



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit & Site Plan for 1420 Park Street
for consideration September 27, 2022

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Paul Ashworth, Senior Planner
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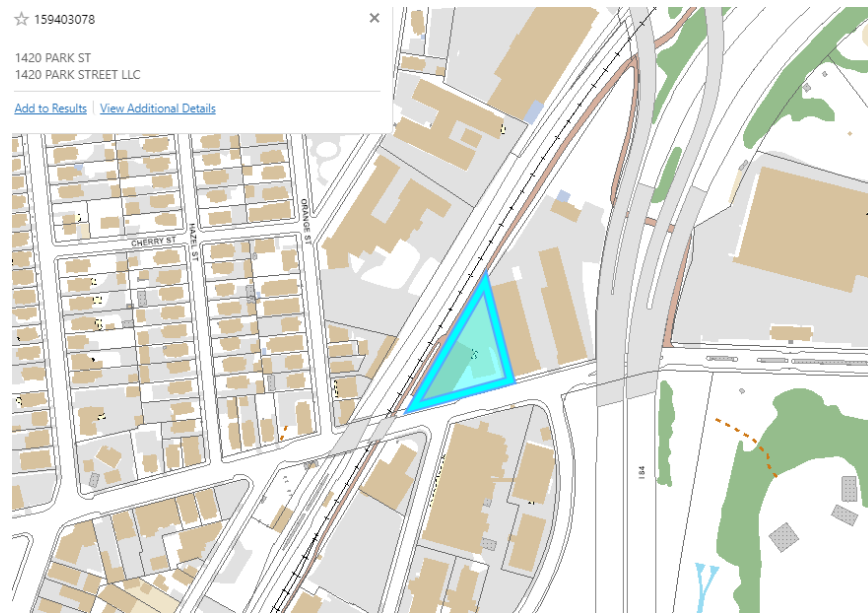
PROJECT: Craftsman Industrial/Brewery
1420 Park Street
PARCEL ID: 159-403-078
P&Z-COMM-2022-0624

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

TYPE: Site Plan for Craftsman Industrial per Sec.1.3.3 and a Special Permit for an Outdoor Café associated with a Drinking Place per Sec.3.5.2.D.(1)(c).

APPLICANT: Lifecare Design, Inc c/o Natalie Sweeney

OWNER: 1420 Park Street LLC



Overhead View – Hartford GIS 2022

BACKGROUND INFORMATION

The applicant is requesting site plan approval to establish a craftsman industrial/brewery use with a tap room/drinking place at 1420 Park Street. The site plan includes installation of a parking area and façade renovations. The applicant is also requesting a special permit for an outdoor café associated with a drinking place/brewery tap room per Section 3.5.2.D.(1)(c). There are two proposed outdoor café areas: one along the eastern façade; and one on the roof of the building.

The subject property is located in the Parkville National Historic District. As such, the Hartford Historic Preservation Commission reviewed and approved the proposed outdoor café and building façade changes on December 15, 2021 (P&Z-COMM-2021-0548).

The Hartford Zoning Board of Appeals in 2018 granted variances from the following sections. At this time, the building was classified as a nonconforming Downtown General Building as required by the TOD overlay.

- 4.4.2(C)(16) Downtown General Building- Ground Story Use is limited to no more than 25% for retail and service [sic].
- 4.4.2(C)(16) Downtown General Building- Principle Entrance Location in the TOD is front façade, applicant would like to have entrance on side of building [sic].

KEY APPLICATION TIMELINES

- Application Submission Date: June 29, 2022
- Date Application Accepted as Complete: June 29, 2022
- Application Date of Receipt: July 12, 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, September 27, 2022; Open Hearing Deadline: September 15, 2022 (applicant consented to extension).
- Close Hearing Deadline (if opens September 27, 2022): (35 days after opening) Tuesday, November 1, 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

Zoning Regulations

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.

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:

- (1) **General Location.** The following requirements apply to all outdoor cafes, unless otherwise noted:
 - (a). Outdoor Cafes may be located anywhere on the lot, or on the adjacent right-of-way, provided that, if it is located in the right of way, a minimum of 5 feet of sidewalk shall remain available and obstacle-free for passing pedestrians.
 - (b). Outdoor cafes are not subject to building line requirements or front yard or corner side setbacks.
 - (c). Outdoor cafes associated with eating places shall be subject to administrative approval by the zoning administrator. Outdoor cafes associated with drinking places shall be subject to special permit review by the commission.
 - (d). Notwithstanding anything to the contrary in these regulations, the outdoor café shall be located directly adjacent to the principal use, on an adjacent zoning lot pursuant to 3.5.2.(1)(e), or in all or part of a parking lot previously associated with the use, which may be separated from the principal use by a pedestrian path, pavement, or landscaped area.
 - (e). Notwithstanding anything to the contrary in these regulations, outdoor café space may be shared among adjacent users, provided that written permission of the property owner agreeing to such shared use shall be provided to the planning department as part of the application.
- (2) **Maximum Size.** The total area occupied by the outdoor café shall be determined after the zoning administrator or the commission, as applicable, takes into consideration the nature, width, and use of any public right of way proposed to be occupied, harmony with and likely noise and nuisance impacts on the surrounding neighborhood, the suitability of the proposed location for outdoor seating, and other health and safety factors.

- (3) **Enclosure.** The outdoor cafe shall be enclosed by a fence with a minimum height 30 inches and a maximum of 42 inches. All construction in the right-of-way shall be fully removable during the off-season or when the outdoor cafe is not in use. No chain link fencing, plastic fencing, or other material not durable enough to endure the season shall be utilized. Steel or colored PVC, wood, or planters may be used. For outdoor seating areas of eight chairs or fewer, the preceding enclosure requirements may be waived by the zoning administrator or commission, as applicable, upon a determination that an enclosure may cause undue interference with the public right-of-way or is unnecessary because of site conditions.
- (4) **Cover.** The outdoor cafe may have a covering or overhead enclosure and shall be open-air.

Chapter 4.0 – Building Types

Section 4.4 – Downtown General Building Type

Chapter 5.0 – Special Overlays

Section 5.3.3.C(2) Downtown General Building Type. The requirements for the Downtown General Storefront Building Type as defined for the DT-3 district shall be utilized with the bonuses offered by 4.4.2. Note 7.

Chapter 6.0 – Sitework & Landscape

Chapter 7.0 – Parking

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.
- **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 .88-acre (38,721 sf) lot bounded by the existing Parkville Market to the east, a railroad ROW to the northwest, and Park Street to the south.
- The subject lot is occupied by one building and surface parking.
- Neighboring properties are described below:
 - Parcels to the east include the Parkville Market and the I-84 highway.

- 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 and CTfastrak facilities.
- Parcels to the south include a mix of uses, such as apartments, offices, storage uses, and a few eating, drinking, and service establishments.
- To the west beyond the railroad tracks and the CTfastrak facilities, or ~150 feet away, there are a mix of residential uses.
- The site is within a 1/2-mile from the CTfastrak Parkville station and is located in the Parkville Arts & Innovation District, one of the POCD's transformative project areas.

Proposed outdoor café:

- There are two areas to be used for outdoor cafes at the subject site:
 - One outdoor café area measuring ~20' by 50' is proposed directly adjacent to the main entrance on the east side of the building;
 - The second outdoor café area is a 2,910 sf area on the roof of the building.
- Both proposed outdoor café areas will be enclosed by a 42" guard rail and will not encroach past the building line.

Proposed Site Changes

- The parking area will be slightly reconfigured, removing pavement on the east side of the lot and expanding it adjacent to the building.
- The parking lot will be resurfaced, with portions undergoing full depth restoration.
- The building will be expanded with the addition of an ~730 sf lobby and stair tower.
- Per the Applicant, total impervious surface ratio will remain at 69%.
- 7 vehicle parking spaces and bicycle racks for 10 bikes are proposed.

Proposed Landscaping

- The subject property is currently devoid of landscaping or trees.
- The applicant has proposed 10 small trees and 4 medium trees of species approved by the City Forester.
- Total tree plants reach a 15% canopy coverage and provide additional canopy along the street consistent with the regulations.

Proposed Façade Changes

- The existing exterior materials, CMU and Brick will be maintained.
- The east, west and south façade will receive window treatments and increases in transparency. The east and south facing facades are considered street facing and will reach the minimum 20% transparency per the building type.
- The principal entrance will be a storefront type entrance located on the east façade as permitted by the variances granted in 2018.

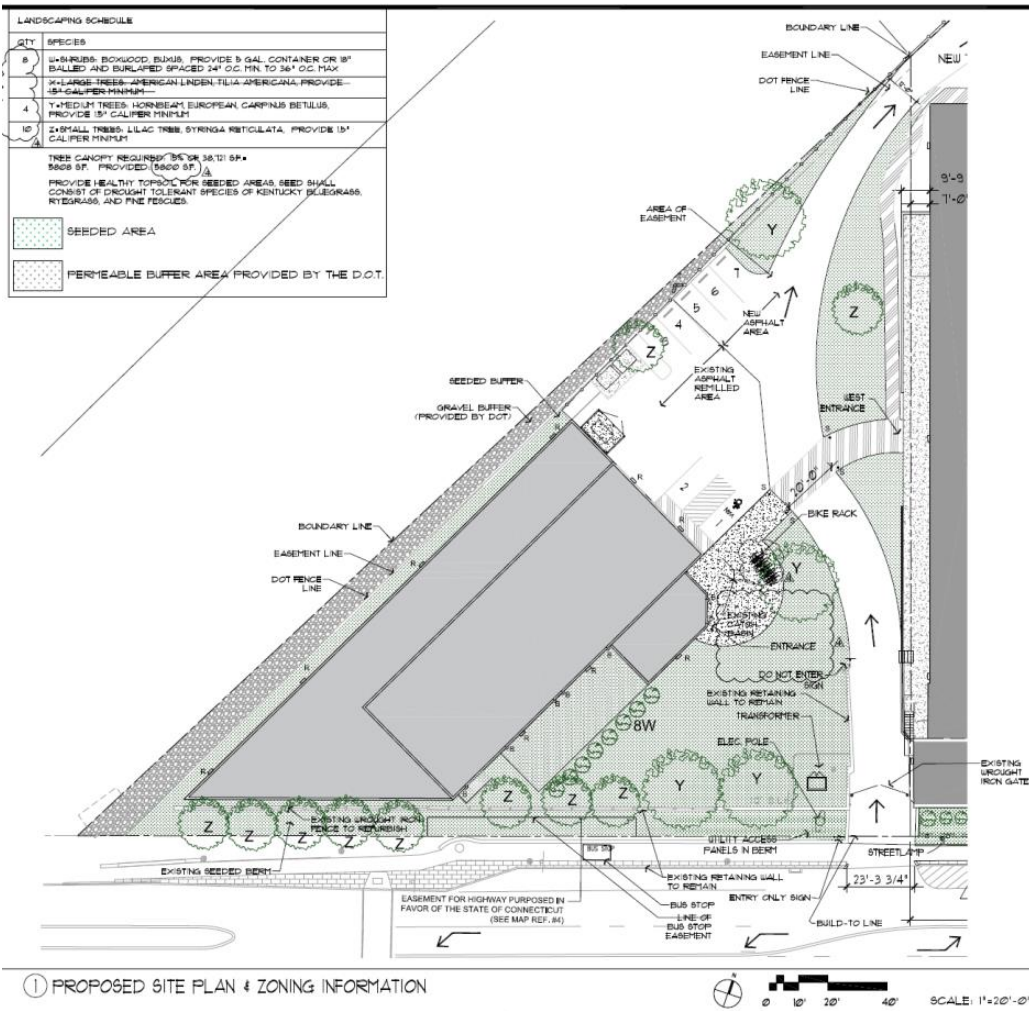


Figure 1. Site Plan & Landscaping – Lifecare Design 2022

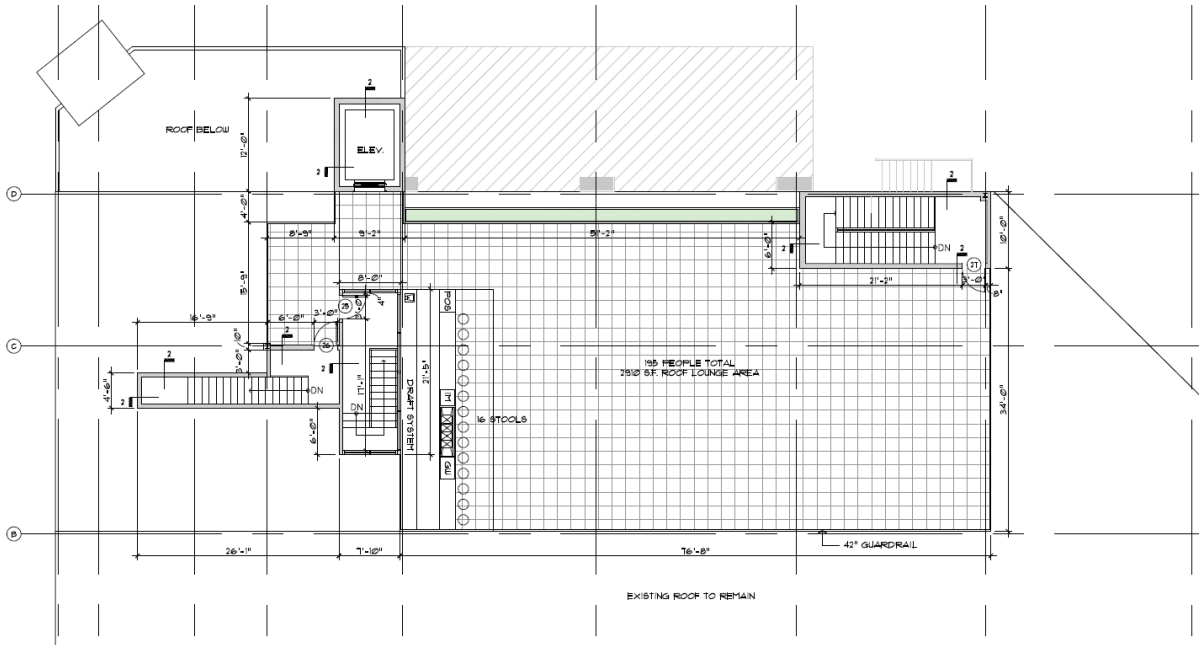


Figure 2. Roof top outdoor café – Lifecare Design 2022

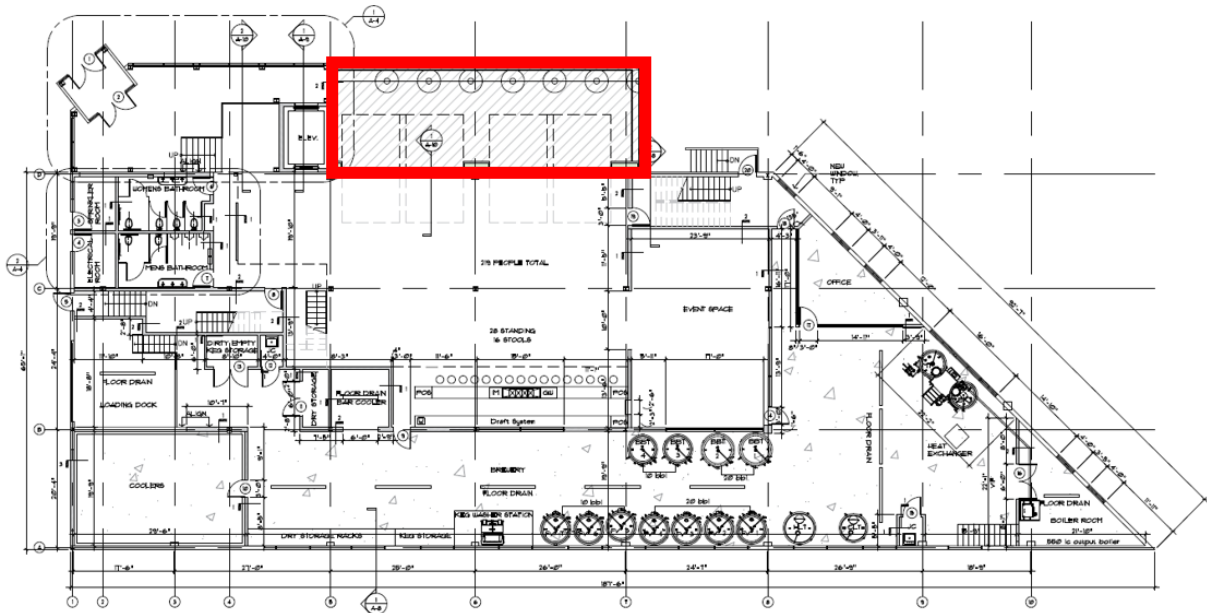


Figure 3. First floor outdoor café – Lifecare Design 2022

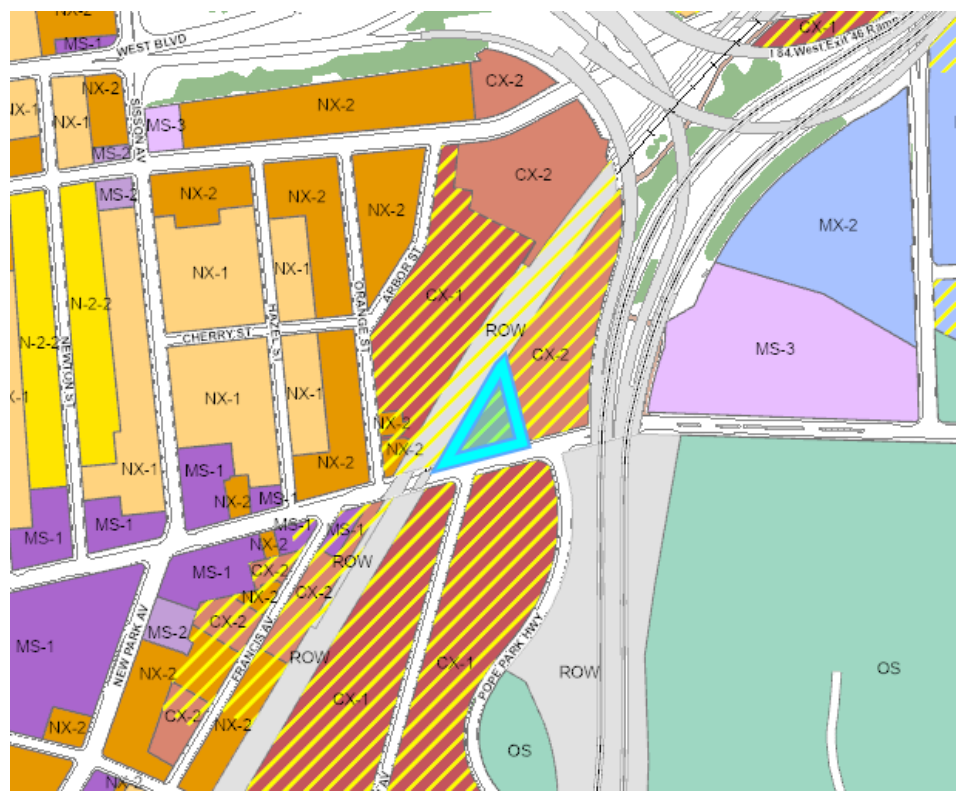


Figure 4. Zoning map of the subject property and surrounding uses - Hartford GIS 2022

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

On July 8, 2022, the Parkville NRZ was notified of the subject request and on August 9th, 2022, staff received a letter confirming that the Parkville NRZ supports the subject application.

The City Forester approved the proposed landscape plan on September 22, 2022. The City Fire Marshall reviewed the proposed plan and found that there was not sufficient means of egress from the subject property to the public right-of-way (ROW). More specifically, the Fire Marshall found that an egress route may not go through a separate building and that a route around the north side of the 1400 Park Street building would exceed the maximum travel distance to the ROW. Further, the Fire Marshall concurred with the applicant’s statement that it is unsafe to route egress through the existing, one-way vehicular driveway.

In a virtual plan review meeting on August 5, 2022, the City Pedestrian & Bicycle Coordinator and the City Engineer were presented with the current development request. Both representatives endorsed the request by staff to include a pedestrian connection directly to Park Street from the subject property to allow pedestrian access that does not require traversing a separate property. The Pedestrian & Bicycle Coordinator gave the following additional comments on September 22, 2022:

“This site plan proposes to have pedestrian access connect to the site through the interior of the building in the adjacent parcel. The design is inadequate in that the proposed location for pedestrian access fails to provide a direct and readily accessible path for users, which may include transit riders, pedestrians, cyclists, and those with mobility challenges. The path through the interior area may also pose challenges for wayfinding, causing vulnerable users to opt for less safe alternatives such as car-only driveways. Moreover, pedestrian / public access to the site would be dependent upon the hours of operation of a separate building on a separate parcel, which may lead to conflicts or challenges in the future. Notably, the applicant has considered alternate options for pedestrian access in previous iterations of the site plan.”

ANALYSIS

Special Permit

The proposed outdoor café areas meet the general requirements of 3.5.2.D regarding placement and enclosure. Section 3.5.2.D empowers the commission to limit the overall size of the outdoor café, however staff finds no basis for restriction in this case. Both the proposed area at the front of the building and the larger outdoor space on the roof of the building are consistent with the *Play400 – Expand Outdoor Dining* goal of the Plan of Conservation & Development (POCD).

Generally, staff find that the proposed outdoor café areas will not create a nuisance to surrounding properties. The subject property is naturally buffered to the northwest by ~150’ of active railroad right-of-way and the Parkville Market use to the east. The subject property is buffered from the apartments to the south by Park Street. While some sound pollution may be generated by incidental entertainment, Staff find that because of its location, the proposed use is compatible with adjacent properties. The hours of operation are proposed to be limited to those of the rest of the market and brewery as stated in the narrative (see Attachment 1).

Site Plan

The proposed site plan includes parking lot improvements, landscaping, façade renovations and the integration of the subject property into the internal pedestrian circulation system of the neighboring Parkville Market. These improvements are proposed in conjunction with the establishment of a craftsman industrial use (a brewery) at the subject property. The craftsman industrial use allows for a drinking place and associated retail by right. The proposed floor plan shows a tap room and seating consistent with the request and the floor plan meets the requirements of Section 3.3.7.B for craftsman industrial establishments.

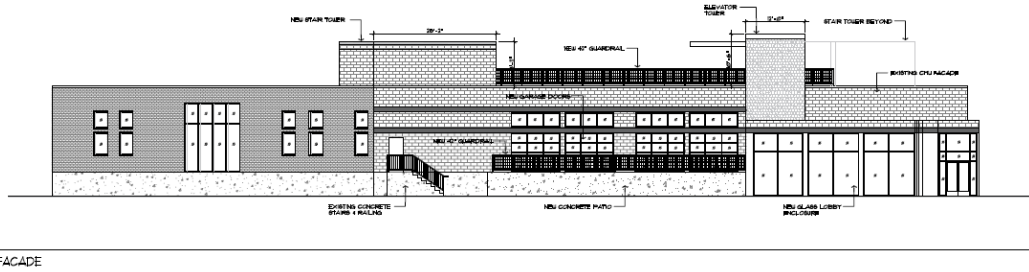


Figure 5. Proposed East Elevation – Lifecare Design 2021

The following analysis is based on the revised plans and narrative received by staff on September 16, 2022. The proposed façade improvements will bring the facades into compliance with the zoning regulations for a Downtown General Building. The landscaping plan was approved by the City Forester and the plans show tree canopy coverage consistent with the Regulations. Staff are generally in support of the proposed site layout with the following exceptions: The proposed pedestrian circulation system (See Figure 6) requires patrons to walk through the neighboring parcel and through the neighboring building in order to access the site. This condition was found to be undesirable by both the City Pedestrian and Bicycle Coordinator and the City Engineer. This condition was found to be unacceptable by the Fire Marshall. The Fire Marshall confirmed that a more direct route to the ROW is required. A more direct route is also desirable considering the pedestrian oriented goals of the Zoning Regulations and the POCD. The applicant has stated this connection is not feasible. However, in a previous iteration of the plan (see Figure 7), the applicant showed a pedestrian entrance via a new stairwell connecting the subject property directly to Park Street. Staff find that a similar pedestrian connection should be constructed in order to comply with the Fire Code and the Zoning Regulations special permit requirement to “Provide pedestrian amenities” per Sec.1.3.4.D(2)(m).

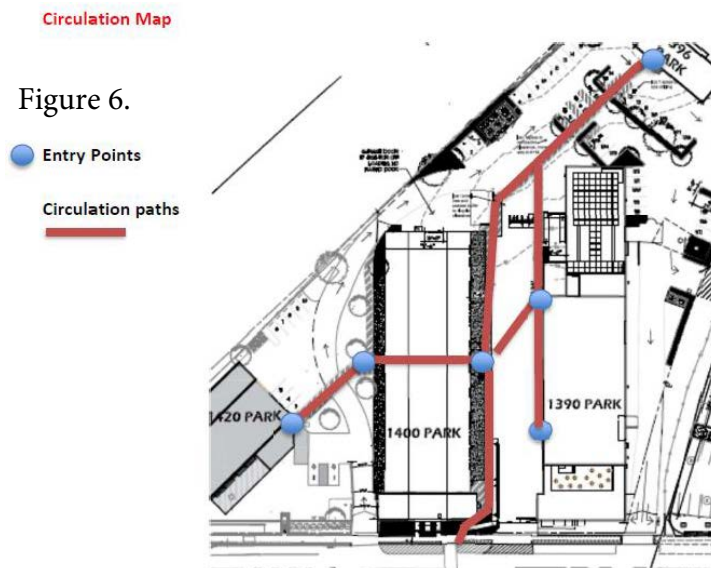


Figure 6.

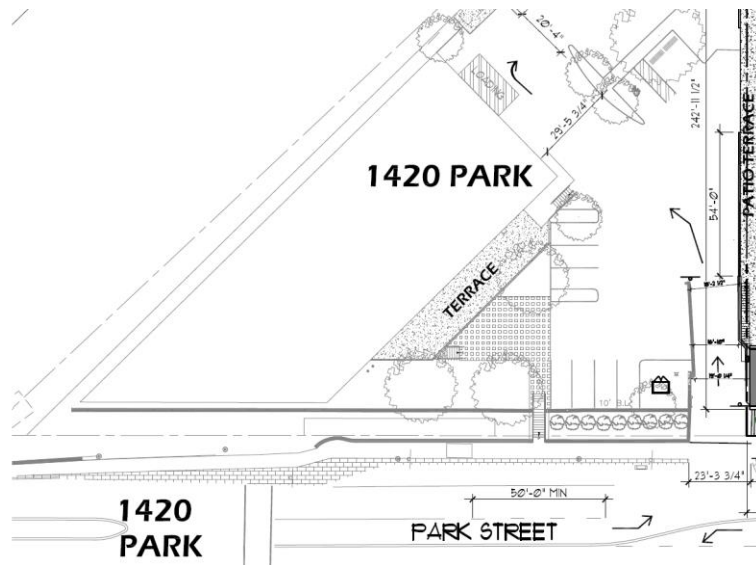


Figure 7. Previous iteration of the site plan showing pedestrian connection to Park Street – Lifecare Design submitted to the Planning Division in 2018

The traffic study from the Parkville Market Phase 1 application included traffic projections for the proposed use at the subject property. Additional analysis regarding transportation management and specific traffic counts or level of service is therefore not required under this application. The subject property is providing bicycle racks consistent with the Regulations and is directly adjacent to a bus stop on Park Street. However, a bicycle rack detail was not provided. It should be confirmed that the proposed bicycle rack will meet the design requirements of Sec.7.3.3.

The photometric plan and fixture details provided on sheet SL-1 confirm compliance with the regulations with the exception of several decorative fixtures proposed within the ground floor outdoor café and adjacent to the front entrance. These fixtures are not shielded and have the potential to create glare, however they are notated as relatively low luminance fixtures and the photometric plan confirms that no light pollution will be thrown onto adjacent properties as a result of the fixture type.

Stormwater & Erosion Control Plans

The applicant was asked to provide both a stormwater plan and an erosion control plan, or verify their exemption, per Sec.6.14 and Sec.6.16 respectively. The survey (pg. 18), dated 2018, does not represent existing conditions. The applicant has provided an existing conditions plan that lacks a zoning table. Rather than provide the plans, the applicant provided a narrative response to the request. Regarding stormwater and Sec.6.14, the applicant provided the following statement:

Runoff drains into catch basin at grade level of brewery grounds. The drive, where is[sic] slopes to the road runs water into an adjacent catch basin in the street. This is and has been existing conditions since the building was built. Roof draingage[sic] has leader under grade that feed directly to stormwater drainage. The elevator shaft roof and lobby roof drainage will tie into the system. Additional green buffer will be reclaimed by shifting the drive towards the parking area to allow more turning radius and thus provide more pervious surface between the drive and the Market west terrace.

The basic requirements per Sec.6.14 require that for all zoning permits, the peak runoff discharge rate from the 2, 10, 25, and 100-year storms may not exceed predevelopment conditions, and that natural hydrologic conditions should not be disturbed if at all feasible. In this case, the narrative response and the statement that the total impervious area will remain the same, support the claim that this permit meets the minimum requirements. However, the run-off created by the lobby and stair tower addition will be discharged into the MDC system. This is run-off that would previously have landed on pervious surface. In this way, the total discharge from the site may, in fact, be increasing. Staff find that the stormwater narrative may be insufficient to confirm compliance. Staff recommend the applicant incorporate green infrastructure such as bio-retention areas or basins, green roofs, infiltration planters, rain barrels, rain gardens, or bioswales, to mitigate any additional discharge.

The applicant also did not provide sufficient information to confirm whether an erosion control plan was required for this scope of work. The applicant should confirm that the four applicability criteria of Sec.6.16.3 are not included in the scope. More specifically, the applicant should confirm that ground disturbing activity will occur on less than 10,000 square feet of land cumulatively.

Summary

The proposed primary use, a craftsman industrial brewery with drinking place is permitted by right and the provided information and plans support its establishment. Staff support the proposed special permit in spirit and intent. However, the proposed site plan is missing certain pieces of information such as existing impervious area data, and the bicycle rack detail, necessary to determine compliance with the regulations. Further, in order to meet the intention of the Zoning Regulations, the specific requirements of a special permit, and the intention of the POCD, a direct pedestrian connection must be made to Park Street. Staff support the application but ask that the applicant provide additional information.

STAFF RECOMMENDATION

Staff recommends approval of the Special Permit. Staff recommends that the applicant satisfy the following conditions related to the site plan:

1. A direct pedestrian connection that meets the Fire Code for egress shall be provided from the principal entrance of the subject building to Park Street;
2. The applicant shall demonstrate that the proposed work will meet the basic requirements of Sec.6.14 regarding stormwater management.
3. The applicant shall provide an erosion and control plan or confirm exemption from the requirement per Sec.6.16.3.
4. The bike rack shall be of a design consistent with Sec.7.3.3 of the Regulations.

A draft resolution follows.

ATTACHMENTS

1. Applicant Narrative dated September 27, 2022
2. Applicant Response to Comments dated September 16, 2022
3. Elevation Drawing dated November 17, 2021

REVIEWED AND EDITED BY,

Aimee Chambers, Director



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
1420 PARK STREET**

**SITE PLAN FOR CRAFTSMAN INDUSTRIAL BREWERY USE AND SPECIAL PERMIT FOR
OUTDOOR CAFÉ ASSOCIATED WITH A DRINKING PLACE**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Site Plan for Craftsman Industrial per Sec.1.3.3 and a Special Permit for an Outdoor Café associated with a Drinking Place per Sec.3.5.2.D.(1)(c); and
- Whereas,** The subject property is located in the CX-2, Commercial Industrial Mix District, with the Transit-Oriented Development Overlay; and
- Whereas,** The proposed primary use is a Craftsman Industrial Brewery Use with a Drinking Place; and
- Whereas,** Section 3.5.2.D.(1)(c) requires that all outdoor cafes proposed in conjunction with a drinking place receive a special permit; and
- Whereas,** The applicant has proposed two areas to be used as outdoor cafes, a ~1,000 square foot patio abutting the principle structure in the east, side yard; and, an ~2,900 square foot roof-top, outdoor area; and
- Whereas,** The proposed outdoor café will increase noise pollution by bringing patrons outdoors however the location has natural buffering such as the railroad and CTfastrak right-of-way to the north and west, Park Street to the south, and the Parkville Market development to the east.; and
- Whereas,** The applicant has proposed to close the outdoor cafes by midnight each night, along with the primary use; and
- Whereas,** The proposed façade changes were reviewed and approved by the Hartford Historic Preservation Commission on December 15, 2021 (P&Z-COMM-2021-0548); and
- Whereas,** The proposed façade changes and landscape plan meet the requirements of the

Regulations; and

Whereas, The current plan does not include a direct pedestrian connection to the public right-of-way as required by the Fire Marshall and as intended by the pedestrian oriented nature of the Zoning Regulations and the Plan of Conservation & Development; and

Whereas, Not enough information was provided regarding bicycle rack design, stormwater, or erosion and control measures to determine compliance with the Regulations; and

Whereas, The Plan of Conservation & Development states in its Play 400 focus area that the City shall encourage cafes and restaurants to incorporate outdoor seating areas and explore relaxing permitting requirements; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **denies/approves** the request for a Site Plan for Craftsman Industrial per Sec.1.3.3 and a Special Permit for an Outdoor Café associated with a Drinking Place per Sec.3.5.2.D.(1)(c) subject to the following conditions:

1. A direct pedestrian connection that meets the Fire Code for egress shall be provided from the principle entrance of the subject building to Park Street;
2. The applicant shall demonstrate that the proposed work will meet the basic requirements of Sec.6.14 regarding stormwater management.
3. The applicant shall provide an erosion and control plan or confirm exemption from the requirement per Sec.6.16.3.
4. The bike rack shall be of a design consistent with Sec.7.3.3 of the Regulations.
5. The applicant shall provide a photometric plan and fixture details confirming parking lot and pedestrian pathway lighting consistent with Sec.7.3.1.J and Sec.6.15.

Be It Further,

Resolved, This 27th day of September, 2022.

Attachment 1 –

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. This narrative will concentrate on the special permit application for 1420 Park, the Hog River Brewery and its site plan review.

'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

This is primarily a drinking place although they would have packaged snacks such as chips and pretzels. The market will have a variety of food offerings. An inter-building delivery system will be put in place so that food may be ordered from the Market website and delivered to the persons location at the brewery. Currently this app works at The Local, the cocktail bar in the Market at the 2nd floor but will be expanded to include all seating areas of the campus.

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 the whole campus.

There are over 50 cameras on the property, with more being added as part of this phase. The entry gate at 1420 Park is opened and closed everyday according to the hours of operations. The Brewery tenant will also have their own cameras for their production facilities and congregating areas. Bordered by a fenced railroad track, a highway overpass, and its non-conforming pie shape and having the street frontage strictly controlled with fencing, gates and a central entry/exit creates limited opportunity for uncontrolled access.

Noise mitigation plan

Hog River Brewery is working with a sound engineer to install the proper acoustic and sound absorption equipment within the space. Only ambient music will be held here. The hours of this facility are the same as the rest of the market so all noise, traffic, smells would stop at the same time and as part of the market.

Odor mitigation plan

This brewery is currently at 1429 Park with 4 stories of tenants/residents above and they have had no issues with hop odors affecting the quality of life of residents due to their careful practice and quick removal of waste products. The new location has the nearest tenant (1429 Park) at 80' away so the odor will be even more minimal to the neighbors.

'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

This location of 3 addresses is treated as a fenced -in campus with a vehicular one way in and one way out drive (except when the overflow parking is used and those parked there can use 1200 Park street to exit). A new Traffic Study was created by Beta Engineering for the whole campus to reflect the increase in traffic flow from additional uses at 1390 and 1396 Park. The brewery counts were part of the original study in 2018 since there was another company that was going to use the space. It not only considers vehicles, but pedestrian, pedestrian for mass transit and bike traffic as well. See report attached. 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.

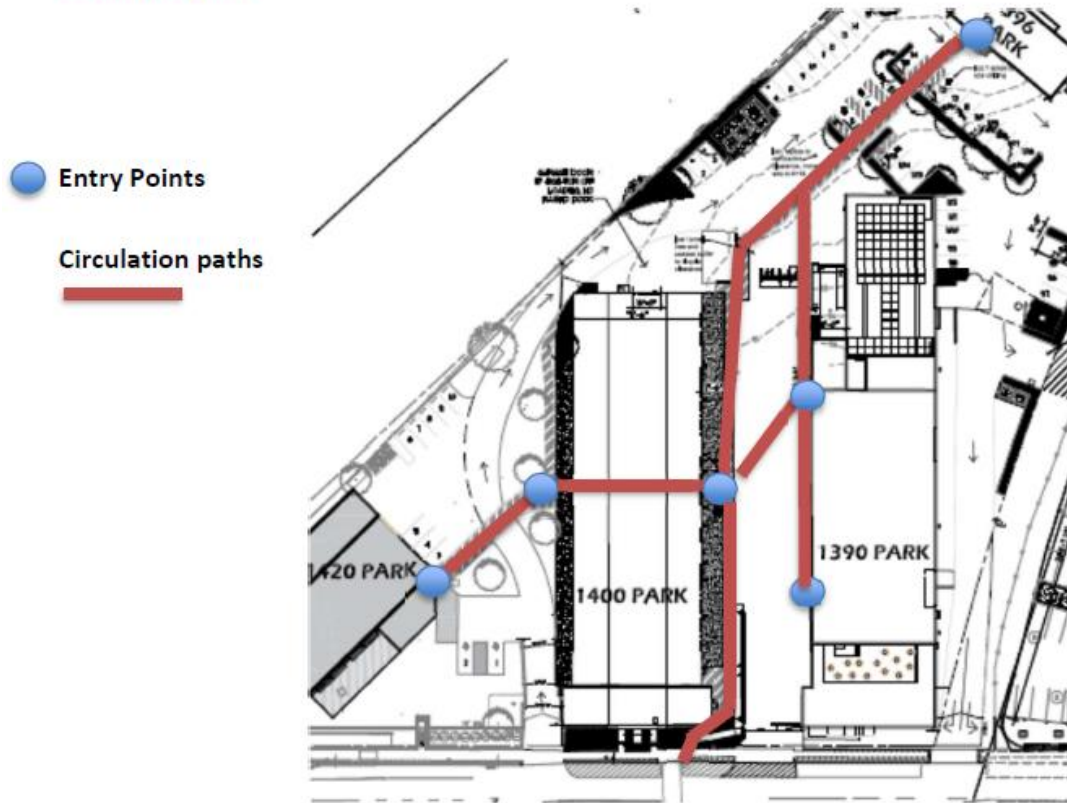
One entrance from the street provides additional security since it aligns with the existing crosswalk and lands in the central patio. Its also far enough away from both the train/Fastrack overpass and the highway overpass leaving a generous amount of street to see pedestrians and halting as needed as well as preventing traffic build-up underneath the overpasses.

The Entry drive on the 1420 Park parcel is too narrow to allow a pedestrian path. It's 19' feet wide with a pinch point of 16' where it is enclosed by 2 retaining walls. This would create a safety hazard to allow pedestrians use of the drive as an entry. The street frontage also has a steep berm, there is approximately a 10' height in elevation change from the sidewalk to the grade at the brewery grounds. The berm that transitions the elevation change has a bus station easement, an electrical pole and 2 utility access panels to utility lines within the berm. The back of the berm has an existing 40' long brick wall that changes to an iron fence along the rest of the frontage. A variance was accorded in 2018 to account for this berm and allow the façade to not have a stoop front entrance.

Once up the ramp and in the campus, pedestrian 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 marked with lit bollards will take patrons to the Brewery at 1420 Park. Striped walkways secured with sturdy concrete planters extend down from the campus parking to funnel people on a safe path and away from vehicular circulation, See circulation map below. Bicycle stalls are positioned close to the

brewery entrance. Two ADA parking stalls will be close to the entrance with a dedicated concrete path.

Circulation Map

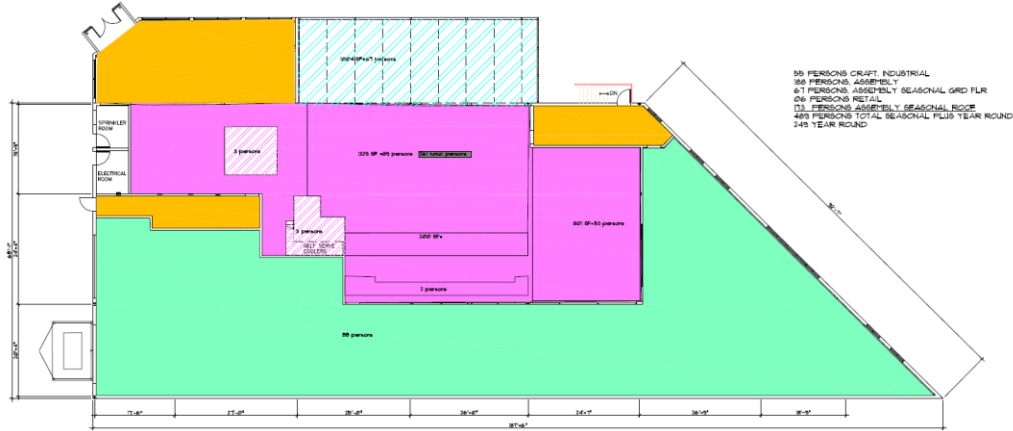


Please confirm hours of operation of the Drinking Place use.

This space will primarily be in operation for the following:

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

The hours for this establishment will align with the Market hours.



59 PERSONS CRAFT INDUSTRIAL
 50 PERSONS ASSEMBLY
 61 PERSONS ASSEMBLY SEASONAL GRID FLR
 66 PERSONS RETAIL
 13 PERSONS ASSEMBLY SEASONAL ROOF
 489 PERSONS TOTAL SEASONAL PLUS YEAR ROUND
 248 YEAR ROUND

① GROUND FLOOR USES AND SQUARE FOOTAGES

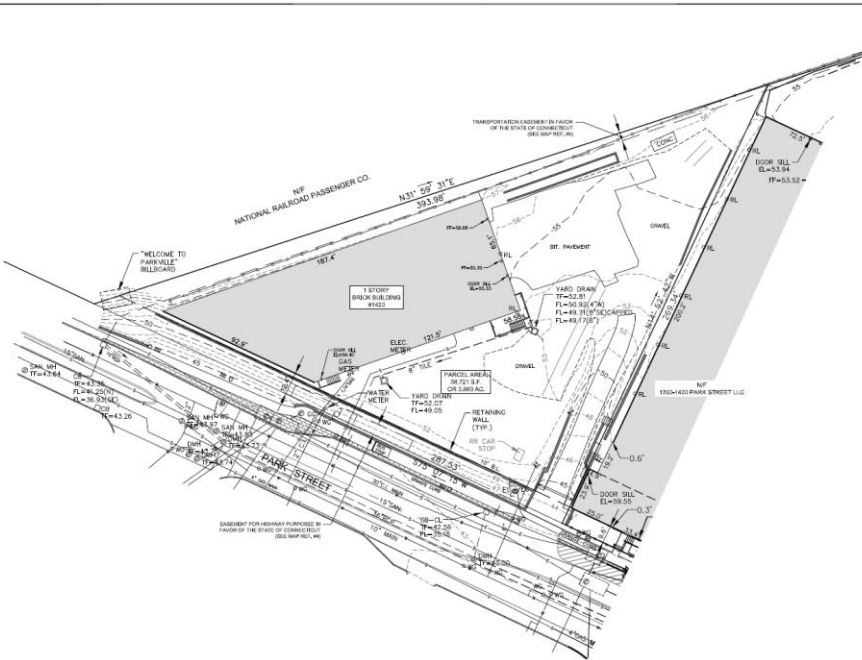
SCALE: 1/8" = 1'-0"
 2' 4' 8' 12'



CJM
 Close, Jensen
 and Miller, P.C.
 Consulting Engineers, Land Planners
 and Surveyors
 1137 Silas Deane Highway
 Waterbury, CT 06705
 Tel: 860.363.3078

Project No.	1420 PARK STREET
Sheet No.	1 of 1
Issue No.	1420/PK/ST/1/01
Date:	04/28/18
Scale:	1" = 40'
Title:	PROPERTY SURVEY
Client:	WILLIAM E. HOWARD IV ET AL
Address:	1420 PARK STREET HARTFORD, CONNECTICUT
Contract No.	
Contract Date:	
Contract Value:	
Project Manager:	
Surveyor:	
Checker:	
Printer:	

SCALE: 1/8" = 1'-0"
 2' 4' 8' 12'



- LEGEND:**
- 2 1/2" MET. CONDUIT
 - 3" MET. CONDUIT
 - 4" MET. CONDUIT
 - 6" MET. CONDUIT
 - 8" MET. CONDUIT
 - 12" MET. CONDUIT
 - 18" MET. CONDUIT
 - 24" MET. CONDUIT
 - 36" MET. CONDUIT
 - 48" MET. CONDUIT
 - 60" MET. CONDUIT
 - 72" MET. CONDUIT
 - 84" MET. CONDUIT
 - 96" MET. CONDUIT
 - 108" MET. CONDUIT
 - 120" MET. CONDUIT
 - 144" MET. CONDUIT
 - 168" MET. CONDUIT
 - 192" MET. CONDUIT
 - 216" MET. CONDUIT
 - 240" MET. CONDUIT
 - 288" MET. CONDUIT
 - 336" MET. CONDUIT
 - 384" MET. CONDUIT
 - 432" MET. CONDUIT
 - 480" MET. CONDUIT
 - 528" MET. CONDUIT
 - 576" MET. CONDUIT
 - 624" MET. CONDUIT
 - 672" MET. CONDUIT
 - 720" MET. CONDUIT
 - 768" MET. CONDUIT
 - 816" MET. CONDUIT
 - 864" MET. CONDUIT
 - 912" MET. CONDUIT
 - 960" MET. CONDUIT
 - 1008" MET. CONDUIT
 - 1056" MET. CONDUIT
 - 1104" MET. CONDUIT
 - 1152" MET. CONDUIT
 - 1200" MET. CONDUIT

GRAPHIC SCALE
 1" = 20'

REMARKS:

- PROPERTY OF ASSET SIGNAL, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDING, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1997 BY MICHAEL S. PERRELLI, L.S., P.E.
- CONNECTICUT DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, PLAN SHOWING LOCATION OF HISTORICAL BRICK BUILDING, CITY OF HARTFORD, SCALE: 1" = 40', DATE: JANUARY 28, 1972
- PROPERTY OF ASSET SIGNAL, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDING, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1997 BY MICHAEL S. PERRELLI, L.S., P.E.
- PROPERTY OF ASSET SIGNAL, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDING, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1997 BY MICHAEL S. PERRELLI, L.S., P.E.
- PROPERTY OF ASSET SIGNAL, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDING, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1997 BY MICHAEL S. PERRELLI, L.S., P.E.

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 52-207-1 AND 52-207-2 OF THE REGULATIONS OF CONNECTICUT STATE SCIENTIST - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS GOVERNED BY THE CONNECTICUT REGULATION OF LAND SURVEYS, SEC. 52-207-1, 1008. HERE IS A PROPERTY SURVEY BASED ON A RESOLVE CONCERNING TO HISTORICAL BUILDING CLASS AS A-2 AND VERTICAL ACCURACY 1:14 AND IS INTENDED TO DEFINE THE PROPERTY OF 1420 PARK STREET LLC.
- THIS SURVEY IS NOT VALID WITHOUT A LIME SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREIN.
 PAUL W. HAMPTRETS, L.L.
 LIC. NO. 12332

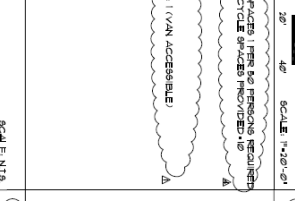
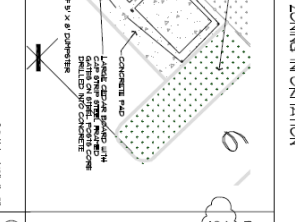
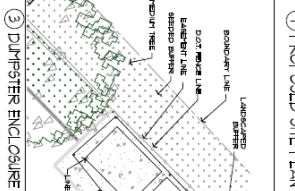
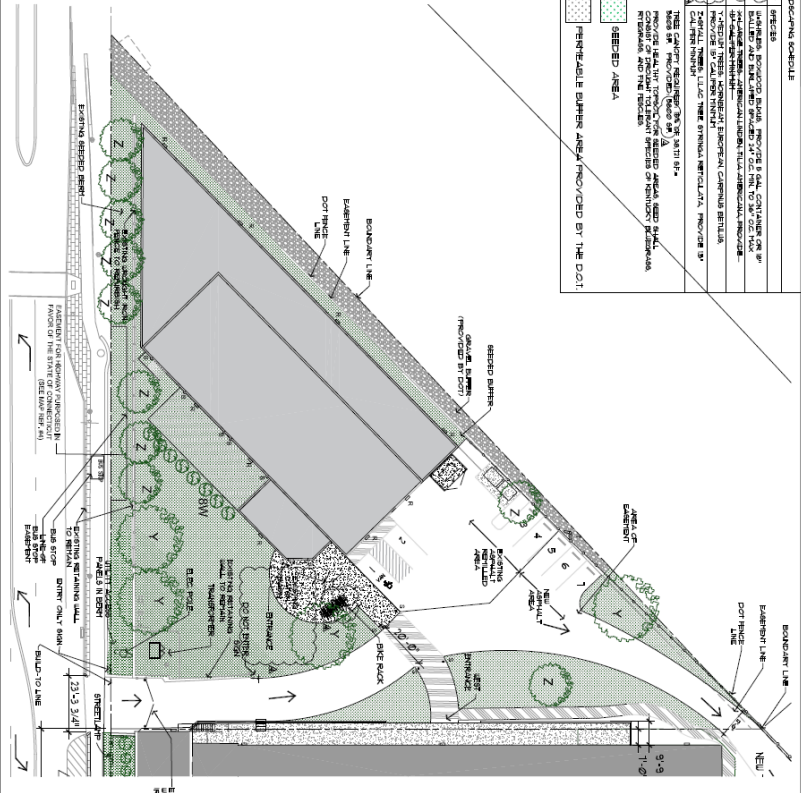
LANDSCAPE SCHEDULE

1	DO NOT SCALE
2	PLANTING TO BE PROVIDED BY THE CONTRACTOR OR BY THE LANDSCAPE ARCHITECT. PLANTING TO BE PROVIDED BY THE CONTRACTOR OR BY THE LANDSCAPE ARCHITECT. PLANTING TO BE PROVIDED BY THE CONTRACTOR OR BY THE LANDSCAPE ARCHITECT.
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THIS SCHEDULE IS A SUMMARY OF THE PLANTING TO BE PROVIDED BY THE CONTRACTOR OR BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANTING TO BE PROVIDED BY THE CONTRACTOR OR BY THE LANDSCAPE ARCHITECT.

SEEDING AREA

PERMISSIBLE BUFFER AREA PROVIDED BY THE DOT



ZONE D1-3 TOD OVERLAY ON C&D DOWN TOWN GENERAL BLDG TYPE

Area of Proposed Use and Area: 20,000 sq. ft. (40,000 sq. ft. max)
Length of Front Set Back: 200' min

No.	Title	Requirement (General)	Proposed
Section 4.2			
A. Building Story			
1	Maximum Proposed Building	not permitted	not permitted
2	Maximum Proposed Building	not permitted	not permitted
3	Maximum Proposed Building	not permitted	not permitted
4	Maximum Proposed Building	not permitted	not permitted
5	Maximum Proposed Building	not permitted	not permitted
6	Maximum Proposed Building	not permitted	not permitted
7	Maximum Proposed Building	not permitted	not permitted
8	Maximum Proposed Building	not permitted	not permitted
9	Maximum Proposed Building	not permitted	not permitted
10	Maximum Proposed Building	not permitted	not permitted
11	Maximum Proposed Building	not permitted	not permitted
B. Height			
12	Maximum Overall Height	2 stories and 40'	2 stories to eave level 18'
13	Maximum Overall Height	8 stories, 5 stories on lower than street	2 stories
14	Maximum Overall Height	9'	NA
15	Maximum Overall Height	34'	34'
16	Maximum Overall Height	34'	34'
17	Maximum Overall Height	34'	34'
18	Maximum Overall Height	34'	34'
19	Maximum Overall Height	34'	34'
20	Maximum Overall Height	34'	34'
21	Maximum Overall Height	34'	34'
22	Maximum Overall Height	34'	34'
23	Maximum Overall Height	34'	34'
24	Maximum Overall Height	34'	34'
25	Maximum Overall Height	34'	34'
26	Maximum Overall Height	34'	34'
27	Maximum Overall Height	34'	34'
28	Maximum Overall Height	34'	34'
29	Maximum Overall Height	34'	34'
30	Maximum Overall Height	34'	34'

PKV, LLC
2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION
1420 PARK ST.
HARTFORD, CT 06106

LIFECARE DESIGN INC.
1429 PARK ST. SR. 201
HARTFORD, CT 06106
architecture • interior design

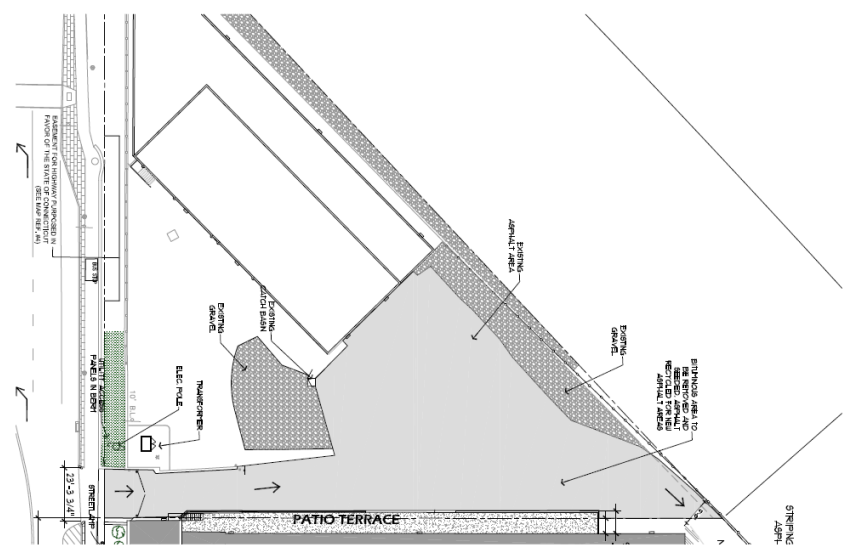
ACORN ENGINEERS INC.
204 PARK ST. SR. 201
HARTFORD, CT 06106
mechanical • electrical • engineering

PROPOSED SITE PLAN, ZONING INFORMATION, SITE DETAILS & SCHEDULE

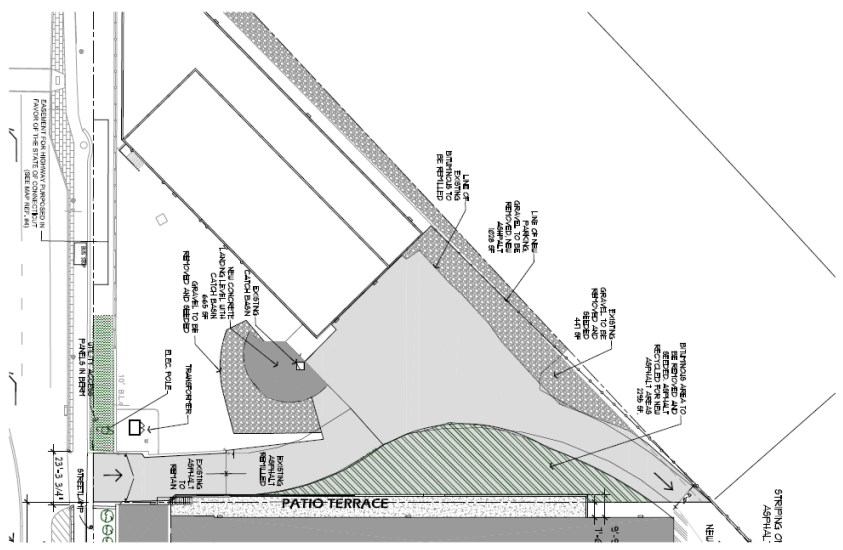
DATE: 11/27/21
SCALE: 1/8" = 1'-0"

THIS DOCUMENT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURE OR THE CONSTRUCTION OF ANY STRUCTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURE OR THE CONSTRUCTION OF ANY STRUCTURE.

1 EXISTING SITE CONDITIONS



2 PROPOSED SITEWORK



PKV, LLC
 287 PARK ST
 HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION
 1207 PAUL ST
 HARTFORD, CT 06105

LIFECARE DESIGN, INC.
 1429 PARK ST, SR 201
 HARTFORD, CT 06105
 architects • planning • interior design

ACORN ENGINEERS INC.
 244 Farms Village Rd.
 West Shelton, CT 06892
 mechanical • electrical engineering

ACORN ENGINEERING INC.

EXISTING SITE AND PROPOSED SITEWORK

DATE: 11/27/21
 DRAWN BY: SP2
 CHECKED BY: [blank]
 PROJECT NO: 21117
 SHEET NO: 1/2

NOTES:
 1. THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVED ENGINEERING DESIGN. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE DESIGNER AND APPROVED BY THE DESIGNER AND ENGINEER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE ENGINEERING.

Attachment 2 – Applicant Response to Comments dated September 16, 2022

Paul Ashworth

From: Natalie Sweeney <n.sweeney@lifecaredesign.com>
Sent: Friday, September 16, 2022 1:33 PM
To: Paul Ashworth; Hartford Planning Division
Cc: Hermann Cartes-Barrios
Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264
Attachments: 2022.09.08-ParkvilleMarketTraffic-Phase2.pdf; 17144 SITE PLAN PLUS 1200 PARK.pdf; HOG RIVER BREWERY SPECIA - Copy.pdf; USES AND OCC FLOOR PLANS.pdf; 21917 SU-1 1420.pdf; 21917 SP-1.pdf; 21917 SP-2.pdf; 21917 T-1 BINDER 9-16-2022 - Copy.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Paul,

Please see responses to comments below in red and attached documents; narrative with site plans and use plans, traffic study form BETA, Floor Plans and Exterior Elevations. I've also attached site plan with 1220 park showing the spillover parking under highway, not sure if you need this.

Please let me know if I have given you everything you are asking for.

Thanks,

Natalie

The primary use, Craftsman Industrial, has never been permitted at this location. It appears portions of this lot were included on previous submittals for the neighboring parcel, but this lot was never reviewed for this use. The proposed use combined with the scope of work requires site plan review. Please confirm via response to this email that you consent to include site plan review with this application, OR submit another application for site plan review.

Yes we consent to have site plan included.

Special Permit Comments

1. Please provide a narrative describing how any negative impacts created by the outdoor café on any neighboring developments or communities, or the public right-of-way will be mitigated. These may include, but are not limited to, sound/noise, light, smells or traffic. I recommend that the transportation impact analysis required of the special permit at 1390 Park include the impacts of this use. One comprehensive analysis would be very helpful and would eliminate duplication of effort. **Traffic Study underway. The interior will have acoustical sound panels to absorb sound, the hours of this facility are the same as the rest of the market so all noise, traffic, smells would stop at the same time and as part of the market. This brewery is currently at 1429 Park with 4 stories of tenants/residents above and they have had no issues with hop odors affecting the quality of life of residents due to their careful practice and quick removal of waste products. The new location has the nearest tenant (1429 Park) at 80' away so the odor will be even more minimal to the neighbors.**
2. Please address how pedestrians will access the business and how per Sec.1.3.4.D, the proposed "Provides pedestrian amenities" and "Does not create safety hazards in the proposed vehicular and pedestrian circulation pattern." Please also review the rest of the requirements of this section for compliance. **This location of 3 addresses is treated as a fenced-in campus with a vehicular one way in and one way out drive (except when the overflow parking is used and those parked there can use 1200 Park street to exit) as well as one ramp entrance aligned with the existing crosswalk. This ramp entrance leads up to the open area between 1400 and 1390 Park allowing for access to both buildings. The east-west entrance/exit through 1400 Park aligns with a crosswalk connecting to 1420 where it makes it easy for a pedestrian to access entry. From the parking lot,**

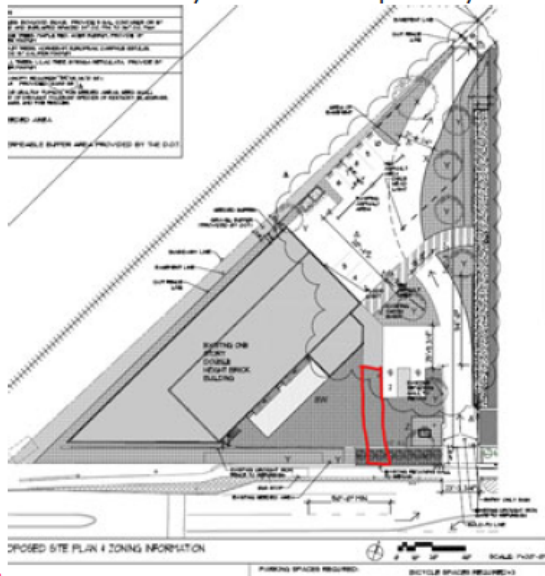
striped walkways and bollards allow safe pedestrian access to all buildings, see site plans of 1420 Park And 1390 Park.

3. I noticed that the proposed elevation drawings do not match what was approved by the historic preservation board 12/15/21 (COMM-2021-0548). **Paige Berschet** will confirm whether this will require additional review by HPC. **The street façade has changed very little from the approved elevation in Dec. 2021. The east elevation has been changed by providing a straight canopy at the terrace, instead of a curvy one.**
4. What are the proposed hours of operation of the overall craftsman industrial use; what are the proposed hours of operation for the outdoor café (rooftop and front patio area). **Noted in the narrative, the hours are the same as the market so that circulation paths and ada access will be maintained at all times.**
5. Please provide a square footage table. Please calculate the square footage of the overall use and the outdoor café. Include a calculation of the area devoted to Drinking or eating place. Sec.3.3.7.B requires that at least 10% of the square footage be used as a “showroom” or shop selling the product manufactured on site (drinking place). **See use and square footage plan attached.**

Site Plan Comments

1. Please include a survey in the plan set. **Survey is included.**
2. Landscape plan was delivered to the City Forester’s representative for review. **Lansdaping Distribution has been revised.**
3. In zoning table on sheet SP-1. Multiple items are marked “Variance Accorded”. I don’t see a variance(s) on file. Please provide verification of a variance issued by the Zoning Board of Appeals for these items. Please note items #2 and #16 do not require variances. Item number 24 and 25 should be met. **Variances attached**

Front entrance should be accessible from the street and not required to cross a separate parcel for entrance. Please show a pedestrian accessway from the bus stop directly to the front entrance of the building. **Technically infeasible, see**



narrative.

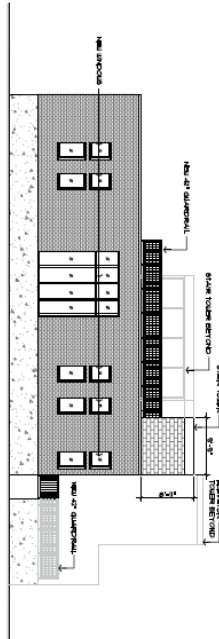
4. Section 4 on sheet SP-1 implies there is a minimum number of parking spaces and does not reflect City of Hartford parking requirements. **Maximum** parking for this use is 4 spaces per 1000 sf (see employment uses [i.e.craftsman industrial] in Fig.7.2-A). Revise table to show adherence with Hartford regulations. **Table revised on SP-1.**
5. Bicycle parking cannot be more than 50’ from the entrance to a building and located on the same lot per Sec.7.3.3. Please show bicycle parking on site. **Shown on Sp-1.**
6. The ADA parking is currently shown in what could be the side or front yard. Parking is not permitted in this location. Please remove from the plan. **Parking was removed.** Staff found no record of parking being approved in this location in the past.



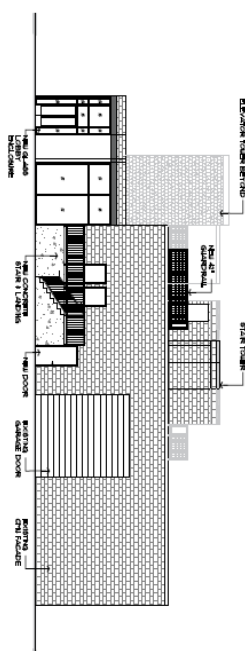
7. Please confirm parking lot lighting and site lighting is compliant w/ section 7.3.1.J and section 6.15.2 respectively. Please confirm fixture types and provide a photometric plan showing illuminance of the parking and pedestrian areas. **Photometry attached**
8. Please provide a demolition plan identifying paving to be removed or replaced. Please note new pavement must meet the requirements of section 7.3.1.H. . **The asphalt will be milled in place reusing the existing asphalt comply with 15% recycled content.**
9. Please provide an erosion control plan or confirm the scope will not trigger section 6.16.3. **The work involved will not trigger soil erosion. The lawn area will not have its ground surface removed. The area is not sloped and will not be regraded.**
10. It appears the total impervious area will be increased. **It does not increase especially since we are removing the ADA parking on side area. There is currently a drive and back parking lot of asphalt. The area of grass is the same. The impervious remains at 69% and there is no limitation. The asphalt will be milled in place reusing the existing asphalt comply with 15% recycled content. The existing catch basin will serve the same amount of asphalt as it is currently and there is no ponding.**
11. Please provide a stormwater management plan consistent with Section 6.14.2.C unless you can demonstrate how the scope is exempt per section 6.14.2.C(4). If exempt please confirm how the basic requirements of section A are met (6.14.2.A). **Runoff drains into catch basin at grade level of brewery grounds. The drive, where is slopes to the road runs water into an adjacent catch basin in the street. This is and has been existing conditions since the building was built. Roof drainage has leader under grade that feed directly to stormwater drainage. The elevator shaft roof and lobby roof drainage will tie into the system. Additional green buffer will be reclaimed by shifting the drive towards the parking area to allow more turning radius and thus provide more pervious surface between the drive and the Market west terrace.**
12. Please confirm how the tree requirement is met. 15% tree canopy coverage is required in the CX districts. **See plant legend on SP-1**

Attachment 3 – Elevation Drawing dated November 27, 2021

1 SOUTH FACADE

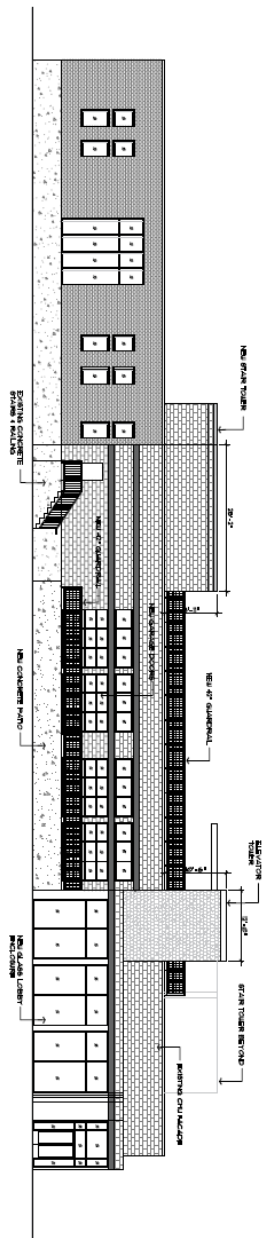


2 NORTH FACADE



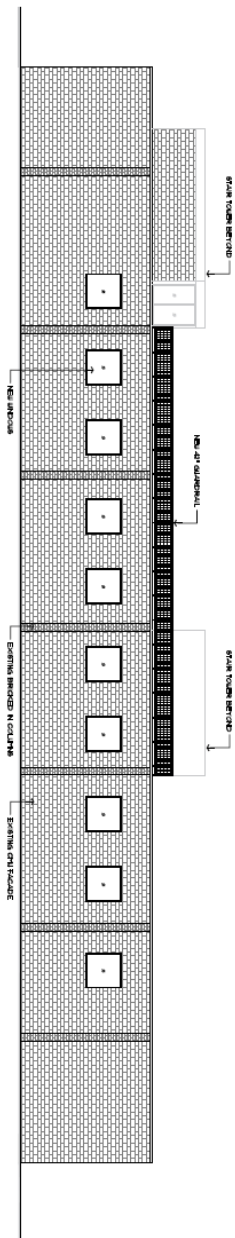
SCALE 1/8" = 1'

3 EAST FACADE



SCALE 1/8" = 1'

4 WEST FACADE



SCALE 1/8" = 1'

PKV, LLC
 2007 PARK ST.
 HARTFORD, CT 06186

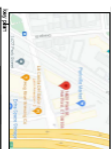
HOG RIVER
 BREWERY
 RELOCATION
 1420 PARK ST.
 HARTFORD, CT 06186

LIFECARE DESIGN INC.
 1420 PARK ST. 201
 HARTFORD, CT 06186
 architecture • interior design



ACORN ENGINEERS INC.

244 Farms Village Rd.
 West Simsbury, Ct 06092
 mechanical • electrical engineering



NO.	DATE	DESCRIPTION
1	11/27/21	11/27/21

EXTERIOR FACADES

NO.	DATE	DESCRIPTION
1	11/27/21	11/27/21

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