February 25, 2016

Todd Dumais, Town Planner
Town of West Hartford
Department of Community Services: Planning & Zoning Division
50 South Main Street
West Hartford CT 06107

Re: Amendment to Special Development District Application #135-R1-14
2432 Albany Avenue, West Hartford, Connecticut

Dear Mr. Dumais:

At its meeting held February 25, 2014, the West Hartford Town Council approved the application of 2432 Albany Avenue, LLC, regarding the 2.3 acre property located at 2432 Albany Avenue, granting a zone change from RM-3 to RM-1 and Special Development District (SDD #135-R1-14) approval for a 64-apartment home development. At its meeting held July 22, 2014, the West Hartford Town Council approved an Administrative Amendment for minor architectural revisions to same.

The undersigned hereby respectfully requests an Amendment to SDD#135-R1-14 to make revisions to building as more particularly set forth below.

The reason this Amendment is sought is to obtain approval of minor architectural, landscaping and signage additions and deletions. Many of these changes are complete but were discussed with and approved by DRAC in advance of the work being done; specifically, at meetings on the following dates: January 30, 2014, July 9, 2015 and November 4, 2015. Due to the inherent difficulty in an adaptive re-use rehabilitation, in consultation with DRAC, the preferred course of action was to bring changes forward to DRAC for review in advance (on three occasions); but to aggregate those changes and go once to Town Council rather than burdening the Council with multiple reviews of these minor changes. Many of these changes were necessary to maintain critical path.

MINOR ARCHITECTURAL CHANGES (Predominantly façade and material related)

Front of Building (South)

- Add iron vertical columns to East canopy (building structure could not support canopies without vertical columns; see photo 1). Reason - Necessary – critical path
- Add iron vertical columns to West canopy (building structure could not support canopies without vertical columns; see photo 2). Reason - Necessary – critical path

6 Executive Drive, Suite 100 ◆ Farmington, CT 06032-2853
860-674-5641 ◆ 860-677-6919 Fax ◆ GSager@metro-realty.com
AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

- Remove design calling for EIFS Panel from existing vertical brick "fins" on south building exposure and west building exposure (results is existing brick being exposed – preferred to exposure of EIFS (see Photo 5). This deletion is not yet complete.
- Remove Horizontal metal "C" Channel running horizontally the distance of east, west and south facing building facades (was to be suspended 2 feet off the façade of building between Floors 2 and 3) and replace with horizontal EIFS band detail with black metal cap (see photos 6 (south and east) and 9, 20 and 21 (west). Aesthetic choice; the horizontal "C" channel served no function and created an awkward transition from the gray fiber cement panel (floor 3) to the brick at floor 2.) Reason - Necessary to maintain critical path.
- Remove raised panels on entrance vestibule and make panels "flush"- 10 places (Aesthetic – see photo 7). This proposed change is not yet complete.
- Add 2 "up / down" exterior lights to south facade (building presentation) (see photos 2 and 8). Reason - Necessary to maintain critical path.
- West Facing Stairwell; 3 places (elevation) – change to metal panel (see photo 9; aesthetic reason)). Reason – necessary to maintain critical path.
- Remove Bike Rack from front of building (added to East side – see sheet SKL4 and SKL6; see photo 10) (bike storage room is in lower level accessed from east side of building). This proposed change is not yet complete.
- Remove concrete pavers at entrance and patio and replace with scored concrete. See Sheet L.2.r "Revised Entrance and Terrace." (too many "other" architectural elements happening at front of the building without introducing a mosaic of pavers; concrete to simplify). Reason – necessary to complete critical path.
- Delete Pergola on patio overlooking Albany Avenue (visually conflicts with new eastern canopy; obstructs view of same from Albany; see SKL 6; see photo 2). This change is not yet complete.

Courtyard Area and North Elevation (Rear of Building)

- Add pavers and landscaping to lower courtyard; modify pavers upper courtyard (see sheet SKL4 and SKL 5; see photo 14). Aesthetic.
- Add two additional painted colors to all EIFS scoring (aesthetic creates random pattern of three colors) (see photo 11). Reason – Aesthetic.
- Eliminate 3 windows in addition north elevation (see plan sheet A2.1). Windows did not fit with the interior lay-out in the bathroom. Reason – necessary to maintain critical path.
- Add canopy over north facing door in lower courtyard (see plan sheet A2.1). Canopies were not shown on the original plan set but are required by Code. Reason – necessary to maintain critical path.
- Add canopy with vertical supports at courtyard entrance to new "addition" (see plan sheet A2.2). Canopies were not shown on the original plan set but are required by Code. Reason – necessary to maintain critical path.
- Add canopies over access and egress doors at northwest entrance (see plan sheet A2.1). Canopies were not shown on the original plan set but are required by Code. Reason – necessary to maintain critical path.

- Change railing to vertical ballusters at northwest entrance (see plan sheet A2.1). Aesthetic – Reason – to maintain critical path.
- Add fencing to top of wall between upper and lower courtyard (see plan SKL 4 and SKL 5; fence not shown but wall is). Rail was not shown on the original plan set but required by Code. Reason – necessary to maintain critical path.
- Add Bluestone caps to stairs between upper and lower courtyard; Aesthetic. (see photo 14).
- Add Bluestone caps along top of wall at lower courtyard; Aesthetic. (See photo 14)

East Elevation

- Change railings at all retaining walls to vertical ballusters. Aesthetic. (see photo 20 and 21).
- Add Canopy over East entrance at loading dock (see plan sheet A2.1). Canopies were not shown on the original plan set but are required by Code. Reason – necessary to maintain critical path.
- Add Canopy over east entrance (north of loading dock; see plan sheet A2.1)). Canopies were not shown on the original plan set but are required by code - Reason – necessary to maintain critical path.
- Change flush metal to "raised panel" under sliding glass doors (see photo 18). Aesthetic. Reason – necessary to maintain critical path.
- Add 4 "up / down" exterior lights to east facade (building presentation) (see photo 20). Aesthetic.
- East Facing Stairwell (elevation) – change to metal panel (see photo 19). Aesthetic.
- Add 1'6" – 3' brownstone retaining wall to handicap ramp (i) (@ parking lot, and (ii) against building); see photo 20, 21 and 22)). Necessary due to problems with grades. Reason – necessary to maintain critical path.
- Add Brownstone retaining wall 3' and flatten grade north side of parking lot. Necessary due to problems with grades. Reason – necessary to maintain critical path.
- Add two (2) 3' brownstone retaining walls (stacked vertically) to diminish impact of exposed building "addition" foundation wall. Aesthetic. Reason - necessary to maintain critical path (see photo 21).

West Elevation

- West Facing Stairwell (elevation) – change to metal panel (same as other stairwells; see above). Aesthetic – necessary to maintain critical path.

SIGNAGE CHANGES

- Add halo lit two tone "BP" logo above 2432 southwest corner of building – (to "Brand" building; see photo 3).
- Add "Bishops Place" Halo Lit pin-mounted letters to front central façade canopy @ main entrance. (to "Brand" building; see photo 4).

- Add detail of 5 entrance columns (SKL.1) – This change is not yet complete.
- Add detail signage on front of building; monument sign; "Bishop's Place" at main building entrance. (see Artfx sheets 1-6) – This change is not yet complete.
- Delete Entrance sign and modify wall running along Albany - See Sheet SKL 6. Wall has been modified in contemplation of deleting the identification sign. Identification sign was deleted to avoid confusion since this is not the main entrance. Deletion of the sign - This change is not yet complete

LANDSCAPING CHANGES

See attached chart for list of new landscaping

OUTREACH

Since these are all visual or "aesthetic" changes, we limited our outreach to those properties who can see the building elevations from their property. Report to be complete within 30 days of the hearing.

DRAC

All of the above were discussed and reviewed by DRAC at meetings on January 30, 2014, July 9, 2015 and November 4, 2015.

Very truly yours,

2432 ALBANY AVENUE, LLC
By: Sager 2432, LLC, Its Member

By: _____
Geoffrey W. Sager, Its Manager

Amendment
to
Special Development District Application #135-R1-14

2432 Albany Avenue, West Hartford, Connecticut

- Exterior Photos 1 - 21
- ArtFX Signs Sheets 1 - 6

Plans (under separate cover)

- Title Sheet by Milone & MacBroom
- L.1 Site Layout Plan dated 01.03.14 and revised 08.20.14 by CR3
- L.1A - Landscape Details dated 2.26.16 by CR3
- A2.1 Elevations dated 06.13.14 and revised 02.04.16 by Associated Architects
- A2.2 Elevations dated 06.13.14 and revised 02.04.16 by Associated Architects

2432

LiveAtBishopsPlace.com

2432

ISFOSS PLACE

DANGER

5 - West Side of Building

6 - EIFS (South)

6 - EIFS (East)

6 - EIFS (East)

PLACE

8 - (Up Down Light South Façade)

2432
ALL WASTE
72+ -4575

BISHOPS PL

A ROYAL FLUSH
800-234-6545

VOLVO

SIGNAGE CHANGES

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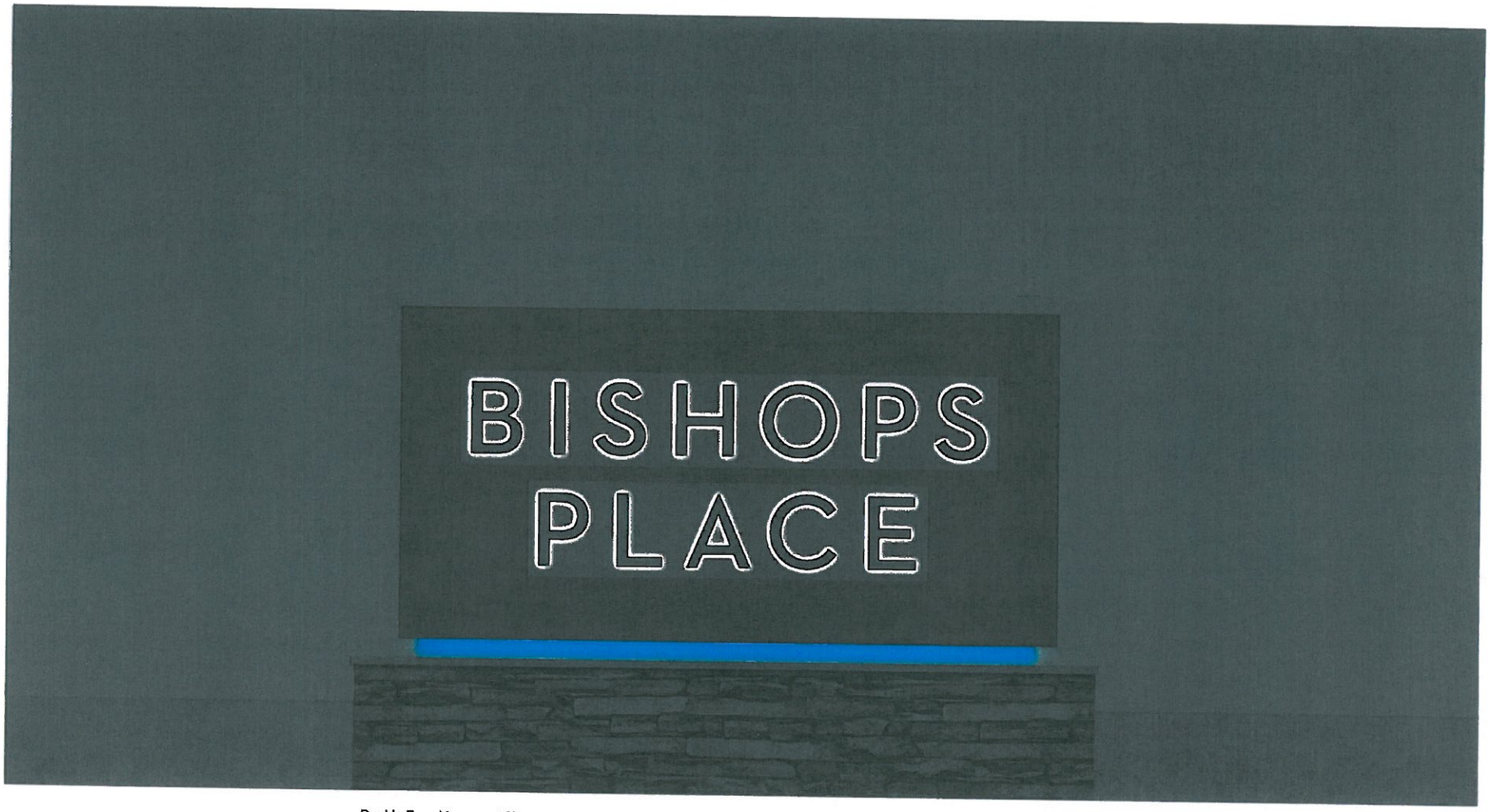
Project:	Rev	Scale:	Date:	Drawn by:	Checked by:	Sheet:
Figure Eight - Bishops Place West Hartford Shop Drawings	Rev 4	As Noted	11/24/15	PNH		1



Double Face Monument Sign

Scale: 1" = 1'-0"

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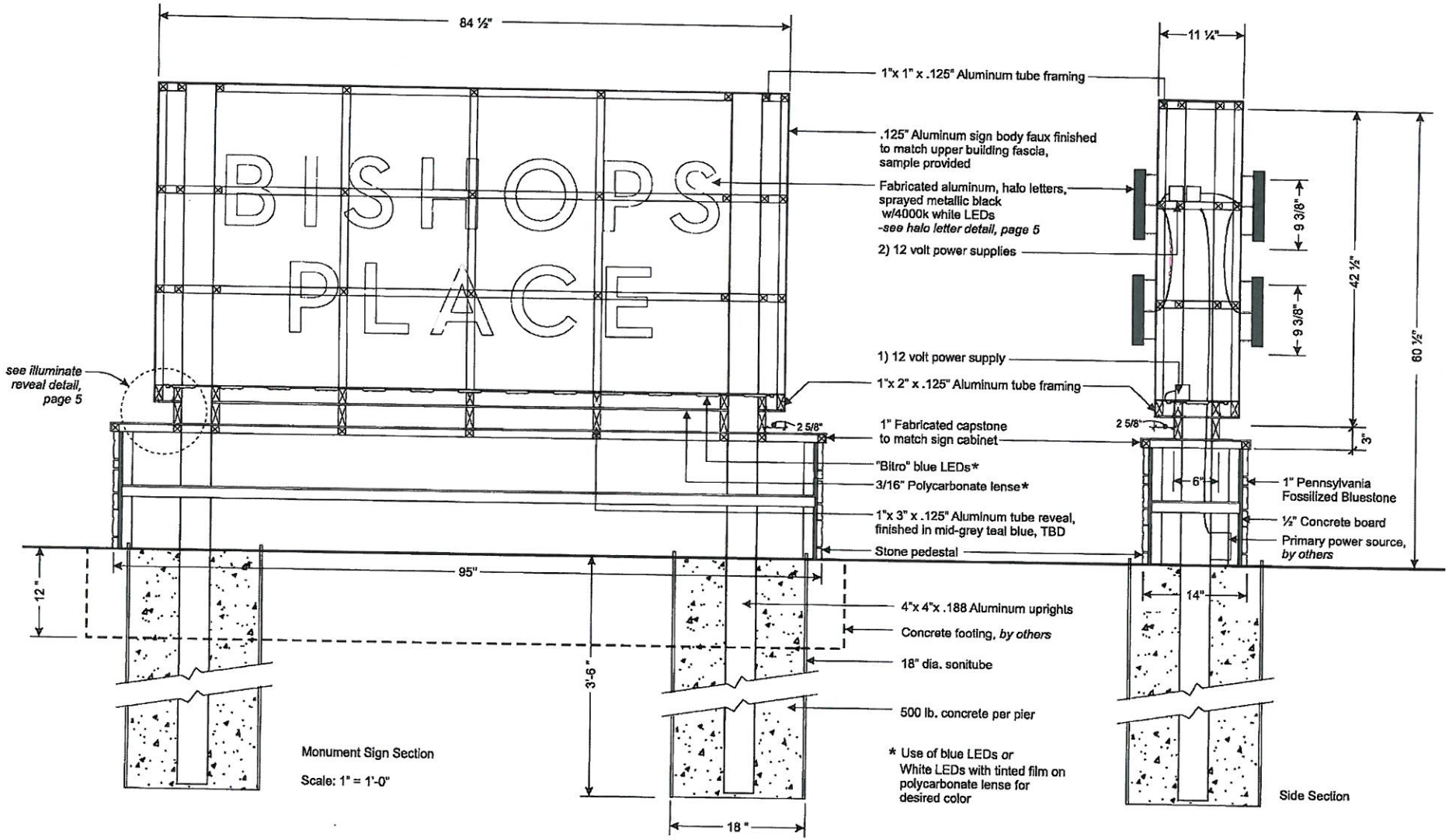

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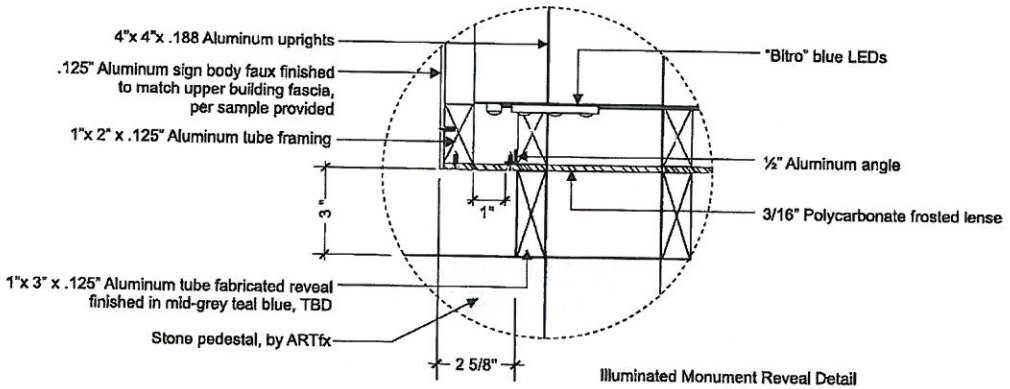
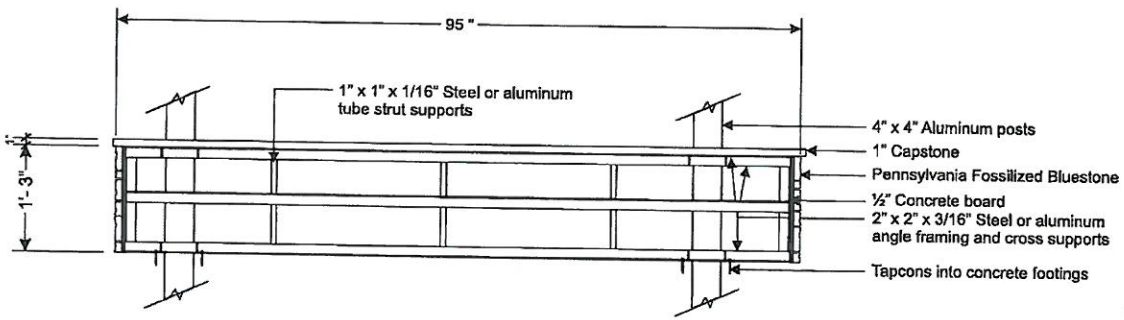


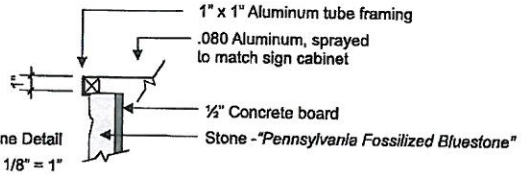
Illuminated Monument Reveal Detail

Scale: 1/4" = 1"



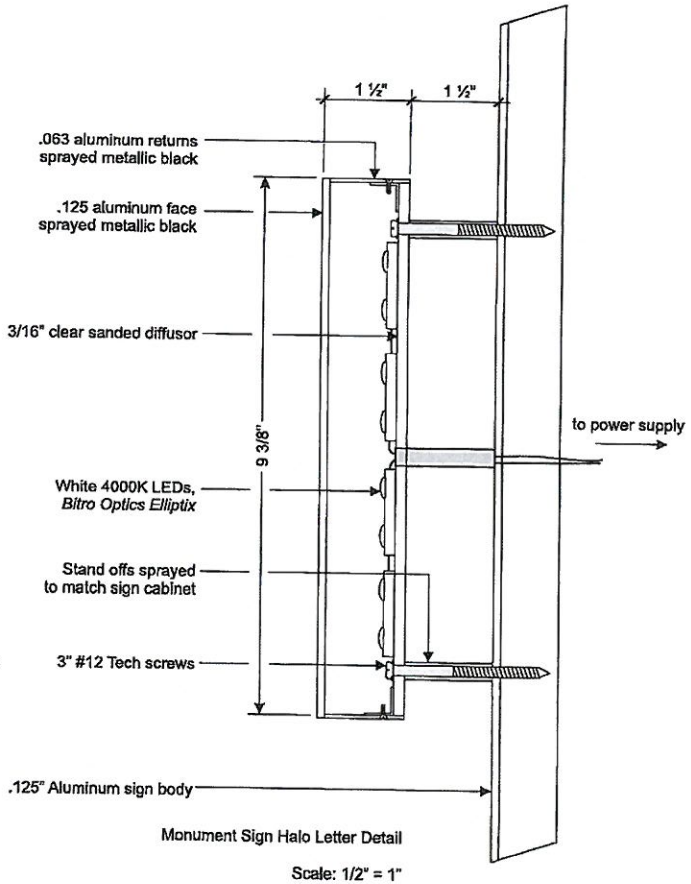
Framing Structure for Stone Pedestal

Scale: 3/4" = 1' - 0"



Capstone Detail

Scale: 1/8" = 1"



Monument Sign Halo Letter Detail

Scale: 1/2" = 1"

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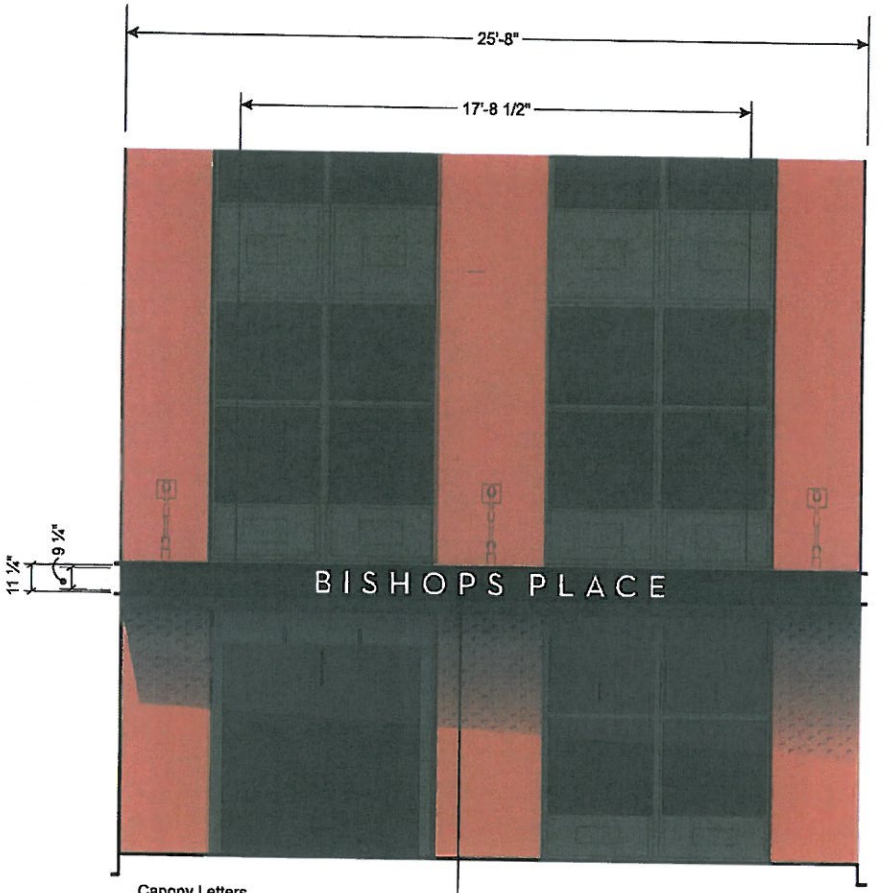
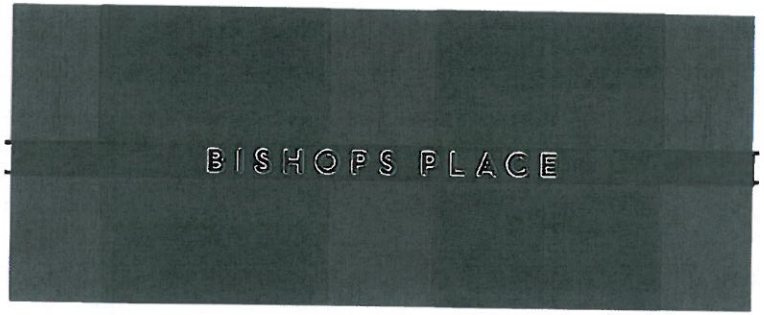


Canopy Letters

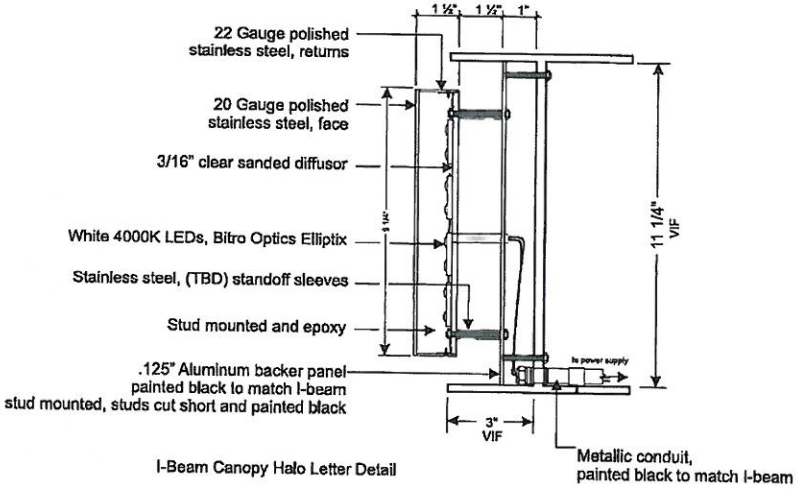
Scale: 1/4" = 1' - 0"

Stainless steel halo lit letters mounted to canopy I-beam
-see I-beam canopy halo letter detail



Night View

Scale: 1/4" = 1' - 0"



I-Beam Canopy Halo Letter Detail

Scale: 1/4" = 1"

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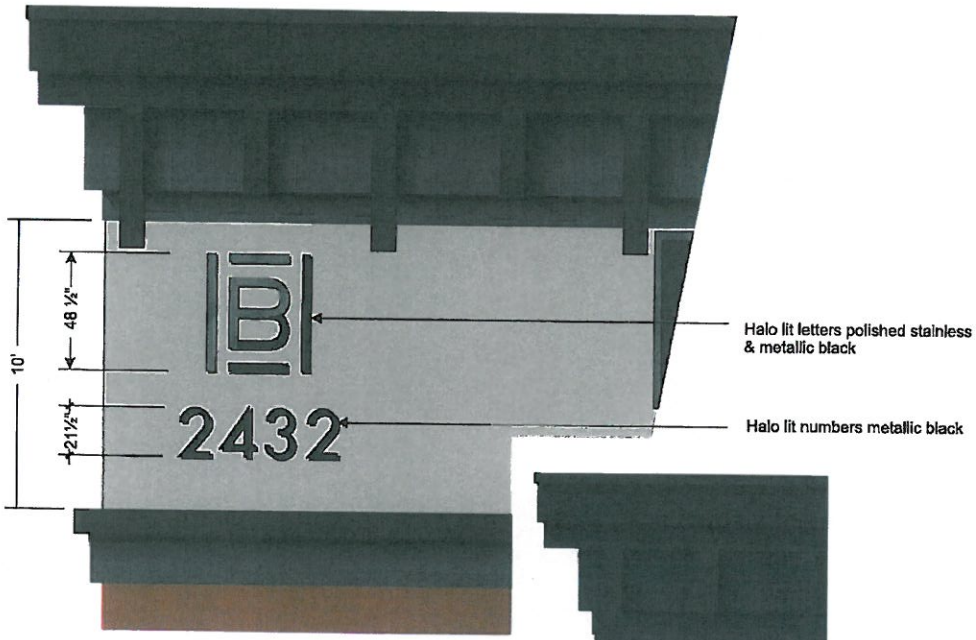
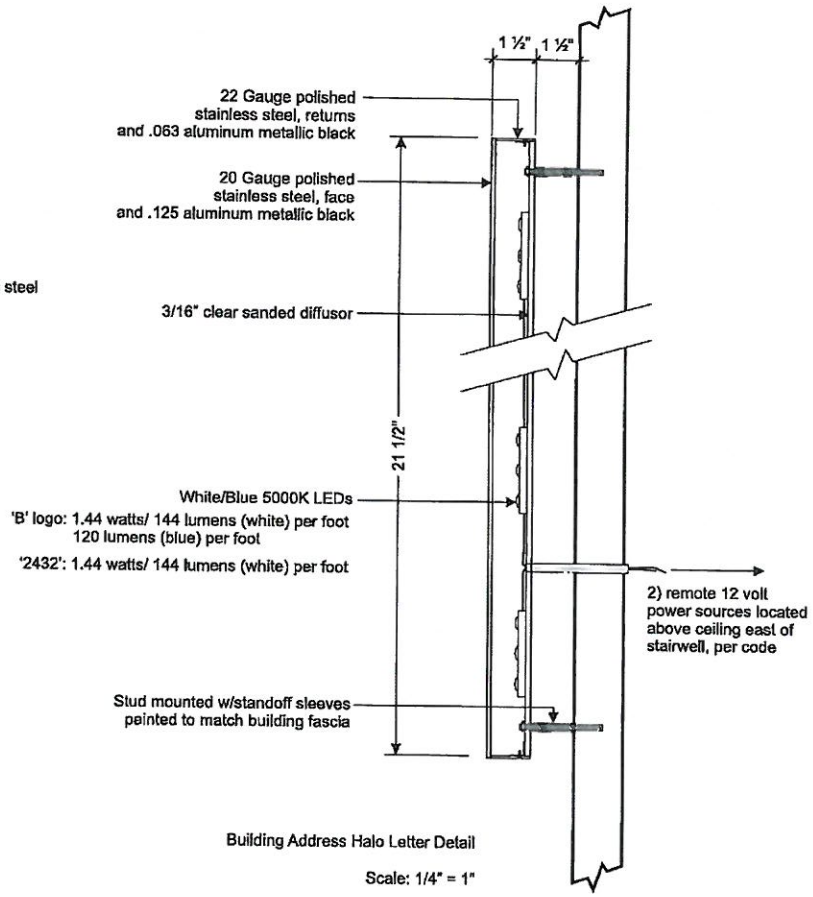


Building Address

Scale: 1/4" = 1' - 0"

Night View

NTS



Building Address Halo Letter Detail

Scale: 1/4" = 1"

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