways. (Previous comment No. 36)

    Response: Grading has been revised to reflect the sidewalks continuing through the proposed driveways. (Langan)

13. Show the roof leader connections to the storm drainage system, existing and proposed.

    Response: Roof leader connections have been added graphically to the plan. Stormwater from the roof has been included in the appropriate drainage structures within the stormwater report. (Langan)

14. On the west side of the plans there is text on top of part of the callout for the OCS.

    Response: Text conflicts have been resolved. (Langan)

Sheet CG502

15. On the schedule for inspection and maintenance note 1, add to the comment "Adjust the inspection..." to say but no less than once every two years.

    Response: This note has been revised. (Langan)

Sheet CG503

16. Review the details for the OCS. The inlet plan detail is above the outlet structure unlike OCS 102 and OCS 106. Also OCS 102 and OCS 106 show a weir wall in the center with the incorrect top of wall elevation.

    Response: These details have been revised accordingly. The weirs in OCS-102, OCS-106, and OCS-202 are to divert water to the Isolator Row before the remainder of the underground detention system. (Langan)

Sheet CE101

17. How will the storm water be handled during construction? (Previous comment No. 40)

Response: Sediment traps have been added to the plan to aid in sediment control. (Langan)

Sheet CE501

18. Review notes, there is a reference to multi-story garage. (Previous comment No. 41)

Response: This note has been revised accordingly. (Langan)

Sheet CU101

19. Provide conduit, material and type to be determined by the Town of West Hartford in the sidewalk areas within the limits of the proposed Park Road driveways for future street lighting installations.

Response: This comment has been added to the plan. (Langan)

Storm Management Report

20. Review the tops of frames, only YD 14 doesn't match. (Previous comment No. 47)

Response: The top of frame for YD 14 has been updated. (Langan)

21. On the north system, storm sewer, the 8" pipe on line 11 and the 18" pipe on line 1 are not called out on the plan.

Response: These callouts have been added to the plan. (Langan)

22. On the south system, the 15" pipe between OCS102 and MH103 is not called out on the plans, the YD114 TF needs to be revised and on lines 6 and 7 the 10" pipe should be changed to 12" to reflect the plan.

Response: The south system now shows a call out for the 15" pipe between OCS102 and MH103. The top of frame for YD114 has been updated and lines 6 and 7 reflect the 12" pipes that are shown on the plan. (Langan)

Pavement Marking Plan

23. Traffic signage should be added to the plans.

    Response: Incorporated. (F&O)

24. Eliminate the north-south leader lines in the southbound direction through the intersection.

    Response: Incorporated. (F&O)

25. Adjust the westbound pavement markings to better align with the eastbound direction.

    Response: Incorporated. (F&O)

26. Determine if the existing traffic signal heads will need adjustment given the proposed pavement marking modifications.

    Response: The existing signal head alignment will not need to be adjusted to accommodate the revised pavement markings on the NB, SB, and EB approaches. (F&O)

27. A revised traffic signal plan for Park Road at Prospect Avenue will be required. This plan will need to be submitted to the State of Connecticut, Department of Transportation, Office of State Traffic Administration for review and approval.

    Response: The revised signal plan is in progress and will be submitted to the Engineering Dept. for review and approval prior to submitting to OSTA. (F&O)

28. Confirmation on the funding to install Gridsmart video detection at Park Road at Prospect Avenue needs to be determined.

    Response: The applicant is currently evaluating this and will provide confirmation prior to the public hearing currently scheduled on January 7, 2019. (F&O)

29. The proposed pavement marking modifications on the north leg of the Park Road at Prospect Avenue intersection will need to be reviewed and approved by the City of Hartford.

    Response: Noted. (F&O)

We trust you will find these responses satisfactorily address your comments. The revisions outlined above have been incorporated into the application documents and included as part of the submission. Please feel free to contact us at either 203-562-5771 or nkirschner@langan.com with any questions or should you require additional information.

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1-2-19 c: Eng

LANGAN

Memorandum

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Todd Dumais, West Hartford Town Planner

From: Nathan Kirschner- Langan
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Copied: Duane J. Martin, P.E., Town Engineer
Julie A. Viera, P.E., Civil Engineer II

Date: December 31, 2018

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DEC 31 2018
PLANNING & ZONING DIVISION
Town of West Hartford, CT

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One Park Plan Set

Sheet LL200-LL203

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    Response: Noted. (F&O)

We trust you will find these responses satisfactorily address your comments. The revisions outlined above have been incorporated into the application documents and included as part of the submission. Please feel free to contact us at either 203-562-5771 or nkirschner@langan.com with any questions or should you require additional information.

\\langan.com\data\NH\data2\140184201\Project Data\Correspondence\Memos\Comment Response Memo\2018-12-21 Responses\Response Comments_20181221.docx

Catherine Dorau

Subject: FW: One Park - SDD Trash Management Plan

From: John Phillips
Sent: Thursday, December 27, 2018 8:10 AM
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: RE: One Park - SDD Trash Management Plan

Todd –

It is a basic plan and should be sufficient for the day to day waste and recycling materials generated from these residents. This being a subscription service it has no impact on the Town's MSW/recycling volume or town services.

John

From: Todd Dumais
Sent: Wednesday, December 26, 2018 4:48 PM
To: John Phillips <JohnP@WestHartfordCT.gov>
Subject: One Park - SDD Trash Management Plan

John,
Attached is a copy of the Trash Management Plan for Sisters of Saint Joseph new SDD application currently under review. The plans we previously forwarded to you but this letter was not. Please provide any comments by January 3rd.

Any questions, feel free to contact me directly.

Thanks,

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | *t* 860.561.7556 | *f* 860.561.7504

TOWN OF WEST HARTFORD

RECEIVED
DEC 19 2018
PLANNING & ZONING DIVISION
Town of West Hartford, CT

MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: DJM Duane J. Martin, P.E., Town Engineer
JAV Julie A. Viera, P.E., Civil Engineer II

RE: One Park, 27 Park Road

DATE: December 19, 2018

The Engineering Division reviewed the revised One Park plan set (Dated December 7, 2018) and Storm Management Report (Dated December 7, 2018) and offer the following comments:

General Comments

1. Review notes CS002 number 11 and 14 reference to another Town and CE501 note number 1 reference to multi-story parking garage. (Previous comment No.3)

2. Not all items on Demolition Plan are called out. (Previous comment No. 4)

3. Provide courtyard grading. (Previous comment No.5)

4. Was the possibility considered of ground water being in the southern underground detention system?

ONE PARK PLAN SET

Sheet LL200-LL203

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TOWN OF WEST HARTFORD

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Town of West Hartford, 50 South Main Street, West Hartford, CT 06107
www.west-hartford.org

TOWN OF WEST HARTFORD

STORM MANAGEMENT REPORT

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PAVEMENT MARKING PLAN

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24. Eliminate the north-south leader lines in the southbound direction through the intersection.

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Town of West Hartford, 50 South Main Street, West Hartford, CT 06107
www.west-hartford.org

**DEPARTMENT OF
COMMUNITY SERVICES**

December 18, 2018

Alter & Pearson, LLC
Robin Pearson, Esq.
701 Hebron Avenue, P.O. Box 1530
Glastonbury, CT 06033

**Subject: 27 Park Road (1 Park Road) & 14 Ringgold Street
Lex-Laz West Hartford, LLC
Special Development District Application #145-R1-18;
IWW Regulated Activity #1090
Revised Plans – Planning Comments**

Dear Attorney Pearson:

The Planning Division received the above-referenced revised plans and supporting information submitted on December 7, 2018. The revised materials were reviewed for conformance with the current West Hartford Zoning Ordinance and Inland Wetlands and Watercourses Regulations and previous staff comment. Based on this review, please the find the following additional / remaining comments for your consideration:

1. The plan shall demonstrate compliance with Section 177-6 E Standards for Multifamily Districts. More specifically the following items should be addressed or clarified:

    a. The revised plans refer to mean grade elevation. Please provide the analysis demonstrating how / where this was calculated. Reference is made to building height in the Zoning Standards Table on Sheets LL100, however, this number does not correspond to the values provided on the architectural plans.

2. Staff notes that a trash and recycling management statement and/plan was provided as requested and is still under review. That being said, the following additional items should be addressed or clarified:

    a. Will the proposed container 1-10yards be visible above the proposed trash enclosure screening?
    b. Will the applicant consent to a restriction on the hours of trash service?

3. The site plan shall demonstrate compliance with Section 177-25 Shielding of outdoor lighting. More specifically the following items should be addressed or clarified:

a. Based on the provided photometric plans, some light spillage occurs off the subject property. Please adjust the lighting levels to ensure '0.0 'foot candles at all property boundaries.
b. The following additional details are required for the sight lighting:
    i. Please confirm that all fixtures (parking lot and walkway lighting) are "Dark Skies" friendly and any source of illumination being shielded from view from adjacent properties.
    ii. The bollard lighting should be located on the photometric plan.
    iii. Please provide a detail for each proposed parking lot fixture.
    iv. Please provide a detail for the proposed light poles. Staff suggests the height be reduced to a more pedestrian residential scale down from the 15' number provided in the luminaire schedule.
    v. Is the proposed signage illuminated? If so, please include appropriate lighting detail.
c. Any site lighting shall be located on the appropriate plan sheets. Please confirm that all proposed building lighting in now called out on the architectural sheets.

4. The site plan shall demonstrate compliance with Section 177-27 Drainage water. More specifically, the review comments provided by the Engineering Division in their 12/19/18 memorandum shall be addressed.

5. The plan shall demonstrate compliance with Section 177-33 Signage. More specifically the following items should be addressed or clarified:

    a. Please provide the dimensional details for each proposed sign along with any proposed methods of illumination.

6. The site plan shall demonstrate compliance with Section 177-34 Screening and Landscaping. More specifically the following items should be addressed or clarified:

    a. The quantity values for each type of planting shown in the Planting List on Sheet LV101 were not provided. Please update the chart.
    b. Were any additional screening / plantings consider between the brook and Ringgold (similar to that approved under the previous plan).

7. A comprehensive construction staging and management plan was not provided. The response comments indicate this was provided on sheet CE101 and CE102. However, the information provide lacks sufficient details and should include at a minimum, construction entrances to the site, construction trailer locations, construction vehicle parking locations and a project phasing plan.

8. Bicycle parking and storage locations were identified within the proposed parking garage but details for the rack type were not. Please provide the associated detail for each location. Additional, bicycle parking should be considered for visitors outside of the garage areas.

9. Please provide a written update on the status of the neighborhood outreach efforts. This should be provided in advance of the TPZ/IWW meeting.

10. Additional architectural information is required, more specifically the following items should be addressed:

    a. Mechanical information was provided with the architectural plans, however, details for the type of HVAC equipment were not.
    b. Provide details for the following architectural features:
        i. Pool House in the courtyard and the surround pool area (the later may need to be detailed on the site plans).

11. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:

    a. Please provide a graphical plan summarizing the current proposal versus the previous approved plan. This will help to show areas of change or difference between the two projects, especially with respect to the wetlands.
    b. The revised plans indicate 0.2 acres of wetlands creation. Please identify this area on the plan and describe how the wetlands will be created.
    c. Please identify all areas of proposed stream stabilization and more thoroughly document the proposed "Coir Log and Live Stake" method for stabilization.
    d. If comment 13 below is considered, the Wetlands Report should be updated and should more directly discuss Feasible and Prudent Alternatives.

12. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the required application for development in the Special Flood Hazard Area Section 177-8 F was not submitted along with the IWW or SDD application. The information provided on sheet CG101 is insufficient to determine compliance with this section. At a minimum, please provide the following:

    a. Please provide a graphical plan that depicts all areas of proposed "fill" and proposed "cuts" within the Special Flood Hazard Area.
    b. Please provide a statement and backup calculations/reports that address the requirements of Sections 177-8 E. (1)(h) Compensatory Storage and (i) Equal Conveyance.

13. Please consider pulling back the discharge point for the westernmost Stormtech underground detention system. Properly redesigned, this should avoid any direct wetlands impact to this area.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,

Todd Dumais
Town Planner

C: Mark McGovern, Director of Community Services
Duane Martin, Town Engineer
Gina Varano, Assistant Corporation Counsel
Subject File

Shared SDDParkRoad27_SDD145-R1-13_PlanningComments_RevisedPlans_Dec13

DEPARTMENT OF
COMMUNITY SERVICES

November 21, 2018

Alter & Pearson, LLC
Robin Pearson, Esq.
701 Hebron Avenue, P.O. Box 1530
Glastonbury, CT 06033

Subject: 27 Park Road (1 Park Road) & 14 Ringgold Street
Lex-Laz West Hartford, LLC
Special Development District Application #145-R1-18;
IWW Regulated Activity #1090

Dear Attorney Pearson:

The Planning Division received the above-referenced applications, submitted by Lex-Laz West Hartford, LLC and received by the Town Council on November 13, 2018 and by the Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, on November 8, 2018. In my review, I evaluated the following submitted correspondence and plans;

- Transmittal letter titled, *Application of Lex-Laz West Hartford, LLC, to Amend Special Development District #145 to Redevelop the Site at 27 Park Road and 14 Ringgold Street to construct a New Building and Renovate Portions of the Existing Structures to Accommodate 294 Apartments and 36 Residential Units for the Sisters of Saint Joseph* from Robin Pearson, 9 pages, dated 11/2/18;

- Transmittal Letter, *Permit to Conduct Regulated Activities Associated with Amendment to SDD #145 for a 294 Unit Multifamily Development within a New Building and Portions of the Existing Building, 27 Park Road and 14 Ringgold Street, West Hartford* from Robin Pearson, dated 10/26/18;

- *Stormwater Management Report, One Park Sisters of St. Joseph, 27 Park Road, West Hartford*, prepared by Langan CT, Inc. dated October 2018;

- *Traffic Impact Statement One Park Road Residential Development,* prepared by Mark G. Vertucci, PE, PTOE, dated 11/2/18;

- *Preliminary Community Neighborhood Outreach Report, Sister's of St. Joseph – Lexington Partners, LLC 27 Park Road* from Chuck Coursey, dated November 1, 2018;

- *Wetland Evolution Report, One Park Sisters of St. Joseph, 27 Park Road & 14 Ringgold Street, West Hartford*, prepared by Dean Gustafson, Professional Soil Scientist, dated 10/26/18; and

TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
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- Plan set titled – *One Park Road, 27 Park Road & 14 Ringgold Street, West Hartford, Connecticut, Wetlands and SSD Application* prepared by Langan, CR3, LLP and Amenta Emma Architects, 33 Sheets, all dated 10/26/18

for conformance with the current West Hartford Zoning Ordinance and Inland Wetlands and Watercourses Regulations and have the following comments for consideration. Please note that the comments are generally divided as follows: SDD #1-14, and IWWRA 15-20:

1. The plan shall demonstrate compliance with Section 177-6 E Standards for Multifamily Districts. More specifically the following items should be addressed or clarified:

    a. Include analysis demonstrating compliance with maximum building height. Reference is made to building height in the Zoning Standards Table on Sheets LL100. However, this information is not properly depicted on the architectural plans. Average finished grade shall be calculated and established and building heights depicted accordingly on Sheets A-201-203.

2. A trash and recycling management statement and/or plan should be provided. The plan should include details on the proposed trash enclosures and the types and sizes of dumpsters.

3. The previous approval contemplated splitting approximately 56,648 s.f. of land (an area, more or less, encompassing the existing cemetery) from the existing 27 Park Road parcel. If this is still the plan for that land, staff notes that the submission of a separate Lot Split Application in accordance with Section 177-42B is required.

4. The site plan shall demonstrate compliance with Section 177-25 Shielding of outdoor lighting. More specifically the following items should be addressed or clarified:
    a. Please provide a photometric plan for any exterior or site lighting. Details for all site lighting, including parking lot lighting should be provide. Fixtures shall be "Dark Skies" compliant, with any source of illumination being shielded from view from adjacent properties.
    b. Any site lighting shall be located on the appropriate plan sheets. Building lighting on the appropriate architectural sheets.

5. The site plan shall demonstrate compliance with Section 177-27 Drainage water. More specifically, the review comments provided by the Engineering Division in their 11/13/18 memorandum shall be addressed.

6. The site plan shall demonstrate compliance with Section 177-32 Parking. More specifically the following items should be addressed or clarified:

    a. Parking stall dimensions and drive aisle widths should be properly labeled on the garage plan. If compact spaces are proposed for within the garage, please labeled accordingly.
    b. Please identify and dimension the 3.5 proposed parking loading spaces.

c. Are there any proposed parking lot traffic control arms for the main entrances to / from Park and Prospect?
d. How are parking spaces allocated among units? Are any spaces provide for dedicated visitor parking?

7. The plan shall demonstrate compliance with Section 177-33 Signage. More specifically the following items should be addressed or clarified:

   a. What, if any, signage is proposed for the buildings and/or ground locations. Please identify locations on the site plans and architectural plans and provide appropriate details, including size, material types and proposed methods of illumination.

8. The site plan shall demonstrate compliance with Section 177-34 Screening and Landscaping. More specifically the following items should be addressed or clarified:

   b. Please provide quantity values for each type of planting shown in the Planting List on Sheet LV101.

9. Due to the size of the proposed building and associated parking improvements, a comprehensive construction staging and management plan should be provided and shall include at a minimum, construction entrances to the site, construction trailer locations, construction vehicle parking locations and a project phasing plan

10. Please clearly label all retaining walls and perimeter parking area fencing / guard rails. Provide details for such features.

11. There are several large rectangles around the perimeter of the new building that are not labeled. Please provide labels and details for these features.

12. What, if any, bicycle storage/parking amenities are proposed with this development? At a minimum, bicycle parking and storage locations should be provided and identified on the appropriate design plan.

13. Please provide an update on the status of the neighborhood outreach efforts.

14. Additional architectural information is required, more specifically the following items should be addressed:
    a. Provide an exterior finish material schedule which specifies all of the materials called out on Sheets A201-A203
    b. No mechanical information was provided with the architectural plans. Please provide information on the type and location of proposed HVAC equipment on both the site and architectural plans.
    c. Provide details for the following architectural features:
        i. Metal(?) decorative garage screening
        ii. Unit balcony railing/fencing
        iii. Pool House in the courtyard and the surround pool area (the later may need to be detailed on the site plans
        iv. Windows and Doors

v. Any proposed exterior building lighting.

d. Please provide proposed floor plans for the upper levels of the chapel.

15. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:

    a. More clearly depict and label the delineated wetlands boundary on all sheets.
    b. More clearly depict and label the 150' upland review area boundary on all sheets.
    c. More clearly depict and label the FEMA Special Flood Hazard Area Zone A on all sheets.
    d. More clearly depict and label any areas of direct wetlands impact on all sheets.
    e. Please label and more clearly depict the limits of disturbance on all sheets.
    f. A colorized version (different line colors or readable/ differentiated line types) of sheet LL100 may be best suited to graphically depict the above requested items.
    g. Please provide a chart on sheet LL100 that summarizes the total square footage/acreage of the following:
        i. Existing wetlands area in s.f. and proposed work in s.f. in these areas.
        ii. Existing watercourse areas in s.f. or liner length and proposed work in s.f. in these areas.
        iii. Existing and proposed 150' upland review area in s.f. and proposed work in s.f. in these areas.
    h. Please provide both a graphical plan and a chart summarizing the current proposal versus the previous approved plan, with respect to all of the above noted items. This will help to show areas of change or difference between the two projects, especially with respect to the wetlands.

16. Legends are absent on many of the civil sheets. In particular, it would be helpful to include on the S&E control sheet CE101

17. The Erosion and Sediment Control plan provided on sheet CE501 shall be updated to reflect the specifics of this project, location, site details and schedule (i.e. it was pulled from a different project and may not be relevant to the unique specifics of this site and plan). As a reminder, please make sure this plan is consistent with the requirements of 177-63 B.

18. The rectangular object at the SW corner of the parking areas is not labeled or detailed. Please provide details. If it is a structure, or other finished outdoor amenity area, it should be, at a minimum, relocated outside of the wetlands and moved as far out of the floodplain as possible.

19. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the required application for development in the Special Flood Hazard Area Section 177-8 F was not submitted along with the IWW or SDD application.

20. Were alternate discharge locations considered for the westernmost Stormtech underground detention system? If not feasible, additional consideration to altering the orientation/geometry of the discharge riprap pool to at a minimum, be relocated outside of the wetlands. Ideally, this feature should be redesigned to avoid any direct grading or construction impact to the wetlands area.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Wednesday, November 28th.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,

Todd Dumais
Town Planner

C: Mark McGovern, Director of Community Services
Duane Martin, Town Engineer
Gina Varano, Assistant Corporation Counsel
Subject File

Shared/SDDparkRoad27_SDD145_PlanningComments_Nov18

DESIGN REVIEW ADVISORY COMMITTEE
TOWN OF WEST HARTFORD

December 24, 2018

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 27 Park Road and Ringgold Street (a.k.a 1 Park Road)
SDD #145-R1-18

Dear Councilors:

At its meeting held on Thursday, December 20, 2018, the West Hartford Design Review Advisory Committee gave consideration to the following item:

> **27 Park Road and 14 Ringgold Street-** Application on behalf of LEX-LAZ West Hartford, LLC, to amend Special Development District #145 to redevelop the site at 27 Park Rd and 14 Ringgold Street to construct a new building and renovate portions of the existing buildings, along with associated parking, site amenities, grading, drainage, and landscape improvements to accommodate 294 new apartments and maintain the existing 36 residential units for the Sisters of Saint Joseph.

After a review of the application and its related exhibits and after consideration of staff technical comments, the Design Review Advisory Committee acted by **unanimous vote** to **RECOMMEND APPROVAL** of the subject application finding it consistent with our Committee's seven performance criteria.

In particular, the DRAC notes the following:

1. The relationship of the proposed building to the site and adjoining neighborhood is appropriate. The new building and its mass better respect the historic character of the existing building and site. A prime example of this is the treatment of the existing chapel. The decision to allow the chapel to remain an exposed architectural feature at this prominent corner is a significant improvement over the prior plan.

2. The careful choice of building materials, colors and articulation in the façade both reduce the scale of the new building and pay homage to the existing historic building and should be commended.

3. The proposed landscaping is of high quality and quantity. Of particular note is the choice to preserve and enhance the large swath of open space and existing trees along the southerly portion of the site and the Ringgold Street frontage. These elements help to appropriately transition the site into the adjacent commercial and residential neighborhoods.

4. The proposed trash maintenance plan is particularly well thought-out and incorporates soundly sited, landscaped, and screened trash enclosures.

The DRAC members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity to review and comment on this proposal.

Sincerely,

Todd Dumais
DRAC Secretary

C: Matthew Hart, Town Manager
Mark McGovern, Director of Community Development
Patrick Alair, Corporation Counsel
Subject File
Essie Labrot, Town Clerk
Gina Varano, Assistant Corporation Counsel
Jeffrey Gebrian, DRAC Chairman

U:\sd DRAC 2018 DRACLetters TC Letter_ParkRoad&RinggoldSt_SDD_145-R1-18

Forwarded on 11.15.18 to:
R. Pearson
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Thursday, November 15, 2018 8:47 AM
To: Catherine Dorau
Cc: Brittany Bermingham; Todd Dumais; Aimee Krauss
Subject: 27 Park Rd./14 Ringgold St., SDD #145-R1-18, (One Park Road), Comments

Cathy,

We have reviewed the plans entitled "One Park Road", including the Application and accompanying documents and have no issues with the current proposal.

It is our understanding that water and sewage disposal for the project will be provided by the Metropolitan District.

As we have stated in previous correspondence, the proposed storm water management design should be such as not to pose any detrimental impacts to the surrounding environment.

Bob Proctor, RS
Environmental Health Coordinator
West Hartford – Bloomfield Health District
11-15-18

TOWN COUNCIL

November 15, 2018

Attorney Robin Messier Pearson
Alter & Pearson, LLC
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

Dear Attorney Pearson:

The Town Council at its meeting held on November 13, 2018 set for public hearing on January 8, 2019 at 6:45 p.m. in the Legislative Chamber and referred to Town Plan and Zoning, Design Review Advisory Committee, and the Capital Region Council of Governments the following Application on behalf of LEX-LAZ West Hartford, LLC, to amend Special Development District #145 to redevelop the site at 27 Park and 14 Ringgold Street to construct a new building and renovate portions of the existing buildings, along with associated parking, site amenities, grading, drainage, and landscape improvements to accommodate 294 new apartments and maintain the existing 36 residential units for the Sisters of Saint Joseph.

Essie S. Labrot

Essie S. Labrot
Town Clerk/Council Clerk

cc: Matthew W. Hart, Town Manager
Pat Alair, Corporation Counsel
Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Kevin Ahern, Chair, Town Plan & Zoning Commission
Jeff Gebrian, Chair, Design Review Advisory Committee
Lynne Pike DiSanto, Capitol Region Council of Governments

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TOWN OF WEST HARTFORD

MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: DJM
Duane J. Martin, P.E., Town Engineer
Julie A. Viera, P.E., Civil Engineer II

RE: One Park, 27 Park Road

DATE: November 13, 2018

The Engineering Division reviewed the One Park plan set (Dated October 26, 2018) and Storm Management Report (Dated October 2018) and offer the following comments:

General Comments

1. Provide drainage easements connecting from the proposed fence gates on Park Road and Prospect Avenue to the drainage areas for access to the culverts.

2. Is there a Geotech Report?

3. Include general notes including construction notes, utility notes, sedimentation and erosion control notes, etc.

4. Provide a Demolition Plan.

5. Provide courtyard grading and drainage plans.

6. Please provide backup calculations regarding compensatory storage due to disturbance in the floodplain.

7. Demonstrate intersection sight distances from the full access driveways on Park Road and Prospect Avenue.

ONE PARK PLAN SET

Sheet LL200-LL203

8. Provide callouts. For ex: curb, pavement, walks, walls, lights, markings, signs, etc. and details.

9. Provide traffic signage and signage details for all driveways and internal intersections. Consider traffic signage for the westerlymost drive aisle heading towards the west Park Road driveway. Also, consider traffic signage to control traffic entering and exiting the parking lot near the Prospect Avenue driveway. This intersection could clog traffic flow causing traffic to back up into Prospect Avenue.

10. Is the traffic flow around the circle in the east driveway one way? Signage should be considered to identify the traffic flow.

11. Provide sidewalk ramps at all internal pedestrian crossing locations.

Sheet LV100 and LV200-LV203

12. Show underground utilities.

Sheet CS002

13. On Note #9, should Form 816 be changed to Form 817?

Sheet CG101

14. Yard drain #114 TF is greater contours.

15. Is HDPE going to be used under and or thru building foundation?

16. Show pipe direction on invert callouts. Some have it but not all.

17. Show spot grades on accessible spaces, top of stairs, bottom of stairs, at entrances/exits, critical points in parking lot, etc.

18. What is the area east of the trench drain and west of the courtyard?

19. What is the dashed area just off the south west corner of the parking area?

20. What happens to contours 51-57 on the west side of the parking lot?

21. Label all contours. Mostly on the southern parking lot.

22. Grading and drainage for courtyard areas are not included in the plan set.

23. What is the disposition of the existing drainage?

24. Please call out all walls with top and bottom of wall. Also wall on west side of parking area does not match LL sheets.

25. Are the dumpster locations on the southwest and southeast curbed? Please provide spot elevations.

26. What is the triangle shape near the transformer pad?

27. Label contours along southern face of building.

28. Just south of western dumpster location there are several lines, please clarify.

29. On the east side of the property, near the sidewalk, it doesn't appear that the 51 contour ties into the existing 51 contour?

30. On detention system 201, remove the manifold connection on the downstream end of the isolator row.

31. Are weirs provided in the inlet manholes of the isolator rows to direct the first inch into the isolator row? Provide details.

32. Include on the plans the inspection and maintenance requirements for the underground detention system.

33. Are the proposed flared ends concrete?

34. Show door locations on the plan.

35. The catch basin at the Prospect Avenue driveway should be changed to a Type "CL" top. Consider converting this top to a manhole and adding a Type "C" catch basin north of the Prospect Avenue driveway. This will minimize the vehicle wheel impacts on the abrupt change between the catch basin top and the driveway apron.

36. All sidewalks should continue through the proposed driveways. Consider sloping the sidewalk down to meet the driveway aprons to avoid a steep driveway apron. This will improve vehicular access to the site given the narrow "snow shelf".

Sheet CG501 thru CG503

37. Include details of the underground detention systems and infiltrator row.

38. What is the maintenance for the outlet control structures? A 2" orifice is easily blocked/clogged.

TOWN OF WEST HARTFORD

Sheet CE101

39. Will the construction be phased?

40. How will the storm water be handled during construction?

Sheet CE501

41. Review notes, there is a reference to the hotel and years that have already passed.

42. The notes mention sediment traps. Will they be used? Please provide details and sizing calculations.

Sheet A101

43. Dimension the parking spaces, aisles and hatched areas.

44. Are the two spaces at the very end to the west useable?

45. How do the parking areas under the building drain?

STORM MANAGEMENT REPORT

46. Review pipe outlet slope on Pond Report to match with the plans.

47. Review the tops of frames, pipe lengths and inverts on the Storm Water Collection System versus the plan. Several do not match.

48. Provide tail water elevation on storm water systems using the appropriate year storm maximum elevation from the appropriate underground detention system.

49. Provide one foot of freeboard in storm water drainage system.

50. Manhole #104 doesn't appear to be included in the storm drainage calculations.

51. In the calculations for the storm drainage system with structure numbers on the 100's, is line 16 needed?

52. Courtyards with no overland flow relief should be designed for the 100-year storm.

TOWN OF WEST HARTFORD

53. The total area from the storm sewer systems 3.37ac and 4.53ac does not correspond with the areas in hydrographs 1 at 3.09ac and hydrograph 2 at 4.98ac. Please review.

54. On DACB, the areas of CCB-203, CCB-206 and YD-215 do not match with the areas on the rational 'C' Runoff Coefficient & Area Calculations in Appendix C.

TRAFFIC IMPACT STATEMENT

55. Upon review of the crash history at the intersection of Park Road at Prospect Avenue, left and right turn lanes should be added to the Park Road at Prospect Avenue intersection to address the crash pattern that will be exacerbated by this redevelopment's additional site traffic at this intersection. Previous evaluation of this lane arrangement modification produced an exclusive left turn lane, through lane, and exclusive right turn lane for both Prospect Avenue approaches and the eastbound Park Road approach.

56. Consider relocation of the bus stop and bus shelter that is currently located on the southwest corner of Park Road at Prospect Avenue. One possible solution is to relocate the bus stop to the southeast corner of this intersection. This will allow the modification of the eastbound lane arrangement on Park Road at Prospect Avenue. Currently, there is only one receiving lane on Park Street in Hartford. Eastbound Park Road motorists form two through lanes heading into the single lane on Park Street in Hartford. Modifying the lane arrangement to an exclusive left turn lane, through lane, and exclusive right turn lane will correct this lane drop, but can only be accomplished by relocating the bus stop. Relocation of this bus stop will also clean up the appearance of the corner to this property.

Town of West Hartford, 50 South Main Street, West Hartford, CT 06107
www.west-hartford.org

Todd Dumais

From: Todd Dumais
Sent: Friday, November 09, 2018 4:27 PM
To: 'Robin Pearson'
Cc: Meghan Hope; Catherine Dorau
Subject: RE: [EXTERNAL SENDER] RE: DRAC Meeting Availability - 27 Park Road

Robin,

Unfortunately, I will not have complete "formal" comments ready for by the end of the day. The plans are much less complete than I originally thought. That being , said I want to provide you with what comments are ready. Most focus on the wetlands but some on the SDD and they are provided below for your review.

IWW Comments
To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:

1. More clearly depict and label the proposed delineated wetlands boundary on all sheets.
2. More clearly depict and label the 150' upland review area boundary on all sheets.
3. More clearly depict and label the FEMA Special Flood Hazard Area Zone A on all sheets.
4. More clearly depict and label any areas of direct wetlands impact
5. Please label and more clearly depict the limits of disturbance on all sheets.
6. A colorized version (different line colors or better differentiated line types) of sheet LL100 may be best suited to graphically depict the above requested items.
7. Please provide a chart on sheet LL100 that summarizes the total square footage/acreage of the following:
    - Existing wetlands area in s.f. and prosed work in s.f. in these areas
    - Existing watercourse areas in s.f. or liner length and proposed work in s.f. in these areas
    - Existing and proposed 150' upland review area in s.f. and proposed work in s.f. in these areas.
8. Please provide both a graphical plan and a chart summarizing the current proposal versus the previous approved plan, with respect to all of the above noted items. This will help to show areas of change or difference between the two projects, especially with respect to eh wetlands.
9. Legends are absent on many of the civil sheets. In particular, it would be helpful to include on the S&E control sheet CE101
10. The Erosion and Sediment Control plan provided on sheet CE501 shall be updated to reflect the specifics of this project, location, site details and schedule (i.e. it was pulled from a different project and may not be relevant to the unique specifics of this site and plan). As a reminder, please make sure this plan is consistent with the requirements of 177-63 B.
11. The rectangular object at the SW corner of the parking areas is not labeled or detailed. Please provide details. It a structure, or other finished outdoor amenity area, it should be, at a minimum, relocated outside of the wetlands and moved as far out of the floodplain as possible.
12. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the required application for development in the Special Flood Hazard Area Section 177-8 F was not submitted along with the IWW or SDD application.

SDD / General Comments

1. Please provide quantity value for each type of planting shown in the Planting List on Sheet LV101.

Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504

From: Robin Pearson [mailto:rpearson@alterpearson.com]
Sent: Friday, November 09, 2018 12:56 PM
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Cc: Meghan Hope <mhope@alterpearson.com>
Subject: [EXTERNAL SENDER] RE: DRAC Meeting Availability - 27 Park Road

Todd:

We are confirmed for **DRAC at 4:30 on 11-29-18**. At a minimum, Marty, Marc Maura and Henry Withers will be there. Langan needs to confirm but I expect either Nate or Brian will be able to attend, and they did not need to participate extensively in the informal review in any event. So please schedule us.

P.S. Will you have comments for us today?

Regards,
Robin

ALTER & PEARSON, LLC
ATTORNEYS AT LAW

Robin Messier Pearson
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From: Todd Dumais [mailto:Todd.Dumais@WestHartfordCT.gov]
Sent: Friday, November 09, 2018 11:36 AM
To: 'Robin Pearson'
Subject: DRAC Meeting Availability - 27 Park Road

Robin,
Can you check on your team's availability for a formal DRAC meeting for 27 Park Road on Thursday, November 29th at 4:30?
Thanks,

Todd Dumais