



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Parkville Market Phase 2 – Special Permits & Site Plan at 1390 Park Street for consideration August 9, 2022

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Paul Ashworth, Senior Planner
paul.ashworth@hartford.gov

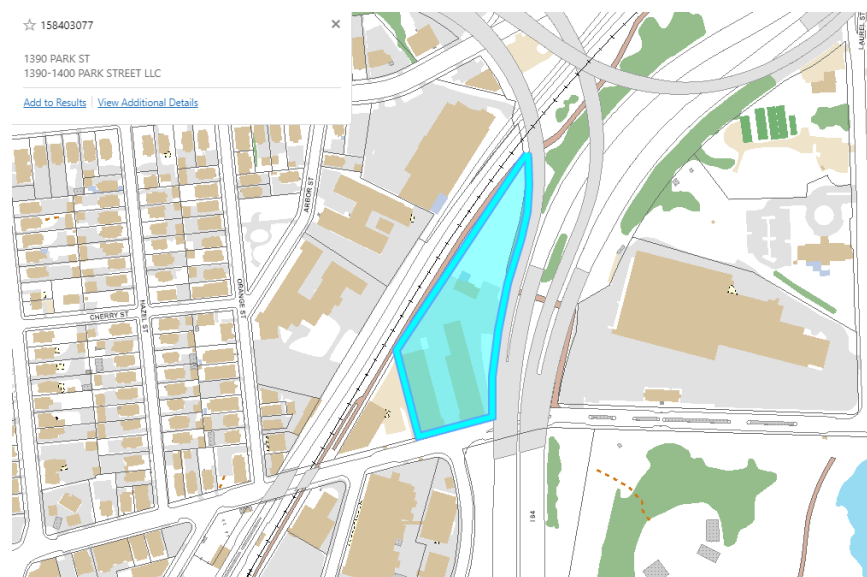
PROJECT: Parkville Market Phase 2
1390 Park Street (1390-1400 Park Street)
PARCEL ID: 158-403-077
P&Z-COMM-2022-0633

ZONE: CX-2, Commercial Industrial Mix District, with the Transit-Oriented Development Overlay
Parkville National Historic District

TYPE: Request for Special Permits and a Site Plan for Entertainment Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café associated with a Drinking Place (Sec.3.5.2.D(1)(c)) on a mixed-use property located in the CX-2 district with the Transit Oriented Development overlay per Section 1.3.4

APPLICANT: Lifecare Design, Inc c/o Natalie Sweeney

OWNER: 1390-1400 Park Street LLC (Managing member: Carlos Mouta)



Overhead View – Hartford GIS 2022

BACKGROUND INFORMATION

The applicant is requesting site plan approval for modifications to the parking lot and an addition to one of the buildings. The applicant is also requesting a special permit for a drinking place, entertainment assembly, and outdoor café associated with a drinking place. The subject property is occupied by three buildings identified as 1400 Park, 1390 Park, and 1396 Park. The building alterations are limited to building #1390 and consist of an addition and some minor façade changes. All proposed uses are within, or related to building #1390. Please see Figure 1 below depicting the referenced buildings.

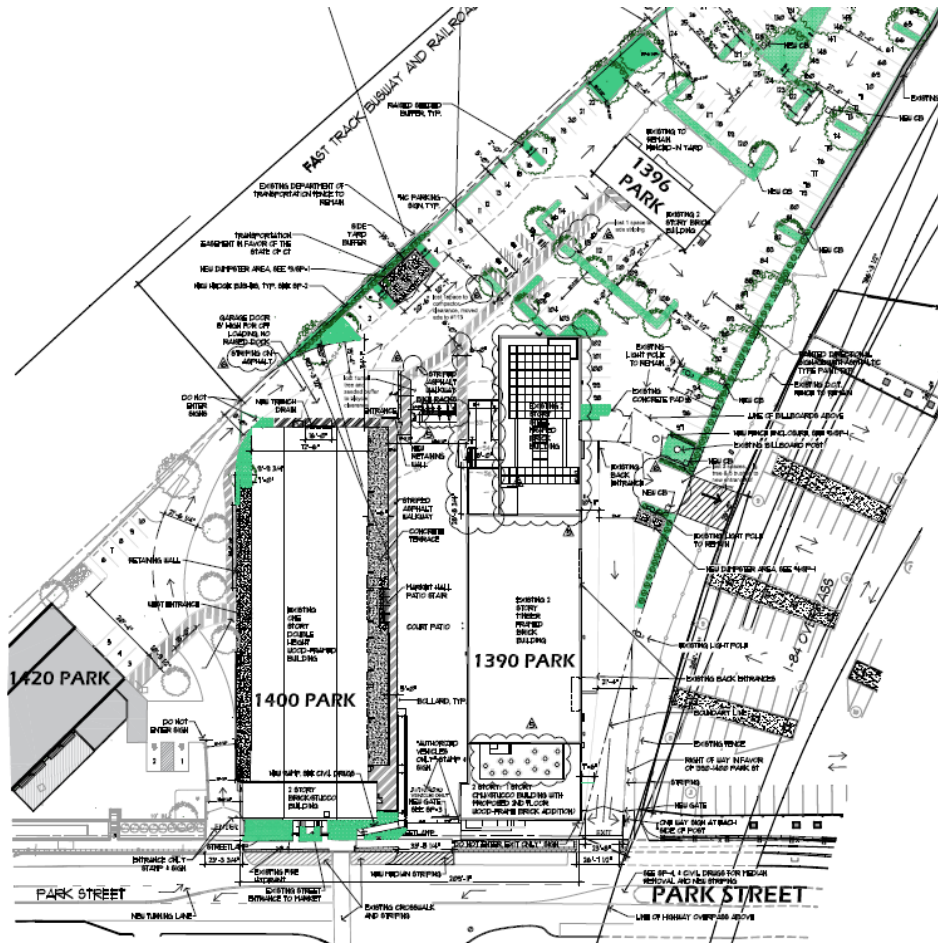


Figure 1. Building Identification – Lifecare Design 2022

A site plan was previously reviewed and approved in 2019 under P&Z-ASPREV-2018-0188. This review also included approval of the existing uses in building #1400 on the west side of the property. Please note the 2019 approval included the following condition:

The use of building #1390 is to remain unchanged at this time; a subsequent zoning review will be necessary to review the change of use for building #1390 once a new use is communicated to the Planning Division. A new traffic study may be necessary to re-evaluate conditions.

The proposed façade changes, new addition, and rooftop patio were previously reviewed and approved by the Hartford Historic Preservation Commission on December 15, 2022 (P&Z-COMM-2021-0547).

Five variances were previously approved at the subject property:

- Section 4.3.2(A)(2) Downtown Storefront- Front Lot Line Coverage: Required in the DT-3 district is 85%, the applicant has 75% with the two buildings combined, applicant is asking for 10% relief.
- Section 4.3.2(A)(6) Downtown Storefront- Side Setback Requirement in the district is 7.5 feet, applicant is asking for 7.5 feet of relief.
- Section 4.3.2(B)(12) Downtown Storefront- Min overall Height is 2 stories and 40 feet, applicant is asking for 14 feet
- Section 4.4.2(C)(16) Downtown General Building- Ground Story Use is limited to No more than 25% for retail and service, applicant is asking for more than 25%
- Section 4.4.2(C)(17) Downtown General Building- Upper Story Use can be any use permitted in district except retail and service, applicant is asking for XXX% [*sic*] of retail and service use on the upper story.

Recent applications and approvals include:

- A special permit application for an adult use cannabis retailer in building #1396 (COMM-2022-0634) was approved on July 26, 2022.
 - It should be noted that this application was approved with a condition requiring site modifications including some pedestrian safety improvements. Those modifications are not included in this application.
- There is a pending application for site plan and special permit for a craftsman industrial use (brewery) and outdoor café associated with a drinking place on the neighboring, commonly owned, parcel - 1420 Park Street (P&Z-COMM-2022-0624). This application proposes to use the same curb-cut, parking area, and pedestrian circulation system.

KEY APPLICATION TIMELINES

- Application Submission Date: May 24, 2022
- Date Application Accepted as Complete: May 24, 2022
- Application Date of Receipt: June 14, 2022 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, August 9, 2022; Open Hearing Deadline: August 18, 2022.
- Close Hearing Deadline (if opens August 9, 2022): (35 days after opening) Tuesday, September 13, 2022
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews site plans in accordance with Zoning Regulations section 1.3.3. Site plans may be modified, conditioned, or denied only if they fail to satisfy the zoning regulations, inland wetland regulations, or subdivision regulations. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

The Commission reviews special permits in accordance with Zoning Regulations section 1.3.4. Special permits may be approved, approved with conditions, or denied. Considerations the Commission may weigh in special permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

STANDARD SPECIFIC TO THE USE

Section 3.3.5.I Drinking Places

(3) Outdoor Café. The sale of alcoholic beverages and food shall be permitted to be extended beyond the building line for outdoor cafes permitted in accordance with the requirements in 3.5.2 D. Outdoor Cafe.

(5) Approval of Drinking & Entertainment Assembly Places. Establishments that combine the sale of alcoholic beverages with Entertainment Assembly uses (refer to 3.3.5.K) require a separate special permit (per 1.3.4 Special Permits). This includes facilities for banquets, parties, events, dancing, and other entertainment. This use is subject to the following conditions:

- (a) These establishments are limited to the locations where Entertainment Assembly uses are permitted per 3.3.5 K. and Figure 3.2 -A Table of Principal Uses.
- (b) Food is required to be served.
- (c) Applicants must submit:
 - (i) Menu
 - (ii) Security plan
 - (iii) Parking management plan, except in the DT-1 zoning district
 - (iv) Floor plans(s)
 - (v) Noise mitigation plan
 - (vi) The commission may also require any additional information pertaining to the application that it deems necessary to aid in its decision.

Section 3.3.5.K Entertainment Assembly. A facility, other than an assembly (per 3.3.2 A), a stadium/arena (per 3.3.2 G.) or adult entertainment (per 3.3.6 Adult Establishments), for

holding events, indoors or outdoors, to which members of the public are invited with or without charge. Events may include theatrical performances; live music performances; dances, balls; shows or exhibitions; or live wrestling, boxing/sparring matches, or other sporting events. Includes such uses as auditoriums, event rental halls, civic centers, convention centers, and performing arts facilities.

Beer, wine, and liquor beverages may or may not be permitted per 3.3.5 I. Drinking Places and Figure 3.2 -A Table of Principal Uses.

Section 3.5.2.D Outdoor Café. Tables and chairs for patrons of any use where food and beverages are served located outdoors. When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

Section 5.3 Transit Oriented Development (TOD) Overlay

C. Buildings. Permitted buildings shall include the following:

- (1) Downtown Storefront Building Type.
- (2) Downtown General Building Type.
- (3) Apartment Building Type.
- (4) Row Building Type.
- (5) Workshop/Warehouse Building Type. Workshop/Warehouse Buildings shall be permitted, in accordance with the requirements in the underlying zoning district.

D. Uses. The uses shall be any of the uses allowed in the DT districts, but not uses allowed in the underlying zoning district which are not also allowed in the DT districts. Such uses are either permitted, permitted with conditions, or special permitted, in the same manner as in the DT districts.

Plan of Conservation & Development (POCD)

Grow400: Make Hartford's economy more prosperous

- **Build the transformative projects: Parkville Arts & Innovation District.** Let's build on Parkville's manufacturing roots and recent emergence as a hub for makers and creators, and build a distinctive transit-oriented destination that will be known for arts and innovation.

Play400: Make Hartford's culture more vibrant

- **Tourism:** Hartford has architecture, history, parks, arts, culture, sports, and museums that would be the envy of any similarly-sized city. Creating a coherent tourism strategy that highlights our diverse assets will draw people, drive investment, create service jobs, and foster a love of our great city.
- **Recast Parkville as an arts and innovation hub.** Building on organic development in Bartholomew Avenue to return the area to its creative and manufacturing roots will attract artists and others.
- **Become the state's live music capital.** Creating a walkable network of venues will support local businesses, create opportunities for musicians, and make Hartford an attractive destination.
- **Expand outdoor dining:** Encouraging cafes and restaurants to provide outdoor seating areas, and relaxing permitting, will enliven our sidewalks and public realm.

FINDING OF FACTS

Subject property and context:

- The lot is zoned CX-2 with the TOD Overlay and is located in the Parkville National Historic District. It is a 3-acre lot bounded by I-84 to the east, railroad tracks to the northwest, and Park Street to the south.
- The subject lot is occupied by three buildings and surface parking. A site plan for the Parkville Market was approved administratively in 2019 and amended in 2020 (P&Z-ASPREV-2018-0188). The approved site plan lists the primary use as General Retail (Public Market).
- Neighboring properties are described below:
 - Parcels to the east include Pope Commons shopping plaza and Pope Park. These parcels are separated from the subject property by I-84.
 - Parcels to the north include 56 Arbor and 30 Arbor Street, which are home to a mix of uses such as Real Artways as well as studios and offices. These parcels are separated from the subject property by railroad tracks.
 - Parcels to the south include a mix of uses, such as apartments, offices, storage uses, and a few eating, drinking, and service establishments.
 - The abutting parcel to the west, 1420 Park Street, is commonly owned. A site plan and special permit application for the relocation of Hog River Brewing Co. to this building is currently pending. Beyond this parcel and the railroad tracks to the west there are a mix of residential uses.
- The site is within a ½-mile from the CTfastrak Parkville station and is located in the Parkville Arts & Innovation District, one of the POCD’s transformative project areas. This area is envisioned to become a transit-oriented destination, known for innovation, arts, and creativity. According to the Parkville Innovation Hub’s website, “creative enterprises and destinations such as the Parkville Market, Real Artways and Hog River Brewing have [recently] revitalized the community and created opportunities for continued growth.”

The proposed **site plan** modifies the approved layout (P&Z-ASPREV-2018- 0188) as follows:

- Removal of ~25’ of landscaped buffer along the east property line to accommodate a new connection to spillover parking under the interstate.
- Removal of 1 parking space and relocation of 1 parking space to allow for additional clearance around the trash compactor.
- Removal of a landscaped island near the northeast corner of building #1400.
- Removal of one tree at the northwest corner of building #1400.
- Relocation of the bike rack ~75’ to the southwest. The new location is closer to the primary entrance and adjacent to the outdoor eating area between buildings #1390 and #1400.
- Establishment of the following uses in building #1390:
 - Craftsman industrial;
 - Public Market
 - Drinking Place with Entertainment Assembly and Outdoor Cafe
- A building addition which will occupy space previously used as a loading dock at the northwest corner of building #1390. The addition will measure ~29’ by ~20’ and house an elevator and stairwell providing access and egress to the uses on upper stories. See Figure 2 below for a depiction of the addition.

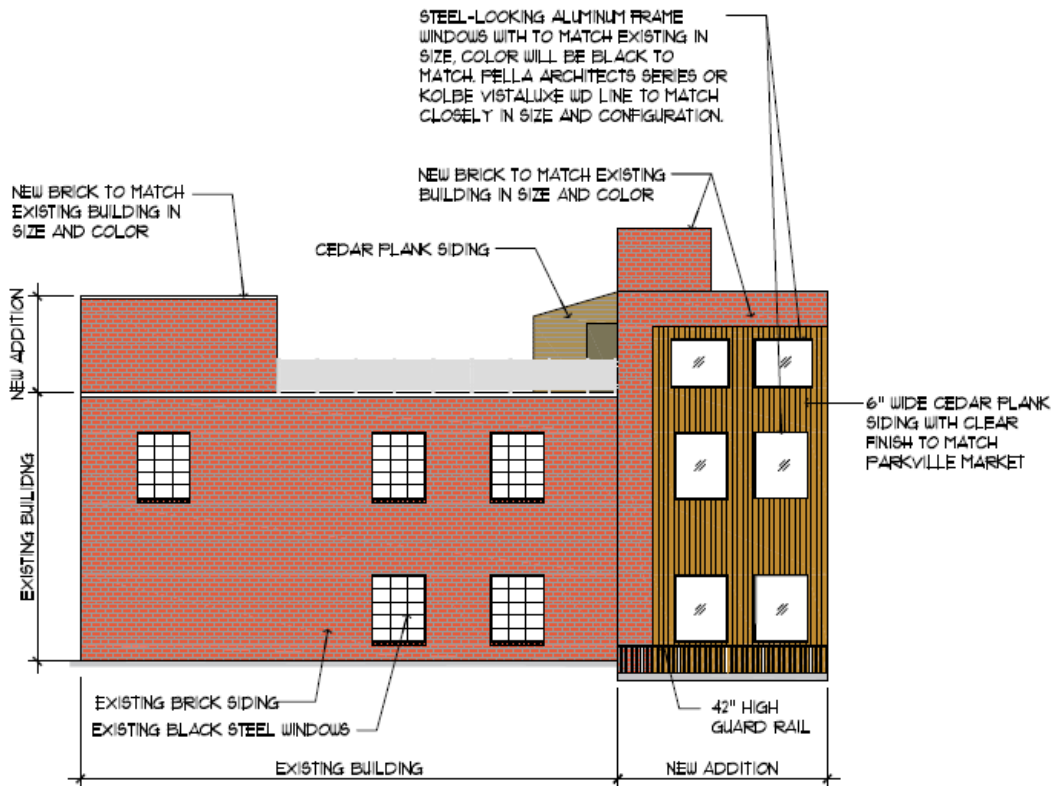


Figure 2. North façade of the existing building w/ proposed addition – Lifecare Design 2022

Proposed Hours of Operation –

- Monday: 11AM - 8PM
- Tuesday :11AM - 10PM
- Wednesday: 11AM - 11PM
- Thursday: 11AM - 11PM
- Friday: 11AM - 12AM
- Saturday: 11AM - 12AM
- Sunday: 11AM - 8PM

All proposed and existing uses are shown on Sheet A-1 and A-2 of the 8-page plan set, dated November 12, 2021, by Lifecare Design, LLC. Please see Figure 3 below for an excerpt of Sheet A-1 showing the proposed uses and their location within the 1390 building. The floor plan is also attached as Attachment 2.

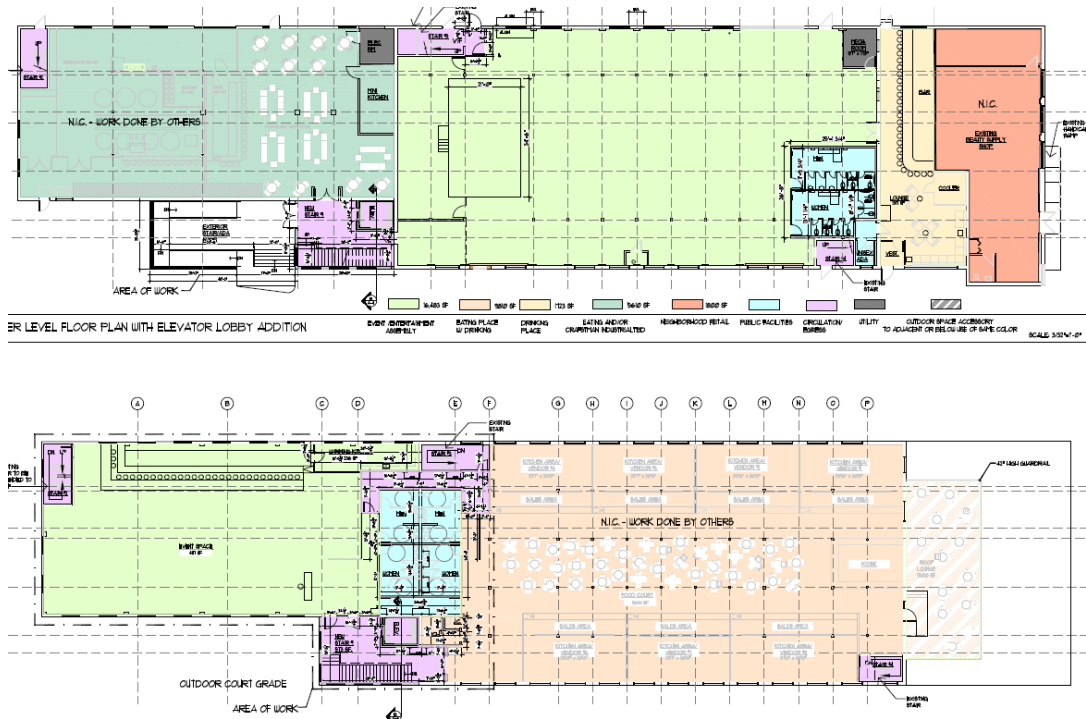


Figure 3. Proposed and existing uses layout – Lifecare Design 2022

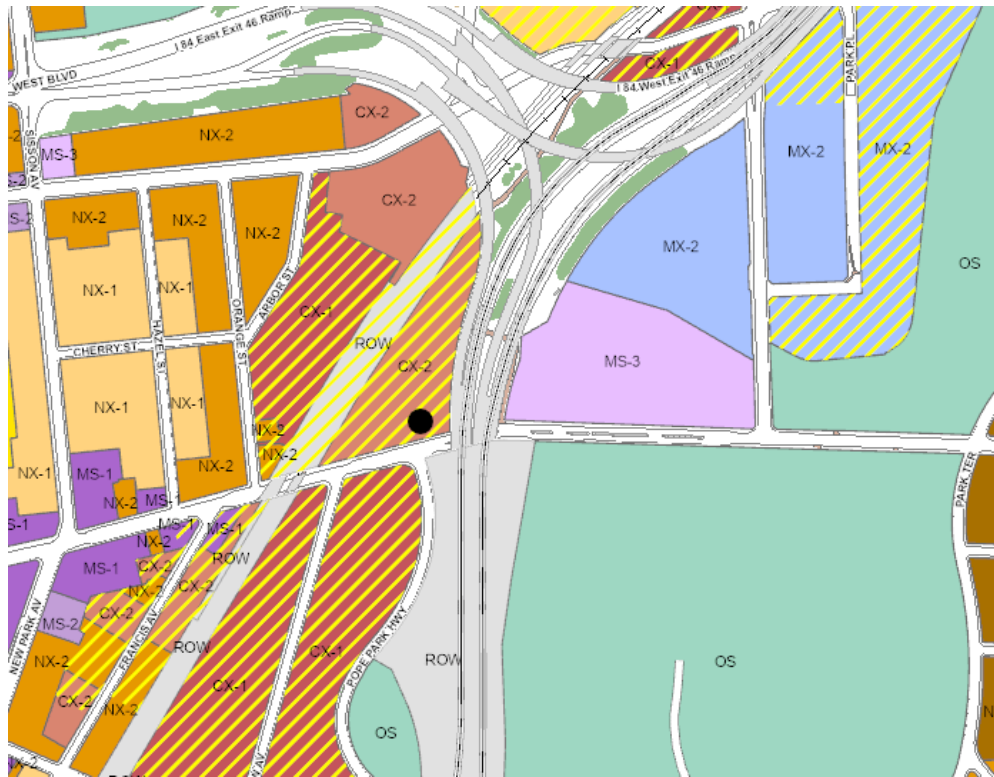


Figure 4. Zoning map of the subject property and surrounding uses - Hartford GIS 2022

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

The City Forester reviewed the tree list and landscaping plan and responded with one comment. The Forester requested that the applicant replace the Red Maple with a different variety of large tree from the approved tree list.

ANALYSIS

The existing building at 1390 Park Street does not meet the requirements of any of the buildings permitted in the TOD overlay. However, the glazing and transparency at the front of the building combined with the suite of uses, retail, eating place etc, suggests that the most appropriate building classification is nonconforming Downtown Storefront. The Downtown Storefront building in the TOD overlay permits eating places, eating places with accessory drinking place, general retail, outdoor cafes and craftsman industrial uses by right. Entertainment assembly with a drinking place, and outdoor cafes associated with drinking places are permitted, but with a special permit.

Special Permit

Special Permits for Entertainment Assembly are regulated by Section 3.3.5.K. Sec.3.3.5.K does not contain additional standards, other than direction to Section 3.3.5.I if beer/wine/liquor is also proposed to be served. Section 3.3.5.I requires that all drinking & entertainment assembly places serve food and provide certain plans. The applicant has provided a narrative describing how each of the requirements are met (see Attachment 1). In brief, the applicant has provided the following explanations:

Menu: The applicant confirmed that food will be served but not off of a fixed menu. All food items will either be provided from one of the onsite vendors or catered from off-site.

Security Plan: The applicant confirmed that the established phase 1 of Parkville already has staff and security on site during all hours of operation. The proposed uses will operate during these same hours and benefit from the same security staff.

Parking Management Plan: The applicant has provided an updated site plan showing ample parking and the existing Parkville market has already contracted for use of parking areas under the interstate to the east. Staff finds the provided parking sufficient.

Floor Plans: Floor plans were provided by the applicant. See Figure 3 above.

Noise Mitigation Plan: The applicant expressed that noise mitigation measures for the building were being investigated but did not confirm specific conditions. Staff find this explanation to be sufficient given that the location of the use towards the center of the Parkville Market campus and buffered by the highway and railroad to the east and north otherwise mitigates potential impact.

Staff find that the proposed size and location of the outdoor cafe will not create negative impacts to the public right-of-way or nuisance impacts related to noise or odor on neighboring developments.

The general requirements in Section 1.3.4 require that a special permit application show that the request: is in harmony with the Plan of Conservation & Development (POCD); that the proposed development does not create safety hazards in the proposed vehicular and pedestrian circulation pattern; will not seriously degrade traffic levels of service without providing adequate mitigation measures; and provide pedestrian amenities.

The proposed uses are found to be consistent with the POCD. The POCD includes specific language regarding increasing the number of performance venues (Play400 - Become the state's live music capital) and the availability of outdoor dining (Play400 – Expand outdoor dining). The proposed development directly accomplishes these goals. Further, the creation, and in this case expansion of, such a destination retail experience may accomplish the POCD's other goals of increasing tourism (Play400 – Tourism) and revitalization of the Parkville neighborhood as a “distinctive transit-oriented destination that will be known for arts and innovation” (Grow400 – Build the transformative projects: Parkville Arts & Innovation District). The subject property is within the designated transformative project area, and the inclusion of entertainment assembly and a craftsman industrial use are consistent with the arts-oriented vision for the area.

The proposed development's consistency with the transportation related requirements of Section 1.3.4 is less clear. In response to staff comments, the applicant submitted the attached narrative (Attachment 1) and a transportation management plan. The transportation management plan (TMP) submitted with this application is the same plan as the plan submitted for Phase 1 of Parkville Market. Phase 1 of Parkville Market was approved in 2019 after review of a TMP that included 20,000 square feet of eating place and general retail in the 1400 building, 5,000 square feet of craftsman industrial (winery) in the 1390 building and 10,000 square feet of craftsman industrial space (brewery or spirit distillation) at the 1420 building. The current request is for 16,483 square feet of event/entertainment assembly space, 9,810 square feet of eating place/restaurant, and 1,723 sf of drinking place. All together, an additional ~28,000 square feet is proposed beyond what was contemplated in the 2018 TMP. The proposed uses will significantly alter overall trip generation for the site. Further, the previous approval included the following transportation related condition:

“The use of building #1390 is to remain unchanged at this time; a subsequent zoning review will be necessary to review the change of use for building #1390 once a new use is communicated to the planning division. A new traffic study may be necessary to re-evaluate conditions (P&Z-ASPREV-2018-0188, approval letter signed November 14, 2019).”

At this time, staff are unable to determine whether the current request meets the requirements of Section 1.3.4. In particular, it is unclear whether the use will degrade traffic levels of service without providing adequate mitigation measures, or provide sufficient pedestrian amenities in the presence of such vehicular traffic.

Site Plan

The proposed changes are generally minor and do not have significant effects on the previously approved conditions including stormwater, impervious surface, building coverage, or general site circulation. The changes include the removal of 3 trees, including one large shade tree required as part of a necessary appurtenance (dumpster, see Sec.6.12.2). The trees should be replaced on the site and the final location and species should be approved by the City Forester. The large shade tree

required as part of the dumpster landscaping should be replaced so that the requirements of Sec.6.12 are met.

The new location of the bike rack is closer to the primary entrance to the building but does not include adequate protection from vehicles such as grade separation or physical barriers. Distance separation is potentially accepted as protection per the Regulations. However, in this case additional protection is required. Evidence of the necessity of additional protection was visible during a site visit on June 9, 2022. During the visit it was observed that at least one of the existing bike racks in the proposed location was damaged by a vehicle (see Figure 2 below). Further, the proposed bike rack design does not meet the requirements of Sec.7.3.3 in that the chosen rack does not support a bicycle at two points on the frame or allow for the use of a U-Lock. The bike rack design was approved as part of the previous site plan package and existing racks may remain, however, all replacement bike racks should be of the Inverted-U design or otherwise in compliance with Sec.7.3.3. Staff recommend this be included as a condition of approval along with the addition of bike rack protection via planters, bollards, or grade separation.



Figure 2. Damaged Bike Rack in Proposed Location – Site Visit June 2022

As a result of the same site visit, it was determined that the landscaping required as part of the previous site plan was not fully constructed. The landscape islands in the rear of the parking area do not contain the required deciduous trees. Per the previous plan approved in 2019, the landscape islands visible in Figure 3 below should show a minimum 6 large shade trees and 5 medium shade trees. As of the site visit on June 9, 2022, no trees have been planted. Staff recommend including a condition of approval that all plantings from the 2019 approval be installed prior to the issuance of any new building permits.



Summary

The current request includes site modifications, a relatively small building addition, and a suite of new uses, some of which require special permits. The proposed site modifications meet the requirements of the Zoning Regulations with the proposed conditions: planting of required trees and replacement of trees proposed to be removed; protection of the bike parking area and replacement of the bike rack with a permitted design as available. The proposed uses are consistent with the POCD and would be a positive addition to the Parkville Innovation District and the zoning district, however, not enough data has been provided to confirm that the increase in trip generation will not create hazardous conditions on surrounding roadways. At this time Staff require an updated transportation management plan (TMP) that includes all existing and proposed uses within the Parkville Market campus (buildings 1420, 1400, 1390 & 1396) in order to determine the current request is compliant with Section 1.3.4 of the regulations. The updated TMP should include analysis of surrounding roadway conditions, internal circulation conditions, and pedestrian conditions in light of the increased traffic generation. The TMP should focus on determining necessary safety improvements for both vehicular and pedestrian users and otherwise meet the requirements for a TMP of Section 1.3.3.(B)(16)(A).

STAFF RECOMMENDATION

Staff recommends the commission continue this application to a meeting date that allows sufficient time for the applicant to acquire and submit an updated transportation management plan to staff for review.

A draft resolution follows.

ATTACHMENTS

1. Applicant Narrative dated July 29, 2022
2. Floor Plan dated 11/30/2021

REVIEWED AND EDITED BY,

Aimee Chambers, Director



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
1390-1400 PARK STREET
SPECIAL PERMITS AND SITE PLAN FOR ENTERTAINMENT ASSEMBLY WITH
DRINKING PLACE & OUTDOOR CAFE**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for Special Permits and a Site Plan for Entertainment Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café associated with a Drinking Place (Sec.3.5.2.D(1)(c)); and
- Whereas,** The subject property is located in the CX-2 district with the Transit Oriented Development overlay; and
- Whereas,** The building is identified as #1390 on the Parkville Market campus which includes buildings #1396 and #1400; and
- Whereas,** The #1390 building is classified as a nonconforming downtown storefront building; and
- Whereas,** The applicant has proposed two areas to be used as outdoor cafes associated with the drinking place use, the area between the #1390 and #1400 buildings currently used as an outdoor café associated with an eating place and the roof of the rear of the building; and
- Whereas,** The downtown storefront building in the TOD overlay permits the proposed eating places, eating places with accessory drinking place, general retail, outdoor cafes and craftsman industrial use by right; and
- Whereas,** The proposed entertainment assembly and outdoor cafes are directly in support of the POCD’s Play400 - Become the state’s live music capital; and Play400 – Expand outdoor dining goals; and
- Whereas,** The applicant has proposed to mitigate noise pollution by working with a sound engineer on improvements to the inside of the building; and
- Whereas,** Potential noise pollution is naturally mitigated by the subject property’s location adjacent

to the interstate on the east and train tracks to the north and west; and

Whereas, The proposed site modifications are generally minor and do not have significant effects on the previously approved conditions including stormwater, impervious surface, building coverage, or general site circulation; and

Whereas, The bike rack design was approved as part of the previous site plan package and existing racks may remain, however, all replacement bike racks should be of the Inverted-U design or otherwise in compliance with Sec.7.3.3; and

Whereas, The plan includes the removal of ~3 trees including the modification of landscaping around a dumpster; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **denies/approves** the request for Special Permits and a Site Plan for Entertainment Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café associated with a Drinking Place (Sec.3.5.2.D(1)(c)) subject to the following conditions of approval:

1. Bike racks shall be replaced as necessary with racks compliant with Section 7.3.3 of the regulations and the bike parking area shall be physically protected from vehicles.
2. All trees removed as part of the current request shall be replaced on-site and all landscaping required of previous approvals shall be installed prior to the issuance of building permits.

Be It Further,

Resolved, This 9th day of August, 2022.

Parkville Market Campus

1390-1420 Park Street, Hartford CT 06106

Special Permit Submission

July, 29th 2022



LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford, CT 06106

The Parkville Market Campus is now entering its second phase of construction with minor changes to the original vision of uses (listed on the attached traffic study). A brewery is still being offered at the 1420 Park building and the Market will still be expanded with food vendors and extra dining in the middle portion of 1390 Park. Vendors will be on the upper level with a small amount of seating and the lower level will have a large dining hall with accessory bar. This dining hall will primarily accommodate the outdoor seating for when it gets cold or rains and will also be rented out to private parties or functions. The room on the north end, upper level and labeled winery in the traffic study, will be a rentable event space with roof lounge. The roof lounge will only be in service with the event, it will not function on its own. The lower level room is TBD, originally thought of as part of the Market with games to support the dining hall, it now will be used for storage until we see what would fit well with the other uses, most likely an eating venue or craftsman industrial. See Drawing A-1 and A-2.

'Food is required to be served. – Please confirm how food will be provided at all times either through a menu or confirmation that the food vendors in the market will be open and accessible to patrons of the entertainment venue.'

Menu

Food will be served at all times within the space either through a catering partner with a catering food license or through the restaurant Operators within the Market. The menu will depend on the event format, but the menus within the Market cover a wide range of appetizers, full meals and desserts, including; tacos, pizza, sandwiches, pasta, ice cream, etc. Our catering partners offer a full gamut of dining options from passed appetizer to full sit down meals.

Security plan

In our current operations, Parkville Market has security on the property every day from at least 4PM to close and the property has overnight security every night. For special events and large entertainment gatherings, we bring on additional security to support, including team members assigned to managing parking, access to the property and support with safe alcohol service and will use the same consideration in staffing private events and entertainment events at the venue, where needed. We have over 50 cameras on the property, with more being added as part of this phase.

Noise mitigation plan

Parkville Market is working with a sound engineer to install the proper acoustic and sound absorption equipment within the space.

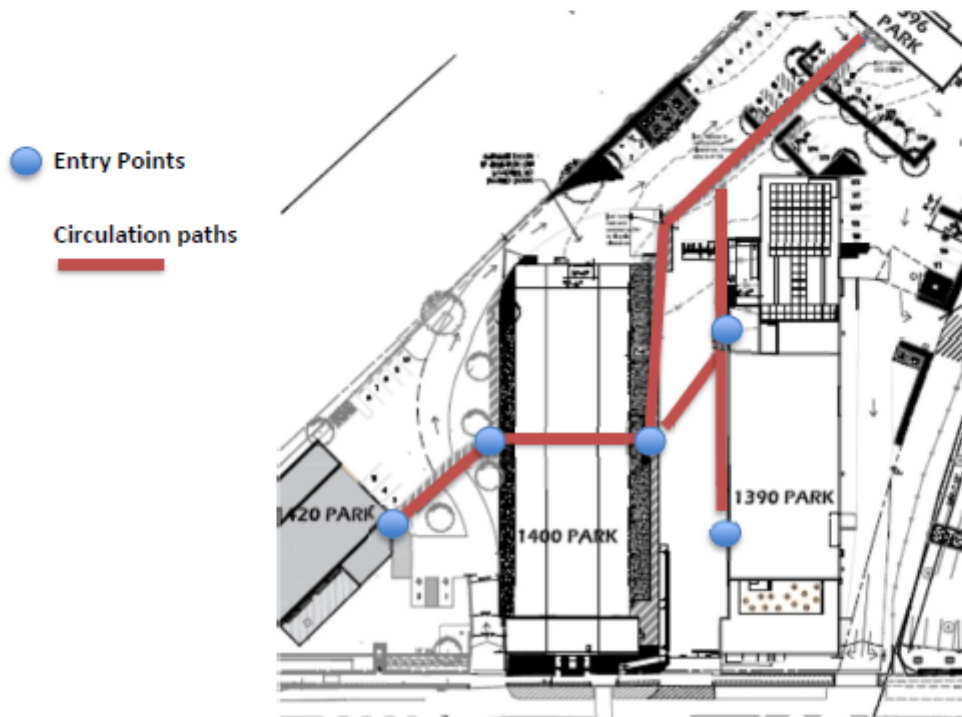
'Per Sec.1.3.4.D(2) – Special Permits shall show that they: Do not create safety hazards in the proposed vehicular and pedestrian circulation pattern; Will not seriously degrade traffic levels of service without

providing adequate mitigation measures; and provide pedestrian amenities. Please provide a transportation management analysis that determines necessary mitigations to the pedestrian, bicycle and vehicular systems on Park St and the connections to the nearby transit station. This study should include all currently proposed uses on the entire property. This may not need to be a full traffic study because the property is located in the Transit Oriented Development overlay and the focus should be on pedestrian, bicycle and transit modes, but at the least it should be an analysis by a professional that determines necessary improvements to the existing infrastructure to ensure safe conditions in light of the additional flow.

Please discuss the impact of this increase in users on the site and on the pedestrian streetscape and the connection to the nearby transit station’.

Transportation management analysis

A Traffic Study was created by Beta Engineering for the whole occupied campus when the designed phase was started and incorporated the increase in traffic flow (see attached) that not only considered vehicles, but pedestrian, pedestrian for mass transit and from bikes. Park street has sidewalks and crosswalks to the main entrance of the campus which is the ramp located on the east side of the central building. One entrance from the street provide additional security since the entry lands in the central patio and entry/exit drives are too narrow to allow a pedestrian path. The west side of the frontage also has a steep berm/slope to navigate. Once up the ramp and in the campus, circulation from one building to the next happens through an east west direction where the central building has aligned entrance/exit doors midway through the long building on the east and west facades. A pedestrian striped path will take patrons to the Brewery at 1420 Park or they can cross the outdoor patio to the 1390 building and enter at its central entrance on the west side of this building. Striped walkways extend down from the parking where the accessible parking stalls are located to funnel people on a safe path and away from vehicular circulation. Bicycle stalls are positioned close to the central patio so they avoid the parking area altogether.



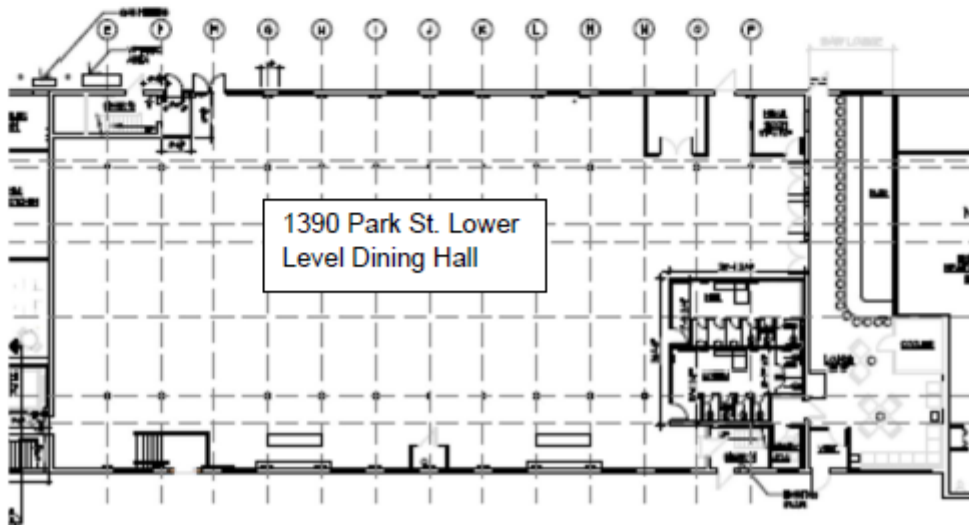
Please confirm hours of operation of the Entertainment Assembly and Drinking Place use.

This space will primarily be in operation for the following:

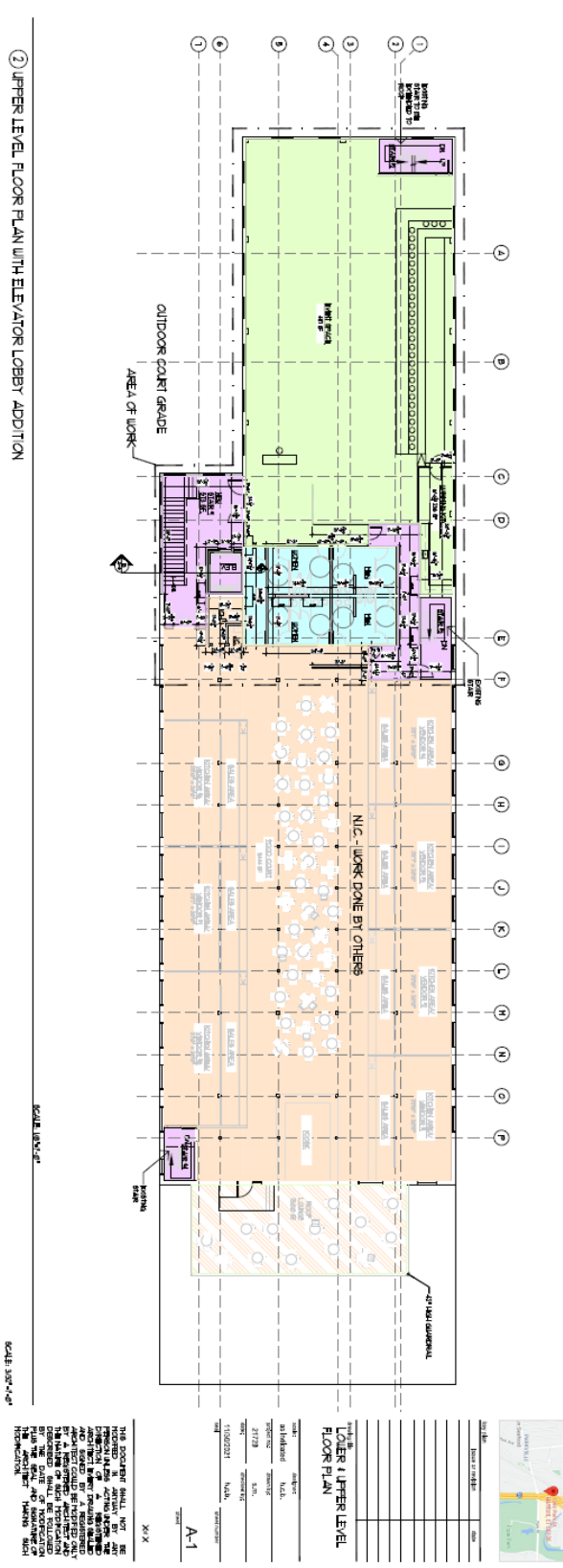
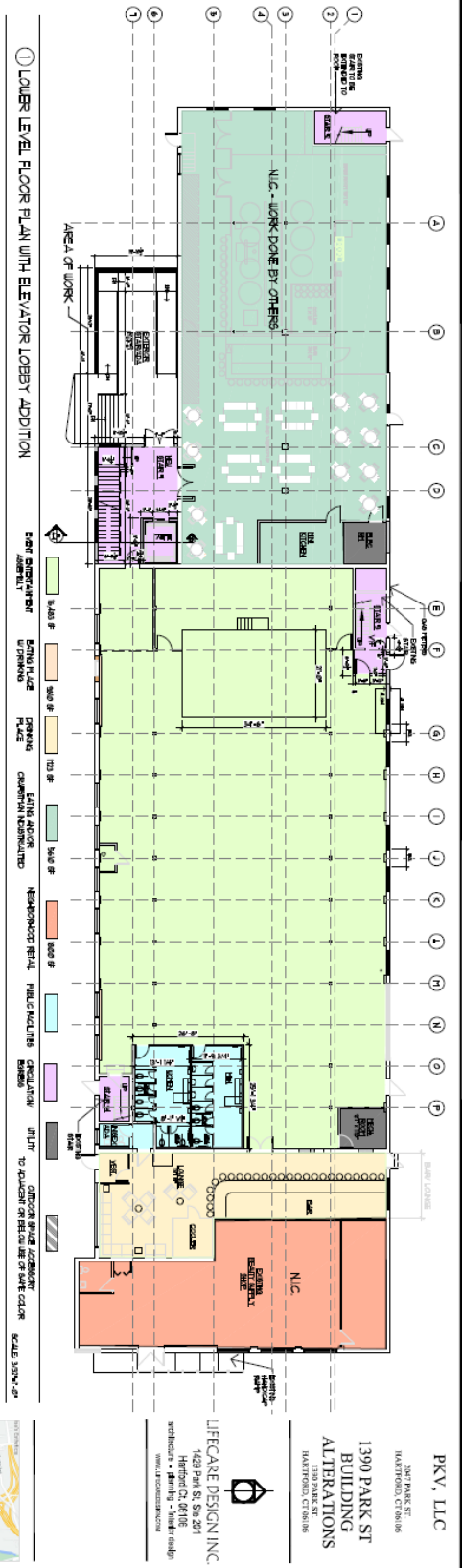
- During private events, scheduled through our events team in accordance with our current property hours of operation (listed below)
- Additional seating for market patrons during colder months when our patio is closed. The Operating hours in this use case will likely be on Friday evenings, Saturdays and Sundays, when our traffic is highest.
- Entertainment events scheduled by our Events team, within the current Market operating hours.
- Current Market Operating Hours:
 - Monday: 11AM - 8PM
 - Tuesday :11AM - 10PM
 - Wednesday: 11AM - 11PM
 - Thursday: 11AM - 11PM
 - Friday: 11AM - 12AM
 - Saturday: 11AM - 12AM
 - Sunday: 11AM - 8PM

The small outdoor dining area above the first floor of 1390 will be only used for the adjacent food vendors during Market Operating hours. The Roof Top Lounge on the north end will be used only when the room below is rented for events and will close when the event is over.

The lower level dining hall, see below, will be the first part of this expansion before the circulation tower construction starts and leads way to the upper level projects. This room will keep the existing stair, maintain ADA entrance through the bar and have additional bathrooms built. A stage will be built later, sized for what the market can sustain. Currently, the hall will start with a temporary platform for ambient music as part of the dining hall experience.



Attachment 2 – Floor Plan dated 11/30/2021



PKV, LLC
 307 PARK ST
 HARTFORD, CT 06106

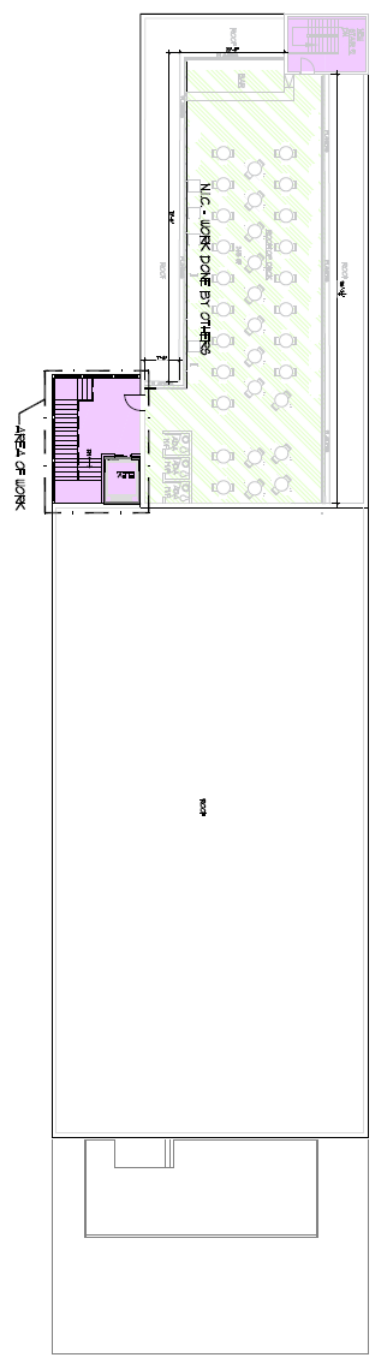
1390 PARK ST
 BUILDING
 ALTERATIONS
 1390 PARK ST
 HARTFORD, CT 06106



LIFECARE DESIGN INC.
 142 PARK ST, SUITE 201
 HARTFORD, CT 06106
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- 448 SF EAST RESTROOM ASSEMBLY
- 380 SF EAST PLACE WORKING
- 173 SF DINING ROOM
- 849 SF DINING AND BAR
- 300 SF RECEPTION RETAIL
- 100 SF PUBLIC FACILITIES
- 100 SF CIRCULATION
- 100 SF ENTRY
- OUTDOOR SPACE ACCESSORY TO FACILITY OR BUILDING OR SITE COLOR



① ROOFTOP PLAN WITH ELEVATOR LOBBY ADDITION



SCALE: 3/8"=1'-0"

ROOFTOP FLOOR PLAN

DATE	BY	REVISION
11/09/2021	MAK	ISSUED FOR PERMIT

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