

In The Matter Of:
TOWN OF WEST HARTFORD
TOWN COUNCIL PUBLIC HEARING

Legislative Chambers
January 08, 2019

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TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

January 8, 2019, 6:57 p.m.,

Legislative Chambers

Re: 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. (20151)

1 A p p e a r a n c e s :

2

3 C o u n c i l M e m b e r s :

4 M A Y O R S H A R I C A N T O R

5 D E P U T Y M A Y O R B E T H K E R R I G A N

6 C H R I S B A R N E S

7 L E O N D A V I D O F F

8 D A L L A S D O D G E

9 M A R Y F A Y

10 L I A M S W E E N E Y

11 B E N W E N O G R A D

12 C H R I S W I L L I A M S

13

14 M A T T W . H A R T

15 T o w n M a n a g e r

16

17 P A T R I C K A L A I R , E S Q .

18 C o r p o r a t i o n C o u n s e l

19

20 E S S I E S . L A B R O T

21 T o w n C l e r k

22

23

24

25

1 A p p e a r a n c e s (Cont'd.):

2 For LEX-LAZ West Hartford, LLC:

3 ALTER PEARSON, LLC:

4 701 Hebron Avenue

5 P.O. Box 1530

6 Glastonbury, Connecticut 06033

7 BY: ROBIN MESSIER PEARSON, ESQ.

8 MEGHAN A. HOPE, ESQ.

9

10 Lexington Partners, LLC:

11 MARTIN KENNY

12 Coursey & Company:

13 CHUCK COURSEY

14 Amenta Emma Architects:

15 ANTHONY AMENTA

16 MARC MOURA

17 CR3, LLP:

18 HENRY WITHERS

19 CYNTHIA REYNOLDS

20 Langan Engineering & Environmental

21 Services, Inc:

22 NATHAN KIRSCHNER

23 BRIAN PHILLIPS

24 Fuss & O'Neill:

25 MARK VERTUCCI

1 PRESIDENT CANTOR: I'd like to call the
2 6:45 public hearing to order. This is an
3 application on behalf of LEX-LAZ West Hartford,
4 LLC, to amend Special Development District #145 to
5 redevelop the site at 27 Park and 14 Ringgold
6 Street to construct a new building and renovate
7 portions of the existing buildings, along with
8 associated parking, site amenities, grading,
9 drainage, and landscape improvements to
10 accommodate 294 new apartments and maintain the
11 existing 36 residential units for the Sisters of
12 Saint Joseph.

13 Roll call, Ms. Labrot.

14 MS. LABROT: Mr. Barnes.

15 COUNCILOR BARNES: Present.

16 MS. LABROT: Ms. Cantor.

17 PRESIDENT CANTOR: Here.

18 MS. LABROT: Mr. Davidoff.

19 COUNCILOR DAVIDOFF: Here.

20 MS. LABROT: Mr. Dodge.

21 COUNCILOR DODGE: Here.

22 MS. LABROT: Ms. Fay.

23 COUNCILOR FAY: Here.

24 MS. LABROT: Ms. Kerrigan.

25 COUNCILOR KERRIGAN: Here.

1 MS. LABROT: Mr. Sweeney.

2 COUNCILOR SWEENEY: Here.

3 MS. LABROT: Mr. Wenograd.

4 COUNCILOR WENOGRAD: Here.

5 MS. LABROT: And Mr. Williams.

6 COUNCILOR WILLIAMS: Here.

7 PRESIDENT CANTOR: We'll start with a
8 presentation from the applicant. Attorney
9 Pearson.

10 MS. PEARSON: Good evening, Madam
11 Mayor, members of the town council, members of the
12 audience. It's my pleasure to be here this
13 evening on behalf of the applicant LEX-LAZ West
14 Hartford, LLC. My name, for the record, is Robin
15 Pearson. I'm an attorney with the law firm of
16 Alter & Pearson in Glastonbury, Connecticut.

17 We have brought down our screen. We
18 are doing our presentation via PowerPoint so that
19 everybody in the audience can have a chance to see
20 exactly what the Council is looking at as we make
21 our presentation. We do have the ability to
22 PowerPoint on this side, and I'm not sure if we
23 have a PowerPoint on the other side, but we will
24 try and point things out to you as they may be
25 helpful.

1 For the town council most of you, but
2 not all of you, sat on the application for this
3 particular location, 27 Park Road and 14 Ringgold
4 Street, for a special development district and
5 zone change that was approved back in January of
6 2016. Actually, it was January 12, 2016. It was
7 three years ago. Three of you did not, so we'll
8 spend a little bit of time this evening bringing
9 you forward to help you understand the differences
10 between this proposal and the one that was
11 approved back then.

12 But just to refresh you and to give you
13 a quick overview, the application back in 2016,
14 actually submitted in 2015 and approved in the
15 early part of 2016, requested a change of zone for
16 the site which is 27 Park Road and 14 Ringgold,
17 from the single-family zoning that existed for the
18 convent property to an RM-MS zone which is your
19 highest multi-family zone in town which
20 incorporates a higher density multi-family use.
21 And then an overlay of a special development
22 district which is your special zoning design
23 district to control exactly the uses and the
24 appearance and the buildout and the design of the
25 site. That was approved. It was validated, which

1 means the Mylars were filed on the land records,
2 and the application therefore constitutes now, as
3 recorded, the zoning for that property. It's
4 governed by the existing special development
5 district overlay.

6 The property is bounded by Park Road to
7 the north, Ringgold to the west, and Prospect
8 Avenue to the east. As you're aware, it is the
9 very unique historic property owned by the Sisters
10 of Saint Joseph of Chambery. It is their convent.
11 It is what is also termed as the Mother House. It
12 consists of -- and we'll go through all this in
13 much more detail -- beautiful existing structures
14 and a chapel.

15 This new development we are calling One
16 Park. I just note for the record that while we're
17 proceeding and all our plans say One Park, it's
18 very possible that the name, should the
19 application be approved and this application
20 built, could change. That doesn't affect anything
21 that's approved because, for instance, when you
22 look at signage, which will say One Park, anything
23 that we would do, should the signage package get
24 approved, would have to fit into the design and
25 the criteria of that signage. It would only be

1 the text that would change.

2 I've already provided you with a sign
3 affidavit for the record, so the signs were
4 appropriately posted. And before we get into our
5 individual speakers, I'd just like to go through
6 some of the overall changes that you will be
7 thinking about as you consider this application.

8 Again, this was approved three years
9 ago. It did not go forward. And frankly, it
10 turned out to simply be too expensive to build and
11 too difficult to finance. So while it was
12 something that when you approved it you all said
13 this is wonderful and very attractive, it just
14 didn't work. It couldn't happen. It didn't
15 happen.

16 So that was also when lending rates
17 were a lot lower than they are now. It was also
18 when construction materials were much less
19 expensive than they are now. And there's
20 certainly a great deal of uncertainty, if you
21 will, as to where construction costs are going to
22 go in the immediate future. But this proposal
23 that you are looking at now has been carefully
24 costed out. At the same time that it has been
25 sensitively and creatively redesigned to work with

1 SHPO, which is an acronym for the State Historic
2 Preservation Office, our state office of
3 preservation, to deliver an even more attractive
4 and really very desirable apartment addition to
5 this historic site.

6 So the development now leaves a smaller
7 environmental imprint than the last one did. The
8 biggest changes are that the building is smaller
9 by over 30,000 square feet. The height has been
10 reduced from seven stories to five stories. That
11 change is about a 23-foot change in the building
12 height. The horizontal length has been reduced by
13 49 feet. And the total number of units have been
14 reduced from 346 to 330. It's a reduction of 16
15 units. And if you will recall, the prior
16 application proposed 310 new apartment units, and
17 also included the interior renovation of the
18 existing convent space, or a portion of it, to be
19 able to accommodate 36 units for the sisters. And
20 actually that renovation work has already gone
21 forward. It was able to do so under other
22 permitting. So the breakdown for this particular
23 proposal now is 294 new units and the sisters' 36
24 units. So again, it's a total of 330. There are
25 also 68 fewer parking spaces than were approved in

1 the last application.

2 So we'll go through all of this in much
3 more detail through the presentation. This is how
4 we would like to proceed this evening. Marty
5 Kenny is going to come up first. Marty is the
6 principal in the Lexington Partners Group and in
7 the applicant LLC. He has a great deal of
8 experience with multi-family housing, and he will
9 tell you a bit about that. He will tell you why
10 he was and remains, of course, still interested in
11 this site. He's also going to talk to you a
12 little bit about the obstacles to construction
13 that were presented with the prior design that was
14 approved. He's going to discuss with you the
15 process that he went through carefully working
16 this out with the sisters before they were willing
17 to have him as the new developer for the site and
18 talk about the time it took to go through all of
19 the permitting design work that we had to do both
20 with SHPO, with town staff, and DRAC.

21 He'll be followed by Chuck Coursey of
22 Coursey and Company who handled our outreach. He
23 is going to do something a little bit different
24 from what he normally does. He's quickly going to
25 go through some photos that bring you in touch

1 with the historic with photographs of the site
2 over the years. And I think it's interesting.
3 And he used that as a presentation in his outreach
4 efforts, particularly to the groups that he worked
5 with. I think it's fair to say the impression is
6 that both Hartford and certainly area businesses
7 in West Hartford are looking forward to finally
8 having multi-family at this particular site, and I
9 think he would say that outreach to date for this
10 smaller proposal has been positive.

11 Then we're going to turn it over to our
12 architects, Amenta Emma, with whom you are
13 familiar. Tony Amenta and Marc Moura are the key
14 players who have worked on that, and they are
15 going to go through the details of the
16 application, in particular, the changes from the
17 Arcadia proposal, architectural approach,
18 particularly with regard to historical
19 preservation, and talk about some of the
20 interesting features of the site.

21 Henry Withers from CR3 is our landscape
22 architect. He presented the application to you to
23 go through the site information with the last
24 application, and he will just show you what the
25 changes are and remind you about some of the

1 aspects that stay the same. And the planting has
2 been improved over the prior proposal, so he'll go
3 through that briefly for you.

4 Stormwater management, we're not going
5 to spend a lot on it, but there were some
6 questions at the inland wetland agency. Nate
7 Kirschner from Langan Engineering is going to go
8 through the description of the underground storage
9 system which is replacing what Arcadia proposed
10 which was aboveground detention. He will talk
11 about water quality treatment, and something we
12 understand has been a concern, he'll talk about
13 the management of construction access to the site
14 through the construction process.

15 And then Mark Vertucci from Fuss &
16 O'Neill will talk about the traffic improvements
17 that are being made offsite. Suffice it to say,
18 you have all that information in your materials.
19 He won't spend a lot of time on it, but he will go
20 through so you can see what is being done. And
21 you should know, of course, that the engineering
22 department has reviewed those materials and are
23 very satisfied with the ultimate outcome of that.

24 And then at that point I'll just make
25 some summary findings, and we will be available to

1 answer any questions that you or members of the
2 public have. And hope you enjoy the show. We put
3 a lot of effort into putting the slide
4 presentation together. And I'd just like to call
5 out some of the people that also worked on that.
6 You can see the various entities at the bottom.
7 But with regard to Langan, Brian Phillips is here.
8 He was an engineer who also worked a lot on it.
9 We've talked about Amenta Emma. Chuck is his own
10 man basically. Alter & Pearson, I would just like
11 to mention Meghan Hope who is an associate in our
12 office. She's a very fine land use attorney, and
13 she has worked very hard on putting these
14 materials together. And with Henry Withers,
15 Cynthia Reynolds from CR3 who is also here
16 tonight, worked a lot on the landscaping, and can
17 answer any questions that you might have that
18 Henry doesn't remember. So with all of that, I'd
19 like to turn it over to Marty.

20 MR. KENNY: Good evening. I look at
21 all those logos on the screen there facing the
22 audience, and it looks like the outfield wall at
23 Dunkin Donuts Stadium. So it takes a village to
24 bring a project forward like this. So we really
25 appreciate the opportunity. This is the first

1 time that I've ever proposed a project here in
2 West Hartford, and I'm really excited about it.
3 I'm really excited about working with the
4 professionals in this town.

5 My name is Marty Kenny. I'm the
6 principal of Lexington Partners, LLC based in
7 Hartford for the last 33 years, Hartford people,
8 Hartford developers with a keen focus on
9 multi-family residential.

10 I wanted to just sort of show you some
11 of the projects that we've worked on so that you
12 get a good flavor for what we do. I would like to
13 also add that Alan Lazowski of LAZ Investments,
14 LLC is a part of my partnership. Alan and I have
15 been partners together on a variety of real estate
16 ventures for about the last 15 years. We've been
17 friends close to 30 years.

18 I just wanted to give you -- we
19 couldn't show you all the projects, but wanted to
20 show you some of the projects that really kind of
21 tie to the project with the Sisters of Saint
22 Joseph property. Trumbull on the Park was one of
23 the earlier projects that I developed. It was one
24 of the six pillars programs -- it might have been
25 8 pillars, I forget now -- but it was a downtown

1 Hartford high rise. It's 100 apartment units
2 overlooking Bushnell Park, and we have a total of
3 100 units, 88 on Trumbull Street, and we have
4 another 12 on Lewis Street. You see the
5 conditions on Lewis Street of the structure up top
6 and what we renovated. Those buildings were circa
7 1830. The sisters' first building was 1890. So
8 that gives you a sense of that and, you know, I'm
9 very proud that this project is one of several
10 that have put feet on the street in downtown
11 Hartford, restaurants, outdoor cafe, biking, you
12 see people with dogs walking around the park.
13 People will remember back in 2005 you didn't
14 simply see that. It's a change. And I think it's
15 something that we can do right on the Park Road
16 district to further enhance what you've already
17 got going.

18 This is a project we did in 2008. It's
19 called Addison Mill. The conditions that you saw
20 in the previous picture, these were actually
21 worse, water damage throughout the property, a
22 building that was sagging and falling into a
23 brook. It had environmental issues. It was a
24 former knitting factory. They made long underwear
25 at this property during the civil war, and we

1 utilized a lot of the pictures of those very fancy
2 models in beards modeling those long johns. So
3 it's been a very successful project, and that was
4 completed in 2009. But again, a lot of the
5 elements that we did here are similar to what
6 we'll be undertaking with the sisters' building at
7 One Park.

8 This is a project we recently completed
9 in Glastonbury, Connecticut. It's called The
10 Tannery, and it was a tannery circa 1850. A
11 gentleman by the name of Henry Roser came over
12 from Germany and had a very large leather tannery
13 shop going on. The property as a result of the
14 use was off the grid for literally 40 or 50 years
15 in the Town of Glastonbury where the building up
16 front was used for an aeronautics building, and
17 the rest of it was contaminated. We cleaned up
18 the soil with the assistance of the State of
19 Connecticut DECD and brought that property back.

20 Today it's 250 apartments. It has
21 about 9,000 square feet of amenities which will be
22 very similar to what we do. You see fitness
23 centers. We have a salt water swimming pool. We
24 have pet spas for the pets. It's all about pets
25 you'll hear. You cannot have a successful

1 apartment property if you don't cater to pets, and
2 we do that with a vengeance. I think in
3 Glastonbury at The Tannery we have 44 pets and
4 counting, almost more than the cars we have. We
5 also have a wonderful restaurant that opened this
6 summer called The Beamhouse, a great operator over
7 in Glastonbury named Bill Driggs. It's a wild
8 success.

9 And it's really created a sense of
10 community where you cannot only live, but you can
11 hang out with friends. We have a clubhouse that
12 used to be an industrial building. And it's about
13 socialization, it's about pets, it's about having
14 events together. So if you're not really into
15 that, you might not like our communities. You see
16 walking trails. We have community bikes, which
17 I'll show you next.

18 Package concierge stations is something
19 we talked about last night. With everything
20 that's going on with buying online now, you have
21 to be super sophisticated to handle the amount of
22 packaging that comes through, and so we have these
23 systems where you can get on your telephone, you
24 get a text from the leasing office, you go to the
25 package concierge station, punch in a four digit

1 code, and the door opens up with your package.

2 It's a necessity now.

3 Fortunately for us, we have a lot of
4 great shops on the Park Road district, so
5 hopefully people can get out and walk and frequent
6 those facilities as well. But that's the way
7 modern living in the apartments are going right
8 now.

9 This is The Beamhouse that I mentioned,
10 which is a beautiful space that's right on the
11 corner of the building fronting New London
12 Turnpike.

13 This just gives you a sense of the
14 community bikes. We're very bike friendly in our
15 communities, as we are pet friendly. Windsor
16 Station, which is a project we developed in 2017,
17 was opened right across from the Windsor Train
18 Station and adjacent to Loomis Chaffee. And it's
19 a highly successful property. It's a walkable
20 property. We actually have a lot of people that
21 have moved in over the last year that are working
22 at the casino up in Springfield in addition to
23 other pursuits up in Springfield including the
24 medical. So this has been an interesting project.

25 Alan and I bought the project late last

1 year called Saybrook Station which is down in Old
2 Saybrook right at the base of the train station.
3 It's a beautiful brand new community with 186
4 apartments and all the same amenities we talked
5 about.

6 So this gives you a sense, you know,
7 with The Tannery because it's similar in size. It
8 sort of shows you the demographic here. And if
9 you look at -- starting with the essentially
10 people 50 years and younger occupy almost 89
11 percent of this space, and the remaining space is
12 all the way up to 80 years old. But that's really
13 the sweet spot. And when you look at the original
14 proposal for One Park, it was more concentrated in
15 two-bedroom units. There were 158 of those.
16 There's now 33 in our project. So we have
17 intentionally, because we have looked at the
18 demographic very closely, and we feel the people
19 that want to live at the gateway to West Hartford
20 near Parkville and also the Park Road District are
21 a younger demographic, and our housing mix
22 demonstrates that, and that in turn makes the
23 units more affordable because they're smaller
24 units with larger amenities.

25 Just to give you a sense of the

1 demographic as well, you know, average household
2 size three children, 48 pets -- excuse me, I
3 thought it was 43. We must have gotten five. You
4 see 47 percent of the residents moved from an
5 apartment or millennials, 38 percent of residents
6 that moved from a house are empty nesters. We've
7 seen a lot of this in Glastonbury. I expect to
8 see a reasonable amount of it here in West
9 Hartford as well. We're going to have four
10 three-bedroom units that are ideal for empty
11 nesters or divorced couples, which is a reality in
12 our business.

13 I want you to look at the car ratio
14 here. We have 246 cars registered for the 241
15 units that are leased in our community. That
16 ratio is 1.02. You know, most suburban
17 communities in the past have been looking for two
18 parking spaces per apartment unit. The reality
19 is, and particularly where there's mass transit
20 access here in West Hartford by Park Road, that
21 demand is less and less. The only problem that we
22 have is the bankers haven't caught up to the rest
23 of the world. So they're looking to see a certain
24 number of parking spaces that are above and beyond
25 what we're actually using in practice.

1 So I just wanted to briefly touch on
2 why we like this property. And first of all, we
3 like it because we love the sisters. They have
4 been just a delight to work with. It's just
5 awesome and overwhelming for someone like me to
6 see the dedication, the service, that they have
7 both to their own community, to the West Hartford
8 community, and to this property, which they love
9 dearly. So it's been a lot of fun for us to work
10 with the sisters to bring this project around.

11 Secondly, we think the Park Road
12 business district is the hidden gem of West
13 Hartford. We think it's Brooklyn cool. And it's
14 catching on, and we just think it's going to be
15 that much better when we have people that are
16 renters by choice living at this key intersection.
17 And we also are excited about what's going on
18 across the line in Hartford. You know, the entire
19 Parkville area right up to across the street has
20 been declared an opportunity zone. So to me if
21 you look at where to invest in Hartford, that's
22 one of the prime locations. So it's a really
23 exciting dynamic. And, you know, with what's
24 going on at UConn West Hartford with the new
25 structure, the demographic is perfect for what

1 we're trying to do here. That's why we like it.

2 What did we run into? You know, one of
3 the things -- and it's really easy to do when
4 somebody spends a lot money to get something
5 approved like this, you know, and then you have
6 the chance as a second in to sort of look at what
7 you can do better and can't. We had to make a lot
8 of changes, you know, the building was too tall,
9 two stories of structured parking, which you can't
10 possibly support financially. It was a precast
11 concrete structure which is so expensive. We
12 modified it so that we're going to have a steel
13 podium structure with four stories of wood.
14 Covered parking we went from 201 covered spaces
15 down to 60 something.

16 So we've had a -- you know, and I
17 mentioned to you the unit mix. Instead of 158
18 two-bedrooms, we're down to 33, and the remainder
19 of those are smaller studios and one-bedroom
20 units. So a lot had to be put into place just to
21 make this viable. And it's a sensitive model, to
22 be quite frank with you, particularly when you
23 consider we're restoring a historic building, and
24 to bring it back to its former self, that's an
25 extremely costly venture.

1 There are some isolated environmental
2 issues that you have to contend with. You know,
3 the stained glass that's so beautiful, actually,
4 wasn't in the best condition, so that's something
5 that needs to be fixed. So there's a variety of
6 things that make this project challenging, which I
7 love.

8 So I think that's it. I think that's
9 all I've got. I'm going to turn it over to Chuck
10 to talk about outreach. Thank you very much.

11 PRESIDENT CANTOR: Thank you.

12 MR. COURSEY: Thank you, Marty. Thank
13 you, Robin, for that great introduction, all the
14 hype. My name is Chuck Coursey. I live at 21
15 Walbridge Road. And I was contracted by Lexington
16 Partners to do the neighborhood outreach for this
17 project.

18 As Robin said, I'm kind of a history
19 nerd. I think that we're all very lucky to live
20 in such a beautiful, wonderful town that has such
21 a rich history. And just as Marty did in talking
22 about some of his past projects, I wanted to talk
23 a little bit about the history of this particular
24 site and the Sisters of Saint Joseph of Chambery
25 and their involvement.

1 This is a picture of Jane Sedgwick and
2 no relation, as far as we know, right, sisters to
3 the Sedgwick family of --

4 A VOICE: She is.

5 MR. COURSEY: Oh, she is? Okay. I
6 better check on that. But the reason why I didn't
7 think she was is she wasn't from West Hartford.
8 She was from Lee, Massachusetts. And if I can
9 read from some literature that the sisters were
10 kind enough to loan to me: Jane Sedgwick of
11 Stockbridge, Mass. was a convert to Catholicism.
12 She desired to establish a Catholic school in Lee,
13 Mass. Since there weren't enough sisters in the
14 United States to aid in the running of the school,
15 Jane eventually went to Rome to appeal to Pope Leo
16 the VIII to send help.

17 In 1885, five sisters of Saint Joseph
18 of Chambery arrived in Lee to open the school.
19 Eventually over time the school made its way
20 southeast through Litchfield County to where they
21 finally settled here at the spot that we're
22 talking about.

23 The first building that they built,
24 this is the original house that was built on Park
25 Road. You're looking at this from Warren Terrace,

1 the street just to the east -- or to the west of
2 Prospect, and that was built in 1898. In 1913,
3 the Provincial House was added on the left. You
4 can see the original house on the right, and the
5 Provincial House was added just to the east of the
6 original house. You'll notice looking at that,
7 that that Provincial House is still there today.
8 It's incorporated in the existing building which
9 you can see right here.

10 After those two, the sisters built a
11 cottage for sisters, which was to the right of the
12 original house. That's a little bit closer to the
13 car wash and the Dunkin Donuts.

14 And then finally during the -- not
15 finally, but during the depression the original
16 house and the cottage was replaced with the
17 existing Provincial House that was built during
18 the depression. That's the structure that we
19 admire today on Park Road.

20 And then finally in the early sixties
21 the chapel which in the new proposal will be a
22 gathering place. It will be an amenity area, sort
23 of the front room for the project which will
24 remain and be more highlighted.

25 We've already gone through and Marty

1 has already talked a little bit about the basic
2 aspects of the project. I'll just leave that up
3 for you for a second just to refamiliarize
4 yourself. We have questions about that. In
5 looking at the rents, one thing I did notice about
6 these rents, and there are smaller units in terms
7 of less two-bedrooms and three-bedrooms, and that,
8 again, the target market is young professionals.
9 We've got the amenities, including the private pet
10 recreation area. And you can see the project cost
11 is approximately 65 million generating that
12 900,000 of taxes annually.

13 Oh, my map was taken out. Okay. Well,
14 fortunately I have my notes. I'll talk a little
15 bit about outreach, the outreach area. Your
16 suggestion to developers that come into town who
17 want to develop is that outreach should be
18 conducted with those property owners within 250
19 feet of the parcel. We did our outreach to --
20 went out 500 feet from the property. So that
21 included to the west Gillette, Crescent, Fairview,
22 Ringgold to the north, Warren Terrace, South
23 Hyland, and to Prospect and to the east we also
24 reached out to our friends and neighbors in
25 Hartford. So in total there were 110 neighboring

1 residents, businesses, and property owners.

2 Other groups, we also met with some
3 third-party groups. We met with the Park Road
4 Business Association, the Playhouse on Park, the
5 Chamber of Commerce, Design Review in West
6 Hartford. We also met with the West Hartford
7 Historic District Commission. Although they don't
8 have jurisdiction over this project, they're
9 really a body that oversees building in our town's
10 historic districts that are designated. We had a
11 very nice meeting with them which they
12 appreciated. Marty and I went and met with
13 Hartford Parkville Neighborhood Revitalization
14 Zone, and also met with Scott Franklin who
15 represents Bike West Hartford and also is a
16 transitioning member, just going off the board, of
17 the West Hartford Bike Alliance.

18 Robin had mentioned the Connecticut
19 State Historic Preservation Office, SHPO. Marty
20 and his team have also been meeting with them.
21 One of the reasons why the last project did not go
22 forward, Robin had indicated that the financing
23 was difficult. That project had contemplated
24 receiving about \$8 million of historic tax credits
25 from the State of Connecticut. And although the

1 project, the Arcadia project received the approval
2 from design and review and from this body, when
3 the project was brought to SHPO after this body
4 approved it, they were not as supportive of the
5 design as the town was. There was a long process
6 of trying to make some changes even though any
7 changes that they would have made would have had
8 to come back here. In the end it just wasn't
9 financially viable.

10 To Marty's credit, what he has been
11 doing is he has been going on parallel paths. So
12 instead of waiting until this body, if it does
13 choose to approve this project, then going to
14 SHPO, he has been meeting with SHPO over the last
15 months and has been getting positive feedback from
16 them. So again, on the parallel paths, so
17 hopefully that would not end up with the same
18 result from the last application.

19 So, some of the questions and potential
20 concerns of impacts that I received in talking to
21 neighbors. And I'm going to go through these. We
22 have people much smarter than I in their general
23 fields that can talk specifically to some of them,
24 but I will -- each of them will be addressed
25 tonight, but I will hit on a few of these.

1 Town services, there was a concern
2 about impact on schools and on emergency services.
3 As Marty has indicated and you have seen in other
4 projects, there is not a high school population in
5 these projects. It's really not marketed, it's
6 not as attractive to the families with children.
7 And visits by public safety are not out of the
8 ordinary. Again, that's something that we have --
9 you've seen from other projects.

10 There's a generator currently onsite,
11 and this was a concern that I heard from a couple
12 of people on Ringgold and Crescent and Gillette.
13 There's a generator there that has been there for
14 a while, and its purpose is in case the property
15 loses power -- there is the need for medical
16 equipment at the sisters' home -- that needs to be
17 able to keep running. So they have a generator
18 there. Folks had indicated that when it was
19 being -- indicated to me that when it was being
20 tested on Saturday mornings it was very loud.
21 That generator is now tested not on Saturday
22 mornings, it's being tested during the week, but
23 regardless, Marty and his team are going to look
24 at moving it and also making sure that there is
25 sound buffering because obviously he does not want

1 to negatively impact his neighbors in the
2 neighborhood, and certainly doesn't want to
3 negatively impact his residents there. So that
4 will be something that will be addressed.

5 There was a concern about where the
6 private pet recreation area is going to be
7 located. We'll have that identified on a
8 subsequent map. But that is going to be adjacent
9 to the buildings just off the parking lot in the
10 southwest corner of the property, and it will be
11 fenced in. It's not a huge area. I would
12 probably liken it, maybe, to roughly the size of
13 this room that will be fenced in. But it's not a
14 gathering place, it's not a comfortable place for
15 people to go and read a book. It's a good place
16 for people to just let their dog run.

17 Lighting. Neighbors want to make sure
18 that the lighting is not going to be intrusive
19 onto their property. We'll have our folks talk
20 about that. The lighting will stay on the
21 property.

22 Water, sewer, stormwater management,
23 that was many things that we talked about last
24 night, wanted to make sure that there was no
25 negative impact to the wetlands. And again, our

1 professionals will talk about that later.

2 The historic preservation we talked
3 about, the height and density. This is two
4 stories less, and it's smaller.

5 Preservation of the open space. It's
6 got to be said that one of the things when the
7 sisters put this project out to solicit proposals
8 initially, they had four criteria: One, they
9 wanted to preserve the cemetery, the forest, the
10 open space that they have around it. They wanted
11 to make sure that whatever happened here would be
12 a good neighbor to the Park Road neighborhood.
13 They wanted to make sure that they had a home as
14 long as they wanted at the property, and that the
15 architecture was going to be preserved. So open
16 space, like historic preservation, addresses in
17 response to all of those.

18 Our friend Bill Jordan at SWI Glass on
19 Prospect Avenue, it wasn't as much a concern, it
20 was more to alert us that there are deliveries to
21 Big Y that sometimes back into the back loading
22 dock there, but other than that, he was very
23 excited about the activity that's going on.

24 Traffic in Ringgold Street access and
25 also throwing construction traffic. Obviously,

1 the folks that live on the Ringgold, Crescent,
2 Gillette area are dealing with some construction
3 already in their neighborhood with construction
4 vehicles. What Marty has committed to is that no
5 construction vehicles will be allowed to use those
6 side streets. The main construction entrance is
7 actually going to be on Prospect Avenue, and it
8 will be a condition of approval, if so desired,
9 that construction vehicles will stay off Ringgold,
10 Crescent, Gillette, that area.

11 The single family, the sisters also as
12 part of the project -- but let me just back up to
13 see what we have here. You see the white house in
14 the top left-hand corner thereabouts. In the old
15 proposal, the Arcadia proposal that was approved,
16 that house was going to be removed. It's a
17 beautiful house. Right now there are no plans to
18 remove it. Since it is in an SDD, if there was
19 any changes to it, and this is, again, something
20 we talked to the neighbors about, if there was
21 going to be a change to that building, it would
22 have to go back through the SDD process. So for
23 right now that house is staying.

24 Trash recycling. Yes, a number of
25 residents, again, on the Ringgold, Gillette area,

1 the Kane Street community which backs up to
2 Kennedy Park, their trash and refuse collection
3 takes place at unfortunate times of the day,
4 usually very early on Saturday mornings, and
5 nobody would like to have that happen. So Marty
6 is working with his trash collectors that, again,
7 a condition of approval, if so sought, to limit
8 the hours when they can come and collect refuse
9 because we don't want to be an inconsiderate
10 neighbor. And also at the same time we don't want
11 that inconvenience and noise and disruption for
12 the residents of One Park Road as well.

13 That's what I have. I'd be more than
14 happy to answer any questions you might have now
15 or later on in the presentation.

16 PRESIDENT CANTOR: Any questions? I
17 think we'll keep going, and then we'll have
18 questions. Thank you, Mr. Coursey.

19 MR. COURSEY: Thank you.

20 MR. AMENTA: Good evening, Madam Mayor,
21 Leader Barnes, and members of the town council.
22 My name is Anthony Amenta. I'm the president and
23 principal of Amenta Emma Architects. I live at
24 320 North Steele Road in West Hartford.

25 MR. MOURA: Good evening. My name is

1 Marc Moura. I'm a senior associate and director
2 of design for Amenta Emma Architects.

3 MR. AMENTA: We're going to tag team
4 the architecture. I'm going to speak to the
5 comparison of the former project that was approved
6 and our project, and Marc is going to get into the
7 detail of our project and some of the materials
8 being used and the features of the project.

9 I'd also like to add, in consideration
10 of my tenure here in West Hartford, my experience
11 with West Hartford Housing Authority where I was a
12 member, I was a founding member of the Design
13 Review Advisory Committee and chairman in the
14 past, that is a real privilege to be associated
15 with this project. I was also associated with the
16 former approval SDD of Mercyknoll, which as we may
17 remember, has now gone away. So this is an
18 opportunity for us to preserve this wonderful
19 piece of history and to work with the sisters to
20 maintain their home. It's not something we get an
21 opportunity to do every day. It's also a second
22 chance project. Right? So the first chance went
23 away, and now we're on the second chance.

24 The first chance is up top. I'm just
25 going to physically describe what others have

1 verbally told you earlier. So the Arcadia
2 Crossing is a beautiful project, pretty massive,
3 seven stories. You can see the two levels of
4 parking, structured parking. This is a view from
5 the opposite corner of Prospect and Park sort of
6 where the gas station is now looking across to
7 where the chapel is -- no, I'm sorry. I'm looking
8 up Prospect from Kane Street. So this is the
9 south elevation of the property. You can see the
10 two levels of parking there and the seven stories
11 plus a pitched roof on the top. Below is our
12 architectural which has been reduced to four
13 stories above a one-story parking beneath those
14 four stories only on this facade. As we go up
15 towards Park Road, there is no parking, and there
16 is no fifth level.

17 You can see stylistically they're very
18 different. This is a result of mainly working
19 with SHPO and the historic folks. We've done this
20 type of work before. And the philosophy of the
21 federal government and the State Historic
22 Preservation group is not to mimic the existing
23 architecture, but to do something that respects it
24 but looks clearly different, and Marc is going to
25 go into some of those details in a few minutes.

1 Another comparison slide or compared
2 slide between the two, the top being Arcadia
3 Crossing again, this is the east elevation which
4 is the Prospect Road elevation. You can see the
5 massing of the two structures. Notably here not
6 only is this building, as Robin noted, almost 20
7 feet taller than our structure and two stories
8 higher, but it's also longer, much longer on the
9 Prospect Street elevation. We have pulled back
10 our building considerably, and we'll show you that
11 in some renderings, and the result of that is to
12 expose the chapel and the front lawn of the site
13 to residents and visitors.

14 So this is that view now, and you can
15 see from that same gas station corner looking
16 across, the red building that I'm pointing to is
17 the Arcadia Crossing, and it's basically level
18 with the front of the chapel. Our structure has
19 been pushed all the way down the road so that the
20 full facade, eastern facade of the chapel, the
21 front facade of that chapel, is visible.

22 Lots of stats. I don't want to review
23 all these, but I will tell you that what made this
24 reduction possible is the program of apartments
25 that Marty has allowed us to use as opposed to the

1 former developer who, as noted, had a lot of
2 two-bedroom apartments, which really don't sell
3 very well in this marketplace. Marty's success in
4 all of his other apartments, and some of the other
5 housing we're doing presently, has more of a
6 one-bedroom and studio model. And it's that
7 reduction of unit types, plus units themselves, as
8 you see here, we have 16 less units, but more
9 importantly, there are more one-bedroom units and
10 studios, has allowed us to create a building that
11 is 34,700, almost 35,000 square feet smaller than
12 the last proposal that was approved.

13 Also, as noted earlier, there's a total
14 of 68 less parking spaces which is a result of the
15 16 fewer units and the fact that the sisters are
16 getting one space per bedroom unit that they have
17 which was higher in the former application.

18 Another diagram just showing the
19 comparison of size and height. The top picture,
20 our proposal is in gray. The ghosted area here in
21 black and white is the existing building. You can
22 see the chapel here and the existing apartment
23 house, the existing convent area. By the way, the
24 sisters, just for your information, have moved
25 into this wing of the building and will remain

1 there. That is their condominium property. So
2 we'll be developing apartments here, here, this
3 will be amenity space, and of course apartments in
4 this new wing.

5 The red outline is the outline of the
6 Arcadia Crossing project in plan, so you can see
7 the decrease in size, the 35,000 square feet that
8 I talked about is obviously compounded over the
9 number of levels of the project, but actually the
10 footprint is smaller as well.

11 Likewise, this diagram shows the height
12 differential, our building in gray, Arcadia in the
13 dotted red. This is the south facade or the
14 facade that faces the Big Y or the open area, and
15 this is the east -- I'm sorry, the east here. So
16 you can see the difference, again, between the two
17 projects. So thank you very much.

18 MR. MOURA: For the record, my name is
19 Marc Moura. I'm with Amenta Architects.

20 So the design we're reviewing to you
21 guys tonight, it's a large-scale job, and there
22 were really three concepts that we focused on from
23 the very beginning to make this a very successful
24 project. The first concept was public realm, the
25 second concept was transparency, and the third

1 concept was massing. So when I go back to the
2 public realm and that concept, when I talk about
3 public realm, I talk about how this building is
4 going to activate the street level. It's now
5 going to have a lot of activity, foot traffic,
6 similar to what Marty was talking about with his
7 Trumbull on the Park project. There's going to be
8 a lot more activity that's walking to the Park
9 Road shops and the coffee shops and everything
10 that's starting to move their way into that area.

11 It's also going to see a lot of foot
12 traffic around the site in general. The previous
13 development, from what you guys saw, in all due
14 respect to the previous development, there was two
15 levels of parking garage. No one knew where the
16 front entrance to that building was. It looked
17 like a gated community or a fortress sitting on
18 this cliff and just overpowered the whole site all
19 together. So our idea with activating the public
20 road was really bringing this building down to
21 that ground level where you see there's entrances
22 into that building at that ground level. There's
23 amenity spaces at that ground level, there's
24 walking trails, there's the dog recreation park.
25 The idea is to not create so much gated community.

1 We wanted this to be part of the public. This
2 building is now going to be the new gateway into
3 West Hartford through the Park Road corridor.

4 The second concept was transparency.
5 Transparency is sort of it's a carryover from the
6 public realm. When we talk about transparency,
7 it's talking about, you know, the activity that's
8 happening within a building. You know, with a lot
9 of amenity spaces, sometimes amenity you tuck them
10 deep into the building and you don't expose them
11 as much. With this we we brought them into the
12 street, you know, that corner right here as you
13 come in the Prospect Avenue entrance is actually a
14 fitness room, a yoga room. It's got a little
15 outdoor fitness patio, but it also can be used as
16 a lounging space with sidewalks that bring you in.
17 The material comes down to a level of transparency
18 through here.

19 And then as we go further on in the
20 slides, I'll explain a little bit more, but we
21 have an extremely transparent front entry. It is
22 main front entry into the building. And this
23 front entry is dynamic in the sense of it actually
24 has views into this interior courtyard. The last
25 project had three very private courtyards that no

1 one from the outside really knew what was going on
2 in those courtyards. This entrance right here has
3 a two-story curtain wall that goes into a double
4 story lobby. There's a community table, there's
5 green walls, there's the elevators, there's the
6 marketing suites, and then it steps up a little
7 and looks into another two-story curtain wall that
8 opens you up into the courtyard by which there's a
9 fire pit, a lounge area, and then up into the
10 pool. I've got a great graphic section of that
11 that shows you that transition.

12 The third concept was massing. I was
13 telling the committee last night, and I mentioned
14 it to DRAC as well. I had practiced in Boston for
15 ten years before I joined Tony and his team. The
16 primary focus was large-scale multi-family. And
17 when you're working on these large-scale
18 multi-family projects, it's difficult when you set
19 something like this in a residential neighborhood.
20 It's different when you're downtown in Hartford or
21 if you're in the middle of Boston. Height, it's
22 fine, let's not worry about it. We're in a pretty
23 residential neighborhood you can see from the
24 rendering you're looking at two, three-story
25 houses that sprinkle throughout here. So the

1 massing to this building, you have to right size
2 these buildings, you don't want these things to
3 look like this giant spaceship that just lands.

4 And there's certain features we do to
5 control that. And I always like to go back to
6 Boston and compare it to, you know, when you're
7 walking through the back bay and you see these
8 beautiful three, four, five-story brownstones, and
9 when you look at those brownstones what about them
10 makes them so attractive. You know, it's a super
11 block. You know, you're going a good block.
12 They're all about five stories tall. But what
13 makes the character in this and the features to
14 them so successful? And some of them is what
15 happens with the cornice line, what happens with
16 the parapets, what happens with the rhythm of
17 windows. Some of them have stairwells that go up
18 to them. Some of them have these bays that
19 relieve themselves from the facade.

20 So what you can see here is we have
21 these elements right here which I have a whole
22 pallet of materials that I'll get into a little
23 bit later, but we've relieved these, which will be
24 clad in copper metal. It's what I like to refer
25 to as the bays, similar to like what you see with

1 brownstones. And the successful thing that
2 happened within these bays is that there's about
3 30 or 40 percent of the units that have balconies.
4 And at Amenta Emma we tend to have a hard time
5 hanging a bunch of balconies off of buildings that
6 look like just a bunch of ledges that people
7 aren't going to use. So these bays that pop out
8 actually become the balconies, a private balcony
9 for the units. It allows someone to actually
10 enjoy that space versus going out there and
11 feeling like you're in a fish bowl because you're
12 hanging on this little ledge that's hanging off
13 the side of the building. So it really helps not
14 junk up the elevation which is we'll try to talk
15 about a little bit more. You can see how the
16 cornice line changes. Some of the parapets come
17 up, some of the cornices are flush. When you get
18 up to the fourth level, it actually steps back a
19 little bit, and that's something you see common in
20 a lot of multi-family housing, and that definitely
21 helps break down the scale.

22 So this slide right here, I think this
23 is a great graphic to show you. This is your new
24 gateway into the Park Road district of West
25 Hartford. What we've done is we've right sized

1 the building so that our building you will not be
2 able to see from Park Road. It is behind the
3 sisters' building. It sets low enough. You're
4 not going to see any roof lines, or anything like
5 that, that are peaking up over in this area like
6 the previous scheme. We've pushed our building
7 back, and we've exposed this chapel. This chapel
8 we thought was very important. Right now there's
9 a bunch of overgrown pines that are diseased.
10 We're going to remove those. We're going to
11 replant this corner and basically exposing this
12 building back to the community that has sort of
13 been hidden from overgrown greenery throughout the
14 years.

15 Here's our elevation schemes. And I
16 think as I kind of get into the elevations here,
17 what I want to talk about the most -- I thought
18 Marty was coming back to talk to me. I thought
19 maybe I did something or said something I wasn't
20 supposed to.

21 (Laughter.)

22 MR. MOURA: So, you know, what was
23 important for us in determining the materials to
24 this project and, you know, of course, costs for a
25 building like this, you know, from this, the east

1 to the west, we're looking at 655 feet. I mean,
2 that's literally the Washington Monument tower
3 tipped on its side. That's an extremely long
4 facade. So, being able to break up materials to
5 break down that dimension is extremely important.

6 The existing common, it's all brick.
7 One thing that we heard from SHPO and some of our
8 previous presenters had talked about is that,
9 look, we don't want you to mimic the building, you
10 know, we don't want to see an attempt at
11 recreating the convent. That just doesn't work in
12 our eyes anymore. There's no reason to do that.
13 Just take certain elements. There's many
14 elements, you know, study the elevation of the
15 existing building. What is it about that
16 elevation that you like, and what do you think
17 people can look at the two buildings and compare
18 the two.

19 So we may not be matching the red brick
20 that's on the existing building now. And to be
21 quite frank, matching brick isn't the easiest
22 thing. The brick that's up there now has been
23 weathered, the sun has hit it, the mortar has
24 slowly washed -- I mean, we're not repointing it,
25 but, you know, mortar ages over time. So all of a

1 sudden to reclad it with the same brick and use a
2 new mortar, it just doesn't look right, it really
3 doesn't. So we're using brick, we're using the
4 same color brick, but there's two different
5 finishes on the brick. And where we're using the
6 brick is kind of the more important elevations to
7 the building.

8 So if I go back just to this slide, the
9 corner is brick, this bay is brick, the front
10 entry is brick, this is brick. The corner that
11 wraps around, this is the one elevation, west
12 elevation, that you'll see coming down Park Road
13 that will have brick wrapped around the corner,
14 and then on the corner that we're looking at,
15 Prospect Ave. and Park Road, that will be brick.
16 And then the in-between zones where you see here,
17 this white, it will be a cementitious masonry
18 product, and then these bays will be a horizontal
19 reveal metal panel. And then at the upper floor
20 we changed it to have it's the same metal panel,
21 but instead of it having a deep reveal, it's more
22 of just like a slat panel so you get a nice shadow
23 line that happens within these bays here, and it
24 really breaks it down to a residential scale.

25 Another thing, another element of

1 looking at brownstones in cities is that there's
2 perfect symmetry to them. And when you look at
3 the windows, it just seems to work. So that was
4 one thing that we wanted to focus on for Marty.
5 And one was for price; two, it's just kind of an
6 aesthetic at Amenta Emma that we've been really
7 focusing on a lot, and that is every window in
8 this building is the same size. They're 5' 4" by
9 8' tall. And that makes ordering the windows a
10 little bit easier because you're ordering one
11 window 400 times, and it creates a very nice
12 rhythmic punched opening read.

13 Now, where there's balconies, you go
14 from that 5' 4" to a 3' panel with a 2' 4" side
15 light. So it's very repetitious all the way
16 around the building. You're not going to see a
17 bunch of mixed head heights. You're not going to
18 see what we refer to in the field these days of
19 staggered windows, which is kind of a cheap
20 attempt to make something look contemporary.
21 We're really about making the proportions correct
22 on this building. We want this building to be
23 timeless. We don't want someone to look at it in
24 20 years and regret passing this building.

25 Here's the section I was talking about

1 through the lobby space. This is where you come
2 into that two-story curtain wall. There's a
3 bridge that connects what we're calling the first
4 level. The first level connects with the existing
5 first level of the sisters' building. So we're
6 not ramping or doing anything in there. We're
7 staying within the four floors to make sure that
8 the floor heights equal the existing floor heights
9 that are in the building now.

10 So now we get into that other two-story
11 curtain wall where the green wall. Here is the
12 outdoor plaza. We're keeping the existing
13 chimney. The existing chimney is now going to be
14 a fire pit. We're actually going to carve into
15 it, and it will be used as a fire pit.

16 The pool house is staying. We're
17 gutting it and turning it into locker rooms and a
18 small little gathering space and then the pool.
19 So there's this really nice strong transparent
20 connection from the ground plane up into the
21 courtyard, and from in here you'll start to be
22 able to see the existing fabric that makes up the
23 existing convent today.

24 Here we are with the materials again.
25 So I said there's two -- it's actually really

1 three different bricks that are on the building.
2 They are all very similar in color, actually two
3 of them are the same color. The only difference
4 between the two that are the same color is one is
5 a smooth brick and one is a wire cut brick. Wire
6 cut brick allows there to be a little bit of a
7 shadow that happens so it actually appears to be a
8 little bit darker. And then the third brick is a
9 little bit darker than all of those, and that's
10 what represents that front entry piece right
11 there.

12 Here's your fitness center, a little
13 outdoor patio. That's part of it. You can see
14 the strong horizontal banding that come across.
15 You can see the cornices. You can see where we
16 have the metal panels. All the railings for the
17 balconies are going to be cable railings. This is
18 as you pull into the front entrance, you can see
19 that clear connection between the space. Some of
20 these design elements that you see here I'm going
21 to get a little bit more into as we get into the
22 SHPO slides, but there was a reason for the
23 smaller windows that are done in the storefront
24 and the reason for these eyebrows and change in
25 material here as well.

1 This is just a slide to show you the
2 materials. So here we have the slate gray smooth
3 versus the slate gray wire cut. This is the cable
4 railings that we're looking at. This is the
5 darker brick for the main entry. We have some
6 linear soffit lights so that no one feels scared
7 to walk around the buildings, so under all those
8 soffits we have a linear fixture that goes along
9 the way. Here are our bike racks, our
10 cementitious masonry product, and then this is
11 that deeper metal panel slats that have that
12 strong horizontal read. And that, again, will
13 help with the shadow of the line as well, and it
14 will change throughout the day.

15 Signage. We don't want to muck this
16 building up with a ton of signage. We've really
17 narrowed it down to three locations. There will
18 be two locations on Park Road, one at the Park
19 Road entrance, and two at the corner that was up
20 over at the corner of Park Road and Prospect Ave.
21 Those are horizontal based. Right now it's a
22 concrete pillar with a cor-ten metal steel blade
23 that intersects with it, and then these will be
24 backlit stainless steel letters. So it will be a
25 very soft glow that comes off of those.

1 And then the one sign that we have
2 coming up Prospect Ave. is a little bit more of a
3 vertical sign. Prospect Ave. we felt is a little
4 bit more commercial than Park Road over here, so
5 we felt like it would be a little better vantage
6 to have a taller sign in that area, something you
7 can see as you're coming off the highway and
8 coming down that road.

9 And then the last location is heading
10 something right off the front canopy that will
11 basically announce that this is the front door to
12 the building.

13 I won't get too much into detail with
14 the plans. This is the ground level. It shows
15 you, so we split the parking up. It's 63 total
16 spaces split between two. There's an entrance
17 here and an entrance here that come into this
18 grand lobby space. There's community conference
19 rooms. There's a marketing suite. This is that
20 Amazon concierge box area that Marty was talking
21 about. There's a community table with a small
22 little kitchenette, some bathrooms, elevators. On
23 this corner we have the fitness room with some
24 locker rooms, and we've got a golf simulator room.
25 Here's our dog wash station. It's just -- these

1 amenities, I mean, it's extremely important to
2 have the best amenities in these places. It's
3 very attractive.

4 Over here is your typical floor plate.
5 Everything is -- you can see it's all sprinkled
6 down through. So in that corner you have that
7 three-bedroom unit. The greens are the studios,
8 the yellows are the one-bedroom plus dens, and
9 then a couple twos that are sprinkled in.

10 Now, one thing that we figured out
11 fairly quickly when we dealt with the State
12 Historic Preservation Board was that when you look
13 at the existing building, which is this is where
14 the sisters are living now, this wing, this wing,
15 and this wing, and then the chapel, this wing
16 right here was renovated some years ago. So Judy
17 said don't worry about this, there's nothing to
18 save there.

19 MR. AMENTA: Historic --

20 MR. MOURA: Exactly. So she said don't
21 worry about that, but this right here -- and I
22 have some slides later in the presentation -- you
23 can't touch this. There's probably like 30 doors
24 down these corridors. You can't move a door. You
25 can't block a door. All that woodworking it has

1 to stay. Okay, that's what we have to do. It
2 hurt our efficiency, but it was something that we
3 worked around, and actually, quite frankly,
4 they're going to be pretty nice units, I think, in
5 the end. But the object to SHPO was that we come
6 in this building, we want to look down that
7 corridor, and we don't want it to look any
8 different than it did before construction. Oh,
9 that door right there, oh, yeah, that door is
10 still there, that woodworking, you can paint the
11 woodworking, but as long as it looks like it did
12 previously, we're in good shape.

13 Here's some of those existing photos.
14 All this has to stay. We're actually working with
15 the fire official in trying to determine whether
16 we can use the existing door and bring it up to
17 the right fire rating so that we don't actually
18 have to replace all the doors. And so we've been
19 going back and forth with them on the door study.
20 All this existing woodwork will remain. All the
21 chapel and everything on the interior of the
22 chapel will remain.

23 Here's our door study that we did. So
24 you can see down that corridor all these doors.
25 Now, in the case of having a main door into the

1 unit where there's three other doors that will be
2 going into the unit, of course you're not going to
3 be able to walk in that door. You're not going to
4 have four doors into your apartment. There will
5 be drywall behind it, and we'll make it look
6 aesthetically pleasing, that the door just doesn't
7 look like it's completely blocked up, but it will
8 still look pretty nice to what it does today.

9 Now, these slides, I don't want to get
10 too much into these slides. They're fairly crude
11 graphics. But I wanted to give you guys the idea
12 that we have 294 condensers. What do you do with
13 294 condensers? Oh, just throw them all over the
14 property. No, put them on the roof. We're
15 putting 90 percent of them on the roof. We can't
16 put any on the historical part. They will not
17 allow that. So with our parapets and where we
18 placed them on the building, these are views to
19 show you you're not going to see the mechanicals
20 on this building. We made a strong effort to not
21 see the mechanicals on this building. This is the
22 view from Park Road. This is the view at the
23 corner of Park Road and Prospect Ave., and then
24 this is coming up Prospect Ave. They're tucked
25 into the center of the building. They only stand

1 a certain amount of feet high. Our parapets are
2 high enough, and the view corridor makes it a
3 very, let's just say, mechanical visual-free
4 building.

5 Here's where SHPO actually really
6 commended our effort in responding to your
7 comments. And this is where she said, hey, Amenta
8 Emma and Marty, please study the existing
9 elevation and pull out some elements that you
10 think would relate. So when we photo montaged
11 this elevation, it stood out right away. The
12 first one was this very vertical entry expression.
13 That was the entrance. Then there was a secondary
14 entrance. There's punched windows. There's a
15 strong cornice line. There's a change in material
16 from the ground level to the upper level. And
17 then there's these horizontal accents right here.

18 So now when you compare that to our
19 building, you look at that main entrance being a
20 very strong vertical entrance, and that's where
21 that darker brick helps. It implies a more
22 vertical element within that zone. This is
23 secondary. This is the one part where we do
24 expose the balconies, and that was to help it to
25 show that that's a secondary vertical expression.

1 We have the strong horizontals and
2 cornice line. We have the change in material. So
3 right down here, so this will be parking here and
4 here, we've brought the brick down here, here,
5 here and here. And we're proposing that there's
6 an extruded aluminum screen there by which we
7 would be planting in front of, so you're not going
8 to be looking at a bunch of headlights underneath
9 the building. The vines are going to grow up, and
10 it will slowly begin to hide the little parking
11 that we have here, here, and here.

12 And then that last element I referred
13 to earlier is sort of that rustification that
14 happens in that central very formal entrance. And
15 our way of approaching that was, all right, let's
16 have fun with the storefront, can we create a
17 storefront pattern that relates to something like
18 that. It's not copying it, but it's enough to
19 kind of give it that element of that rusticated
20 bottom, you go to the brick, and then you finish
21 up with the smooth metal at the top.

22 This is the existing boiler house that
23 we're converting into the pool house. So we're
24 pretty much removing everything on the interior.
25 What we are saving are these furnaces which are

1 these massive furnaces. And the doors were so --
2 I mean, this place is so impeccably clean. It was
3 like the best job to go and do existing
4 measurements on because usually you're crawling
5 into just disgusting places to do that. And Joe
6 keeps the place clean. So these doors here, we
7 want to integrate. Part of these projects is
8 showing the history of the project. Like, all
9 right, let's take these doors off, let's hang them
10 in the pool house, let's take out some of the
11 elements and hang them down the corridors and
12 really show it's still part of the building. You
13 can see kind of the elements.

14 We're not doing anything to the facade
15 except that we have to stay -- this is a SHPO
16 thing. We have to stay within the existing
17 openings. We can't go and cut new windows on any
18 of the existing building. We will not be cutting
19 any windows. The windows stay exactly how they
20 are today. And the same goes for this little
21 boiler house that's tucked in the courtyard.
22 Don't open up another window here, use the
23 existing opening. So these will be two glass
24 garage doors that actually open up and enter out
25 into the pool deck.

1 And I can talk for another two hours
2 about this project, but I think I'll try to end it
3 right there. I did bring some materials in, if
4 you guys want to take a look later and touch them
5 and feel them and get a better sense of the color.
6 So thank you.

7 PRESIDENT CANTOR: Thank you very much.

8 MR. WITHERS: Hi. Good evening. For
9 the record, my name is Henry Withers. I'm a
10 landscape architect in the State of Connecticut.
11 I'm with the firm of CR3 in Simsbury, Connecticut.
12 And as Robin indicated previously, we were
13 involved in the Arcadia project, but we've also
14 been involved with Marty and this design team for
15 the site.

16 And I want to give you sort of an
17 executive summary of the site. I'll try to keep
18 it relatively brief since we're getting late into
19 the evening. A real quick overview of the site
20 just to make sure that you're aware of some of the
21 basics. I think Robin gave you a general
22 overview, but Prospect on this aerial is along
23 this side here. Park runs along to the north.
24 Ringgold is to the west. And then to the south we
25 have the existing large wooded area and the open

1 wetlands space that has actually a stream that
2 runs from Park down this way and then along the
3 edge of the woodland.

4 In addition, the sisters' cemetery is
5 over here to the southwest, and that's being
6 preserved. So that gives you a sense. This is
7 currently the wing that the sisters occupy. It's
8 their space. And then the chapel, of course, is
9 here. There are a number of ancillary buildings
10 and some back parking and a service bay which
11 we'll talk about a little bit later on.

12 So this is an aerial showing basically
13 the boundaries of the wetland area and the flood
14 zone and the upland review area. In addition, it
15 shows the area of the SDD that we're looking at
16 tonight. Again, the sisters' cemetery is cut out
17 from that. That's a separate parcel. But
18 essentially this is the area that is being studied
19 for the SDD.

20 And you can see that this is a site
21 plan that reflects the change to the site. You
22 can see that the existing building is pretty much
23 intact as it is. The blue that you see here is
24 the proposed building that Amenta Emma has just
25 gone over with you. You can see that this wing on

1 the eastern side has been pulled back
2 substantially, as Tony and Marc indicated, so that
3 it really opens up a beautiful view from Prospect
4 and Park to the chapel and keeps it away from the
5 facade of the main building running along Park.

6 Our entrances are in similar locations
7 to where they were with Arcadia, both off of Park
8 and Prospect. In working with SHPO, we do have a
9 couple entrances maintained off of Park Road that
10 reflect a 1946 plan that the Olmsted brothers had
11 created that we're trying to mimic and keep it in
12 place. However, this entrance will be an exit
13 only, sort of an emergency only, because the town
14 staff engineering would like this lane here that
15 currently has the bus station to become a
16 right-turn lane on Park because it will help the
17 traffic flow. And then in addition, we're taking
18 that bus stop, which is right here, and moving it
19 back a bit to get it out of that lane so that the
20 cars can use it exclusively and not interfere with
21 the bus pull-off area.

22 So we do have the two main entrances
23 here, and then we have the corner. And on all
24 those main entrances, as Marc indicated, we have
25 signage. So we have, this is the vertical sign

1 that he showed you before, and it's a simple green
2 lawn, the same thing with this sign on the corner
3 of Park and Prospect, and then we have a sign up
4 here as well off of Park. Those are placed
5 essentially in a very simple green lawn what would
6 have a stone edge around them, and that sign would
7 just emanate from that.

8 We're trying to sort of replicate more
9 of a lawned "Olmstedian" landscape with the
10 informal landscaping that we've provided
11 throughout the site. You'll see that it's sort of
12 irregular plantings of native materials and
13 flowering materials throughout the site in keeping
14 with what the site feels like today. I think most
15 of you are very aware of the site. It's sort of a
16 little jewel within the neighborhood, an oasis of
17 green, and we want to maintain that feel to it.
18 We're even bringing, there's a few willows along
19 the back, if anybody has ever driven into the
20 property, and we're bringing one of those willows
21 forward in this area that's sort of a compensatory
22 storage wetlands area that we talked about with
23 the wetlands commission last night. But along the
24 stream we're providing informal clusters and
25 groupings of trees with evergreen and deciduous.

1 We hope that those serve as a little bit of a
2 buffer to Ringgold, and we are, as Marc indicated,
3 opening up the view from Prospect and Park, but we
4 are restoring a little bit of the buffer along
5 Prospect near the building.

6 There are, as Marty mentioned, a number
7 of amenities that are very important to the
8 tenants. One is this courtyard that has the pool.
9 And Marc just went over this is the existing
10 boiler room, and you can see right here the circle
11 right there is the chimney. That area is a key
12 active courtyard component to the property because
13 it has the pool and some barbecue pits to either
14 side of this boiler house, and then the chimney
15 itself becomes an outdoor fire pit, if you will,
16 and there's a couple small patios that are on a
17 terrace below all the pool area. So there's a
18 number of different activities that occur in that
19 area.

20 In this courtyard we see this as a more
21 passive courtyard, sitting, reading. It's
22 adjacent to the sisters, and we wanted that to be
23 a quiet buffer area. In addition, we have down in
24 this corner here a pet recreation area, sort of a
25 passive area where people can go and enjoy the

1 site, get beautiful views back out to the woods
2 and the lawn that's currently there. You know,
3 it's tucked into the site in a nice way that keeps
4 it off of both Prospect and Park and Ringgold and
5 gives privacy both to the neighbors as well as to
6 the residents using that space. And so we feel
7 that's a very nice location for that amenity.

8 In addition, I think you saw in the
9 rendering there's a little yoga patio out on the
10 southeast corner of the building. And that's tied
11 in right adjacent to the fitness room so people
12 can go out and do exercise outside or just enjoy
13 sitting outside.

14 This is the main entrance to the
15 building that was shown in the elevations. There
16 are some pavers that accent the site in this area,
17 and people would come in, and there's a pull-off
18 area here that could be used not only just for
19 dropping off a friend or picking up a friend, but
20 also for deliveries, for moving in, and there's
21 also a loading zone in the service area as well,
22 and there's a drop-off area up here by the chapel.
23 So we believe we've provided for adequate drop-off
24 and service areas to serve various areas of the
25 site if people are moving in or out or visitors

1 coming to the site.

2 There are two service areas both to the
3 south. Marty has worked out with the companies
4 that he works with for trash removal to have
5 compaction inside the buildings, but staff would
6 bring the compacted trash back out to these areas
7 here. Those would be picked up. There's easy
8 access from Park and Prospect. And, you know, all
9 the radii on the parking areas are such that fire
10 trucks can get around. So certainly the trash
11 removal vehicles would be able to access those
12 areas fairly easily. They're enclosed spaces.

13 We actually are working with DRAC with
14 the town staff to respond to some comments DRAC
15 made about just some of the materials, how they're
16 made to tie them in with the building a little bit
17 more. And Todd, I believe, can verify, but we're
18 working with them, and we feel that's an easy
19 change we'll probably make, and hopefully the
20 staff will approve that change.

21 We've taken out from the plan that you
22 saw previously with Arcadia a large retaining wall
23 in this area, and instead replaced it with a grass
24 sloped area. Because in going through with DRAC
25 and with wetlands, they've all agreed to an

1 18-foot space rather than 20. That gave us 2 feet
2 for every bay which added up. You know, I think,
3 again, the view from Park, in particular, is going
4 to be much nicer because you're not looking at a
5 vertical wall in that location, you're looking at
6 greenscape. There is still a very small wall
7 that's along this portion of the parking on the
8 east side just to keep the grading from moving
9 into the flood zone, but at the highest it's
10 around 6 feet, 6 and a half feet, and then it
11 tapers to nothing. So it's a much more reduced
12 wall.

13 And there are plantings along that
14 whole eastern side. There's also a small portion
15 of the wall that's along the meadow side, again,
16 very clean, very simple. What we see this is
17 doing is maintaining as much of the very beautiful
18 open lawn area and the very pastoral feel to the
19 site as possible, sort of similar, if you will, to
20 what Brown and Rudkin (sic) did with a ha-ha wall,
21 if you will. It immediately brings you closer to
22 this wood line, which is quite beautiful, and the
23 stream, and there's a very clean simple break to
24 that line from where the parking is and where
25 people would look out from this main entrance. So

1 we feel that that's very appropriate for the site
2 and, you know, taking advantage of this beautiful
3 space here.

4 Let's see here. I'm going to skip to
5 the next one. Again, that shows you the same site
6 plan, but it shows you relative to the floodplain
7 and why we need a little bit of compensatory flood
8 storage which Nate Kirschner will get into in a
9 little bit. And, you know, this is the upland
10 review area. We, again, went through wetlands
11 last night, and they were satisfied that they
12 liked the project as it stood.

13 Just a couple of quick things. You
14 have the plans, so you have the zoning table, but
15 just a couple of things to highlight. As was
16 mentioned, we've gone from 346 units in the
17 previous plan to 330 units which, you know, is a
18 nice reduction. The parking has gone from 495 to
19 477, again, 1.5 spaces per unit for the
20 apartments. And the sisters have agreed with
21 Marty that they don't feel they need any more than
22 one per unit for their 36 rooms that are in their
23 condominium. So they have 36 spaces that are
24 reserved for the sisters.

25 In terms of the building coverage,

1 we've actually gone down from 12.79 percent to
2 10.02 percent, so that's better as well. So there
3 are a number of things. And I think the side
4 yards, in general, because Amenta Emma has pulled
5 the building back in a way they have greater side
6 yards, which is nicer as well. I think that
7 leaves more open space, and as you've seen,
8 certainly more open space from the Park and
9 Prospect corner.

10 The site will be lit with fixtures that
11 are similar to these, sort of a hanging carriage
12 lantern, if you will, or almost like a railroad
13 lantern. The photometric plan you see before you
14 has been worked through with staff. We don't have
15 spillage to neighboring properties, and in
16 particular, we have nothing along Ringgold because
17 we're trying to limit our spillage right off the
18 pavement for economic reasons as well as others.
19 So there will be no spillage toward there. The
20 fixtures are 12 feet tall. They are dark sky
21 compliant. They'll be LED. And in addition, we
22 have some of these bollard fixtures that light
23 walks on a very low level. I think I mentioned
24 they're 12 feet to be in compliance with the town
25 standards. So I think the staff is in basic

1 agreement with the lighting plan.

2 And with that, I think I'm going to
3 turn it over to Nate to go over some of the
4 various engineering components.

5 MR. KIRSCHNER: Good evening. For the
6 record, my name is Nathan Kirschner. I'm a senior
7 project manager with Langan Engineering. I guess
8 after the great history on Lexington Partners,
9 some public outreach discussion, Marc's
10 description of the building, I get to talk about
11 the exciting stuff which is underground pipes. So
12 I'll keep it as brief as possible.

13 Obviously, the building architecture of
14 the project as a whole speaks for itself. I guess
15 the key success is, as Attorney Pearson indicated,
16 we did appear before the inland wetlands
17 commission last night, and we did receive approval
18 of the wetlands application. In addition to that,
19 with respect to stormwater, we did work with the
20 town engineering staff to obtain their review and
21 approval of the stormwater system.

22 Pretty consistent with what's typical
23 of a development of this nature, it's a closed
24 pipe drainage network system. We are required to
25 reduce peak runoff volumes for all analyzed

1 storms. We've proposed -- the one primary
2 difference between the Arcadia application and our
3 application with respect to the stormwater
4 components is the Arcadia application proposed
5 stormwater management through the use of this
6 pretty massive -- they were calling it a pond at
7 the south side of the property.

8 Our development proposes two
9 underground systems. One located here, another
10 system located here. I have a section showing
11 them. What we're proposing is an underground arch
12 chamber system to detain flows. It's very similar
13 to what my company proposed and was utilized for
14 the Delamar Hotel project. Soil conditions are
15 very similar throughout West Hartford. We don't
16 get a lot of infiltration. The chambers allow us
17 to store water and reduce those flows. So we are
18 reducing flows to the wetlands, however, it should
19 be noted that we are sensitive that stormwater
20 runoff does need to be treated. We do need to
21 meet the water quality regulations for the state
22 DEEP, and we've put enough flow into those
23 wetlands to ensure that they are staying vital and
24 viable. There is a risk always that you could dry
25 out a wetland if you detain too much water.

1 From an erosion and sediment control
2 perspective, again, there's a lot of detail in the
3 erosion sediment control, and I don't know that
4 it's necessary. Inland wetlands had a lot of
5 questions, comments and concerns with respect to
6 the construction erosion sediment control
7 features. They were in agreement with our
8 approach with respect to our erosion sediment
9 control plans. As a belt and suspenders approach,
10 the project does meet the thresholds and will
11 require a general permit for construction
12 activities. So the applicant will be filing for
13 that application to obtain approval. Prior to
14 undergoing construction, that permit will be in
15 place.

16 The water quality control measures are
17 really, I guess, twofold: The system itself,
18 again, as we've utilized elsewhere in town, uses
19 an isolator row. It's a filter wrapped fabric
20 system that removes all suspended solids prior to
21 them being discharged from the site. There's an
22 outlet control structure that controls the water
23 quality volume going into those.

24 There's some additional water quality
25 through the use of deep sump catch basins, and

1 then as Henry had indicated, the two dumpster
2 enclosures are curbed and they're enclosed, so
3 that will help prevent trash from entering any of
4 the vegetated areas, and most importantly, prevent
5 them from getting into the wetlands.

6 As Chuck had indicated, this plan here
7 just shows really the close-by drainage network.
8 All roof leaders from the buildings are being fed
9 into the system, so runoff both to Park and
10 Prospect is being reduced. There's obviously a
11 sensitivity to the drainage infrastructure within
12 the town, so they did ask us to do what we could
13 to reduce flows to those areas.

14 Just to make sure I touch upon it
15 briefly, the purple here in this area is a
16 compensatory storage area. We are doing some work
17 adjacent to the wetlands, adjacent to the
18 floodplain, and we discussed this at length with
19 inland wetlands. We did receive sign-off from the
20 flood manager in town, and we met the storage
21 requirements, really a summary of that.

22 I know last night I guess there were
23 some questions with regards to the underground
24 detention system. I'm happy to explain it in
25 greater detail. Again, it is a pretty commonly

1 used system. I referenced the Delamar Hotel where
2 it was used. I was going to leave it as a topic
3 for questions if the Council feels it's necessary.

4 PRESIDENT CANTOR: That sounds good.

5 MR. KIRSCHNER: Sure. And then I guess
6 the last piece is, as Chuck had indicated, a lot
7 of public concern was with respect to construction
8 activity. Marty has reviewed the previous
9 conditions of approval. There's also standard
10 conditions for construction activities and
11 construction schedules. Ultimately, this zoom-out
12 of the site just shows what is envisioned for both
13 tractor-trailer trucks, as well as construction
14 vehicles, how they get to and from the site. One
15 of the conditions of approval for the Arcadia
16 application did indicate that they wanted that
17 primary route to be Prospect onto I-84, not
18 running through the residential neighborhoods. I
19 believe it was on Ringgold Street there were some
20 questions and concerns with respect to contractors
21 parking on Ringgold. There is sufficient land on
22 the property. Our erosion sediment control plans
23 identify on-site parking for the contractors and,
24 quite candidly, they'd have to walk -- it's about
25 a 225 foot walk, plus you have to walk over the

1 wetland and through the brook. So we don't
2 envision any use of Ringgold for any of the
3 construction staging, construction equipment, or
4 anything of that nature.

5 In terms of sound and the noise
6 ordinance, the conditions which were outlined
7 previously, which the applicant agreed they're
8 comfortable with, stipulated that noise related to
9 construction activity would be limited to 7 a.m.
10 through one hour after sundown Monday through
11 Saturday. And that's something that we're
12 comfortable with.

13 Again, there is, you know, albeit a
14 relatively close proximity to residential areas,
15 the bulk, I shouldn't say all of the 21 acre
16 property, everything is limited to the northeast
17 corner. It's 12 acres of the 21 acres that would
18 have construction activity. And as I said, I
19 believe it's about 225 feet from the curb off
20 Ringgold to where we're proposing the retaining
21 wall on the west side of the building. So there's
22 a substantial buffer area with regards to that.

23 I did promise to keep it short and
24 sweet. With that, I guess the next most exciting
25 topic I will turn it over to Mark to discuss

1 traffic.

2 MR. VERTUCCI: Thanks, Nate. Meg told
3 me to keep it short. Meg had indicated before the
4 meeting she likes to put me last because I tend to
5 put everyone to sleep, so I will definitely keep
6 it brief.

7 For the record, Mark Vertucci. I'm an
8 associate senior transportation engineer at Fuss &
9 O'Neill, also a registered professional engineer
10 and professional traffic operation engineer. We
11 did prepare the traffic impact statement for the
12 development, and I just want to briefly describe
13 our findings. Let me advance this the other
14 direction.

15 As you're aware, the previous
16 development proposed on this site back in 2015,
17 the Arcadia Crossing application, had 310 units.
18 So compared to the 294 that we have proposed
19 today, we have a less intense use, and therefore
20 less traffic generation. That traffic study that
21 was prepared back in 2015 for Arcadia did conclude
22 that there was no adverse impact of the
23 development on the adjacent road network. So we
24 did review that traffic impact study, and we do
25 concur with its findings. Back at the time as

1 well that development and that traffic impact
2 study has been reviewed and approved by your
3 engineering department and by the state traffic
4 administration as well.

5 There were a couple of conditions of
6 approval related to off-site improvements with
7 that application that we are proposing to
8 implement again here with this application. As
9 had been mentioned, the bus shelter will be
10 relocated on Park Road to make additional space
11 for turn lanes on the Park Road eastbound approach
12 to Prospect, and I will talk about that in a
13 minute.

14 Getting into the proposed site access,
15 you see the yellow arrows here on the plan are the
16 proposed access points. There will be a full
17 access driveway on Park here on the westerly end
18 of the site. This central driveway here would be
19 an entrance drive. And this easterly drive is
20 proposed to be gated, so it's really these two
21 westerly drives that will be used primarily for
22 access, and then on Prospect Avenue you have one
23 full access driveway as it currently exists today.

24 We did review intersection site
25 distances from each of those driveways, and you

1 see those here in red. You can't probably read
2 them, but it's indicating that there's 445 feet of
3 site distance or greater than 445 feet from each
4 of those driveways, and that exceeds the required
5 site distance that Conn DOT would have for a
6 roadway with the design speeds of Park and
7 Prospect which is 40 miles per hour.

8 For trip generation, how much traffic
9 this development will generate, you can see here
10 the previous Arcadia developments had for the 310
11 units at 175 and 224 trips in the peak hours, the
12 morning and afternoon peak hours respectively.
13 Our trip generation is 152 and 185 in the morning
14 and afternoon peak hours. So we have a net
15 reduction of 23 trips in the morning peak hour and
16 39 trips in the afternoon peak hour. So less
17 traffic.

18 I did want to note background
19 conditions. You know, it has been three to four
20 years since that last application was proposed.
21 And we did look at the volumes, and they are
22 substantially the same today. There has not been
23 a lot of traffic growth. The Patrissi's Nursery
24 on Ringgold Street has closed. There's a new
25 24-unit residential development now that's under

1 construction there, so those have kind of offset
2 each other. We don't expect a substantial change
3 in traffic in the study area from what we have
4 previously.

5 So the off-site improvements that I had
6 referenced that we are proposing, the bus shelter
7 which is currently here on the southwest corner of
8 Park and Prospect, is going to be relocated to the
9 west where this yellow arrow is. So there will be
10 the new stop there. That kind of frees up this
11 pull-off space on the Park Road eastbound approach
12 to the intersection to enable us to install an
13 exclusive right-turn lane here. Then the two
14 travel lanes on Park Road become a through and an
15 exclusive left turn lane, so we've added capacity
16 here. We have an additional lane of traffic.

17 Similarly, on Prospect Avenue we are
18 proposing to restripe these lanes for a left, a
19 through, and a right-turn lane on Prospect
20 northbound, and then a shared through right and a
21 left-turn lane on Prospect on the southbound
22 direction. So we now have on all of the
23 approaches we have left-turn lanes, so this
24 improves the capacity of the intersection. The
25 intersection is already operating on an acceptable

1 level of service today, but this will help it
2 continue to operate acceptably when we add in the
3 development traffic.

4 I also wanted to note these changes
5 will require a modification to the traffic signal.
6 We need to provide for vehicle detection in each
7 of these turn lanes. There was previously loop
8 detection at the intersection. And rather than
9 tear up the road again with new loops, in
10 conversation with your engineering department, we
11 have decided to install a new video, it's a video
12 detector camera on the northeast corner of the
13 intersection. And from that one camera it can see
14 all of the lanes, all of the approaches to the
15 intersection and detect the vehicles without
16 having to tear up the road. So Lexington Partners
17 has agreed to purchase that video detection system
18 for the intersection, and the Town Public Works
19 Department has agreed to install the system at the
20 intersection.

21 So with that, just to conclude the
22 findings of the traffic impact statement, the One
23 Park development will generate less traffic than
24 the previously approved Arcadia development and
25 therefore will have less impact. The proposed

1 site driveway provides sufficient sight lines for
2 safe egress from the site. And with
3 implementation of the proposed off-site
4 improvements, the One Park development traffic can
5 be safely and efficiently accommodated on the
6 adjacent road network. And your engineering staff
7 has reviewed that traffic statement and concurred
8 with those findings.

9 And I did want to note lastly that the
10 Office of the State Traffic Commission and the DOT
11 will also be reviewing this, so we do need to
12 submit to them for a minor modification to the
13 previous approval, and the State Traffic
14 Administration will also need to approve the
15 traffic signal modification at the intersection as
16 well, so there will be a level of review there.

17 With that, I'm going to turn it back
18 over to Robin, and she's got a few closing
19 remarks. Thank you.

20 PRESIDENT CANTOR: Thank you.

21 MS. PEARSON: I will go through this
22 very quickly. It is an obligation to just point
23 out to you that this application continues to
24 conform to the Plan of Conservation and
25 Development. There are three main goals within

1 your Plan of Conservation and Development, and
2 they're still as germane as they were when you
3 approved it before. One is the goal to preserve,
4 protect and enhance the architectural integrity
5 and physical record of the history and growth of
6 West Hartford, which includes a policy of
7 promoting and enhancing the viability of historic
8 resources for their continued use.

9 As explained, we've worked with SHPO on
10 the whole design of this. It has been designed
11 specifically to support federal historic
12 preservation tax credits. It improves on the
13 Arcadia design by pulling back from the chapel
14 area and preserving existing historical
15 perspectives at the corner of Park and Prospect.
16 The great lawn on the south side still remains
17 primarily intact, a little more so than with the
18 other Arcadia development. And overall the
19 smaller size of the building is even more
20 sensitive to the unique nature of the sisters'
21 home than the prior approval. So that goal is
22 met.

23 In terms of housing goals, diversity of
24 the housing, your goal looks to enhance and
25 maintain housing stock by providing a diversity of

1 housing types and costs. And this proposal
2 continues to meet this goal, notwithstanding that
3 the number of units is reduced. Multi-family
4 housing will clearly serve a community interest in
5 enticing young professionals to come to West
6 Hartford and empty nesters to also sell their
7 homes which then opens those homes up for younger
8 families to come in, and it keeps the vitality of
9 the housing market going.

10 This design is specifically geared to
11 those who may not want to own, providing amenities
12 in a bike and pedestrian friendly environment near
13 to a park and stores and specifically designed to
14 accommodate pets, which both those age cohorts,
15 which Marty indicated are the types that typically
16 will reside in these new types of apartment
17 complexes, young professionals and empty nesters,
18 are typically people who don't have children at
19 home. So it's meeting another sector of the
20 market. It's diversity in your housing choices
21 within West Hartford.

22 There is also diversity of housing
23 options through multi-family rental housing that
24 we think is very important to allow West Hartford
25 to remain a vital and vibrant community,

1 economically so, and in relationship to being a
2 desirable community and really to some extent
3 competition with other communities in the area. I
4 will tell you, many of those, such as the
5 Simsburys and Glastonburys -- you saw Marty has
6 done a couple of developments in Glastonbury --
7 are actively pointedly trying to bring good high
8 quality multi-family rental housing to their
9 community.

10 As far as economic development, clearly
11 another goal of POCD is to promote economic growth
12 while retaining existing businesses and protecting
13 the residential character of the surrounding
14 neighborhoods. One Park will clearly continue to
15 meet that goal. It will bring hundreds of new
16 residents to this neighborhood to patronize
17 existing businesses, and we think certainly those
18 people who will be located here will enjoy the
19 fact that it is a walkable commercial area also on
20 the other side of the line with Hartford.

21 The administrative reviews, I won't go
22 through them all. They've been very positive.
23 We've satisfied all the staff reviews. We did get
24 our inland wetland approval last night. You
25 should have a copy of it. It does have to be part

1 of your record so that you have that and you can
2 consider it in terms of reaching a decision on
3 this application. That's a requirement, so we had
4 to get that done before coming before you for a
5 decision on this application.

6 The only one I'd like to just quickly
7 read are the comments from DRAC, and they were
8 very specific to this development. In particular,
9 DRAC notes the following that it was a unanimous
10 recommendation of approval. And in fact, we only
11 spent one formal session with them and one
12 informal session with them because Marty and his
13 team had so worked out the details of this before
14 getting to DRAC, and also, of course, we had the
15 benefit of somebody else going through the process
16 before we got there. So what we did was able to
17 refine something that DRAC had already signed off
18 on.

19 But DRAC said the relationship of the
20 proposed building -- and DRAC is the Design Review
21 Advisory Committee for those in the audience who
22 may not know, and I apologize for that. "The
23 relationship of the proposed building to the site
24 and adjoining neighborhood is appropriate. The
25 new building and its mass better respect the

1 historic character of the existing building and
2 site. A prime example of this is the treatment of
3 the existing chapel. The decision to allow the
4 chapel to remain an exposed architectural feature
5 at this prominent corner is a significant
6 improvement over the prior plan."

7 It goes on to say, "The careful choice
8 of building materials, colors, and articulation of
9 the facade both reduced the scale of the new
10 building and pay homage to the existing historic
11 building and should be commended."

12 For those interested in trash, they
13 took a particular liking to our trash management
14 plan saying, "The proposed trash maintenance plan
15 is particularly well thought out and incorporates
16 soundly sited landscaped and screened trash
17 enclosure." It said, "The proposed landscaping is
18 of high quality."

19 "Of particular note is the choice to
20 preserve and enhance the large swath of open space
21 and existing trees along the southerly portion of
22 the site and the Ringgold Street frontage. These
23 elements help to appropriately transition the site
24 into the adjacent commercial and residential
25 neighborhoods."

1 You also received a recommendation last
2 night from the Town Planning and Zoning Commission
3 which should be part of your record. And while
4 there had been one negative vote in the prior
5 referral to you on the Arcadia proposal, the
6 decision last night was unanimous. They were very
7 positive. The DRAC recommendation -- I'm sorry,
8 the TP&Z says, "The proposed architectural and
9 site changes are superior to the previously
10 approved application. In particular, the
11 Commission notes that the changes in reduction in
12 building area mass around the chapel helped to
13 (inaudible) this important feature of the site,
14 and the additional residential units and building
15 placement will help enhance the Park Road and
16 Prospect Avenue intersection making it a more
17 walkable and vibrant streetscape and
18 neighborhood."

19 I won't go through my findings.
20 They're in the application letter that was
21 submitted. Suffice it to say that you found the
22 prior application to be acceptable and meet all
23 your findings. And as you've heard from our
24 presentation team, we think everything about this
25 proposal is even just a little bit better, maybe a

1 lot better in some instances. So we hope with all
2 of that you will be in a good mood and want to
3 approve this.

4 PRESIDENT CANTOR: That's a great
5 speech.

6 MS. PEARSON: We know you may have a
7 lot of questions for us, so we remain ready to
8 answer them and any that the community may have.
9 Thank you.

10 PRESIDENT CANTOR: Thank you, Attorney
11 Pearson. That's a great segue. And we think
12 we'll take a five-minute break, and then have the
13 sign-up sheet and we'll have people speak. And
14 then I think the Council will ask questions after
15 we have listened to that.

16 (Whereupon, a recess was taken from
17 8:47 p.m. until 8:56 p.m.)

18 PRESIDENT CANTOR: We are resuming the
19 public hearing, the 6:45 public hearing. We are
20 going to start with our corporation counsel who
21 has handed us during our leave --

22 MR. ALAIR: Thank you, Madam Mayor.
23 Before the break or at the break Councilor
24 Davidoff asked if we had a copy of the existing
25 conditions of approval for the project that's been

1 described as Arcadia Crossing. And I passed out
2 to you a set of those conditions.

3 This is a little bit unique in that
4 normally when we have a special development
5 district and then an amendment to it, it's sort of
6 an iterative change and we may add a condition or
7 tweak the language of a condition. Here really
8 it's more of a wholesale revision to the project.
9 So what we've provided you is what we lawyers like
10 to call a redlined version of the existing
11 conditions. The language in black is the existing
12 conditions of approval. The language in red is
13 additional language that's specific to what's
14 being proposed tonight that incorporates changes
15 that staff have seen to the plans and that we
16 would recommend as changes to the conditions. And
17 these conditions as redlined would completely
18 replace rather than just supplementing what you
19 have in front of you. So I didn't want you to
20 look at it and not know what the red versus black
21 was in the underlining. I just wanted to be
22 clear.

23 PRESIDENT CANTOR: Thank you, Attorney
24 Alair.

25 So with that, we will go to the sign-up

1 sheet. And if you haven't signed up and you would
2 like to speak, please feel free. You have three
3 minutes to speak unless you represent a group,
4 then you have five minutes to speak. And the
5 first person to sign up is Christopher Conway.

6 Welcome. Please state your name and
7 address for the record.

8 MR. CONWAY: Sure. I'm Christopher
9 Conway. I'm the executive director of the West
10 Hartford Chamber of Commerce. Good evening, Madam
11 Mayor, councilors, and audience.

12 Based on what Mr. Coursey said, part of
13 his community outreach was to bring Mr. Kenny to
14 the chamber of commerce and explain his proposal
15 to us. After a couple of meetings and discussions
16 with our board of directors, I brought a letter,
17 which I'd like to read to the Council.

18 "Please accept this letter in support
19 of the proposed development on the property of the
20 Sisters of Saint Joseph at 27 Park Road, West
21 Hartford, by Lexington Partners, LLC.

22 "Mr. Martin Kenny of Lexington
23 Partners, LLC presented information to the
24 chamber's economic development committee on
25 Monday, December 3rd. He shared multiple

1 renditions of the proposed development, which
2 includes 294 new upscale apartments and
3 beautification of the existing property. The
4 refurbishments will preserve the existing
5 architecture, including the chapel.

6 "The target demographic will be
7 professional millennials, which will create a new
8 customer base for the local businesses. This plan
9 will generate new tax revenue for the town with
10 minimal impact on the town's infrastructure or
11 services.

12 "Barbara Lerner, former chamber
13 executive director, attended a meeting of the Park
14 Road Association on Friday, December 21st, where
15 she heard an expanded version of this proposal.
16 There was no opposition presented at that time.

17 "Based on the information provided, the
18 West Hartford Chamber of Commerce endorses the
19 approval of this project in the interest of
20 economic development."

21 PRESIDENT CANTOR: Thank you,
22 Mr. Conway. Appreciate it. Again, welcome to
23 West Hartford.

24 MR. CONWAY: Thank you.

25 PRESIDENT CANTOR: You can hand it

1 to the attorney.

2 Okay. The next person signed up is
3 Evan Williams, and after that is Lori Powers.

4 MS. WILLIAMS: Hello. I'm Evan
5 Williams. I'm at 71 Ringgold Street. And good
6 evening to everyone.

7 I have lived blissfully across the
8 street from the convent cemetery for 30 years, and
9 they have been wonderful neighbors and it had
10 wonderful upkeep, and we've really appreciated
11 that.

12 For about the last two years there's
13 been a lot of changes. The neighbors have become
14 very active in communicating with each other, and
15 with the help of Chuck Coursey, the West Hartford
16 Police, and all of communication that's around
17 right now the Ringgold Estates, we've been able to
18 keep an eye on the strip of Ringgold. It's
19 primarily from where Gillette meets Ringgold and
20 then goes down to Park Road where that's impacted
21 by the Ringgold Estates.

22 There's a concern and a confusion for
23 us about where to go as we see things that are
24 concerning us as a neighborhood. And I'm very
25 excited about the new project. I think it's going

1 to be amazing. However, there's a no man's land
2 between Ringgold, the actual street, the fencing,
3 which is on my little area right around the parcel
4 that -- this is hard to describe -- that is the
5 cemetery, and then as you go down Ringgold,
6 there's land, there's grass as you go down
7 Ringgold that's between the fence and the street.
8 And so it's kind of a no man's land. And what
9 we've noticed over time is for a while we had some
10 very unhealthy garbage there, and then there was a
11 meadow of weeds. So we've been addressing this as
12 time has gone forward.

13 And so I think I just want to go on
14 record as saying that, perhaps, I know with
15 Chuck's help because he's been terrific, but over
16 time this is a long-term construction project, and
17 it's going to be years. So we'd love to have
18 these concerns addressed maybe with the
19 neighborhood in terms of the most efficient way to
20 communicate what we're concerned about.

21 PRESIDENT CANTOR: Thank you. Thank
22 you, Ms. Williams. We'll receive comment, and we
23 can respond after. We will have an opportunity
24 with town staff on how best to the handle the
25 follow-up.

1 MS. WILLIAMS: Great. Thank you.

2 PRESIDENT CANTOR: Thank you. Lori
3 Powers is next and Anne Hess.

4 MS. POWERS: Good evening. Lori
5 Powers. I'm at 58 Crescent Street on the corner
6 of Gillette and Crescent, so I'm quite familiar
7 with the new developments that are going on.

8 Just a couple of quick questions I had.
9 You keep all referring to the fact that there will
10 be less traffic than Arcadia. Right now there is
11 no traffic, and it's less than Arcadia, but it's
12 still going to be a lot more than there is right
13 now, and I think we need to take that into
14 consideration.

15 The intersection of Ringgold, South
16 Highland Park is a nightmare trying to get across
17 there during heavy traffic hours. Another 300 to
18 450 cars coming and going on there I think is
19 going to be heavily congested and could possibly
20 need some more addressing with traffic flow,
21 lights, signs, whatever.

22 The engineers mentioned the condensers.
23 There are 294 condensers that will be put on the
24 roofs that will be covered. However, has there
25 been anything put in place for control of noise?

1 That's going to be a lot of noise that's going to
2 be flowing up the street from that angle, I think.

3 I didn't hear anything regarding the
4 time frame for the construction, when it's going
5 to start, how long it's going to take, et cetera.
6 I think that the time frame -- and I think Anne
7 might address this, but I'm going to jump in on it
8 -- the hours of construction from 7 a.m. to one
9 hour after sundown in the summertime, the sun
10 doesn't go down until 8:30, 9 o'clock. I really
11 don't want to be sitting there at 9 o'clock, 10
12 o'clock on a Saturday night listening to
13 construction. I don't think the construction
14 workers want to work at that hour. I think to be
15 a more defined parameter on that, the Lovley
16 development is -- they're out of there by 4, 5
17 o'clock at night, which is nice. They're in there
18 first thing in the morning, out by the evening.
19 It's great.

20 The Park Road entrance, it looks like
21 there are two of them now onto Park Road. We were
22 looking at it originally. I thought there was
23 only one. The one that's closest to Ringgold now,
24 I don't know if that is an entrance and an exit.
25 I can't imagine trying to make an exit out of

1 that, a left onto Park Road across three lanes of
2 traffic with a parked row of cars on either side
3 of that. It's way too congested. I think it's
4 going to be a big hazard over there.

5 I love dogs too. A dog park on the
6 corner of Ringgold down there in that section over
7 there, it would be lovely if that was moved a
8 little bit more to Prospect because I can see 20
9 dogs out there barking, yapping, yelling, having a
10 grand old time, again, a noise factor coming out
11 to our neighborhood.

12 Will there be provisions put out there
13 for a cleanup? Who is going to be responsible for
14 it? What other provisions are going to be made
15 for what's going to happen over there?

16 Number of renters. What if there are
17 four college kids that want to share a one-bedroom
18 apartment? Is there going to be any restrictions
19 put on the number of renters to each apartment
20 which would also increase the number of cars that
21 are coming into the place? Right now they're
22 saying 477 parking spaces for 294 units. What if
23 there is overflow, visitor parking, any of those
24 provisions that need to be addressed?

25 And I think that's it. Thank you very

1 much for your time.

2 PRESIDENT CANTOR: Thank you very much.
3 Anne Hess. And after Anne, William
4 Baker.

5 MS. HESS: Hi, everyone. Anne Hess, 11
6 Gillette Street, a 26-year resident of West
7 Hartford. Lori basically usurped everything I
8 wanted to talk about. The noise control and the
9 hours of operation for the construction, I think
10 that needs to be looked at. It does need to have
11 defined parameters. And also the parking, the
12 additional visitors, where are they going to go?
13 If those parking lots are full, is it going to be
14 on Ringgold, is it going to be -- there's no where
15 else to go. There's businesses all along Park
16 Road, so they need to be somewhere.

17 And the other thing that I wanted to
18 say, I wanted to give a big shout-out to the
19 sisters. Thank you for staying so steadfast in
20 your idea of what you wanted to achieve with your
21 project because you're really helping the
22 neighborhood and making it a great thing for the
23 rest of us that are there. Thank you very much.

24 PRESIDENT CANTOR: Thank you, Ms. Hess.
25 We can give them a hand.

1 (Applause.)

2 PRESIDENT CANTOR: And William Baker,
3 and after that is Sarah Kieffer.

4 MR. BAKER: Good evening, Mayor Cantor,
5 esteemed council members. My name is Bill Baker.
6 I reside at 266 Steele Road.

7 I am out here tonight -- my glasses
8 just broke. I just sat on them, so this meeting
9 has cost me money.

10 (Laughter.)

11 MR. BAKER: I'm coming out this evening
12 to speak in favor of this project. I do have
13 reservations, and I hope the Council will share
14 those same reservations. Hopefully, the developer
15 would hire a very responsible contractor to do
16 this project and that that responsible contractor,
17 construction manager, whatever, would hire
18 subcontractors that are also responsible and that
19 would pay a prevailing rate wage for the area,
20 that they would have an apprenticeship program in
21 place for the trades upcoming, all the trades
22 involved. It's quite a big construction project,
23 that they would have a stipulation for hiring
24 local workers as well, it's not just bringing in
25 workers from other areas.

1 Being in the construction industry
2 myself, I see too many developers seeking public
3 funds without regard to standards of work in our
4 area. You know, hopefully the focus would be on
5 the caliber of the people building the buildings
6 as well as the focus on the people renting the
7 buildings. Thank you very much.

8 PRESIDENT CANTOR: Thank you,
9 Mr. Baker.

10 Sarah Kieffer, and after that is John
11 Paindiris.

12 MS. KIEFFER: Hello, West Hartford. My
13 name is Sarah Kieffer, and I'm the property owner
14 of 11-15 Ringgold Street. I want to say good
15 evening to the community, to the officials, to the
16 staff present, and to the developers, and to the
17 sisters especially. I'd also like to give a
18 special thanks to Chuck Coursey who has ably
19 informed me of the Lexington project plans, and up
20 front I want to make it clear that I support the
21 Lexington project.

22 That said, I stand here today with a
23 thought to convey, and that's about traffic. The
24 first time -- this is not the first time I've
25 spoken at a hearing at the town hall. The first

1 time was at the hearing of the Lovley development
2 project on Ringgold Street, which has added, I
3 believe, 24 condos, and they are mainly
4 two-bedroom units. And at that hearing I
5 expressed my concern about the potentiated
6 increase in traffic congestion at Ringgold and
7 Park Road.

8 The Lovley development, my
9 understanding is that the West Hartford Department
10 of Traffic said that there would be a negligible
11 increase to the street traffic at that
12 intersection. Now, I'm not an expert, but I was
13 surprised to hear this. And at that hearing I
14 expressed my concerns. I'm not privy to the
15 current accident rate at the corner, but whatever
16 that statistic is, it cannot adequately reflect
17 the near-miss rate. And I know this because I'm
18 boots on the ground. I've personally experienced
19 this for 33 years how tricky that intersection can
20 be.

21 From Ringgold northbound turning right
22 onto Park Road, it's okay except for the reduced
23 visibility caused by the on-street parking. From
24 Ringgold through to South Highland, which is not a
25 straight shot, in from Ringgold making a left

1 turn, the flow of this intersection is compromised
2 by street configuration and the street parking.
3 Personally, I decided many years ago whenever
4 feasible I double back, I go south on Ringgold
5 when I want to go north on Highland. So I
6 actually double back, go south on Ringgold, north
7 on Crosby, and then exit onto Park up above. It's
8 safer for me, and it's safer for the Park Road
9 drivers.

10 Now, with all that background let's
11 turn our attention to the Lexington development
12 project that we're here for today. I understand
13 that there will be 40 parking spaces on the Park
14 Road side. I now understand that there are two
15 viable entrances and egresses on that side. The
16 good news is, is that I understand there will be
17 an internal road that will permit the tenants to
18 also exit on Prospect. The bad news for me and
19 others living on Ringgold, Gillette and Crosby is
20 that the westbound Lexington tenants, particularly
21 on the Park Road side, may find it convenient to
22 cut through Ringgold and Gillette over to Oakwood.
23 In these circumstances, the Park Road/Ringgold
24 intersection would be further compromised for
25 safety beyond the safety compromise inherent in

1 the Lovley development project.

2 Now that I've detailed my concerns, I
3 want to iterate that I support the Lexington
4 Project. I'm really very pleased to hear what I
5 heard today.

6 I do want the town to know and the
7 traffic department to know that I am concerned
8 about this. However, I'm going to have faith that
9 the traffic department will monitor it and adjust
10 for safety issues that may occur as a result of
11 the increased traffic from the Lovley and the
12 Lexington projects. Thank you.

13 PRESIDENT CANTOR: Thank you so much.
14 And we will make sure that we discuss that with
15 staff as well. I'm sure we'll have the
16 opportunity.

17 And Mr. Paindiris, you're up next. And
18 after that nobody is signed up, but if you would
19 like to come and speak, you can come forward. And
20 if there's multiple people, you can just line up.

21 MR. PAINDIRIS: Good evening. Thank
22 you for allowing me the opportunity to speak about
23 this project again. I was here a couple years ago
24 for the previous project, and I'm very much
25 looking forward to this project with its updates

1 too. I think the project looks nicer. While the
2 other one was nice, this is even a little nicer, I
3 think.

4 I'd like to thank Chuck and the
5 Lexington Group for their outreach through the
6 Park Road Association and me personally as well.
7 Those of you -- by the way, I'm sorry I didn't
8 start to say my name is John Paindiris. I'm the
9 owner of the 91 Park Road property. Those of you
10 who are familiar with my business, though, know
11 that my demographic is a little older than that of
12 this proposal, many of whom are the Sisters of
13 Saint Joseph. And I'll tell you, any time I've
14 run into one of the sisters, whether it's at the
15 restaurant or at the bank, they really have a
16 sparkle in their eye, and they always seem to say
17 to me, "Do you know what's going on? Are you
18 familiar with what's happening?" I always tell
19 them that I'm excited about it, but not nearly as
20 excited as they are. And I too want to thank you
21 for holding your ground as to what you wanted and
22 what you saw for the property because I think this
23 is the best use for it.

24 Marty spoke of community pets and
25 hanging out with friends. This is exactly what

1 Park Road wants and needs and would benefit from.
2 Having the foot traffic, especially on that
3 portion of the street, is going to be monumental
4 in enhancing businesses in the future and some of
5 the other properties with improvement in the
6 future too. So I think it's going to be a great
7 catalyst if that happened.

8 Also, I just, you know, in keeping it
9 brief, I just want to, Evan, your comment before
10 about a means to communicate, I think that the
11 Park Road Association has been beneficial to you
12 in the past, and I think in the future and moving
13 forward we as an association will be there for
14 you. And I can't speak for the Lexington Group,
15 but I know that they've expressed interest in
16 communicating with the neighbors through the
17 association, just like the Lovley group has. So
18 that's always a viable option. And you know how
19 to contact us, and on behalf of Tracy and myself,
20 we'd like to be able to let you know that you can
21 always reach out to us with any concerns.

22 So thank you. Have a good night.

23 PRESIDENT CANTOR: Thank you, John.

24 You can come on up.

25 MS. BETONCOURT: Good evening. I'm one

1 of the Sisters of Saint Joseph, Sister Elaine
2 Betoncourt. And I was very impressed by the care
3 that's being given for the wetlands and the trees
4 and the shrubbery and all those considerations,
5 but I'm wondering if there is any plan to have
6 green construction, that the materials that are
7 being used to build this building if you're
8 sensitive to all of those materials that are now
9 available. So that would be my concern or my
10 question. Thank you.

11 PRESIDENT CANTOR: Thank you, Sister.
12 Come on up.

13 MR. HUGH: Hi. I'm Rob Hugh. I live
14 at 57 Crescent on the corner of Crescent and
15 Gillette.

16 And a couple of things. I'd like to
17 thank you for the design of the building. I had a
18 friend, a music teacher, who taught there at one
19 point, and he will be delighted to know that his
20 classroom door will be the same.

21 (Laughter.)

22 MR. HUGH: I will make sure to tell him
23 that. So that was impressive. Also, thank you,
24 Chuck, for your outreach.

25 There is one area of concern. It

1 hasn't been brought up this evening. I think you
2 know what I'm going to talk about. I walk in the
3 neighborhood a lot, and right in front of the
4 Lovley construction is a storm drain and I call it
5 the "geyser" because in heavy rain water comes
6 flowing out of it. And I sent you a video at one
7 point. And just as recently as a week and a half,
8 two weeks ago it was flowing again. And it leaves
9 a little trail of little papers and other nasty
10 little things. And I think that should be
11 addressed. If you haven't heard about it, you
12 should hear about it because there's going to be a
13 lot more water. I see heads nodding. I think
14 you've heard about it already. So, anyway, thank
15 you.

16 PRESIDENT CANTOR: Thank you, Mr. Hugh.
17 Is there anybody else who would like to
18 speak?

19 (No response.)

20 PRESIDENT CANTOR: All right. With
21 that, I think we will go for questions from the
22 Council, and then Attorney Pearson can address
23 some of the concerns that not only the Council
24 have but the public have.

25 So I think we're going to go to Council

1 questions. And I will preface it by saying it was
2 a very, very thorough review. Some of the
3 questions that the public raised I also had, and I
4 don't know if my colleagues had more questions.
5 So we'll start there with does anybody have
6 questions? Mr. Wenograd.

7 COUNCILOR WENOGRAD: Sure. Thank you,
8 Madam Mayor, and thank you for the presentation.

9 We received some communications as
10 well, but also the report from CRCOG that you
11 provided us in your file that were generally
12 favorable, but they did have a couple of comments,
13 one of which was the one raised just most recently
14 on the green building products and other
15 sustainability topics. They noted the southern
16 exposure. And, again, I'd be curious to have you
17 address that.

18 MS. PEARSON: Anything to say about
19 that?

20 COUNCILOR WENOGRAD: And then the
21 second issue was they did also mention the
22 regional issue of affordable housing and raised
23 that issue, and we haven't heard about that yet.
24 Obviously, it came up in the Arcadia topic. We
25 haven't talked about it yet tonight. I'd like to

1 hear back from the developer. We appreciate your
2 role with the housing authority. You obviously
3 have some expertise in this. And I'd like to hear
4 more about what consideration was given to that in
5 these plans.

6 MS. PEARSON: Okay. I can tell you
7 that we only just saw the CRCOG report. We have
8 talked about it. And the two issues that were
9 raised was only dated January 3rd.

10 As far as the green elements, you know,
11 I asked our team this evening, and they said that
12 certainly it's something that they have talked
13 about in the past, you know, the potential,
14 because it is a south exposure, the potential of
15 using some solar array one way or the other,
16 either on the roof, they thought about maybe over
17 parking spaces, you know, one of those platform
18 type things. Obviously, we have some constraints
19 with the historic nature of everything that we're
20 pursuing, but Mr. Kenny said to me, you know, we
21 would like to do it, if we can. So, but "can" has
22 two elements. It also has an affordability
23 element.

24 So, unfortunately, you may or may not
25 know that both our federal government and the

1 State of Connecticut are eliminating and have
2 eliminated in Connecticut a number of programs
3 that make this feasible. Hopefully that's going
4 to change. So if the opportunities arise and if
5 we can do it, Mr. Kenny is committed to making
6 something happen somewhere. We've got roof space
7 also that might be a logical place for some solar
8 equipment up there.

9 As far as affordable housing, I was not
10 involved with the Arcadia proposal. I did watch
11 it from afar. I know that discussion was
12 extensive with regard to that one. And I know the
13 developer at that time said, you know what, we
14 can't make it work. We can't make it work
15 financially for the structure. Well, clearly that
16 was the case, but applying affordable housing
17 wasn't the thing that ultimately caused its demise
18 or its inability to go forward.

19 This is a difficult site. And with all
20 the historical requirements that have to be met, I
21 mean, you listened to the architectural
22 presentation and know that there's a lot of
23 quality and complicated design that goes into
24 building this structure. Mr. Kenny, when he
25 looked at it, he said something to you about that,

1 certainly said his goal was to take what couldn't
2 work and find a way to make it work. And he
3 mentioned to you -- I'm not sure if you picked up
4 on it -- I think he said it was tight or
5 sensitive, but this is still a difficult project
6 to pencil in.

7 So to have something imposed, for
8 instance, if you were to try and make 20 percent
9 of the units affordable, as in the income level of
10 the people going in across all the unit sizes, it
11 simply wouldn't work, and we would be here three
12 years later talking about something that might
13 happen with this particular piece of property.
14 But I think, more importantly, and something you
15 should take away, and those that are interested in
16 diversity of housing and financial opportunities
17 for people to live in West Hartford, because he
18 made the switch to so many studio units -- is it
19 not 150 anymore? Am I wrong in that? I don't
20 have the number right in front of me. 158
21 studios. And those are quite affordable if you
22 look at the apartment market. And it's not a not
23 desirable unit type. Marty put so many of those
24 in because what he found when he did The Tannery
25 is his hottest product was his studio units.

1 They're very desirable for young professionals and
2 people who don't have families. So it is an entry
3 level affordable unit not based on income but
4 based on price.

5 So we're getting there. And it's a
6 substantial part of the housing within this new
7 complex. And once you build a studio, it stays a
8 studio. It's not going to change. It's not like
9 that's going to go away. So it may not be
10 affordable in the way that you think about
11 limiting income, but it is creating an affordable
12 product that will be available for people that
13 have a lower working income. So that's our
14 answer.

15 COUNCILOR WENOGRAD: Thank you very
16 much.

17 PRESIDENT CANTOR: Thank you, Attorney
18 Pearson. Thank you, Mr. Wenograd.

19 Anybody else have questions?

20 Mr. Davidoff.

21 COUNCILOR DAVIDOFF: Thank you, Madam
22 Mayor. I'll be brief. I just have a question for
23 Mr. Alair. In the conditions of approval that
24 were passed out this evening, the only thing
25 that's crossed out was the reference to the public

1 sidewalks along Park Road, that frontage, Prospect
2 and Ringgold, of the brick paver portion. Was
3 there some discussion with the applicant as to why
4 we would be changing the design standard in that
5 location? And if you're not privy to that --

6 MR. ALAIR: I'm not privy to why that
7 was crossed out. Actually, Gina Varano in our
8 office who put this together is shaking her head
9 as to why it was crossed out. Perhaps Mark knows.
10 I think Mark McGovern may have been involved in
11 that discussion.

12 MR. MCGOVERN: Good evening. Mark
13 McGovern, community development director. Very
14 early on in the project development, what actually
15 may have been our first meeting with Mr. Kenny,
16 first or second, we went through all the -- we
17 started by looking at the Arcadia Crossing plans
18 and board materials. We also did discuss the
19 conditions of approval. We did ask Mr. Kenny if
20 he would be willing to go forward with that
21 condition as well, and he felt he couldn't based
22 on the cost. Given the escalating construction
23 costs that were discussed tonight, we see it in
24 the marketplace, it's real, and we thought that
25 was understandable.

1 We also thought in the grand scheme of
2 things his willingness to make the improvements at
3 the intersection were critically important, and so
4 from a staff level we left it there.

5 COUNCILOR DAVIDOFF: Do we have a
6 dollar amount with the brick paver portion of the
7 project?

8 MR. McGOVERN: The estimate three years
9 ago was \$40,000.

10 COUNCILOR DAVIDOFF: \$40,000 on a \$65
11 million project?

12 MR. McGOVERN: (Nodding head in the
13 affirmative.)

14 COUNCILOR DAVIDOFF: My other question,
15 I guess, to the applicant. In the previous
16 hearing there was a discussion that a portion of
17 the property was going to be converted to
18 condominiums for the sisters that currently reside
19 there. And I think there was some discussion that
20 when -- obviously the sisters' population is not
21 increasing, and at some date certain in the future
22 those units would become some other type of
23 housing. Is that still the plan?

24 MS. PEARSON: The structure that we're
25 using now, that portion of the existing convent

1 building will be a condominium unit in and of
2 itself, one large unit. So I'm not quite sure if
3 that was exactly the same as what you understood
4 for Arcadia, but it's the way -- they will
5 continue to own that structure which incorporates
6 the 36 units as part of one condominium unit in
7 our overall ownership scheme of the property. So
8 that's the way it would be handled. They are not
9 individual condominium units within the
10 condominium unit itself.

11 COUNCILOR DAVIDOFF: No, I understood
12 that it was one unit with 36 --

13 MS. PEARSON: That is the same.

14 COUNCILOR DAVIDOFF: Okay. And with
15 respect to the ownership of that, it would still
16 vest in perpetuity with the sisters?

17 MS. PEARSON: With the sisters,
18 correct. They could sell it if they wanted to.

19 COUNCILOR DAVIDOFF: Obviously, they
20 could sell it.

21 MS. PEARSON: But the answer is yes,
22 that's going to be theirs to own.

23 COUNCILOR DAVIDOFF: Is that the same
24 as the previous application?

25 MS. PEARSON: The sisters are shaking

1 their heads yes.

2 PRESIDENT CANTOR: Thank you, Mr.
3 Davidoff.

4 Ms. Kerrigan.

5 COUNCILOR KERRIGAN: Thank you, Madam
6 Mayor. This is exciting. So in the presentation
7 there were these bikes from Windsor and Old
8 Saybrook and The Tannery. And I'm a few blocks
9 from this site, so it's exciting to sit here and
10 think about my neighborhood. Are there plans to
11 do bikes as well?

12 MS. PEARSON: Marty, why don't you come
13 on up and talk about that.

14 COUNCILOR KERRIGAN: Because it might
15 solve the problem with the parking places.

16 MR. KENNY: Marty Kenny, Lexington
17 Partners. Our plan is to have at least 12
18 community bikes for this property that will be
19 available to the residents for their use to go to
20 Park Road, to go to Parkville, and those will be
21 onsite. In addition, we have indoor bike storage
22 rooms designed for the project, and we have
23 outdoor bike storage areas around various portions
24 of the building.

25 COUNCILOR KERRIGAN: Okay. So if you

1 are living there, you can just use a bike, you can
2 bring it back, and that's how --

3 MR. KENNY: So the way it works is,
4 again, you have an app.

5 COUNCILOR KERRIGAN: Oh, okay, just
6 like the Line Bikes.

7 MR. KENNY: Like the Line Bikes. And
8 your credit card has already been part of it. You
9 can take the bike for up to I think it's six hours
10 without any cost. You return it, you put it in
11 the bike station, you lock it, you're good. Now
12 you go off to Cape Cod for three days with the
13 bike, your credit card gets dinged right
14 afterwards.

15 (Laughter.)

16 COUNCILOR KERRIGAN: Expensive trip.
17 That's exciting because you're right out where the
18 bus stop is.

19 MR. KENNY: Yes. What it's done for us
20 is, one, you know, people are using it to go to
21 the package store, to go pick up groceries and
22 things. And it creates a great identity for the
23 community. Everybody knows the bike, and it's
24 been a lot of fun.

25 COUNCILOR KERRIGAN: One last question.

1 The ownership of the single-family house is owned
2 by an individual, but yet it's on the property.
3 So what happens if --

4 MR. KENNY: It would be owned by us.

5 COUNCILOR KERRIGAN: It's owned by you,
6 and then you rent out the house?

7 MR. KENNY: We haven't decided what
8 we're going to do with the house yet, but that's
9 certainly an option. It's probably the most
10 reasonable option. We have no plans to rid
11 ourselves of that house.

12 COUNCILOR KERRIGAN: I'm very happy
13 about that. I drove by that during the Arcadia
14 days, and it kind of broke my heart because it's
15 --

16 MR. KENNY: It's a beautiful home.

17 COUNCILOR KERRIGAN: It's beautiful.
18 There's somebody living in there, yes?

19 MR. KENNY: No.

20 COUNCILOR KERRIGAN: It's vacant?

21 MS. PEARSON: Yes.

22 COUNCILOR KERRIGAN: Thank you.

23 PRESIDENT CANTOR: Thank you, Ms.

24 Kerrigan.

25 Any other questions from the Council?

1 (No response.)

2 PRESIDENT CANTOR: Just a follow-up on
3 a few. I did have a question on the
4 air-conditioning units and where they were located
5 because I didn't see them on the plans, and
6 obviously they've been screened well. But the
7 noise consideration, I was wondering about that,
8 and if there's any --

9 MR. KENNY: So having done these a lot,
10 sometimes you don't have a roof, you have a
11 pitched roof, you have no place to put them but on
12 the ground. And that's the most difficult because
13 these things are about 4 feet high, and they're
14 certainly a deterrent. By putting them up five
15 stories high, they sit on a concrete pad. There's
16 a baffling sort of piece there. So you do not
17 hear these unless you have the ears of a bat.
18 It's just because it's so remote, it's up there.
19 It's more of a problem if they're on the ground.

20 PRESIDENT CANTOR: And have you used
21 that model on other --

22 MR. KENNY: Yes. We did them at
23 Windsor Station where we put all of our units up
24 top.

25 PRESIDENT CANTOR: And there were no

1 complaints?

2 MR. KENNY: Not at all. Not at all.
3 Of course, we do have a train line directly across
4 the street.

5 (Laughter.)

6 PRESIDENT CANTOR: All right. One of
7 the questions that I also had was the entrance,
8 the two, the entry and egress on Park. Is there
9 entering and exit on both of those, or are they
10 one way, either of them?

11 MR. WITHERS: On Park the western-most
12 entrance is an ingress and egress, so it's both
13 directions. The second entrance is really, it's
14 angled and it's part of that original "Olmstedian"
15 plan. The exit to that, which currently does exit
16 out onto that bus pull-off area which will become
17 the right-turn lane, the engineering department
18 has asked that that really be only for emergency
19 egress only. So that won't be used. That will
20 have some bollards in front of it that won't allow
21 it to be used for egress or ingress but allow
22 pedestrians to walk up into that nice central
23 space that's in front of the chapel.

24 PRESIDENT CANTOR: Okay. So the
25 difficult navigation of that is taking a left on

1 Park Road, right, I mean, from -- if you're
2 exiting out and there are cars parked along on the
3 street to making a left, I think the challenge --
4 I think the concern, and I don't know if
5 there's --

6 MR. VERTUCCI: Mark Vertucci again from
7 Fuss & O'Neill. A couple of things: The
8 driveways were analyzed as part of the traffic
9 study back in 2015, and the driveway onto Park did
10 operate at an acceptable level of service A and B
11 during the peak hours. The on-street parking,
12 typically you will restrict it within about 25
13 feet of an intersection which helps with the sight
14 line. The vehicles are able to move forward and
15 see the oncoming traffic. So we would be doing
16 that here. You wouldn't have cars parked right up
17 to the curb line of the driveway.

18 And lastly there is, you know,
19 internally the whole parking area connects between
20 Prospect and back up to Park. So vehicles would
21 have the option to enter or exhibit from either of
22 those driveways. If they didn't want to make the
23 left out of Park, they could pull out of Prospect
24 and go up and take the light or vice versa, so
25 there's a couple of ways they could go.

1 PRESIDENT CANTOR: Okay. And I guess
2 it's one of those things that if -- well, I don't
3 know if staff has anymore concerns about that or
4 anything, but it doesn't --

5 MS. PEARSON: No. We reviewed
6 everything with staff, and we've got a sign-off
7 from Dwayne Martin who has looked at it from a
8 traffic standpoint.

9 MR. VERTUCCI: That's right.

10 PRESIDENT CANTOR: The other concern,
11 one of the other concerns and also a question that
12 I had was not having a set end time to
13 construction which probably is unlikely anyway,
14 but having an hour after sunset would --

15 MS. PEARSON: No. You do have the --
16 we're perfectly happy with the conditions as they
17 existed for Arcadia and are proposed in the set of
18 conditions, but we did check with your
19 construction people, and I was told that certainly
20 their regular day -- I'm trying to find the memo
21 exactly -- the regular day for their construction
22 crew is from 7 in the morning to between 4 and 5
23 at night and --

24 MR. KENNY: 7 to 5.

25 MS. PEARSON: 7 to 5, yes. And you

1 heard Marty committing to it, but we don't have
2 to. I would always argue on a client's behalf not
3 to. But I will tell you what he said was and they
4 don't work on Sundays. And even on Saturdays they
5 work with a lesser crew. And so basically those
6 hours are what they would be doing. If he did
7 commit and say that he would be willing to accept
8 a 5 o'clock curfew, if you want him to do that,
9 but --

10 PRESIDENT CANTOR: Mr. Alair.

11 MR. ALAIR: I had heard the comment
12 from the public, and I think there was perhaps a
13 misunderstanding of what had been indicated
14 earlier during the presentation. What is in the
15 existing conditions of approval is a reference to
16 our noise ordinance. Now, our noise ordinance has
17 sort of, if you will, three categories of levels
18 of noise. Certain noise is exempt entirely from
19 the application of the noise ordinance during
20 certain hours. And as it applies to construction,
21 construction is exempt from the noise ordinance
22 altogether between 7 a.m. and one hour after
23 sunset. That's the reference that was made.
24 That's when it's exempt.

25 It does not mean that we are blessing

1 or sanctioning or asking for construction during
2 those hours. It's a reference to what's already
3 on the books. You can actually do construction,
4 and in some projects interior work is done in the
5 middle of the night, but after that one half hour
6 -- I think I said half hour -- it's one hour after
7 sundown, you have to conform to the noise
8 ordinance. And at that point until, I believe,
9 it's 10 p.m., there's a daytime decibel limit, and
10 at 10 p.m. there's a shift to a much lower
11 nighttime decibel limit. Construction could still
12 theoretically go on, but it has to meet the
13 standards at that point. And that's all that
14 language was intended to say is to note that
15 exemption during that period of time, not that
16 that's what we expect them to do on a daily basis.

17 MS. PEARSON: So following up on
18 that -- and that's right, and I should have
19 remembered that -- I would hate to have a
20 prohibition about having any workmen on the site
21 past a certain time if, for instance, they're
22 trying to finish a kitchen for a tenant to move in
23 and they're painting it at 11 o'clock at night.
24 So the noise ordinance does protect the
25 neighborhood because even if you do have somebody

1 working, and there's no reason to doubt that their
2 regular work hours are not 7 to 4 p.m., maybe till
3 5 sometimes on Saturdays with a lesser crew, that
4 is the norm, but there may be instances where they
5 would want to do more, and in any event, the town
6 can make sure that it's not disturbing anybody
7 because it can't be louder than what would be
8 allowed after those hours with anybody doing
9 anything on the property.

10 PRESIDENT CANTOR: All right. Will
11 there be a construction manager if the residents
12 have concerns?

13 MR. KENNY: Yes. There will be a
14 project manager, a project executive, a project
15 manager and a project superintendent involved in
16 this project.

17 PRESIDENT CANTOR: And the expectation
18 of length of the project was --

19 MR. KENNY: 18 to 22 months.

20 PRESIDENT CANTOR: And so will the
21 neighborhood Park Road Business Association have a
22 number if they need to call if they have an issue?

23 MR. KENNY: Absolutely. And we're
24 happy to give our numbers to the appropriate
25 people. I mean, we've worked well with the Park

1 Road Business Association. I'd be happy to
2 provide the whole groups' number and email.

3 PRESIDENT CANTOR: Thank you. Could
4 you speak to Mr. Baker's comments on
5 apprenticeships, prevailing wage?

6 MR. KENNY: We are committed to using
7 the best workers there that offer the best price,
8 be that union, non-union. We are not committed to
9 doing prevailing wage. We're willing to sit down
10 with the union representatives who came here
11 tonight and to talk about it. But again, cost
12 matters with this project. We can't accomplish
13 all the things that we do if we're doing this,
14 we're doing that. We have to be very careful.
15 We're very committed to using Connecticut
16 contractors. Our company has been very committed
17 to using Hartford area contractors. So that's
18 really the commitment I can make.

19 PRESIDENT CANTOR: Thank you. I
20 appreciate that commitment. That is important.

21 And I think the other question that I
22 had was the dog park and the position of the dog
23 park and screening. I thought there was
24 vegetation and some screening.

25 MR. KENNY: You know, it's to the rear

1 of the site, and it's to the southwest corner, and
2 it will be screened. Like you see a tennis court,
3 you'll have the black fence, and then you'll have
4 the screen so that you won't be privy to seeing
5 the pets. By the way, it's never 20 pets at the
6 same time. Everybody has these nightmares. The
7 reality of it is people come one, two, three at a
8 time, their dog rests. And by the way, our
9 maintenance staff, we maintain the dog parks, you
10 know, they have water, but any -- you know, that's
11 done on a routine basis, so they're very well
12 kept.

13 MS. PEARSON: Can I ask, do you have
14 noise complaints with people about the dogs
15 barking?

16 MR. KENNY: We have three dog parks in
17 our communities. We don't have -- first of all,
18 they're not open after dusk, you know, when they
19 could be annoying. And it's not like the dogs sit
20 there and howl into the evening which is what I
21 think a lot of people think. You have a pet owner
22 who very much likes their pet, they want to be
23 with their pet, and they take them back in when
24 they're done.

25 MS. PEARSON: Henry reminded me to put

1 on the record that there is also a post with
2 picking up material if you have a dog. You're
3 supposed to take care of it yourself too.

4 MR. KENNY: We have those throughout
5 the property.

6 PRESIDENT CANTOR: Okay. Thank you.
7 And you have experience with them, and it's worked
8 well?

9 MR. KENNY: It works great.

10 PRESIDENT CANTOR: All right. Any
11 other questions?

12 (No response.)

13 PRESIDENT CANTOR: With that, I'm sure
14 Attorney Pearson has a few closing remarks.

15 MS. PEARSON: Well, no, I'm just seeing
16 whether there are any other questions that people
17 had from the audience that we should address.

18 PRESIDENT CANTOR: Oh, the number of
19 renters to an apartment was one that I wanted to
20 make sure. That is something the town actually
21 does enforce if we know about it, right? So do
22 you want to mention that?

23 MR. KENNY: I don't have that as an
24 issue because we have restrictions in our lease on
25 how many people can live in a bedroom. In a

1 one-bedroom it can't be anymore than two people.

2 PRESIDENT CANTOR: Okay. Thank you.
3 That was the only other thing I had.

4 MS. PEARSON: Unless there are more
5 questions, I'm looking to the team, but I think
6 we've covered everything. And your last
7 opportunity before it gets closed in case you have
8 any outstanding issues.

9 I would just add with regard to those
10 pavers that that was an earlier discussion we had
11 with staff, and staff was very comfortable with
12 the decision. Back for Arcadia it was a different
13 issue and --

14 PRESIDENT CANTOR: Mr. Davidoff.

15 COUNCILOR DAVIDOFF: Thank you,
16 Attorney Pearson. Pavers in town have been done
17 on a lot of projects in a lot of our
18 neighborhoods, whether it be Elmwood, West
19 Hartford Center, Bishops Corner. And this
20 particular location of this project is a gateway
21 to West Hartford from Hartford. So I feel very
22 strongly, no secret to you, about having the
23 pavers so that this project is the best project
24 and conforms in uniformity to the standards that
25 we have set in this community over the past few

1 decades. And brick pavers is something that is
2 synonymous with West Hartford districts in all our
3 zones throughout the town. So I'm going to ask
4 you this evening whether or not a condition to put
5 back in that condition of approval is acceptable
6 to the applicant; and if not, I'm going to during
7 the Council portion of the meeting move that as an
8 amendment.

9 MS. PEARSON: I can tell you that
10 everything you've heard tonight talks about
11 exemplary design with regard to this application,
12 and there is no small cost involved in what Mr.
13 Kenny has done to be able to bring this better
14 project to this particular site. And if you want
15 to talk about contribution to the aesthetics of
16 this site, this whole redesign, which is finally
17 something that it looks like it might be possible
18 to build, assuming additional federal tax credits
19 are available for historic renovation, which he
20 has worked towards, this is not an easy product to
21 produce and bring to the community without looking
22 carefully at penciling out every single item.

23 I don't know if Mr. Kenny wants to make
24 a commitment. This has not been an issue that has
25 been before the -- we've been talking, I don't

1 know, a year and a half on this project. This has
2 not been an issue that has been brought to us
3 before DRAC. Town staff has not pushed this
4 issue. There are other things that have been done
5 to make this the excellent product that it is. I
6 would just hope that one additional --

7 COUNCILOR DAVIDOFF: With all due
8 respect, Attorney Pearson, this Council back in
9 2016 when we voted on this felt that it was
10 significant to ask the applicant to put in brick
11 pavers. So I don't think this evening my request
12 is inconsistent with the thinking of the members
13 of the Council in 2016 with respect to the
14 rationale as to why that was asked for. There's
15 no doubt in my mind that this is a quality
16 project. All I'm saying this evening is that I
17 feel very strongly that this project, as a gateway
18 project to our community, should be no different
19 than any other project that we consider in any of
20 our other zones throughout the town. And I don't
21 think that the inclusion of this condition, which
22 was known from the get-go of this application
23 because you obviously looked at all the conditions
24 of approval from the previous application, would
25 put an unnecessary stress on a project that I was

1 told this evening was valued at \$65 million, and I
2 was told that the cost of these pavers was
3 \$40,000.

4 MR. KENNY: Will you put up half, the
5 Town of West Hartford? I'll put up half. I'm
6 used to going to towns where all those sort of
7 improvements are done by the town for a
8 development of this size that will be generating
9 somewhere between \$900,000 to a million dollars.
10 I'm used to in other towns to getting tax
11 abatements to make these kind of improvements.
12 None of that's been offered here. And I'm willing
13 to do something very substantial. I'd be willing
14 to match it. If it's that important to the town,
15 can you find the \$20,000 of the \$40,000 in cost,
16 I'll share it with you.

17 COUNCILOR DAVIDOFF: With all due
18 respect, the Town of West Hartford never offers
19 any tax abatement.

20 MR. KENNY: Well, the town needs to
21 start --

22 (Laughter.)

23 COUNCILOR DAVIDOFF: In all
24 seriousness, I also heard this evening that the
25 town said that they were going to incur the cost

1 to put in traffic monitoring cameras, okay, which
2 is something different than what was --

3 MR. KENNY: That's not true.

4 COUNCILOR DAVIDOFF: That's what
5 somebody said during the traffic report.

6 MR. ALAIR: The developer is going to.
7 They're paying us. We're installing them.

8 COUNCILOR DAVIDOFF: Oh, they're paying
9 for that?

10 MS. PEARSON: Yes.

11 COUNCILOR DAVIDOFF: I stand corrected.
12 I don't wish for the town to bear half the cost.
13 I'm going to stand firm in what I said in my
14 previous comments. It was acceptable to the
15 previous application. It's been acceptable to
16 many other applicants for projects. And whether
17 or not my colleagues agree or disagree, we'll find
18 out during the decision point, but I feel very
19 strong about this. We have worked very, very
20 diligently over the past two decades to improve
21 our streetscape, and that's something that sets
22 the Town of West Hartford apart from other
23 communities in the Greater Hartford region is our
24 streetscape.

25 MS. PEARSON: I'm missing what I wanted

1 to refer to. Councilor Davidoff, we're not going
2 to get into a he said/she said or spitting contest
3 on this. You have a strong feeling about this
4 issue. I respect that. We respect that. We
5 stand by our position that a lot of effort has
6 gone into it. I told you that the costs are very
7 delicate with regard to this application.

8 I also did read through the transcript
9 of the prior decision on this particular issue,
10 and it was made clear in reading about it. And I
11 do believe there was some commission members who
12 said something about the fact that that would
13 often be a cost that the town would put up in some
14 instances. And it might have been Mark McGovern
15 who said, well, here's an example where the town
16 didn't put it up and the developer did, but the
17 ultimate reason that apparently that was put in
18 was because it was so strongly pushed by staff. I
19 assure you this has not been a discussion issue
20 with staff or with DRAC through any part of this
21 process. So actually tonight for the first time
22 is the first time we're really being asked all of
23 a sudden to come up with it.

24 So I respectfully request that should
25 you feel you have to go forward, I think we've

1 evidenced how much we have put into this product
2 to respect it as a gateway to West Hartford
3 through the aesthetic improvements that are being
4 made. If you have to make that amendment, and
5 then we just -- we respectfully ask that you
6 consider not doing it, and then we'll just see how
7 it falls out. But this has not been a product
8 that has come before you that has been low on
9 aesthetic inclusions and very much involving high
10 quality materials to make this even better. Those
11 pavers would not have saved Arcadia in terms of
12 the other benefits that are going to result with
13 this change in the design of the product by
14 removing that large specter of a building from the
15 chapel and landscaping and opening up that corner.
16 That is what's really going to make this the
17 gateway that you've indicated it's so important to
18 have this be. So we respectfully disagree with
19 you. And I will just leave it at that. Thank
20 you.

21 PRESIDENT CANTOR: Okay. With that, is
22 there any other questions from the Council?

23 (No response.)

24 PRESIDENT CANTOR: No further comments,
25 then we will close up.

1 Sorry, Mr. Barnes.

2 COUNCILOR BARNES: One last question.
3 You had mentioned the possibility of federal grant
4 money with respect to maintaining certain
5 characteristics of this project. Do you know how
6 much the federal grant is?

7 MS. PEARSON: No, I don't. But I do
8 know this has all been designed to be able to hope
9 that it might be possible to secure some funding
10 for the historic benefits. I don't know if
11 there's anything more to add to it, but it's
12 pending, and it's not a sure thing.

13 MR. KENNY: It's pending in Washington,
14 and Washington is closed down.

15 MS. PEARSON: And Washington is closed
16 down.

17 COUNCILOR BARNES: The figure that you
18 provided before, I believe it was 8 million, that
19 was what Arcadia, the previous owner, was looking
20 to secure?

21 MS. PEARSON: Chuck is saying yes.
22 He's shaking his head yes.

23 COUNCILOR BARNES: So do you have any
24 reason to believe that it wouldn't be in the same
25 neighborhood?

1 MS. PEARSON: I don't know. I just
2 haven't been involved in the process at all.

3 MR. ALAIR: They're tax credits.

4 MS. PEARSON: They're tax credits. I'm
5 sorry.

6 COUNCILOR BARNES: Okay. Thank you.

7 PRESIDENT CANTOR: Okay. I'm reading
8 into the record a letter dated January 8, 2019
9 from TPZ recommending approval.

10 As Attorney Pearson had already talked
11 about, a letter dated December 24, 2018 from DRAC
12 recommending approval.

13 And a letter dated January 3, 2019,
14 from CRCOG finding no apparent conflict.

15 Again, no other questions, comments,
16 then we will close the public hearing.

17 MS. PEARSON: Thank you.

18 (Whereupon, the above proceedings
19 adjourned at 9:54 p.m.)

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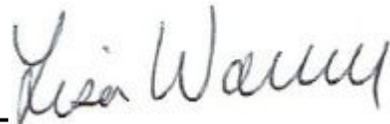
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CERTIFICATE

I hereby certify that the foregoing 134 pages are a complete and accurate computer-aided transcription of my original stenotype notes taken of the Public Hearing in Re: 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. (20151), which was held before the West Hartford Town Council at the Town Hall, 50 South Main Street, Room 314, West Hartford, Connecticut, on January 8, 2019.



Lisa L. Warner, CSR 061
Court Reporter
BCT REPORTING, LLC
55 WHITING STREET, SUITE 1A
PLAINVILLE, CONNECTICUT 06062

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