

6 August 2015

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

RECEIVED

AUG 07 2015

TOWN COUNCIL OFFICE
West Hartford, CT

RE: Proposed Amendment to Special Development District #11 for Proposed Façade, Landscape and Signage Improvements at Prospect Plaza, 18-54 Kane Street, West Hartford, Connecticut

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of Prospect Plaza Improvements, LLC ("Prospect Plaza") the owner of the property known as 18-54 Kane Street, West Hartford, Connecticut ("Property"). The Property is zoned "BG" General Business within a "SDD" Special Design Development Overlay District. The Property contains three existing buildings: a 67,781 s.f., one story masonry building ("Building 1"), a 5,464 s.f. one story brick building (Building 2") and a 71,548 s.f. one story masonry building ("Building 3"). A legal description of the property is included on Sheet 1 of 2 of the drawing prepared by American National, which is incorporated as part of this application.

With this application Prospect Plaza proposes:

Façade improvements to Buildings 1 & 2, Which will include replacement of existing column enclosures construction of new column enclosures and tower elements, painting of the existing cmu, refinishing of existing E.I.F.S., modifications and construction of sign bands, removal and replacement of existing tenant signs re facing of planters near building 1 and repair of disturbed or damaged sidewalks.

A proposed Pylon Sign which has been designed to aesthetically work in concert with the renovated façades. The proposed sign shall have (10) 4'-6"x1'x6" double sided internally illuminated sign boxes and , resurfacing and striping the parking lot, and modification to the landscaping. The attached drawings illustrate the proposed work.

Landscaping improvements which are basically refreshing and replacement of existing landscaping in areas which have been damaged or are in need of replacement.

Mill, Pave, & Restrip Parking lot. The existing lot has detreated over the years and is in need of resurfacing in the areas indicated on the drawings as part of this work

catch basins will be raised, some damaged curbs shall be replaced and a new ADA compliant sidewalk ramp will be added to building2.

A neighborhood outreach letter with illustrations describing the work has been sent the abutters and we have provided them with contact information to call us to review any questions or concerns. A copy of the outreach letter is included in the submission package.

We have emailed Christopher Hansen of West Hartford / Bloomfield Health District requesting a "statement of the Director of Health as to the adequacy of any proposed sewage disposal system" as is required by Section 177-44 (2) (e) of you regulations a copy of this email is included in the submission package.

I believe that the this letter and its attachments will provide you with a complete understanding of the proposed work. Please do not hesitate to contact me if there are any questions.

Respectfully,

Craig C. Chasse', AIA
Associated Architects, LLC
of Central Connecticut

Attachments:

- (3) sets of 24"X36" drawings (see drawing list below)
- (20) sets of 11"X17" drawings (see drawing list below)
- (1) Neighborhood outreach letter
- (1) Email to West Hartford / Bloomfield Health District
- (1) Agent Authorization Letter
- (1) Check for Application Fee
- (1) Copy of Certificate of Mailing

Drawing List:

- A0.1 Bulding 1 Rendering (Associated Architects)
- D1.1 (Building 1) Existing Colonnade Plan and Elevations (Associated Architects)
- D1.2 (building 2) Existing Plan and Elevations (Associated Architects)
- A1.1 (Building 1) Proposed Colonnade Plan and Elevations (Associated Architects)
- A1.2 (Building 2) Proposed Plan and Elevations (Associated Architects)
- A1.3 Proposed Ground Sign plan and Elevations (Associated Architects)
- A2.1 Proposed Column Elevations (Associated Architects)
- 1 of 2 Site Notes (American National)
- 2 of 2 Site Plan with improvements noted (American National)
- Landscaping Plan (Landscape Solutions of Connecticut, Inc.)
- C1.1 Paving Site Plan and Specifications (DLC Management Corp.)

Craig Chasse

From: Craig Chasse
Sent: Wednesday, August 05, 2015 10:20 AM
To: 'christopher.hansen@westhartfordct.gov'
Cc: 'stevh@westhartfordct.gov'; Todd Dumais (Todd.Dumais@WestHartfordCT.gov); ptandy@dlcgmt.com
Subject: Prospect Plaza 18 - 54 Kane Street West Hartford, CT

Christopher Hensen,

This email is to inform you that we are submitting an application to the West Hartford Town Council for Façade Improvements to the existing main plaza and existing 4,564 s.f. pad building, Refreshing Landscaping, Resurfacing the parking lot, and the addition of a new pylon sign at the Prospect Plaza located at 18 – 54 Kane Street, West Hartford, CT and ask you to issue a statement of adequacy.

The proposed work is general maintenance and cosmetic (face lifting the plaza) with no additional building floor area or changes that would impact the sewage disposal system any differently than it is today.

Since the property is located in the Special development district we will need a statement of the Director of Health as to the adequacy of any proposed sewage disposal system as is required by section 177-44 (2) (e) of the regulations.

Please let me know if you need any additional information or have any concerns.

Sincerely,

Craig C. Chasse', AIA, LEED AP
Associated Architects, P.C.
37 Northwest Drive, Plainville, CT 06062
p: 860.747.2801 f: 860.747.2814
e: craig@associatedarchitects.com

PRIVILEGED AND CONFIDENTIAL: This communication, including attachments, is for the exclusive use of addressee and may contain proprietary, confidential and/or privileged information. All attached drawings, specifications, etc. are property of the architect and which have been prepared specifically for a specific client at a specific site and shall not be used for any other purpose than they were initially intended without prior written consent of the Architect.

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August 6, 2015

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

Re: Prospect Plaza Shopping Center
Prospect Street & Kane Street West Hartford, CT 06101
Letter of Authorization

To Whom it May Concern:

Please allow this letter to serve as authorization for Craig C. Chasse', of Associated Architects, P.C. to act on behalf of Prospect Plaza Improvements, LLC, owners of the Prospect Plaza Shopping Center with regard to our recent submittal to the Town.

Should you have any questions or require any additional information regarding this matter, please do not hesitate to contact my office.

Thank you.

Regards,

A handwritten signature in black ink that reads "Patrick J. Tandy". The signature is written in a cursive style with a large, stylized initial "P".

Patrick J. Tandy
Senior Vice President – Construction
DLC Management Corp.
A/A/F Prospect Plaza Improvements, LLC

Cc: File





August 7, 2015

Dear Neighbors,

This letter is to inform you that Prospect Plaza Improvements, LLC located at 18 – 54 Kane Street, has submitted an application to the Town of West Hartford for approval to make improvements to our property. We are proposing to renovate the existing sign bands and column enclosures on the existing 67,781 square foot plaza and the 5,464 square foot pad building, The addition of a ground sign to be located in an existing island located adjacent to the west side of Kane Street curb cut, Modifications to the existing landscaping and resurfacing of the existing parking lot The enclosed page shows a rendering of the plaza along with elevations of the pad building, ground sign and the proposed landscape plan.

We welcome you to contact us or our architect directly with any questions you may have about the project.

Contact Information:

Owner:

Glenn Wilson
DLC Management Inc.
580 White Plains Road
Tarrytown, NY 10591
914.304.5686
Gwilson@DLCMGMT.com

Architect:

Craig C. Chasse', AIA
Associated Architects, LLC
of Central Connecticut
37 Northwest Drive
Plainville, CT 06062
860.747.2801
Craig@associatedarchitects.com

Sincerely,

Prospect Plaza Improvements, LLC

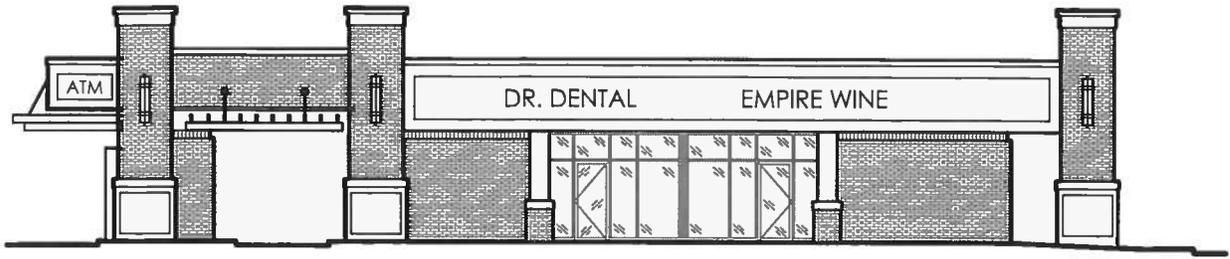
DLC MANAGEMENT CORP. 914.631.3131 T
CORPORATE OFFICE 914.631.6533 F
580 WHITE PLAINS ROAD 866.DLC.MGMT
TARRYTOWN, NY 10591 WWW.DLCMGMT.COM



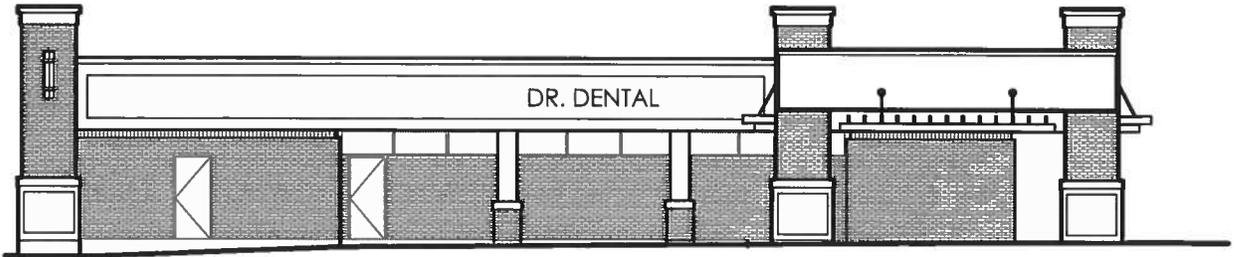


Rendering of Proposed South Facade

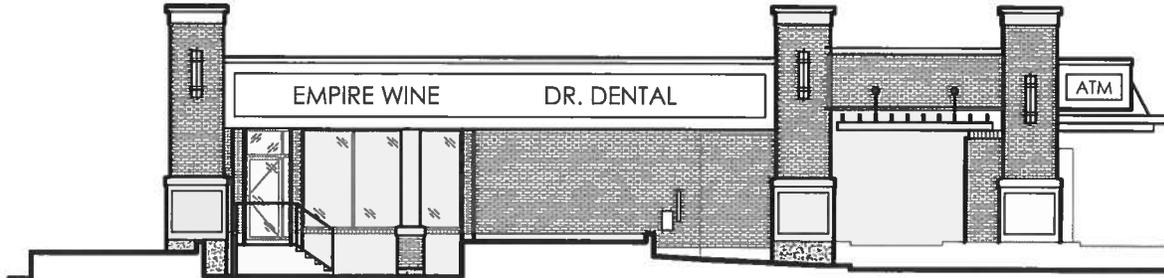
Proposed Facade Improvements
67,781 s.f. Plaza Building
PROSPECT PLAZA
18-54 Kane Street
West Hartford, CT



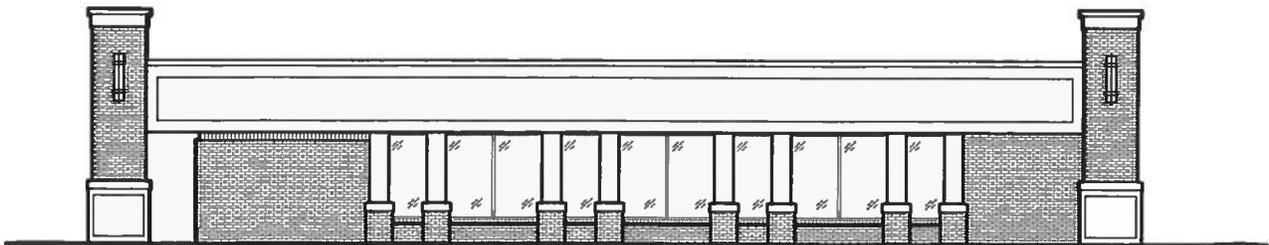
Proposed North Elevation



Proposed East Elevation

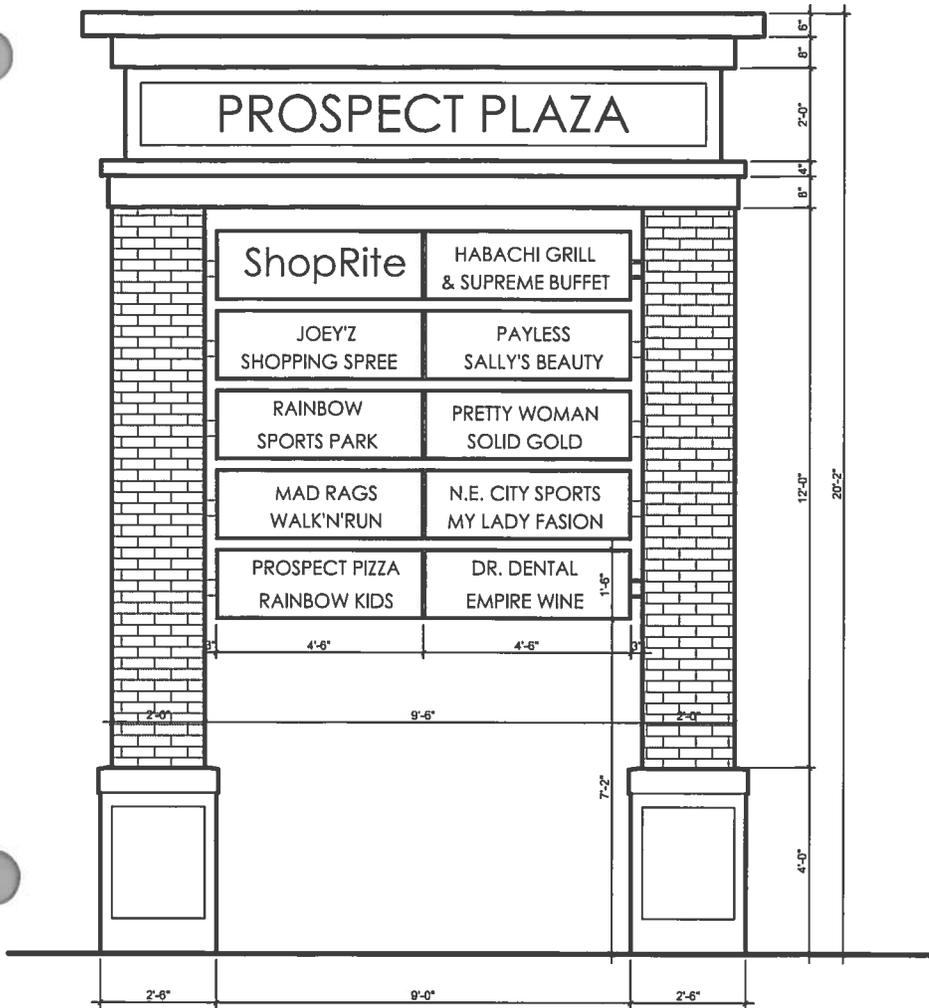


Proposed South Elevation

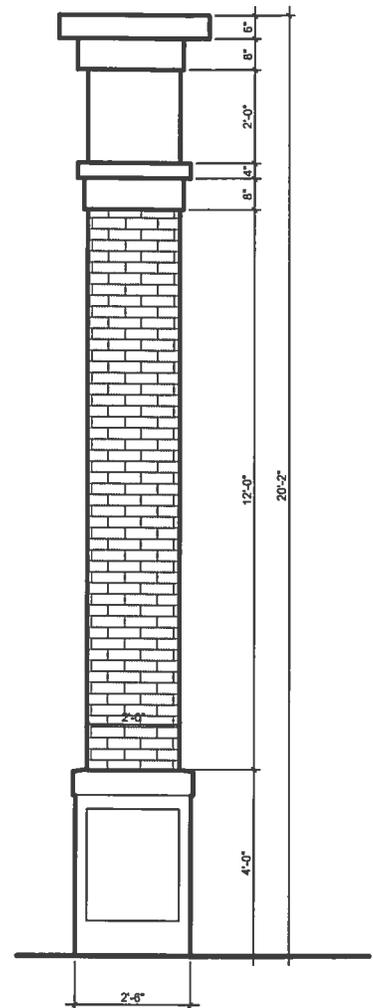


Proposed West Elevation

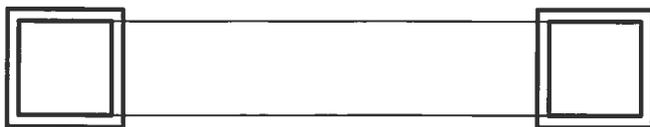
Proposed Facade Improvements
4,564 s.f. Pad Building
PROSPECT PLAZA
18-54 Kane Street
West Hartford, CT



Proposed East & West Elevations



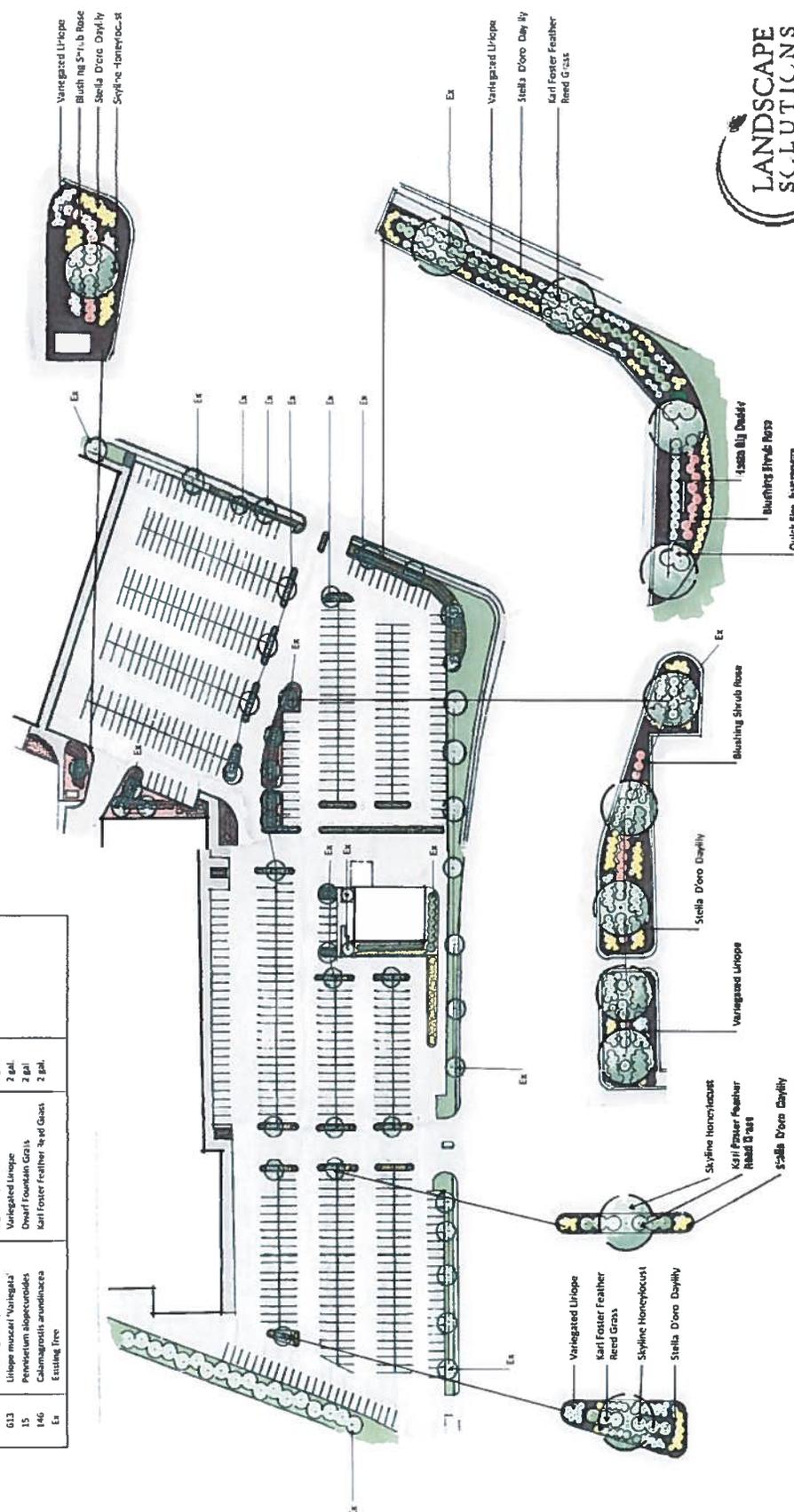
Proposed North & South Elevations



Proposed Plan

Proposed Ground Sign
 PROSPECT PLAZA
 18-54 Kane Street
 West Hartford, CT

PLANT SCHEDULE			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
6	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2.0 - 2.5 cal
12	<i>Hydrangea paniculata</i> 'Quick Fire'	Quick Fire Hydrangea	5 gal.
12	<i>Comptosia adansoni</i> 'Compacta'	Dwarf Forsythia Bush	3 gal.
150	<i>Reichardia racemosa</i>	Blazing Star	3 gal.
1000	<i>Reichardia racemosa</i>	Blazing Star	3 gal.
20	<i>Stella D'Oro Daylily</i>	Stella D'Oro Daylily	2 gal.
20	<i>Hebe 'Big Daddy'</i>	Big Daddy Hebe	2 gal.
013	<i>Ulmus muscari</i> 'Variegata'	Variegated Ulmope	2 gal.
15	<i>Penstemon alpestris</i>	Dwarf Fountain Grass	2 gal.
146	<i>Calluna vulgaris</i>	Karl Foster Feather	3/4 of Gall.
Ex	Existing Tree		



PROSPECT PLAZA

Proposed Landscape Improvements
 PROSPECT PLAZA
 18-54 Kane Street
 West Hartford, CT