

DDS- Planning & Zoning: Plan Review Application



Submission date: **24 June 2022, 12:57PM**
Receipt number: **836**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **1420 park st No coordinates found**
Zoning District: **dt-3, cx-2**
Parcel ID: **159-403-078**
Property Owner: **1420 park street llc**
Address of Property Owner: **77 grassmere av west hartford ct 06110**
Email: **n.sweeney@lifecaredesign.com**

Applicant

Name of Applicant: **Lifecare Design Inc.**
File Date: **06/24/2022**
Address: **1420 park street No coordinates found**
Phone: **860-726-4672**
Email: **n.sweeney@lifecaredesign.com**

Primary Point of Contact

Name:	Natalie Sweeney
Phone:	860-726-46720 203-448-7390
Email	n.sweeney@lifecaredesign.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary: **special permit for outdoor drinking patio**

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[HOG RIVER.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

natalie sweeney

Date:

06/24/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[Zoning Review Authorization - 1420.pdf](#)

Date:

06/24/2022

1420 Park Street, LLC



December 8, 2021

Zoning Review Commission
Development Services
260 Constitution Plaza
Hartford, CT 06103

To Whom It May Concern:

Please accept this letter as authorization for Natalie Sweeney and/or Hermann Cartes-Barrios of Lifecare Design to submit the project at 1420 Park Street, Hartford to the Zoning Review Commission on my behalf.

Please contact me with any questions at (860) 796-8174.

Thank you.

Sincerely,



Carlos Mouta

LANDSCAPING SCHEDULE

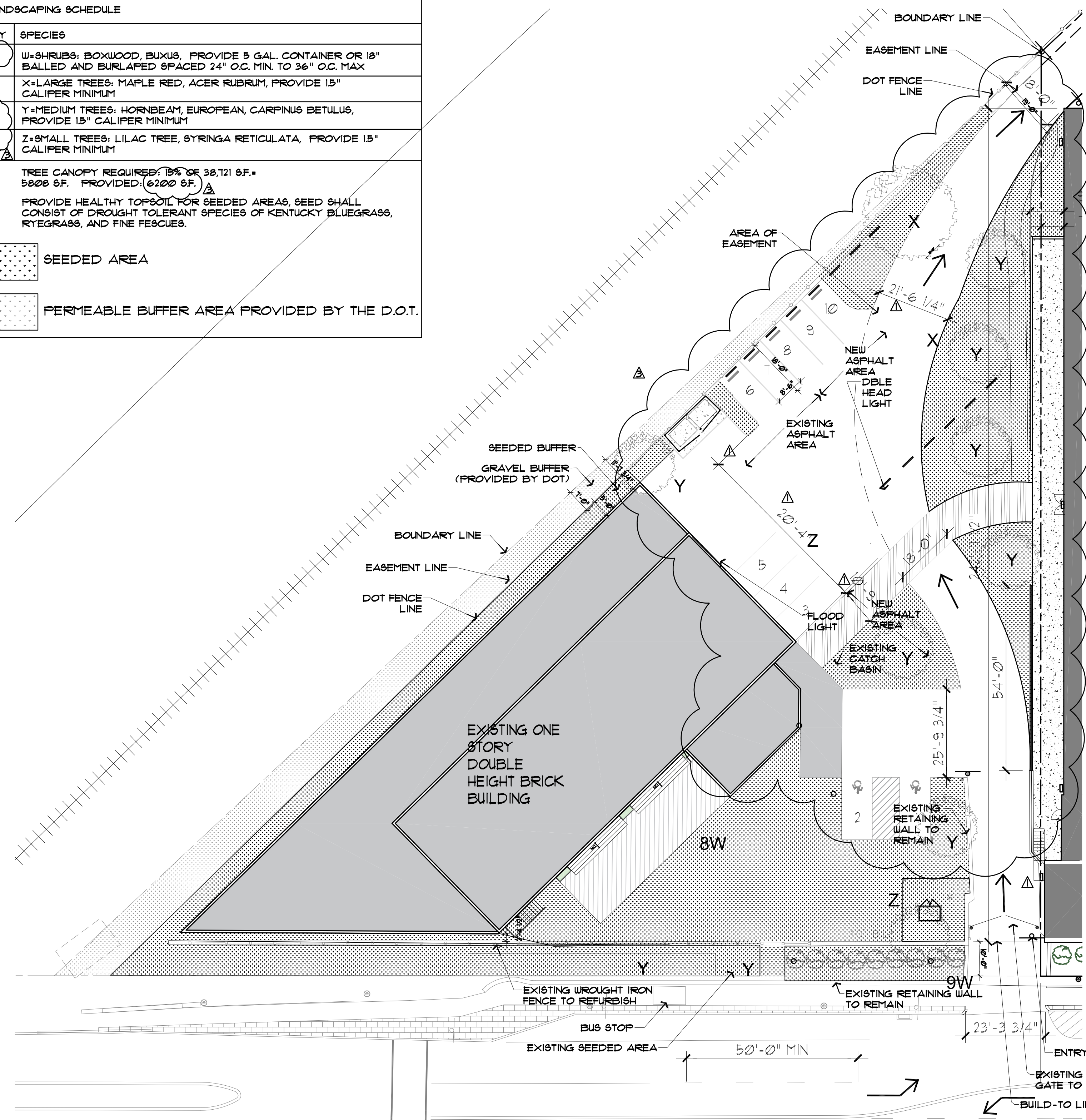
QTY	SPECIES
11	W-SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
1	X-LARGE TREES: MAPLE RED, ACER RUBRUM, PROVIDE 15" CALIFER MINIMUM
7	Y-MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 15" CALIFER MINIMUM
1	Z-SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIFER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,121 SF. = 5800 SF. PROVIDED: 6200 SF.

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS, SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUE.

SEEDING AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.



ZONE DT-3 T.O.D. OVERLAY GENERAL BLDG TYPE

A. Building Siting

1	Multiple Principal Buildings	not permitted	
2	Min Front Lot Line Coverage	80%	NON-CONFORMING LOT 34.50%
3	Occupation of Corner	required	NA
4	Front Build-to Zone	at or maximum 15' behind the Building line	3'-5' approx..
5	Corner Build-to Zone	at or maximum 15' behind the Building line	NA
6	Minimum Side Setback	abutting adjacent building or minimum 7.5'	3'
7	Minimum Rear Setback	10'	103'-167' non-conforming lot
8	Minimum Lot Width	none	
8	Maximum Building Width	none	
9	Maximum Building Coverage	90%	27%
9	Maximum Impervious Area	no limitation	69%
9	Add'l Semi-Permeable Area	10%	
10	Parking/Loading Locations	rear yard or internal to building (refer to 4.3.2.C.)	rear
11	Permitted Vehicular Access	one driveway off each abutting secondary street; no secondary street left to zoning administrator, circular drops DT-2 only.	front

B. Height

12	Minimum Overall Height	2 stories and 40'	2 stores as per note E. #6.
13	Maximum Overall Height	8 stories; 5 stories on lower Main Street	2 stories
14	Ground Story Min Height	9'	NA
14	Ground Story Max Height	14'	16'
15	Upper Stories Min Height	9'	NA
15	Upper Stories Max Height	14'	NA

C. Uses

16	Primary Street Ground Story	any use permitted by district except retail and service uses are limited to 25% of the ground floor and located at street façade	craftsman/studio	VARIANCE ACCORDED
17	Upper Stories	any use permitted by district except retail and service uses	NA	

18	Parking within Building	permitted fully in any basement and/or in rear of upper floors	NA
19	Entrance to Parking/Loading within Building	any rear, side, or Secondary Street Façade	NA
20	Required Occupied Space	minimum 30' deep on all full floors from Primary Street façade	complies

D. Street Façade Requirements

21	Min Transparency Ground Story of Front Façade	20%	20%
22	Min Transparency Per Story	15%	NA
23	Blank Wall Limits	required per floor on all stories (refer to 4.18.4.B.)	complies
24	Front Façade Entrance Type	stoop, arcade	none land elevation hardship VARIANCE ACCORDED
25	Principal Entrance Location	front, façade	side VARIANCE ACCORDED
26	Required # Street Entrances	1 per each 100' of front façade	1 on side
27	Ground Story Vertical Façade Divisions	every 100' of façade width	complies
28	Horizontal Façade Divisions	required within 3' of the top of the ground story and 5th floor above the first floor	complies
29	Permitted Roof Types	parapet, pitched, flat, tower	existing flat

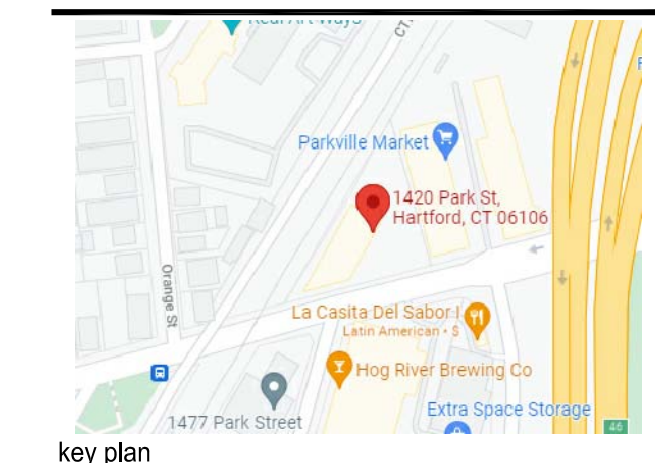
PKV, LLC
 2047 PARK ST.
 HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION
 1420 Park St.
 Hartford, CT 06106

LIFECARE DESIGN INC.
 1429 Park St. Ste 201
 Hartford Ct. 06106
 architecture - planning - interior design



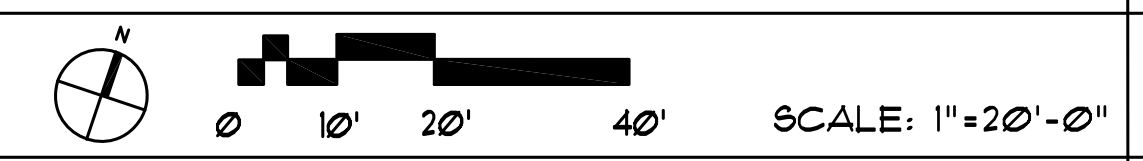
ACORN ENGINEERS INC.
 244 Farms Village Rd.
 West Simsbury, Ct. 06092
 mechanical - electrical engineering



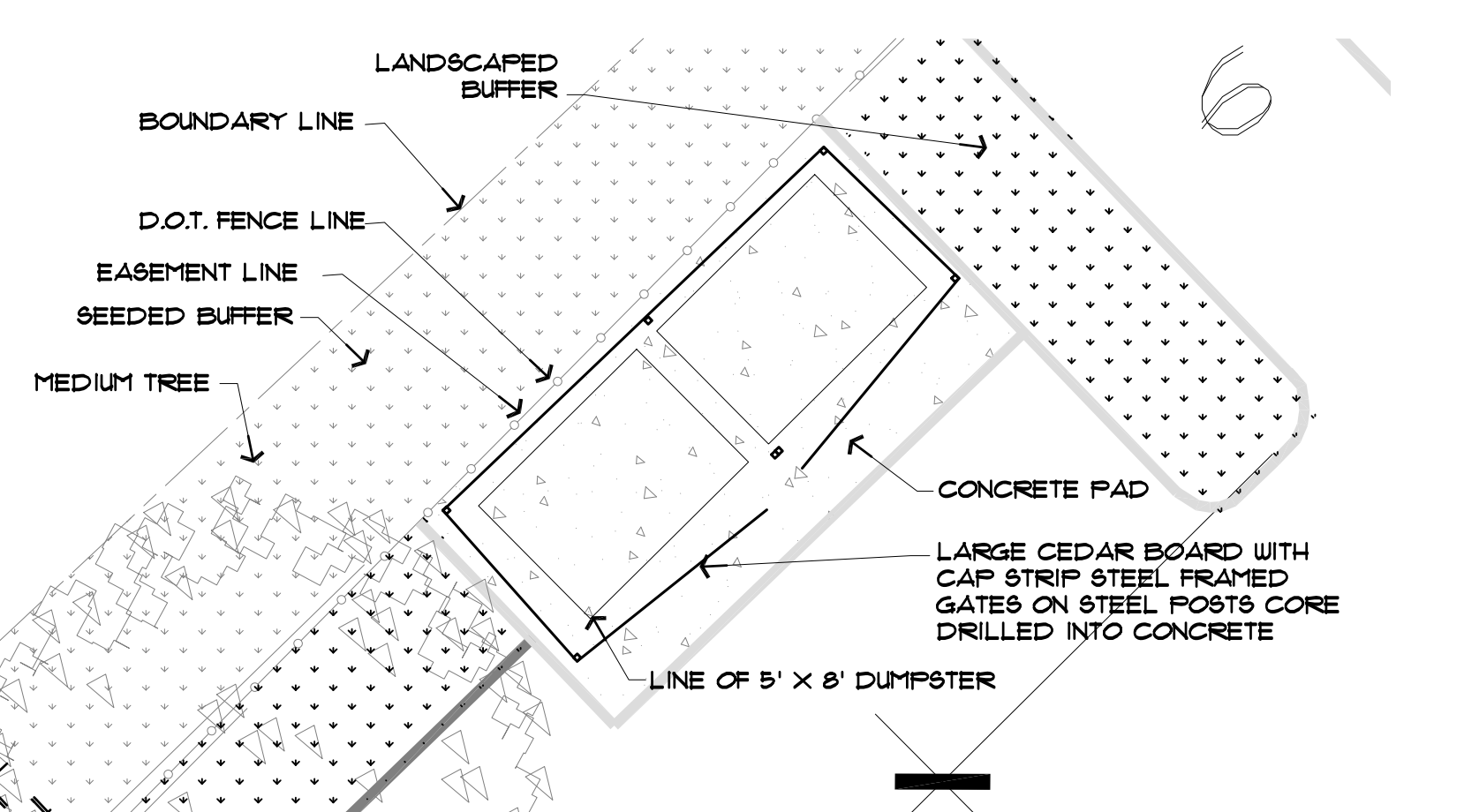
key plan

issue or revision	date
REVISIONS AS PER P 4 Z COMMENTS DATED 2/1/19	2/19/19
REVISIONS AS PER P 4 Z COMMENTS DATED 4/1/19	4/1/19
REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21

1 PROPOSED SITE PLAN & ZONING INFORMATION



2 ZONING INFORMATION

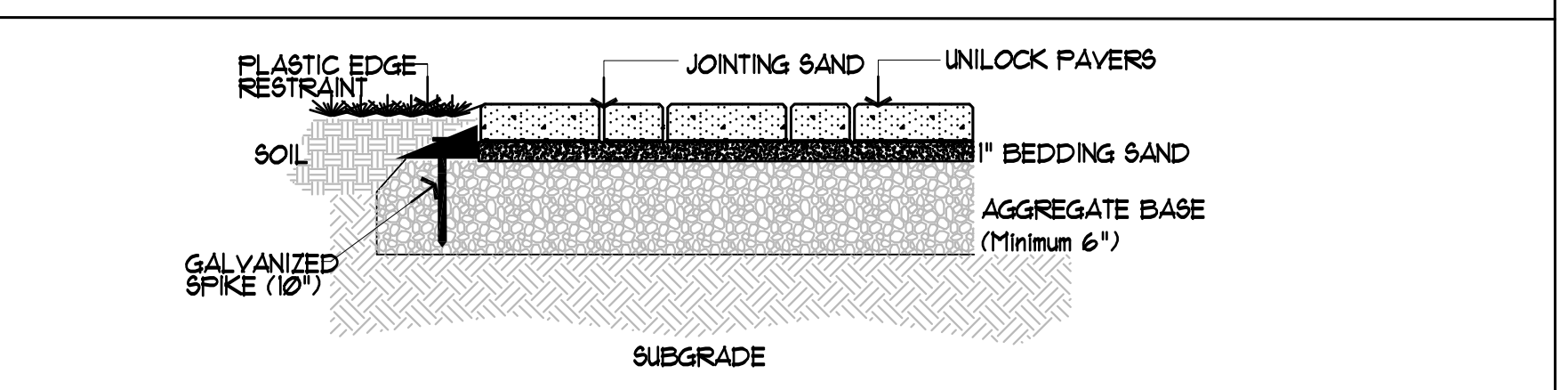


PARKING SPACES REQUIRED:
 66 SPACES TOTAL REQUIRED
 X.15 BICYCLE CREDIT
 BICYCLE SPACES REQUIRED = 3
 BICYCLE SPACES PROVIDED = 28

9.9 SPACES CREDITED = 56 SPACES
 56 X 50% TRANSIT CREDIT = 28 SPACES REQUIRED
 23 SPACES PROVIDED

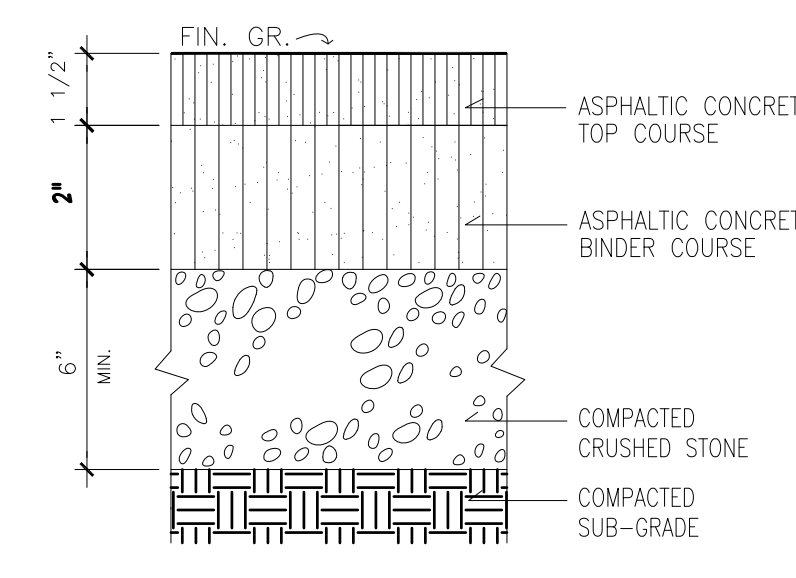
ACCESSIBLE SPACES REQUIRED: 1 PROVIDED: 1 (VAN ACCESSIBLE)

4 PARKING INFORMATION



5 PAVER DETAIL AT STAIR TO STREET

SCALE: N.T.S.



6 ASPHALT PAVING FOR ROAD OR PARKING LOT

SCALE: N.T.S.

PROPOSED SITE PLAN, ZONING INFORMATION, LANDSCAPE SCHEDULE & SITE DETAILS

scale: as indicated
 designer: h.c.b.
 project no.: 21917
 date: 11/27/21
 drawn by: s.m.
 checked by:

sheet number
SP-1
 sheet

2 of 4

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HOG RIVER BREWERY RELOCATION

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Hartford, CT 06106



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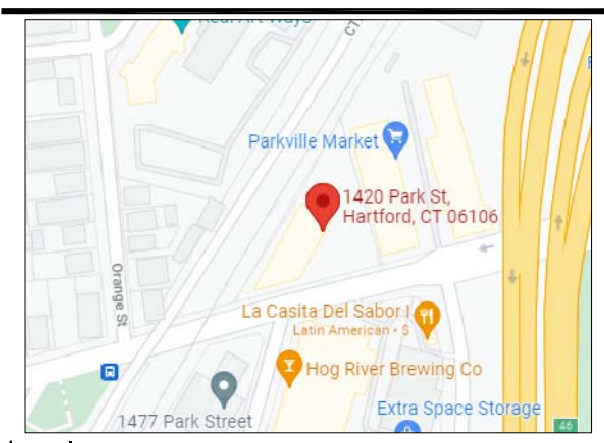
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West Simsbury, Ct. 06092

mechanical - electrical engineering



key plan

issue or revision	date

drawing title

DEMOLITION PLAN

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

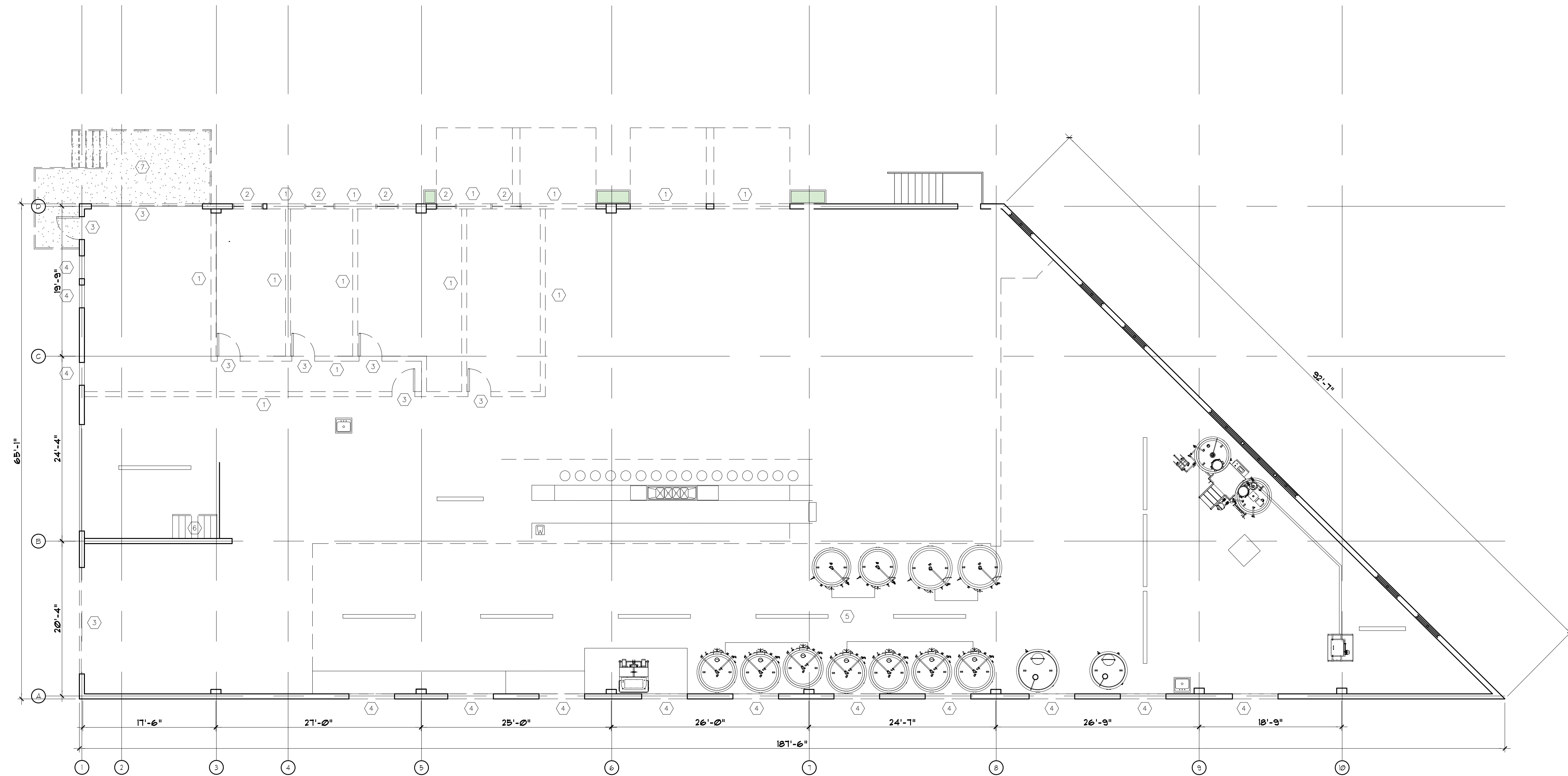
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- DEMOLITION NOTES
- ① REMOVE WALL
 - ② REMOVE WINDOW, SURE OPENING
 - ③ REMOVE DOOR
 - ④ DEMOLISH WALL FOR DOOR/WINDOW OPENING, SEE ELEVATIONS
 - ⑤ DEMOLISH CONCRETE SLAB
 - ⑥ DEMOLISH STAIRS
 - ⑦ DEMOLISH STAIRS AND PLATFORM

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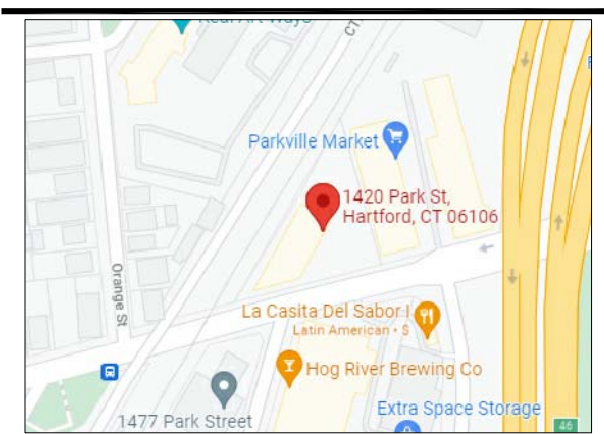
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issue or revision	date

drawing title

PROPOSED 1ST FLOOR PLAN

scale: as indicated

designer: h.c.b.

project no.: 21917

drawn by: s.m.

date: 11/27/21

checked by:

seal

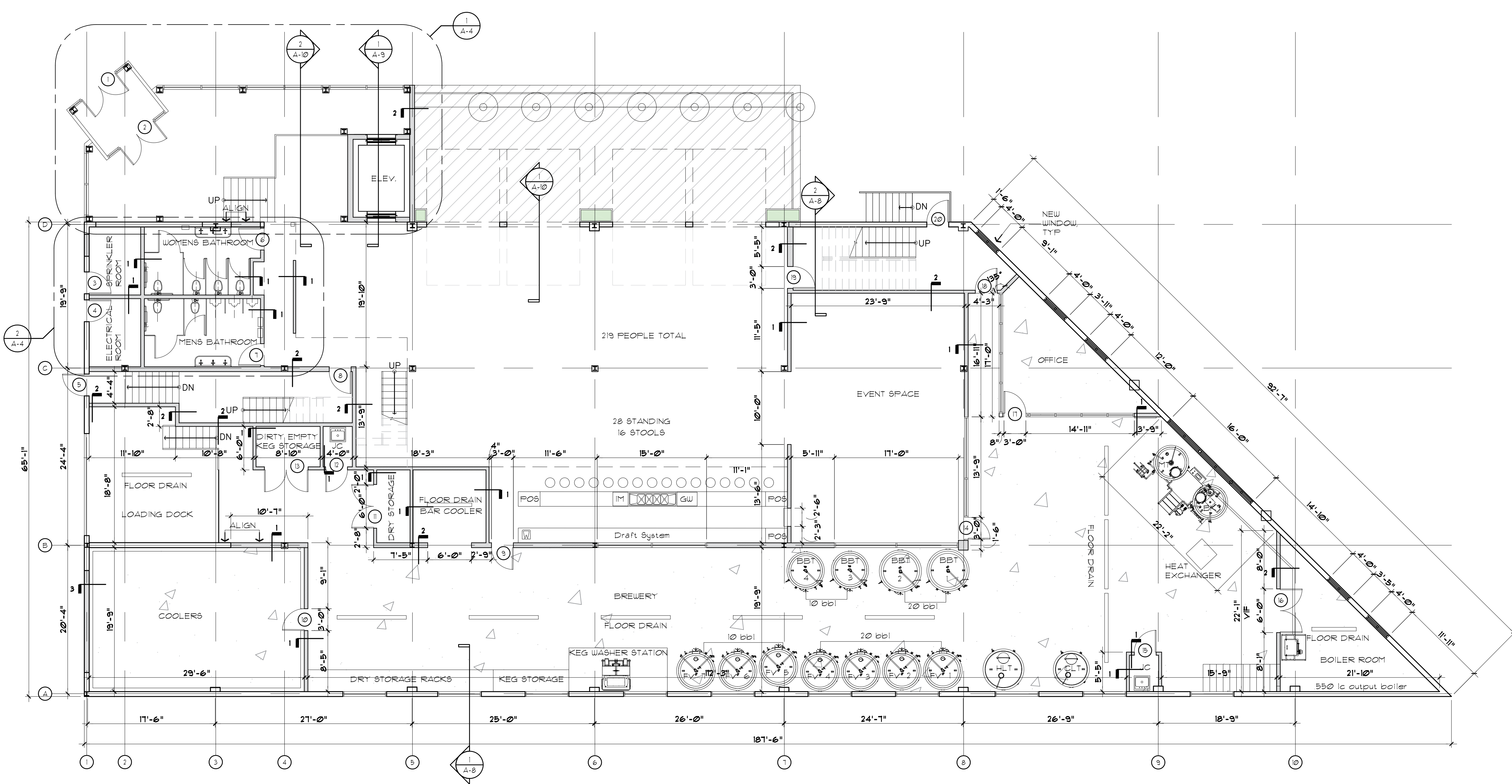
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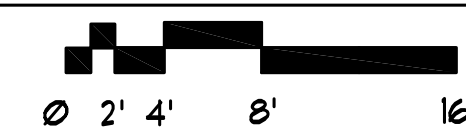
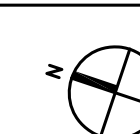
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1 PROPOSED 1ST FLOOR PLAN



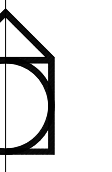
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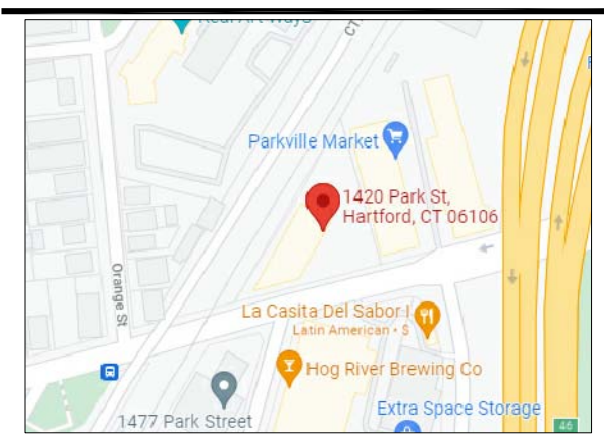
architecture - planning - interior design



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mechanical - electrical engineering



key plan

issue or revision	date

drawing title

PROPOSED MEZZANINE FLOOR PLAN

scale: as indicated

designer: h.c.b.

project no.: 21917

drawn by: s.m.

date: 11/27/21

checked by:

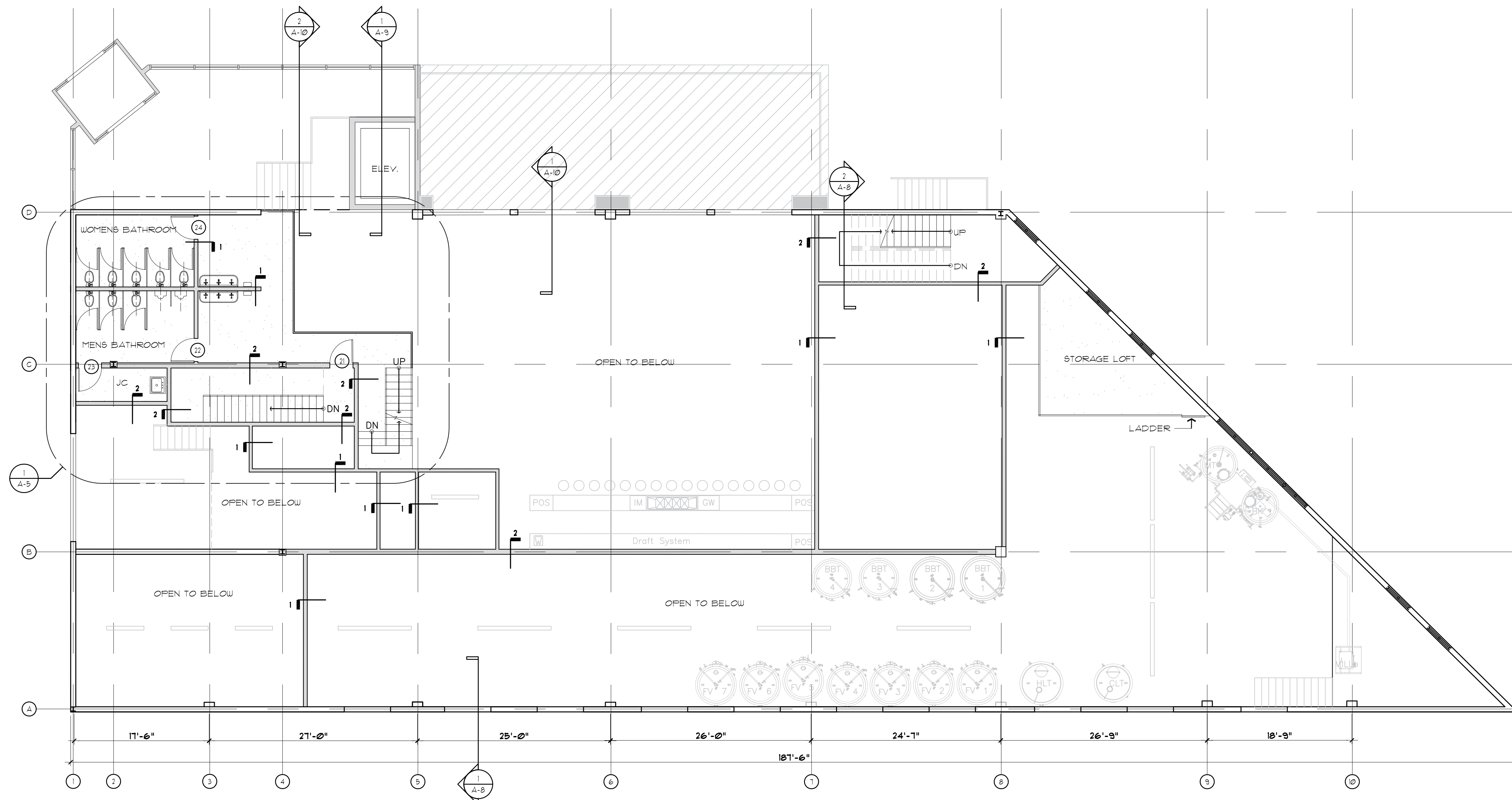
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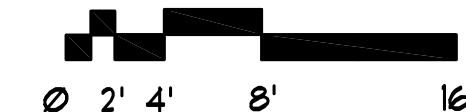
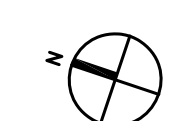
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① PROPOSED MEZZANINE FLOOR PLAN



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

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Hartford, CT 06106



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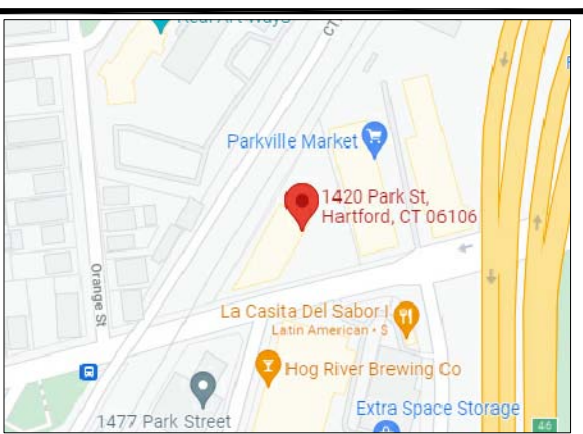
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issue or revision	date

drawing title

PROPOSED ROOF PLAN

scale: _____ designer: _____

as indicated h.c.b.

project no.: _____ drawn by: _____

21917 s.m.

date: _____ checked by: _____

11/27/21

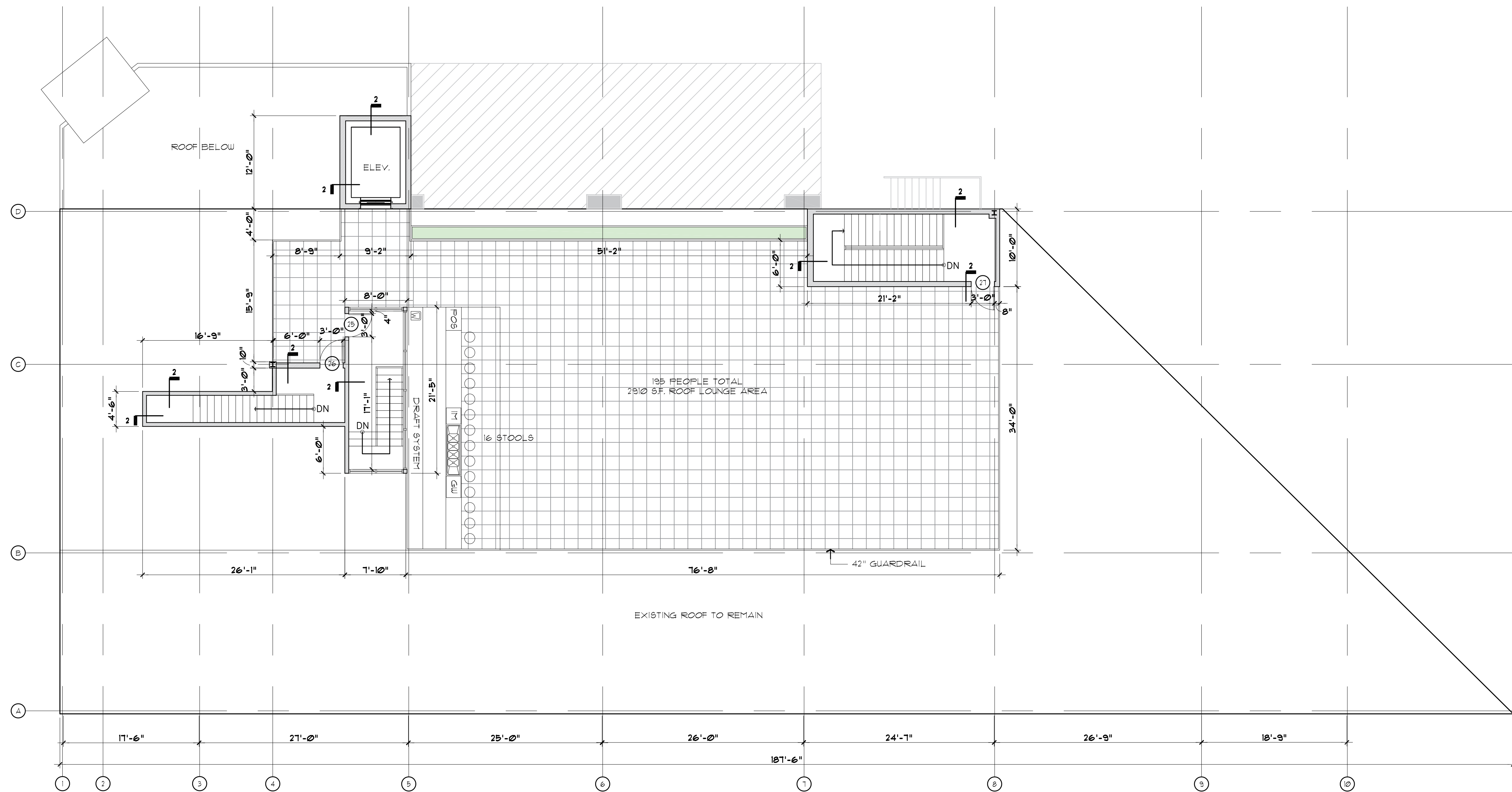
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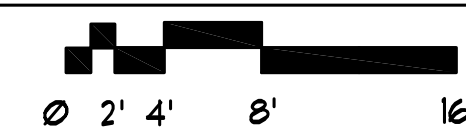
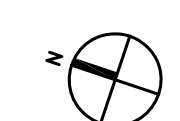
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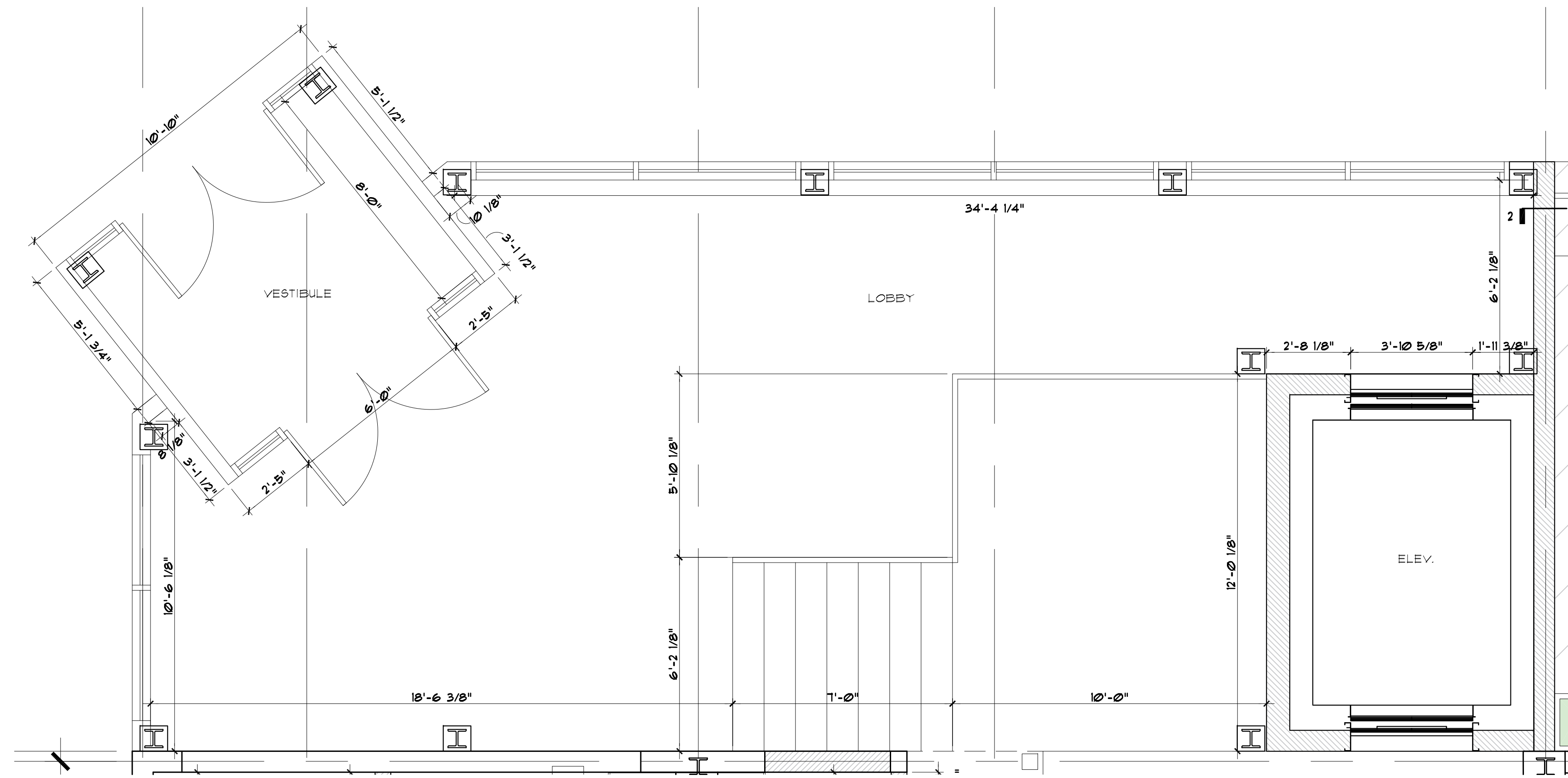
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① PROPOSED ROOF TOP BAR PLAN

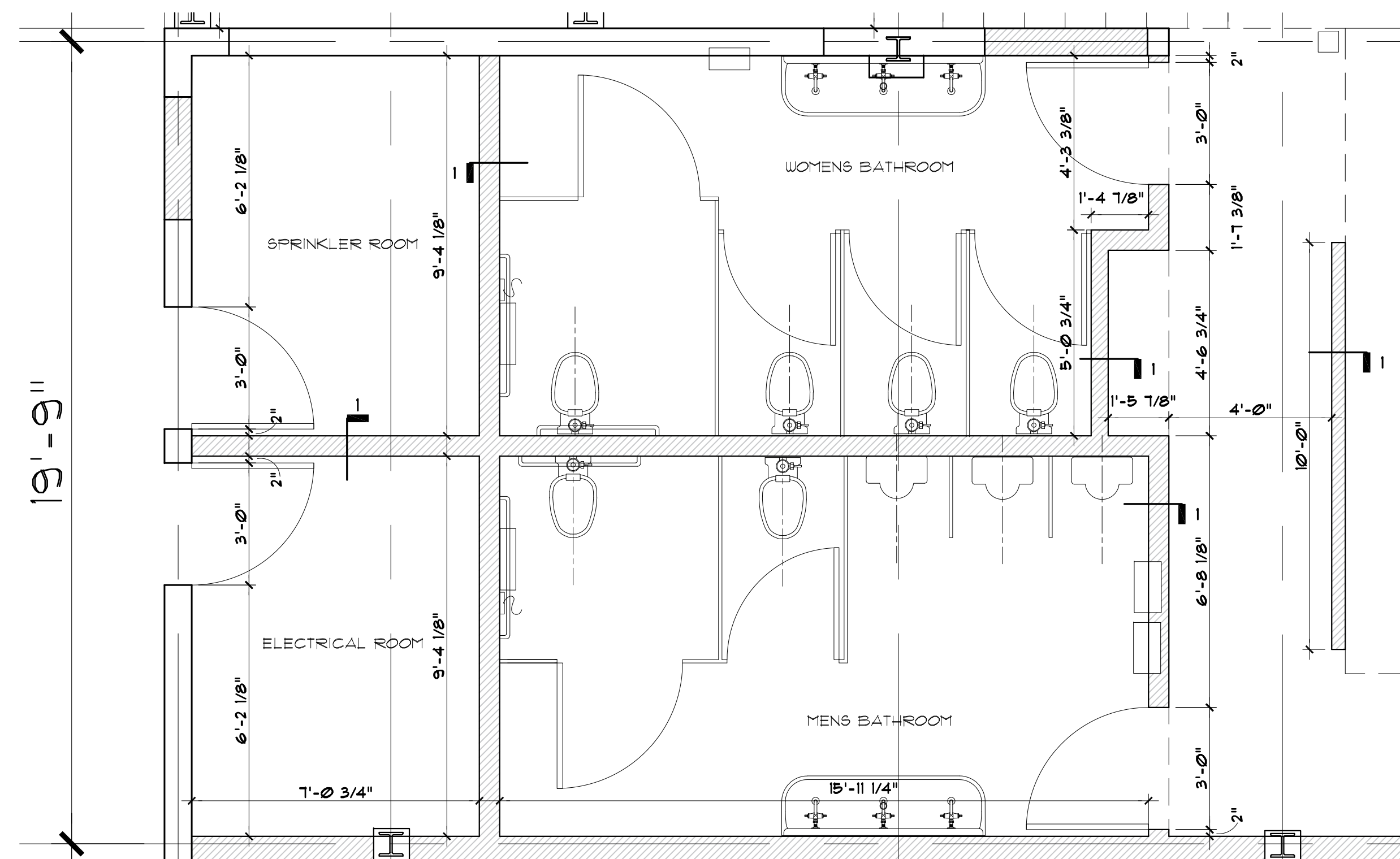


SCALE: 1/8" = 1'-0"



① PROPOSED LOBBY PARTIAL PLAN

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



② PROPOSED 1ST FLOOR BATHROOM PARTIAL PLANS

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

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**HOG RIVER
BREWERY
RELOCATION**

1420 Park St.
Hartford, CT 06106



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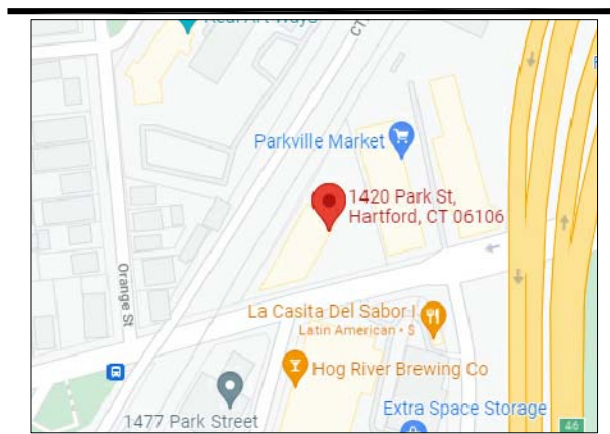
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key plan

issue or revision	date

drawing title

PARTIAL FLOOR PLANS

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

seal sheet number

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HARTFORD, CT 06106

HOG RIVER
BREWERY
RELOCATION

1420 Park St.
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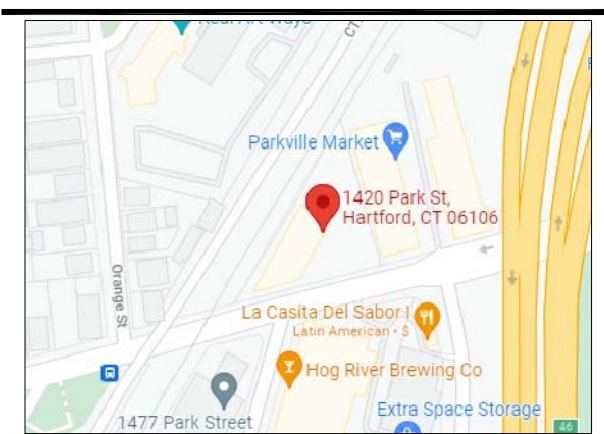


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key plan

issue or revision	date

drawing title

PARTIAL FLOOR PLANS

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

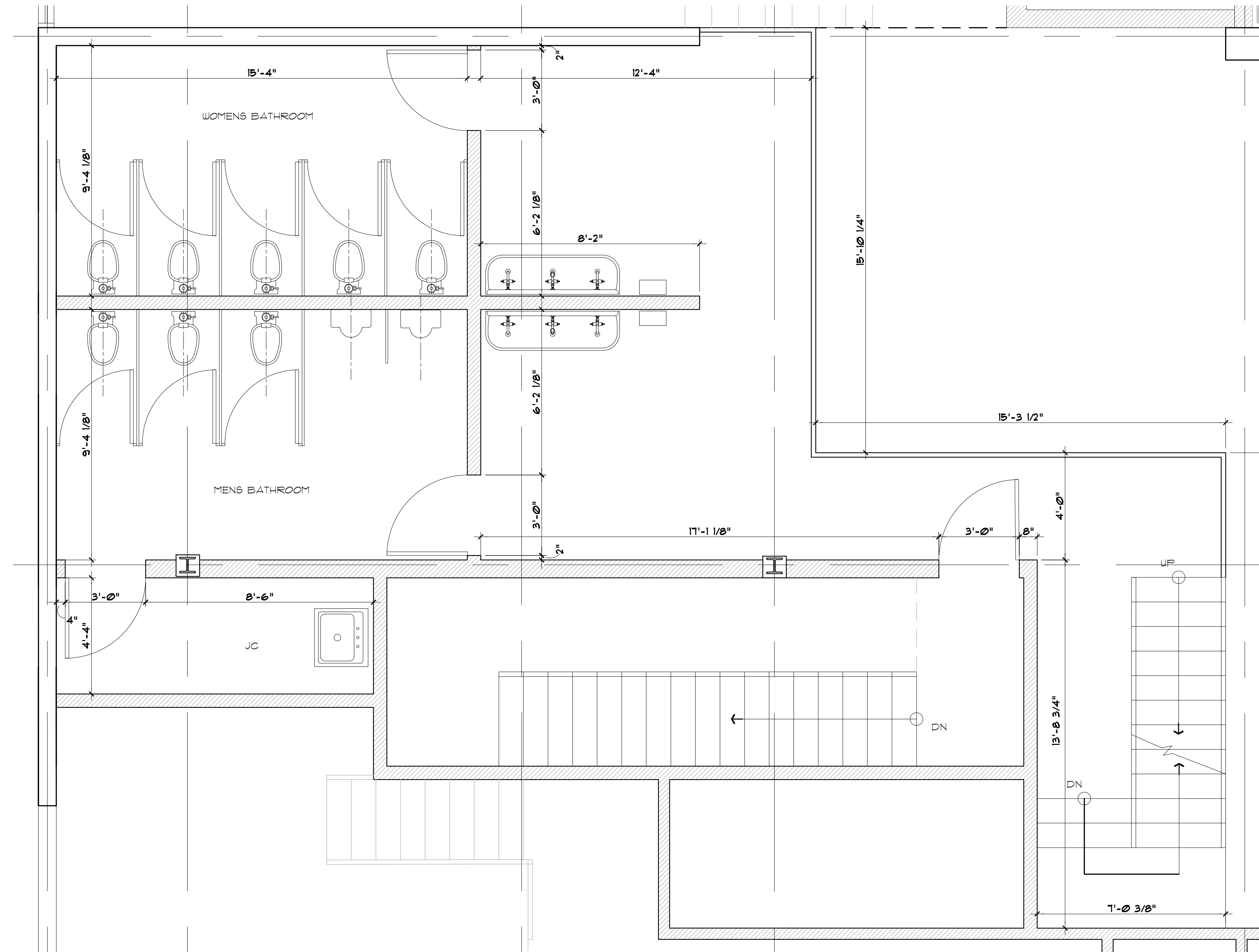
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① PROPOSED 2ND FLOOR BATHROOM PARTIAL PLANS

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

PKV, LLC

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HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

1420 Park St.
Hartford, CT 06106



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Hartford Ct. 06106

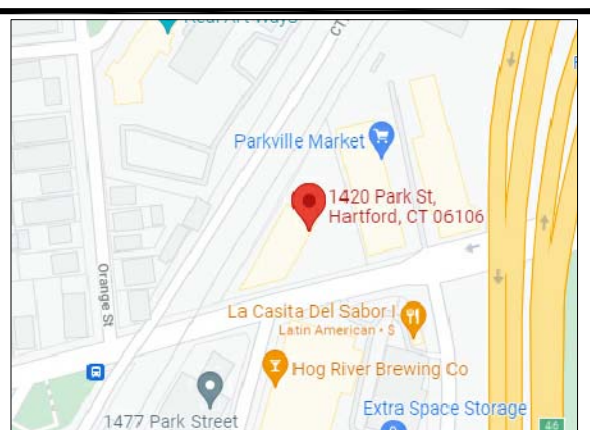
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West Simsbury, Ct. 06092

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key plan

issue or revision	date

drawing title

EXTERIOR FACADES

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

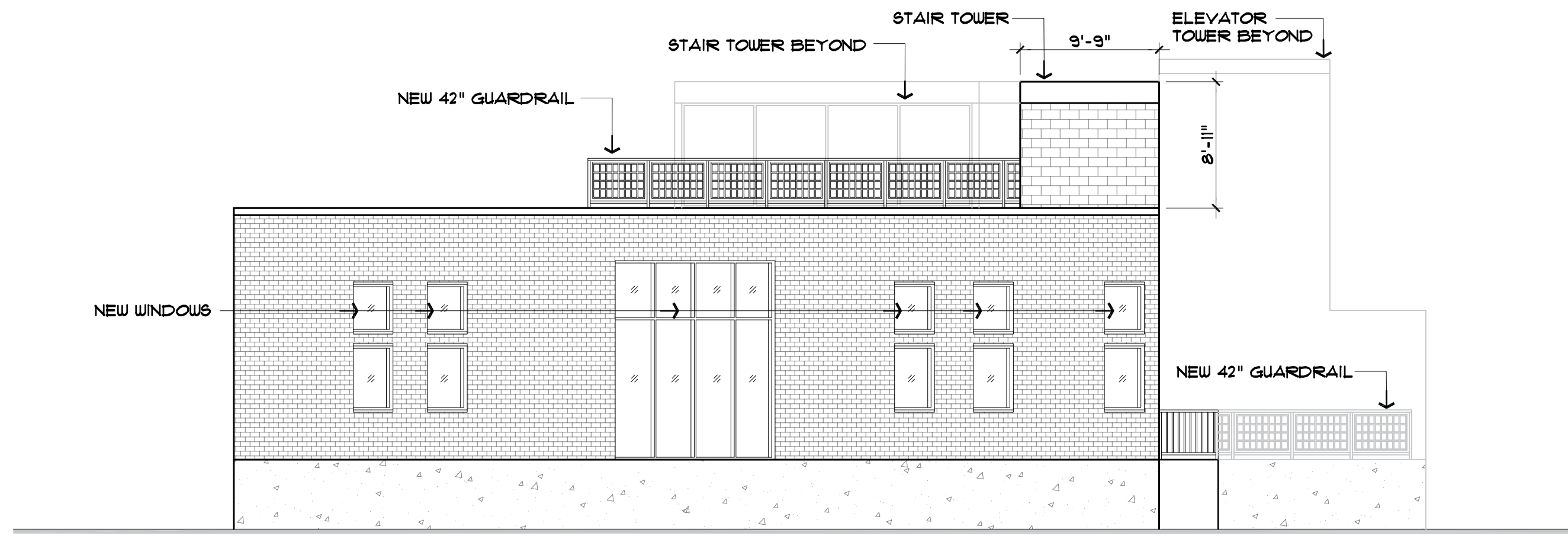
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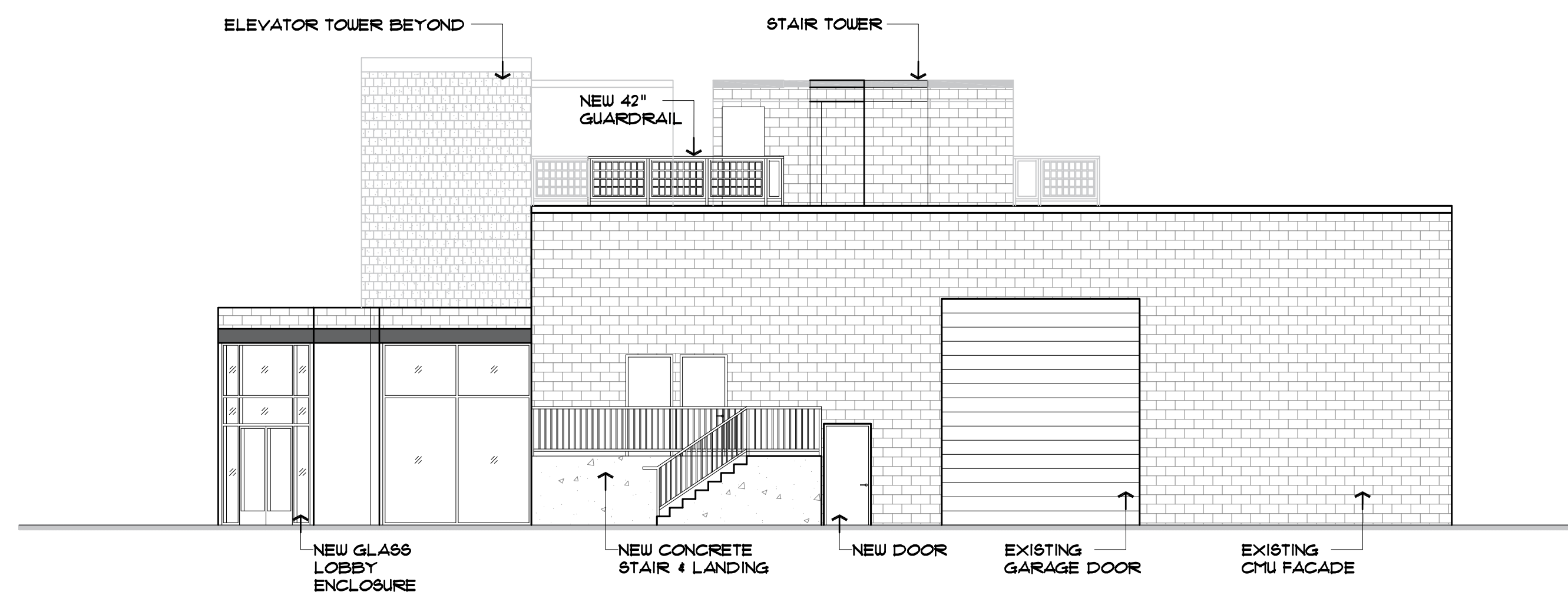
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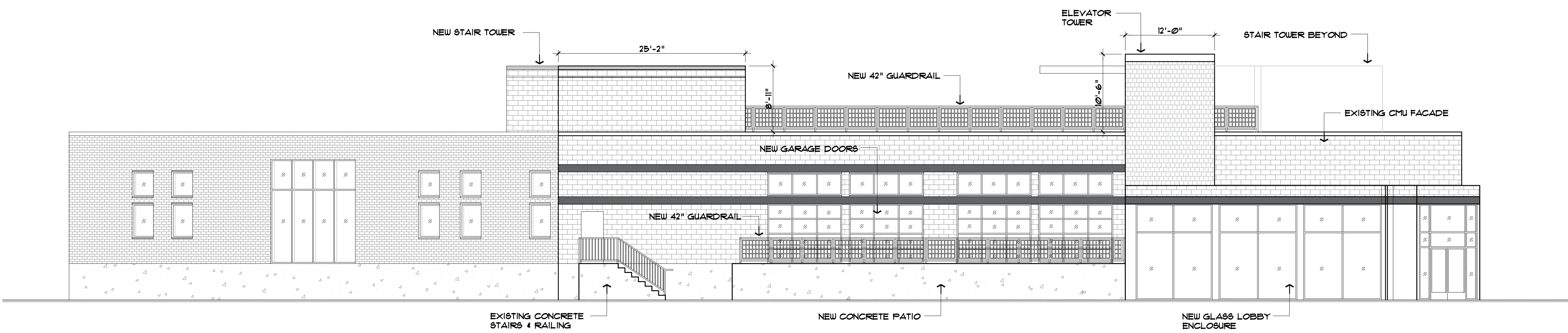


① SOUTH FACADE

SCALE: 1/8" = 1'

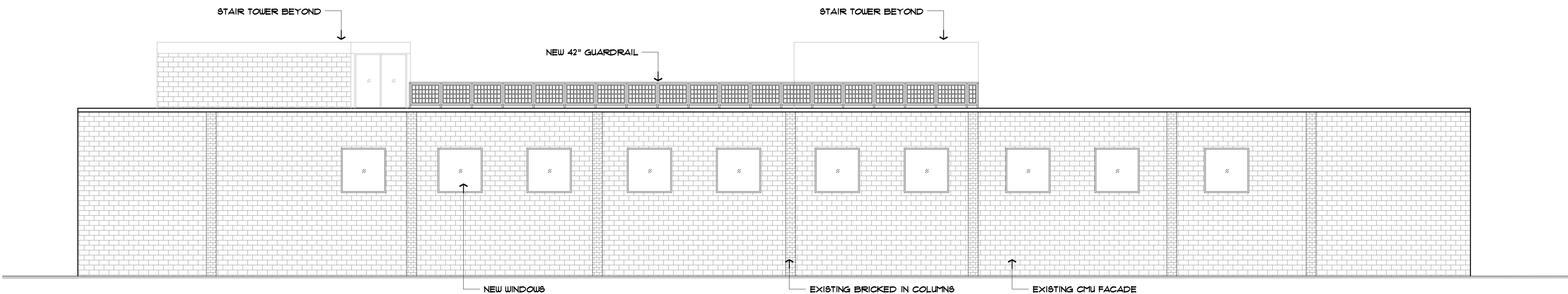


② NORTH FACADE



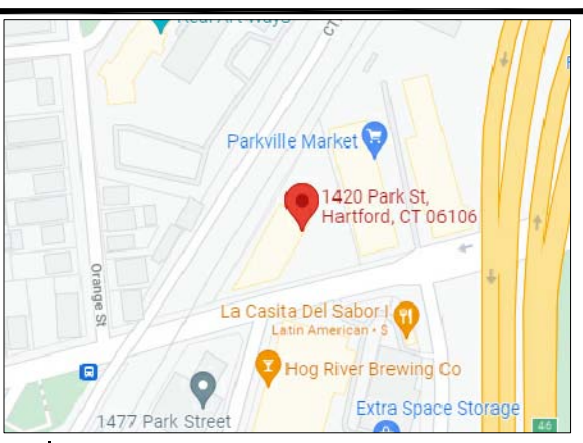
③ EAST FACADE

SCALE: 1/8" = 1'



④ WEST FACADE

SCALE: 1/8" = 1'



key plan

issue or revision	date

drawing title

WALL SECTIONS

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

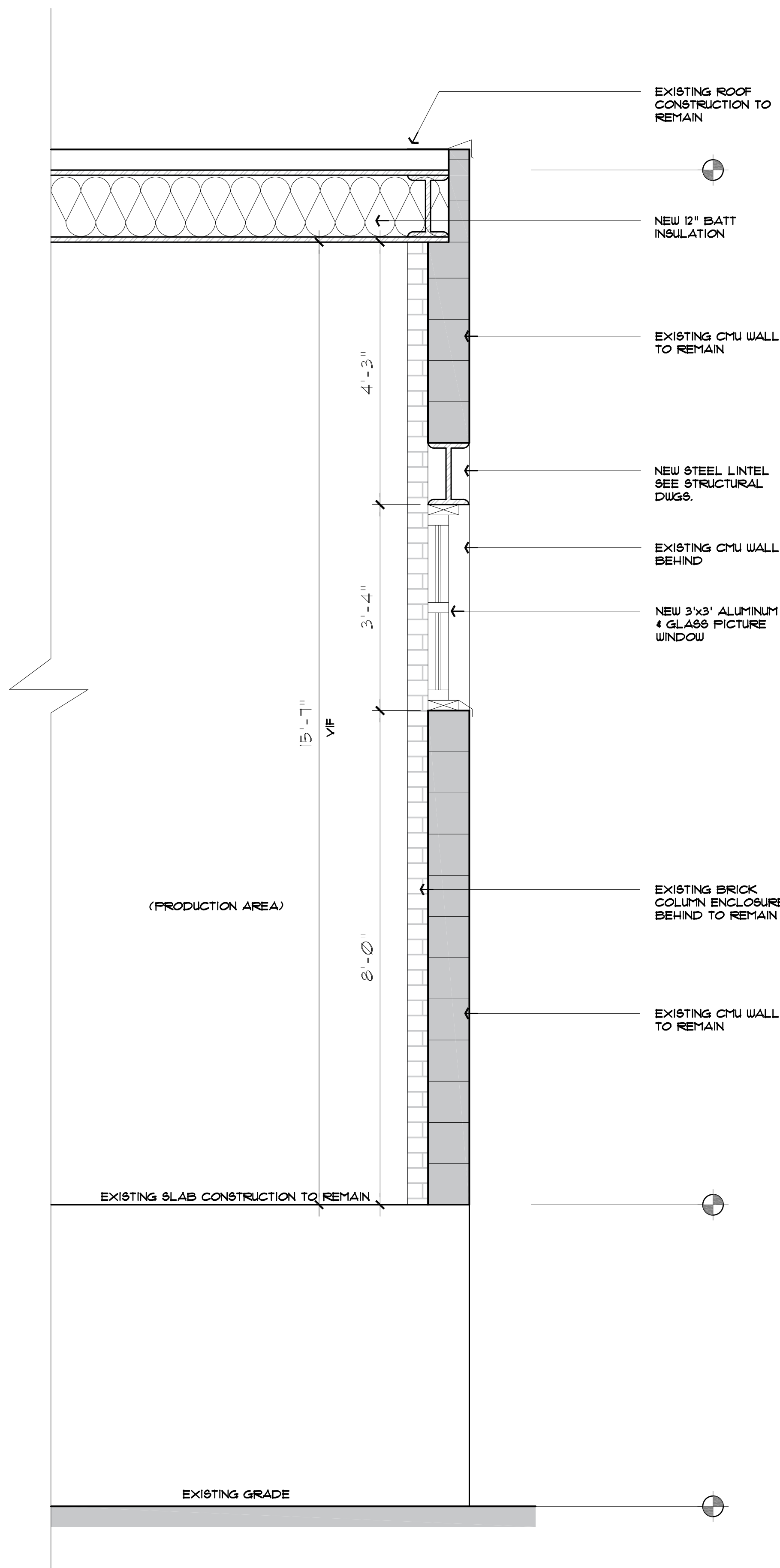
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A-8

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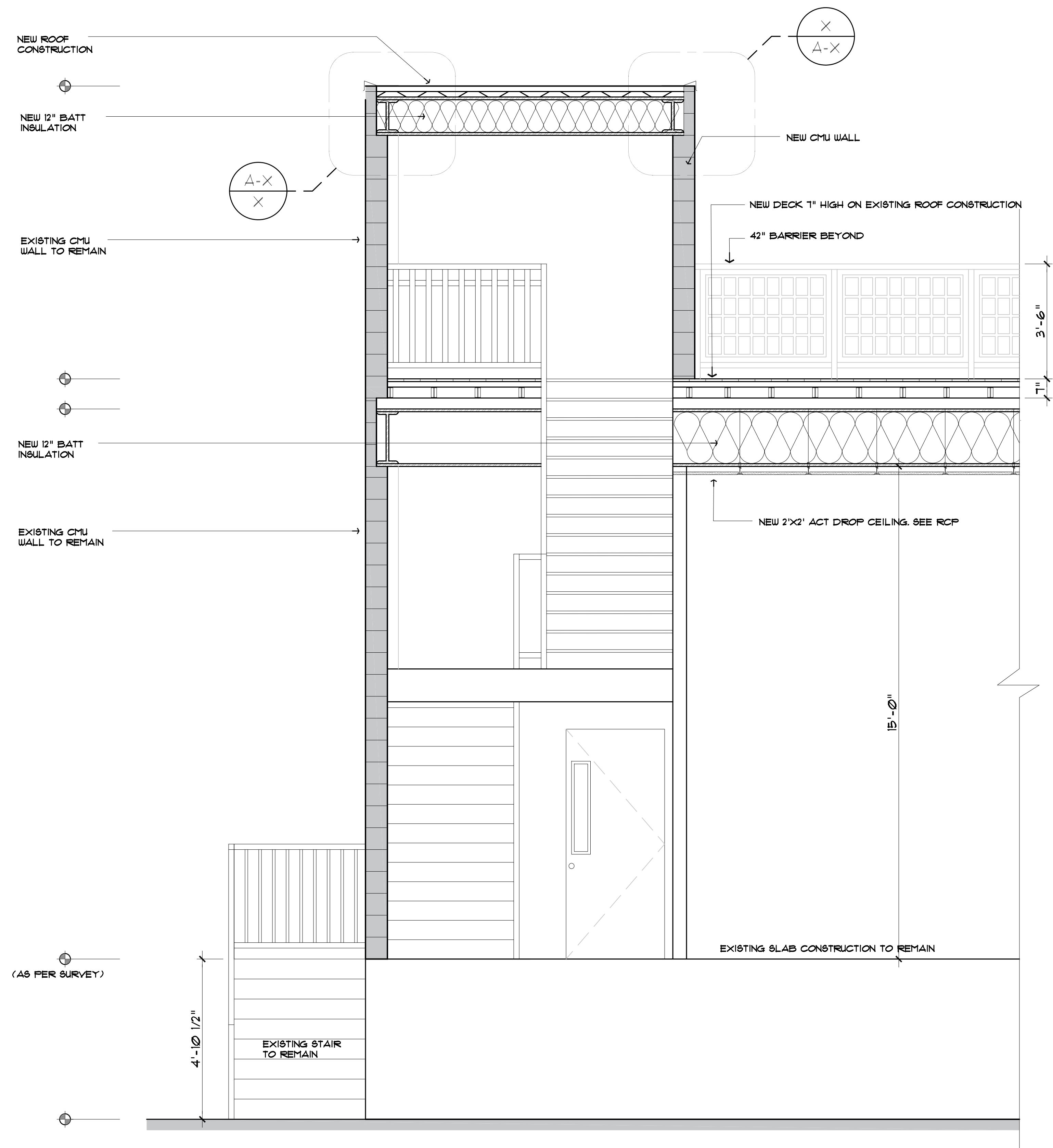
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① EAST FACADE

SCALE: 3/4" = 1'



① EAST FACADE

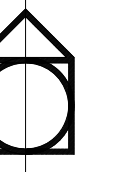
SCALE: 3/4" = 1'

PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

**HOG RIVER
BREWERY
RELOCATION**

1420 Park St.
Hartford, CT 06106



LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford Ct. 06106

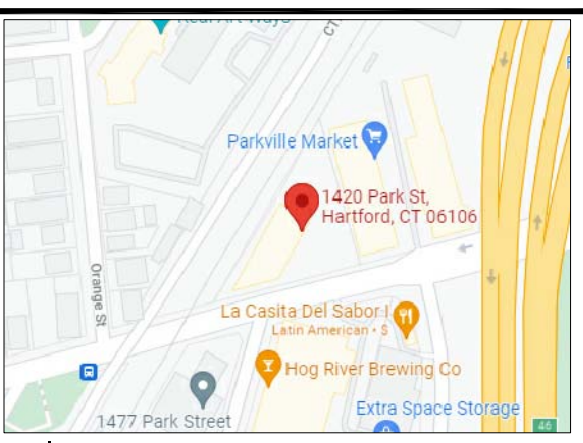
architecture - planning - interior design



ACORN ENGINEERS INC.

244 Farms Village Rd.
West Simsbury, Ct. 06092

mechanical - electrical engineering



key plan

issue or revision	date

drawing title

WALL SECTIONS

scale: designer:

as indicated h.c.b.

project no.: drawn by:

21917 s.m.

date: checked by:

11/27/21

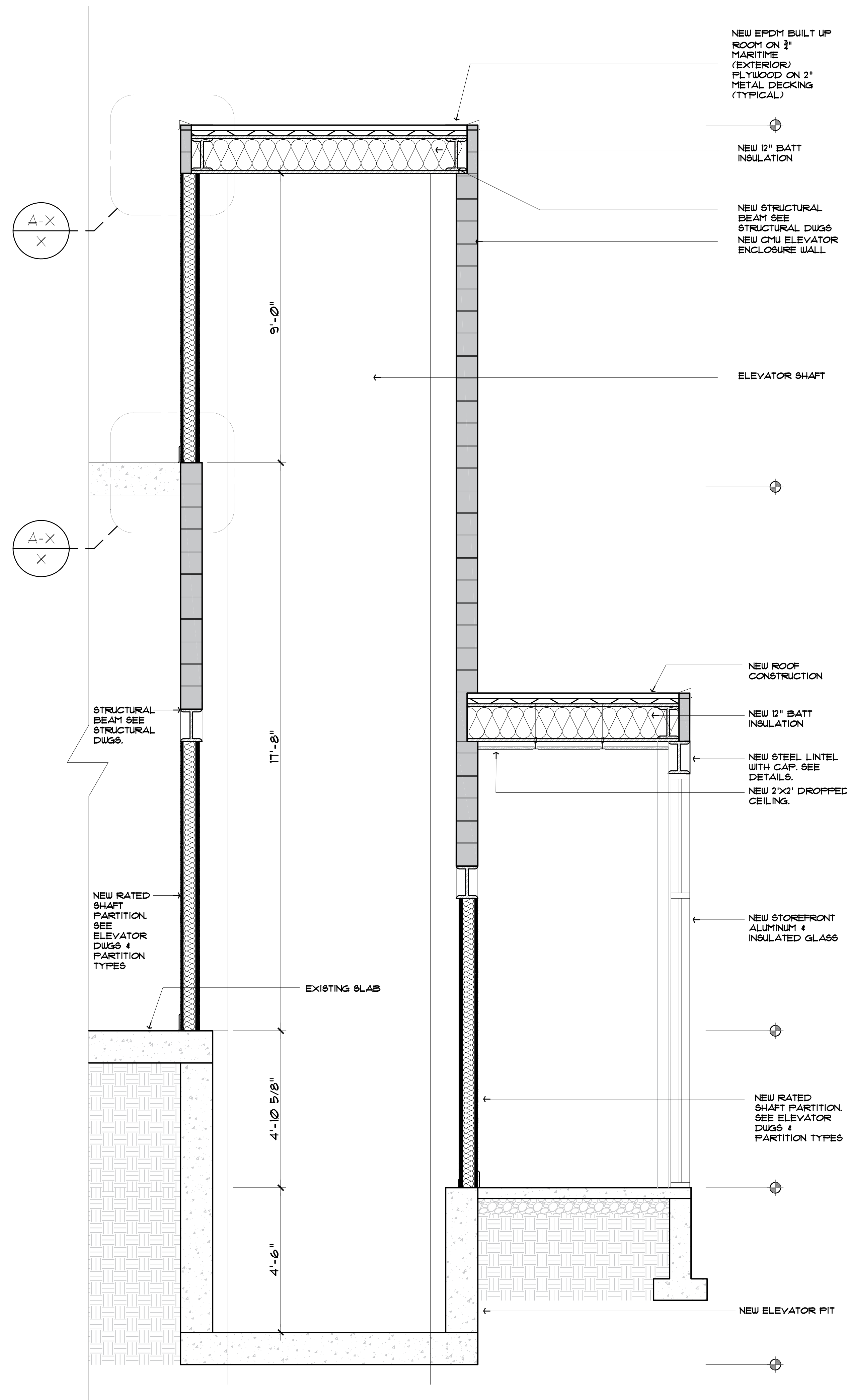
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A-9

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X of X

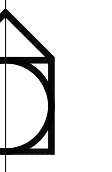
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① WALL SECTION

SCALE: 3/4" = 1'

**HOG RIVER
BREWERY
RELOCATION**



LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford Ct. 06106

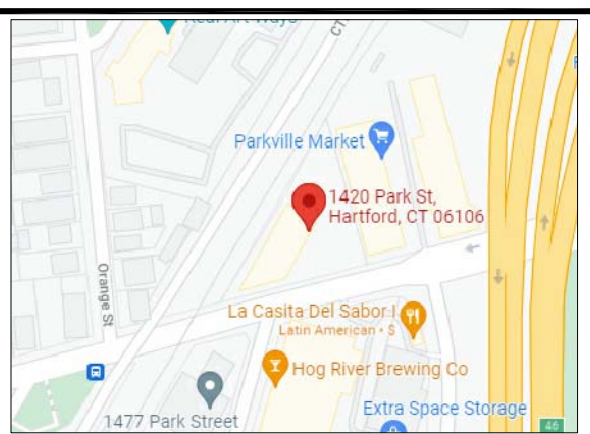
architecture - planning - interior design



ACORN ENGINEERS INC.

244 Farms Village Rd.
West Simsbury, Ct. 06092

mechanical - electrical engineering



key plan

issue or revision	date

drawing title

WALL SECTIONS

scale: designer:

as indicated h.c.b.

project no.: drawn by:

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11/27/21

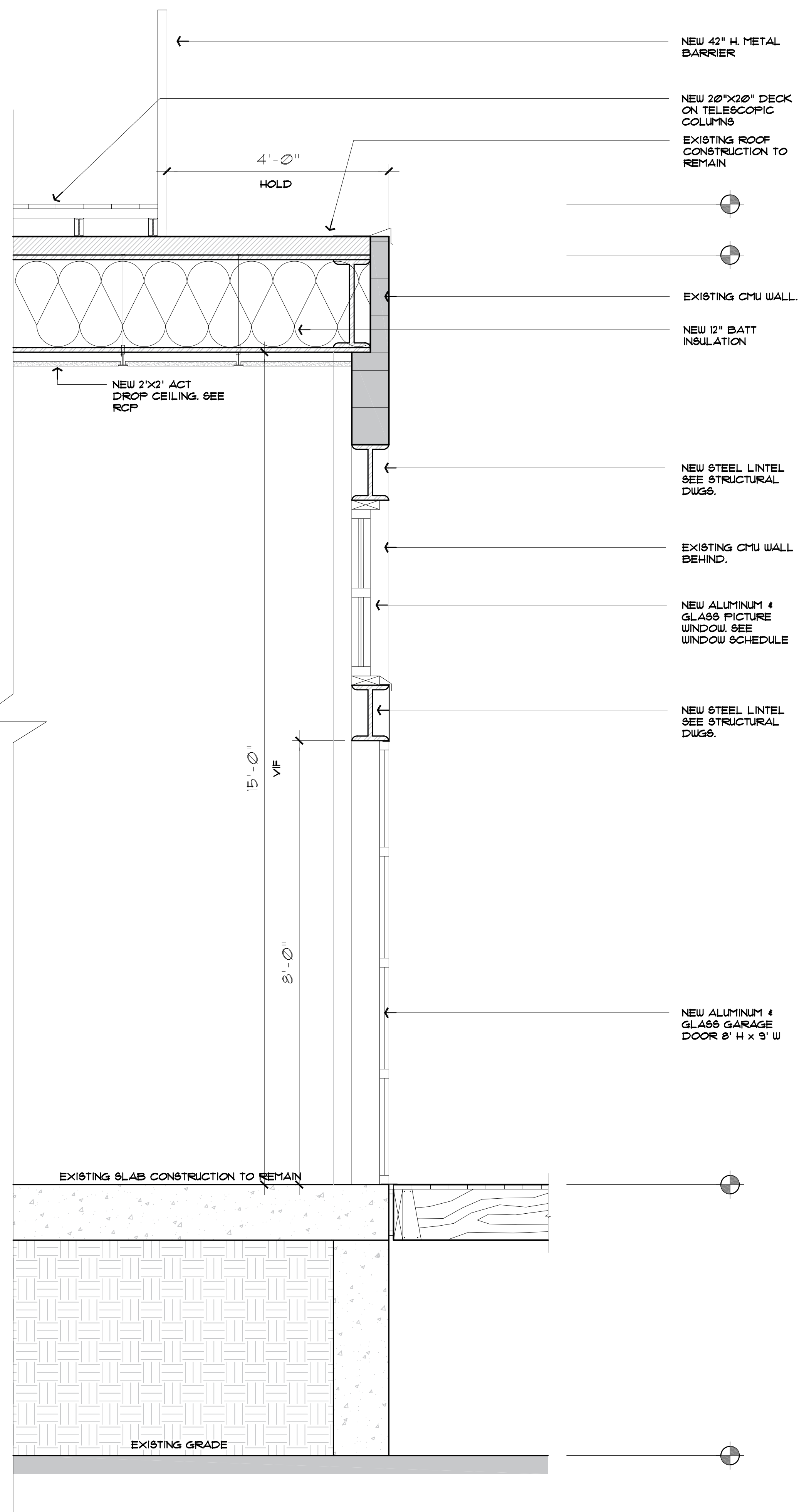
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A-10

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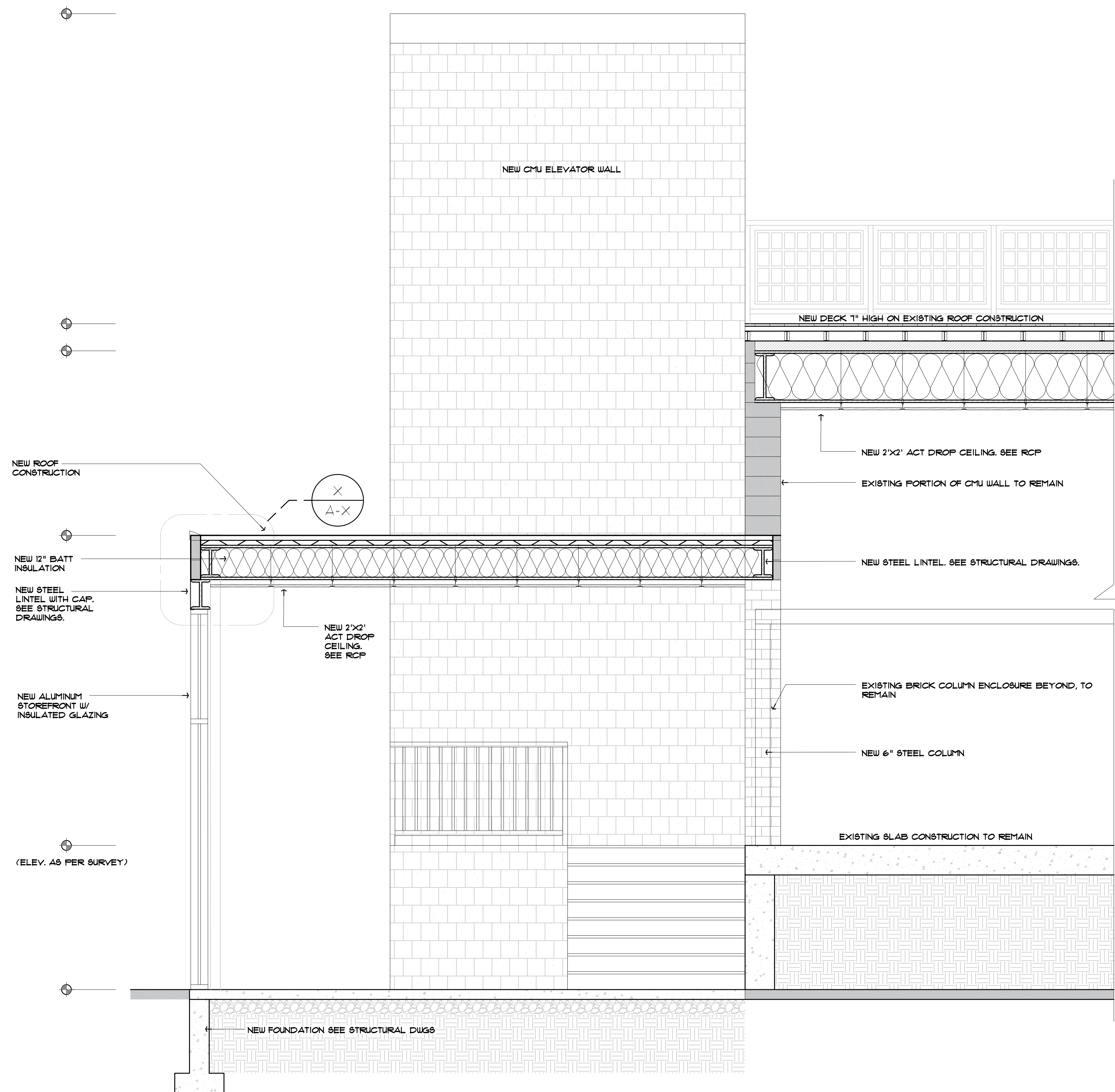
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① WALL SECTION

SCALE: 3/4" = 1'



① WALL SECTION

SCALE: 3/4" = 1'

Paul Ashworth

From: Paul Ashworth
Sent: Wednesday, July 13, 2022 3:34 PM
To: Berschet, Paige; Natalie Sweeney
Cc: Hartford Planning Division
Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Good afternoon Natalie,

Unfortunately, because of some scheduling conflicts, this item is being rescheduled to the 8/9/22 meeting of the Planning & Zoning Commission. This will also allow additional time to address the below comments.

After reviewing the request for a special permit for an Outdoor Café associated with a drinking place associated with a Craftsman Industrial use, I've put together the following set of comments. They include requests for more information as well as a few tasks. Please respond to each comment. If a resubmittal is received and each comment does not have a response, the resubmittal will be considered incomplete.

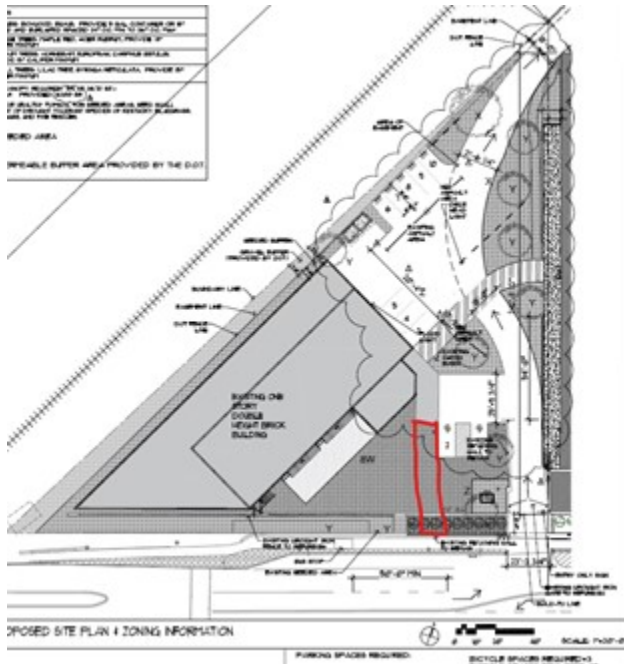
The primary use, Craftsman Industrial, has never been permitted at this location. It appears portions of this lot were included on previous submittals for the neighboring parcel, but this lot was never reviewed for this use. The proposed use combined with the scope of work requires site plan review. 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.

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.
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.
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.
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).
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).

Site Plan Comments

1. Please include a survey in the plan set.
2. Landscape plan was delivered to the City Forester's representative for review.
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.
4. 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.



5. 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.
6. 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.
7. 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.
Staff found no record of parking being approved in this location in the past.



8. 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.
9. 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.
10. Please provide an erosion control plan or confirm the scope will not trigger section 6.16.3.
11. It appears the total impervious area will be increased. 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).
12. Please confirm how the tree requirement is met. 15% tree canopy coverage is required in the CX districts.

Thank you for your time,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Berschet, Paige <Paige.Berschet@hartford.gov>
Sent: Thursday, June 30, 2022 10:42 AM
To: Natalie Sweeney <n.sweeney@lifecaredesign.com>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Paul Ashworth <Paul.Ashworth@hartford.gov>
Subject: 1420 Park St - Special Permit Application

Hello Natalie,

Thank you for submitting your Special Permit Application for 1420 Park St. The application review has been assigned to Paul Ashworth (cc'd) who will be in touch with any questions as she completes the staff report and the applicant public noticing requirements that must be completed prior to the public hearing. The public hearing is tentatively scheduled for the July 26, 2022 Planning & Zoning Commission Meeting and the meeting login information and documents will be posted here: <https://www.meetinginfo.org/meetings/1735>

We ask that all Commission level applicants reach out to their respective NRZ for a letter of support for their application. 1420 Park St is located within the Parkville NRZ and their contact info is as follows:

Parkville NRZ
Meetings: 2nd Wednesday, at 6:00 PM

At Parkville Community Center
11 New Park Avenue

Contact: David Morin, Chair
barridoncorp@aol.com

The application fee is \$350 and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>), by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division, or by paying online (<https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>) and searching for the invoice number: INV-00061594. The application fee must be paid before the public hearing date.

Let us know if you have any questions.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

Parkville N.R.Z.

Parkville Revitalization Association

11 New Park Avenue

Hartford, CT. 06106

Hartford Planning & Zoning Commission
Department Of Development Services
260 Constitution Plaza, 1st Floor
Hartford, CT. 06103

August 3, 2022

Subject: 1420 Park Street, Hartford, CT 06106

Special Permit Application for Approval of Use of an proposed Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2. D, to be reviewed in a CX-2/TOD Zone.

Dear Hartford Planning & Zoning Commission Members:

I am pleased to inform you that on June 22, 2022, the Parkville Revitalization Association ("N.R.Z.") at our Wed., June 22, 2022 monthly meeting voted (9) Yes & (0) No with One Abstention to support & endorse the Special Permit application for a Outdoor Café that is being proposed at 1420 Park St., Hartford, CT. We believe the applicant and her team demonstrated the knowledge, expertise, & a cognizance that is aligned with our Committees' vision for the future of our Parkville Neighborhood.

Parkville Revitalization Association (N.R.Z.) believes this proposal complements the other existing businesses located in this area of Parkville. The proposed plan is designed very comprehensively.

Parkville Revitalization Association (N.R.Z.) looks at this Special Permit Application to approve an Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D clearly favorably.

Respectfully,



David Morin
President (N.R.Z.)
Parkville Revitalization Association
Cell Phone # (860) 830-5292
Email: barridoncorp@aol.com

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,**

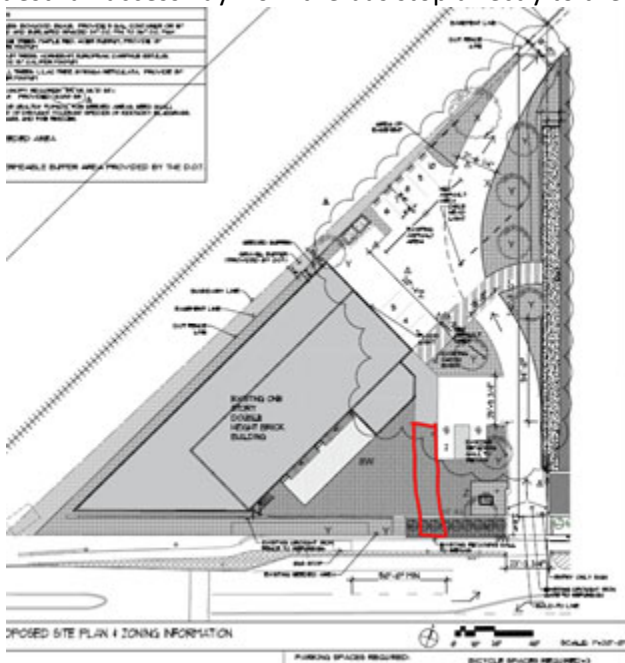
striped walkways and bollards allow safe pedestrian access to all buildings, see site plans of 1420 Park And 1390 Park.

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 graded.**
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 draingage 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**

From: Natalie Sweeney

Sent: Friday, August 5, 2022 5:19 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Hartford Planning Division <oneplan@hartford.gov>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Hi Paul,

Can we only do 1420 Park on Aug 23rd and keep the 1390 and 1396 for Aug 9th?

They really really need to get a move on with the lower hall in the 1390 building and now you have the traffic analysis and I'm about to send the small revision to the parking layout in front of the cannabis retailer.

The photometry plan for 1420 is holding me up on the responses.

So please can we keep on track for the 1390 and 1396.

Best,

NAtalie

From: Paul Ashworth <Paul.Ashworth@hartford.gov>

Sent: Friday, August 5, 2022 4:55 PM

To: Hartford Planning Division <oneplan@hartford.gov>; Natalie Sweeney <n.sweeney@lifecaredesign.com>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Good afternoon Natalie,

This item was scheduled for the August 9, 2022 hearing of the Planning & Zoning Commission. Because no response was received to the comments sent 7/13/22 and seen below, **the item has been rescheduled to the August 23, 2022 hearing.**

I noticed the narrative you provided for the 1390 Park Street project included this project's address on its title page. The body of the narrative also references the 1420 site and addresses some of the topics helpful for this application such as security and hours of operation (those of the existing market). Please confirm the narrative was meant to apply to the brewery at 1420 Park. Please note if the narrative applies, it does not respond to all of the comments listed below for both the special permit and the site plan.

As an update to those comments:

Special Permit Comment #3: It has been determined no additional historic review is required because the changes are not substantial and do not represent a change in materials.

Site Plan Comment #3: I found a copy of a recorded notice of variance for this property from 2018. Two variances were approved, one regarding the available uses on the ground floor of a downtown general type building, and the other was specific to the location of the principle entrance. These would apply to line 16 and 15 of the zoning table on the plan set. Please remove the note "variance accorded" from line 24. The proposed entrance meets the requirements of the Stoop entrance type.

https://library.municode.com/ct/hartford/codes/zoning_regulations?nodeId=n4.0BUTY_4.19ENROTY_4.19.1ENTY

Thank you,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Hartford Planning Division <oneplan@hartford.gov>

Sent: Thursday, July 14, 2022 4:06 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Natalie Sweeney <n.sweeney@lifecaredesign.com>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Hello Natalie,

As we discussed on the phone, the Public Hearing is officially rescheduled for the August 9th Planning & Zoning Commission Meeting.

Best,

Paige Berschet

Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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From: Paul Ashworth <Paul.Ashworth@hartford.gov>

Sent: Wednesday, July 13, 2022 3:34 PM

To: Berschet, Paige <Paige.Berschet@hartford.gov>; Natalie Sweeney <n.sweeney@lifecare redesign.com>

Cc: Hartford Planning Division <oneplan@hartford.gov>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Good afternoon Natalie,

Unfortunately, because of some scheduling conflicts, this item is being rescheduled to the 8/9/22 meeting of the Planning & Zoning Commission. This will also allow additional time to address the below comments.

After reviewing the request for a special permit for an Outdoor Café associated with a drinking place associated with a Craftsman Industrial use, I've put together the following set of comments. They include requests for more information as well as a few tasks. Please respond to each comment. If a resubmittal is received and each comment does not have a response, the resubmittal will be considered incomplete.

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.

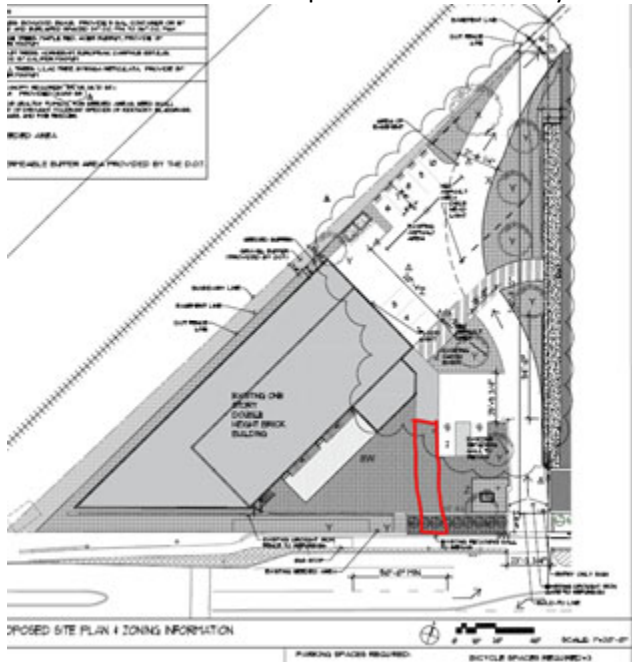
Special Permit Comments

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.
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.

- 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.
- 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).
- 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).

Site Plan Comments

- Please include a survey in the plan set.
- Landscape plan was delivered to the City Forester’s representative for review.
- 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.
- 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.



- 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.
- 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.
- 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.
Staff found no record of parking being approved in this location in the past.



8. 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.
9. 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.
10. Please provide an erosion control plan or confirm the scope will not trigger section 6.16.3.
11. It appears the total impervious area will be increased. 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).
12. Please confirm how the tree requirement is met. 15% tree canopy coverage is required in the CX districts.

Thank you for your time,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

Follow us! **@DDSHartford**

Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

Make an appointment online: <https://developmentservices.setmore.com/>

From: Berschet, Paige <Paige.Berschet@hartford.gov>

Sent: Thursday, June 30, 2022 10:42 AM

To: Natalie Sweeney <n.sweeney@lifecaredesign.com>

Cc: Hartford Planning Division <oneplan@hartford.gov>; Paul Ashworth <Paul.Ashworth@hartford.gov>

Subject: 1420 Park St - Special Permit Application

Hello Natalie,

Thank you for submitting your Special Permit Application for 1420 Park St. The application review has been assigned to Paul Ashworth (cc'd) who will be in touch with any questions as she completes the staff report and the applicant public noticing requirements that must be completed prior to the public hearing. The public hearing is tentatively scheduled for the July 26, 2022 Planning & Zoning Commission Meeting and the meeting login information and documents will be posted here: <https://www.meetinginfo.org/meetings/1735>

We ask that all Commission level applicants reach out to their respective NRZ for a letter of support for their application. 1420 Park St is located within the Parkville NRZ and their contact info is as follows:

Parkville NRZ

Meetings: 2nd Wednesday, at 6:00 PM

At Parkville Community Center

11 New Park Avenue

Contact: David Morin, Chair

barridoncorp@aol.com

The application fee is \$350 and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>), by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division, or by paying online (<https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>) and searching for the invoice number: INV-00061594. The application fee must be paid before the public hearing date.

Let us know if you have any questions.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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Hog River Brewery

1420 Park Street, Hartford CT 06106

Special Permit Submission

Sept, 27th 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. 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.

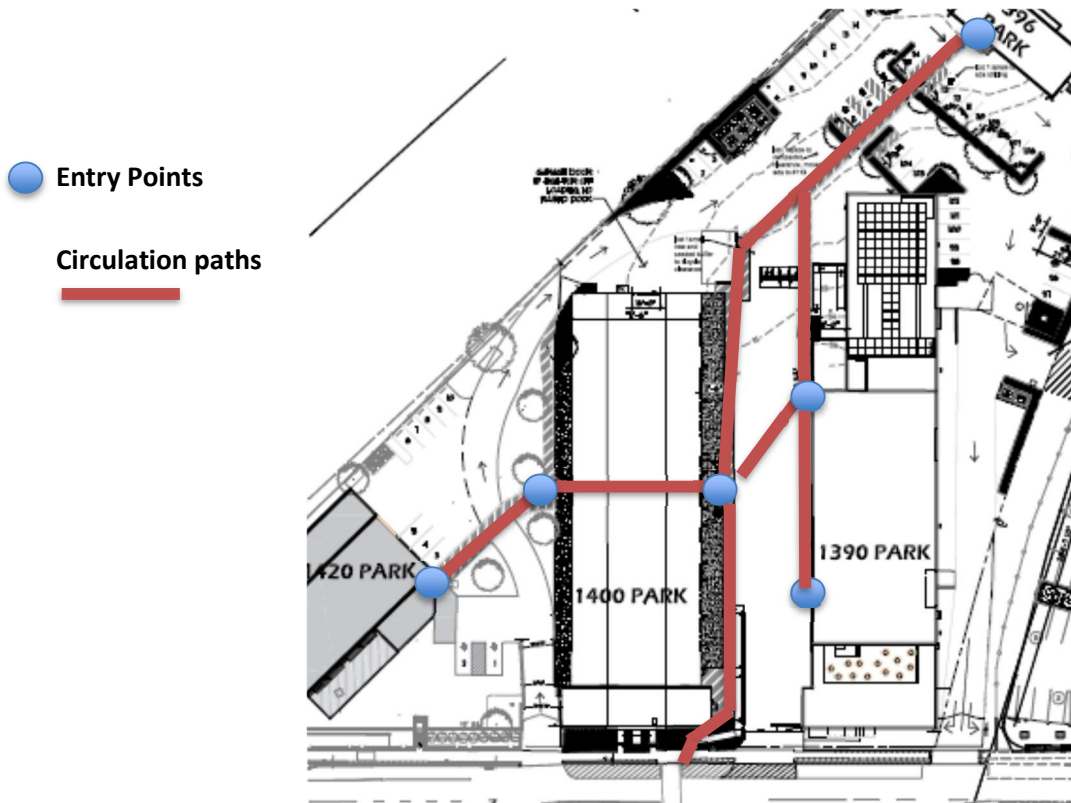
One entrance from the street provides additional security since it aligns with the existing crosswalk and lands in the central patio. Its also far enough away from both the train/Fastrack overpass and the highway overpass leaving a generous amount of street to see pedestrians and halting as needed as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

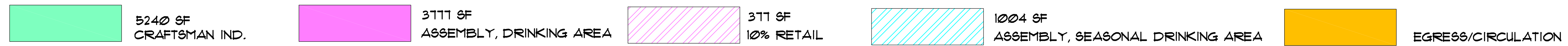
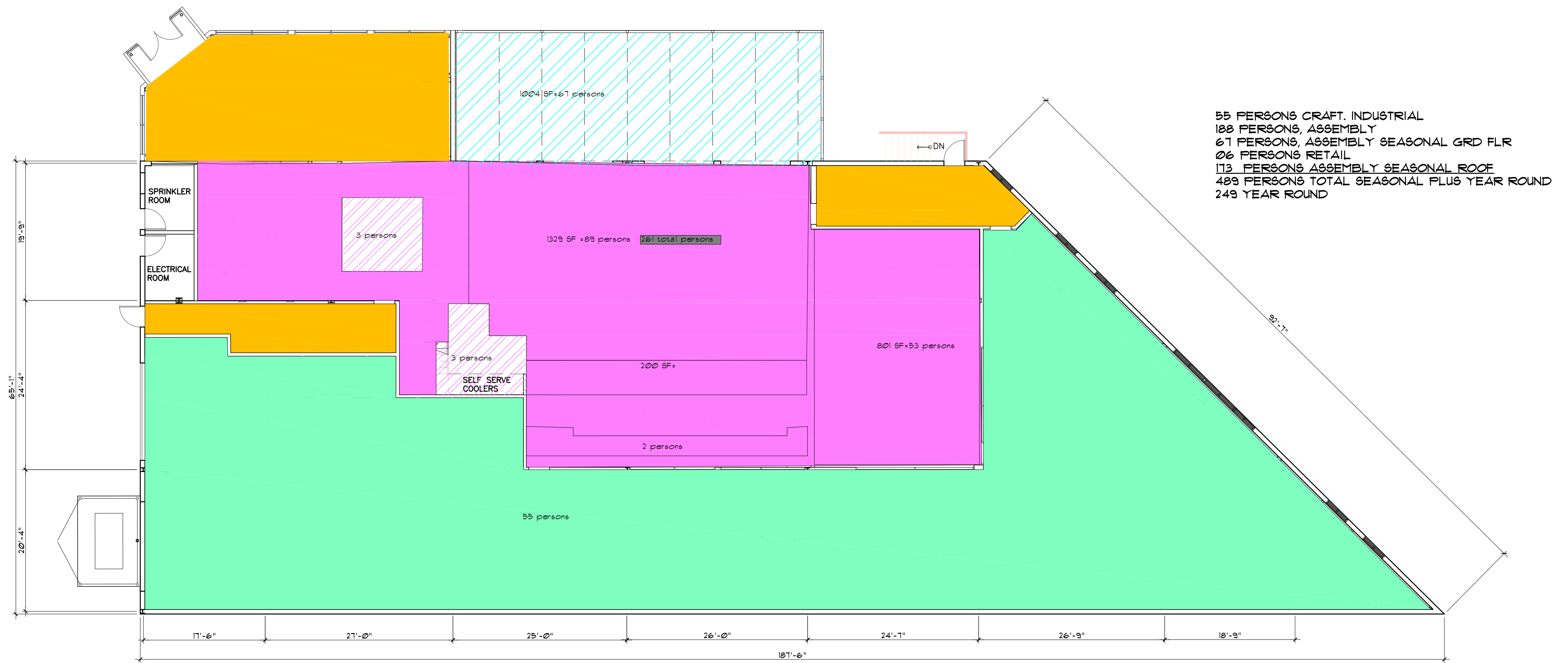


Please confirm hours of operation of the Drinking Place use.

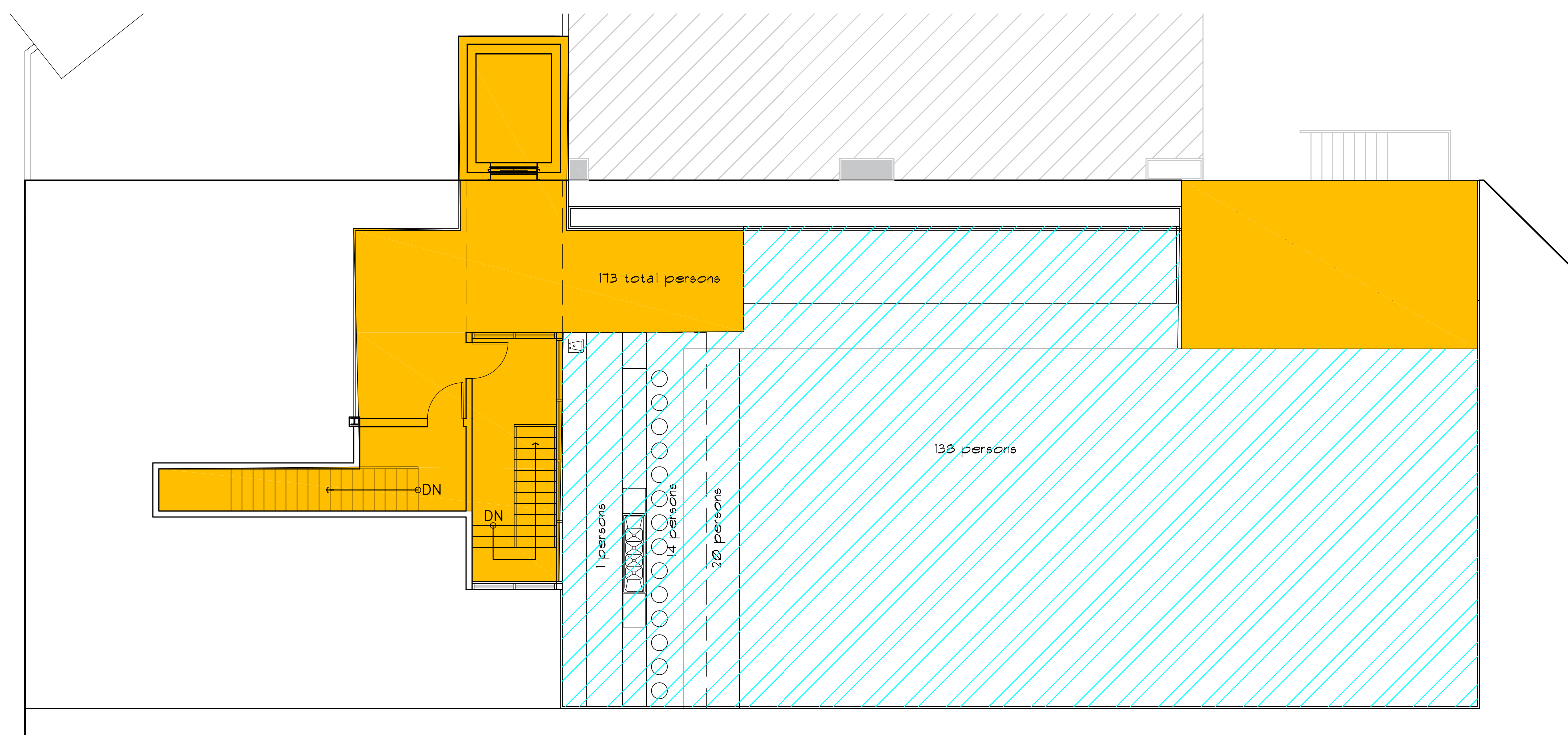
This space will primarily be in operation for the following:

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

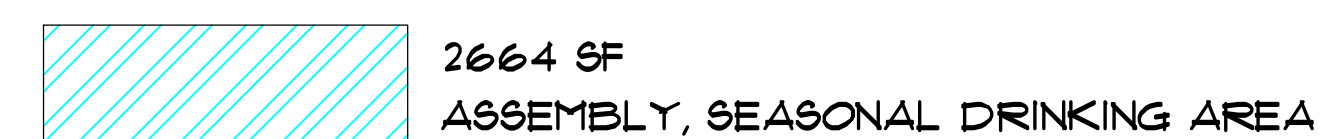
The hours for this establishment will align with the Market hours.

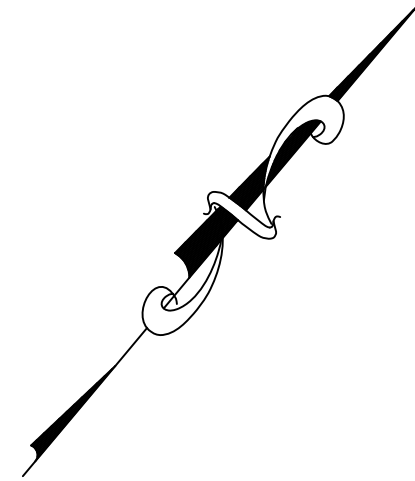


① GROUND FLOOR USES AND SQUARE FOOTAGES



② ROOFTOP LOUNGE USES AND SQUARE FOOTAGES





CJM

Close, Jensen
and Miller, P.C.

Consulting Engineers, Land Planners
and Surveyors

1137 Silas Deane Highway
Wethersfield, CT 06109
tel. 860.563.9375

Revisions

NO.	DESCRIPTION	DATE

Horizontal Datum	NAD 1983
Vertical Datum	NAVD 1985
Compiled By	
P.C. Check By	
Designed By	
Drawn By	
Checked By	
Scale	1" = 20'
Date	04/26/18
Project No.	
File No.	
DWG Name	

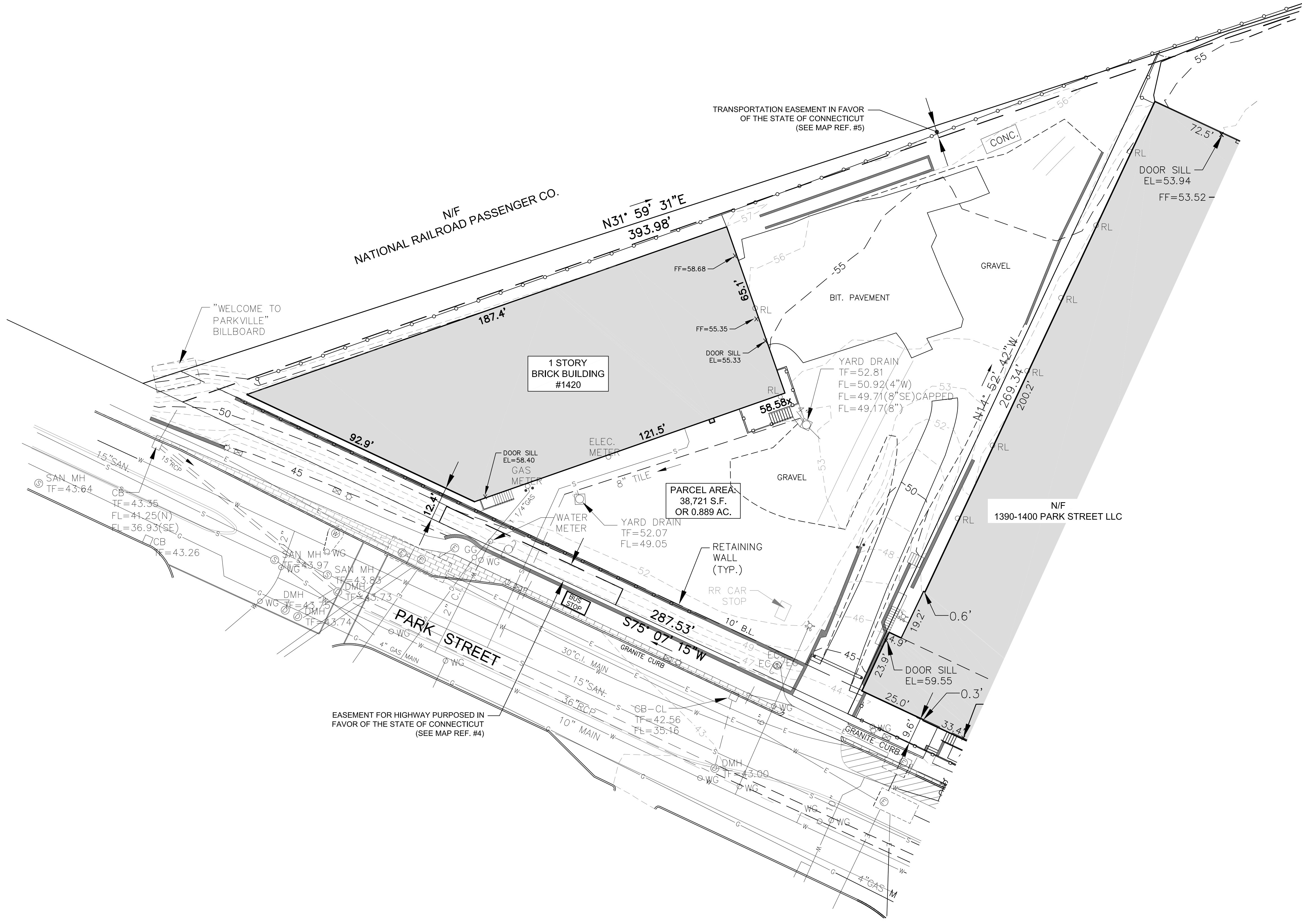
PROPERTY SURVEY
PROPERTY OF
WILLIAM E. HOWARD IV ET AL
1420 PARK STREET
HARTFORD, CONNECTICUT

Sheet	Of
1	1

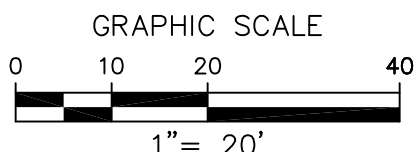
The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By _____
PAUL W. HUMPHREYS, L.S.
LIC. NO. 12322



- LEGEND:**
- GUY WIRE
 - ELECTRIC CONDUIT
 - UTILITY POLE
 - LIGHT POLE
 - SPRINKLER VALVE
 - WATER GATE
 - HYDRANT
 - WATER MANHOLE
 - GAS GATE
 - HANDHOLE
 - ELECTRIC MANHOLE
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - GATE
 - ELECTRIC LINE
 - GAS LINE
 - TELEPHONE LINE
 - STORM PIPE
 - SANITARY SEWER PIPE
 - WATER LINE
 - CHAIN LINK FENCE



MAP REFERENCES:

- "PROPERTY OF ROBERT SATIN, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDINGS, CITY OF HARTFORD, SCALE: 1"= 20', DATE: DEC. 18, 1987" BY MALCOLM S. HINCKLEY, L.S.
- CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, TOWN OF HARTFORD, YANKEE EXPRESSWAY FROM PARK STREET NORTHEASTERLY TO ASYLUM STREET, SCALE: 1"= 80', DATE: JANUARY 29, 1972, PROJ. NUMBER 63-08, SHEET 1 OF 4.
- "CITY OF HARTFORD, MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM CAPITOL CITY LUMBER CO. BY THE STATE OF CONNECTICUT, EAST-WEST EXPRESSWAY, SCALE: 1"= 40', OCTOBER 1960".
- "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM WILLIAM E. HOWARD IV ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1"= 40', JANUARY 2012".
- "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM WILLIAM E. HOWARD IV ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1"= 40', NOVEMBER 2008".

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
- THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

LANDSCAPING SCHEDULE

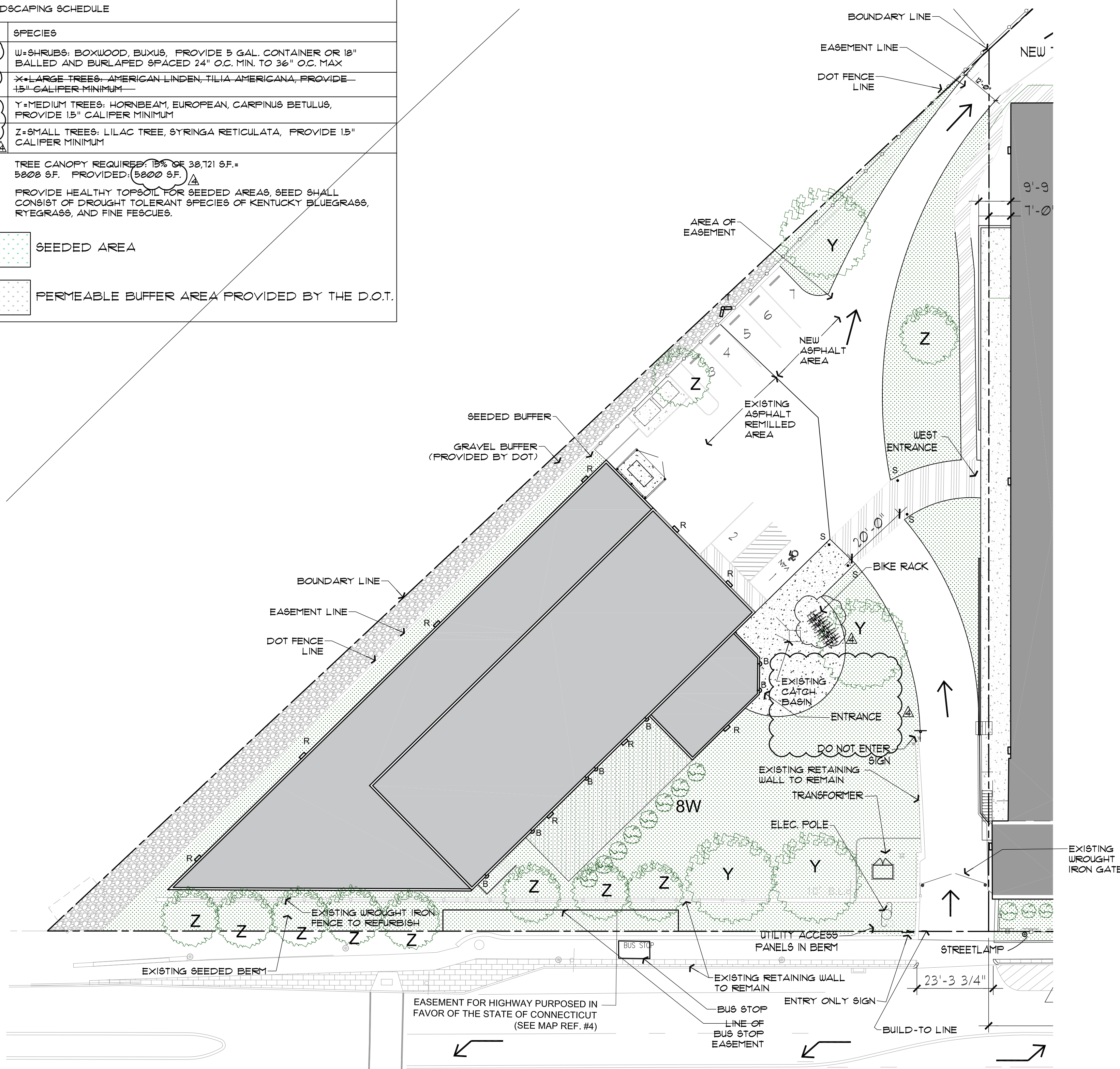
QTY	SPECIES
8	W=SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
4	X=LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 15" CALIFER MINIMUM
4	Y=MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 15" CALIFER MINIMUM
10	Z=SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIFER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,121 SF. = 5808 SF. PROVIDED: 5800 SF.

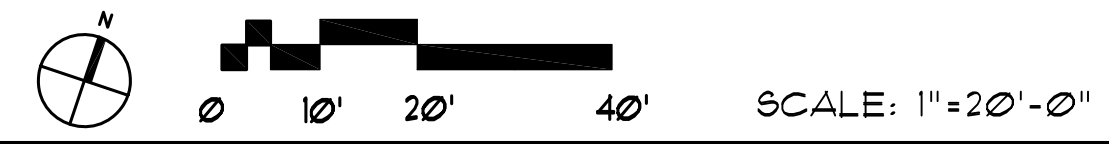
PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS. SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

SEEDED AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.



1 PROPOSED SITE PLAN & ZONING INFORMATION



2 ZONING INFORMATION

ZONE DT-3 T.O.D. OVERLAY ON CX-2, DOWNTOWN GENERAL BLDG TYPE

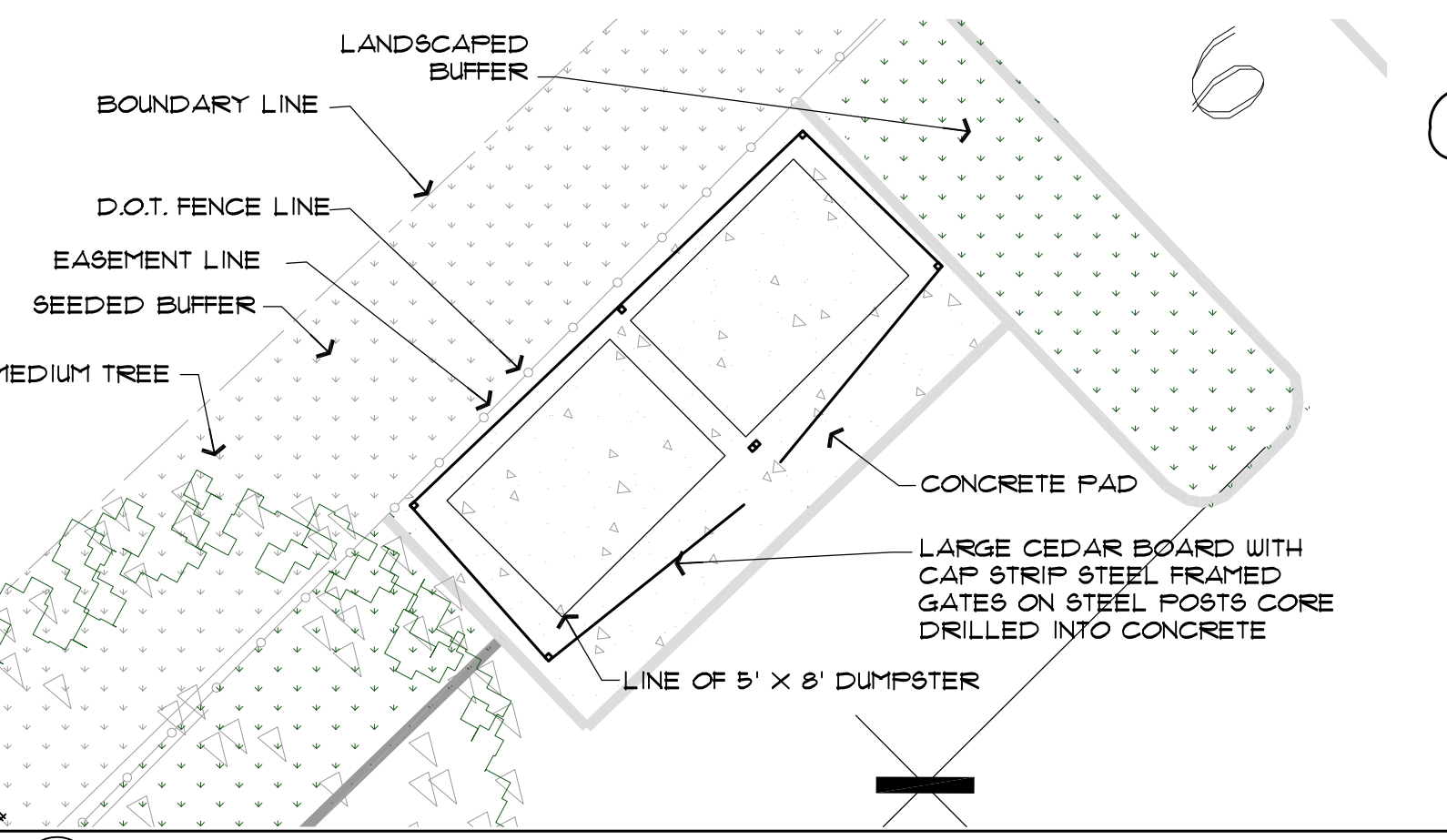
Property Address: 1420 Park Street

Area of Property in SF and Acres: 39,691 s.f. or 0.9 acres

Length of Front Lot Line: 289.08'

Section 4.4.2

No.	Title	Requirement (General)	Proposed
A. Building Siting			
1	Multiple Principal Buildings		not permitted
2	Min Front Lot Line Coverage	80%	NON-CONFORMING LOT 34.50%
3	Occupation of Corner	required	NA
4	Front Build-to Zone	at or maximum 15' behind the Building line	3'-5' approx.
5	Corner Build-to Zone	at or maximum 15' behind the Building line	NA
6	Minimum Side Setback	abutting adjacent building or minimum 7.5'	3'
7	Minimum Rear Setback	10'	103'-167' non-conforming lot
8	Minimum Lot Width	none	
8	Maximum Building Width	none	
9	Maximum Building Coverage	90%	27%
9	Maximum Impervious Area	no limitation	69%
9	Add'l Semi-Pervious Area	10%	
10	Parking/Loading Locations	rear yard or internal to building (refer to 4.3.2.C.)	rear
11	Permitted Vehicular Access	one driveway off each abutting secondary street; no secondary street left to zoning administrator, circular drops DT-2 only.	front
B. Height			
12	Minimum Overall Height	2 stories and 40'	2 stories as per note E. #6.
13	Maximum Overall Height	8 stories; 5 stories on lower Main Street	2 stories
14	Ground Story Min Height	9'	NA
14	Ground Story Max Height	14'	16'
15	Upper Stories Min Height	9'	NA
15	Upper Stories Max Height	14'	NA
C. Uses			
16	Primary Street Ground Story	any use permitted by district except retail and service uses are limited to 25% of the ground floor and located at street façade	craftsman/studio VARIANCE ACCORDED
17	Upper Stories	any use permitted by district except retail and service uses	NA
18	Parking within Building	permitted fully in any basement and/or in rear of upper floors	NA
19	Entrance to Parking/Loading within Building	any rear, side, or Secondary Street Façade	NA
20	Required Occupied Space	minimum 30' deep on all full floors from Primary Street façade	complies
D. Street Façade Requirements			
21	Min Transparency Ground Story of Front Façade	20%	20%
22	Min Transparency Per Story	15%	NA
23	Blank Wall Limits	required per floor on all stories (refer to 4.18.4.B.)	complies
24	Front Façade Entrance Type	stoop, arcade	none land elevation hardship VARIANCE ACCORDED
25	Principal Entrance Location	front, façade	side VARIANCE ACCORDED
26	Required # Street Entrances	1 per each 100' of front façade	1 on side
27	Ground Story Vertical Façade Divisions	every 100' of façade width	complies
28	Horizontal Façade Divisions	required within 3' of the top of the ground story and 5th floor above the first floor	complies
29	Permitted Roof Types	parapet, pitched, flat, tower	existing flat



3 DUMPSTER ENCLOSURE

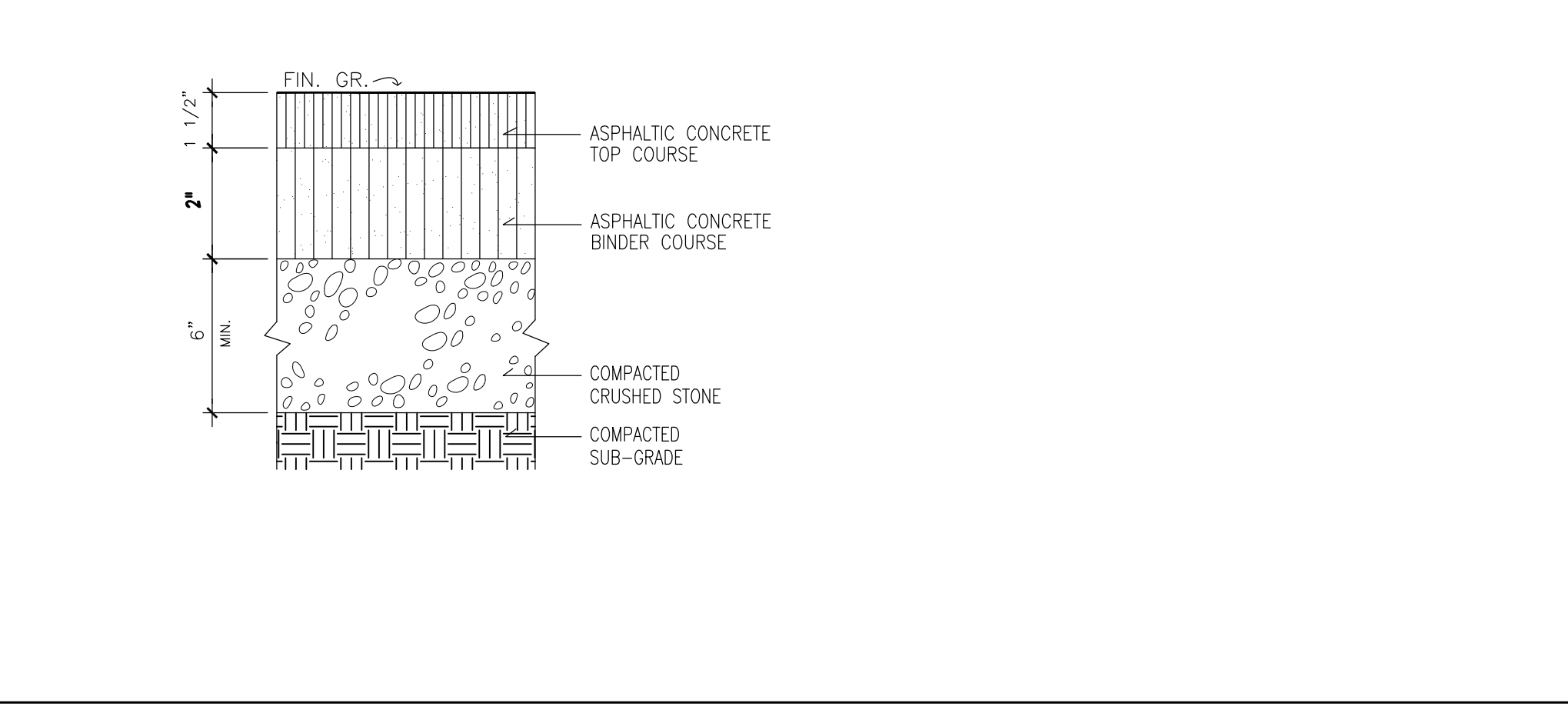
PARKING SPACES REQUIRED:

40 MAX SPACES TOTAL PERMITTED, (10,000/10,000=10x4=40) 1 PROVIDED

BICYCLE SPACES 1 PER 50 PERSONS REQUIRED 400/50=BICYCLE SPACES PROVIDED=10

ACCESSIBLE SPACES REQUIRED: 1 PROVIDED: 1 (VAN ACCESSIBLE)

4 PARKING INFORMATION



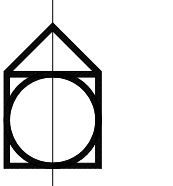
5 ASPHALT PAVING FOR ROAD OR PARKING LOT

PKV, LLC

2047 PARK ST. HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

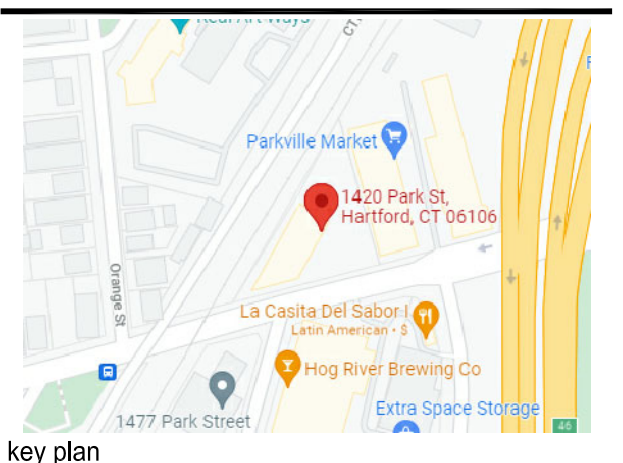
1420 Park St. Hartford, CT 06106



LIFECARE DESIGN INC. 1429 Park St. Ste 201 Hartford Ct. 06106 architecture - planning - interior design



ACORN ENGINEERS INC. 244 Farms Village Rd. West Simsbury, Ct. 06092 mechanical - electrical engineering



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P & Z COMMENTS DATED 2/19/19	2/19/19
REVISIONS AS PER P & Z COMMENTS DATED 4/1/19	4/1/19
REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21
REVISIONS AS PER P & Z COMMENTS DATED 1/3/22	8/13/22

drawing title: PROPOSED SITE PLAN, ZONING INFORMATION, LANDSCAPE SCHEDULE & SITE DETAILS

scale: as indicated designer: h.c.b.
 project no.: 21917 drawn by: s.m.
 date: 11/27/21 checked by:
 seal sheet number

SP-1 sheet

2 of 4

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.

SCALE: N.T.S.

PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

1420 Park St.
Hartford, CT 06106



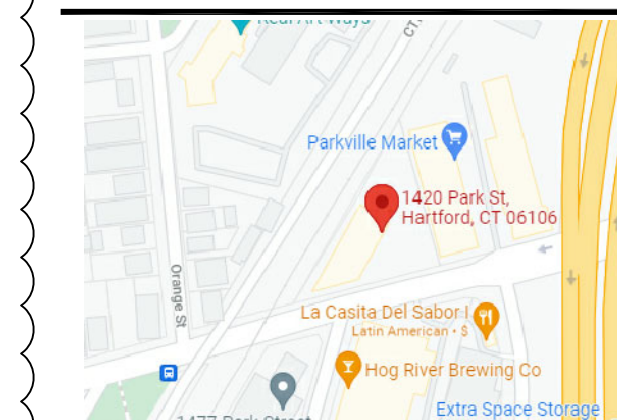
LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design



ACORN ENGINEERS INC.

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



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P 4 Z COMMENTS DATED 2/1/19	2/19/19
REVISIONS AS PER P 4 Z COMMENTS DATED 4/1/19	4/1/19
REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21
REVISIONS AS PER P 4 Z COMMENTS DATED 1/13/22	8/13/22

drawing title
**EXISTING SITE
CONDITIONS AND
PROPOSED SITWORK**

scale: as indicated designer: h.c.b.

project no.: 21917 drawn by: s.m.

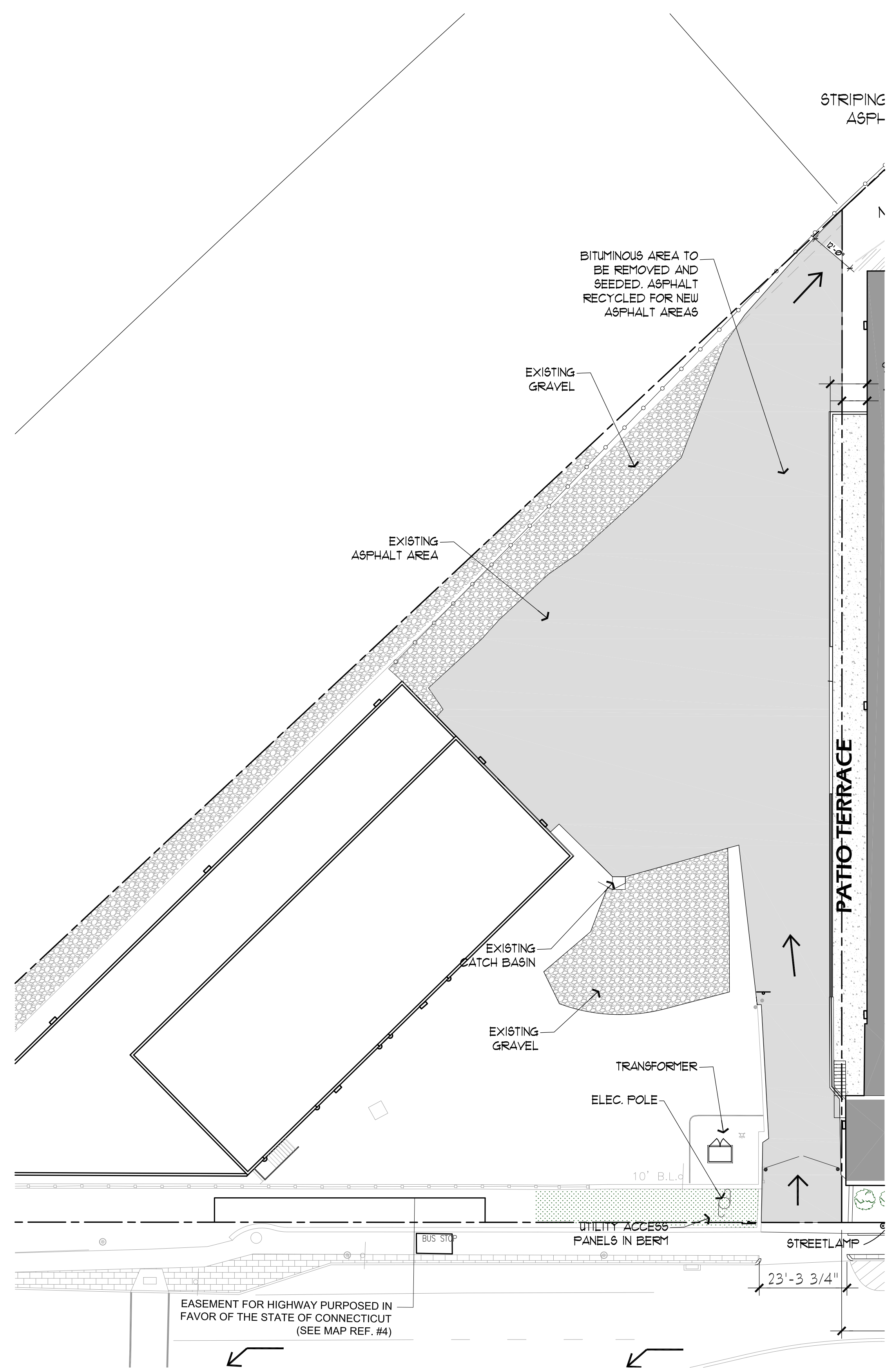
date: 11/27/21 checked by:

sheet number
SP-2

sheet

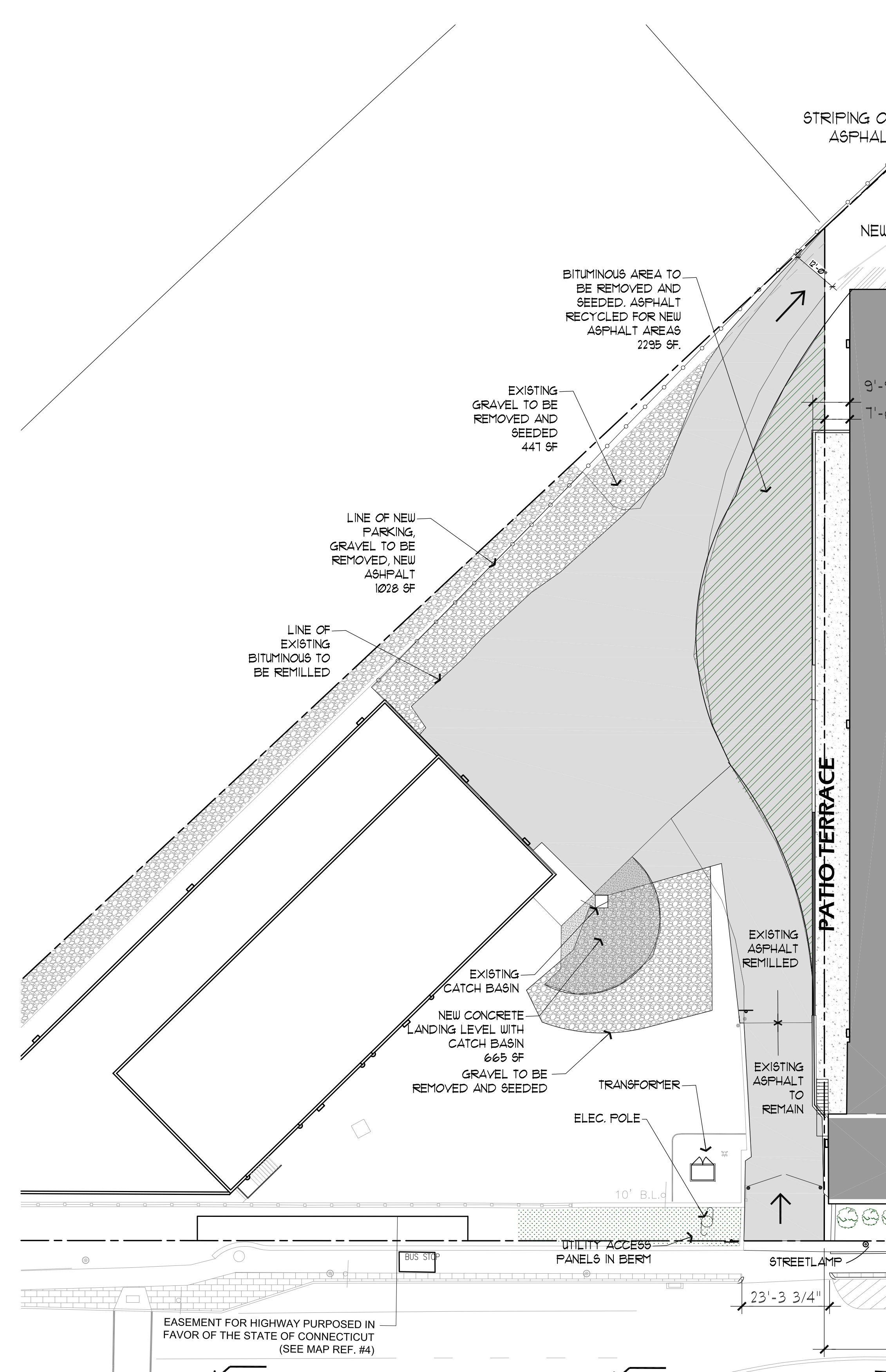
X of X

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① EXISTING SITE CONDITIONS

SCALE: 1"=20'-0"



② PROPOSED SITWORK

SCALE: 1"=20'-0"



September 9, 2022

Mr. Carlos Mouta
1390-1400 Park Street, LLC
30 Arbor Suite 106
Hartford, CT 06106

Re: Parkville Market Traffic Impact Study – Phase 2

Dear Mr. Mouta:

BETA Group, Inc. (BETA) has prepared this Traffic Impact Assessment to evaluate the potential impacts on the local transportation network associated with the second phase (Phase 2) of redevelopment at 1390 – 1400 Park Street in Hartford, Connecticut, doing business as the Parkville Market (the Market).

PROJECT BACKGROUND

An assessment of the Phase 1 portion was documented in a July 31, 2018, letter (Parkville Market Traffic Impact Study) to the City of Hartford. This included the redevelopment of the former Bishop Ladder Company Site to the now existing Parkville Market, which opened on May 20, 2020. The Phase 1 Assessment evaluated impacts associated with approximately 20,000 square feet of mixed-use retail space for food kiosks, retail kiosks, a brewery, and a winery. The existing Market serves several food and retail kiosks. The proposed winery space was not filled. The Assessment defined a 10,000 square foot beer brewery that has yet to be filled but is now anticipated to be completed under Phase 2.

BETA assessed the projected trip generation for the Phase 2 building program in a letter (Parkville Market Special Permit Submission) dated August 5, 2022. This included 13,351 square feet of event space, 9,444 square feet of market space dedicated to food kiosks, 4,822 square feet of space in the lower level for an eatery, and 5,000 square feet of space (formerly planned for a winery) converted to an event space with a roof lounge available for rent. The assessment also included a 4,400 square foot cannabis dispensary to be opened at 1396 Park Street, a small building behind the two market buildings accessible by a shared driveway and parking area.

The following letter summarizes an evaluation of existing conditions and future conditions assuming the opening of the Phase 2 land uses.

EXISTING CONDITIONS

Site Conditions

The existing Site is located on the north side of Park Street bound by Park Street to the south, Interstate 84 on the east, and a railroad corridor/CTFastrak Busway on the west. The Site provides four existing buildings functioning as the existing Parkville Market. The Site is generally intended to remain unchanged from that assessed in Phase 1 of the Project, apart from internal renovations to existing buildings to accommodate changes in use. Additional bike racks will be provided, as illustrated on the project site plans, as proposed uses are developed. Pedestrians, bicyclists, and bike racks will be further protected from vehicles by additional planters throughout the site. On-Site parking for all four buildings is largely provided in the northern half of the Site. Overflow parking is provided in the abutting Pope Commons

retail plaza, also owned by the Applicant. Following the opening of Phase 1, the Applicant has entered an agreement with the State DOT to lease space underneath the Interstate 84 bridges as additional parking for the Market Site. The Applicant owns an additional property with at 1477 Park Street which could be considered for additional overflow parking, although it is not anticipated to be needed. Site circulation follows a clockwise pattern with vehicles entering the Western Driveway and exiting the Eastern Driveway. The Eastern Site driveway is located within an area owned by the State DOT but is operated as an easement for Market access. The Center Driveway is regularly gated to accommodate outdoor dining but can be utilized for off-peak loading and delivery vehicles when required. A separate gated entrance is provided adjacent to the Center Driveway to accommodate pedestrian access.

Intersection Geometry/Traffic Control

The Assessment included an evaluation of the two primary site driveways and seven intersections along Park Street to the west and east of the Site.

Park Street is an urban minor arterial serving east-west travel generally providing one vehicular travel lane in each direction with auxiliary left turn lanes at intersections and on-street parking along both sides of the roadway. Sidewalk (cement concrete and brick) is generally provided on both sides of the roadway. Sidewalk is widened near intersections to create bumpouts or curb extensions. These define parking or bus pull-off areas, as well as narrow the pedestrian crossing distances across Park Street. Shared Lane Markings (Sharrows) are provided along both sides of Park Street throughout the study area.

1. Park Street at Hazel Street

Hazel Street intersects Park Street from the north to form a three-legged unsignalized intersection approximately 100 feet west of Francis Avenue. Park Street provides one free flowing general purpose travel lane in each direction with a ± 100 -foot long eastbound left turn lane. On-street parking is accommodated on both sides of the roadway west of Hazel Street and is prohibited east of Hazel Street due to curb extensions. Hazel Street provides travel in both directions with no roadway striping. At the intersection with Park Street, Hazel Street is controlled by a STOP sign and stop line. Bituminous sidewalk is provided along both sides of Hazel Street. A driveway apron (curb cut) is provided on the southern side of Park Street opposite Hazel Street which appears to have formerly served a paved parking area. This drive access is currently gated, prohibiting vehicle travel. Crosswalks are provided across Hazel Street at the intersection and Park Street approximately 100 feet east at Francis Avenue.

2. Park Street at Francis Avenue

Francis Avenue intersects Park Street from the south to form a skewed three-legged signalized intersection approximately 100 feet east of Hazel Street and 175 feet west of Orange Street. Park Street provides one general purpose eastbound lane, one general purpose westbound lane, and one very short (30 feet) westbound left turn pocket. The westbound Stop Line is located approximately 60 feet from Francis Avenue requiring long acceleration and clearance times. Francis Street provides one general purpose lane in each direction divided by double yellow center line for approximately 100 feet before striping ends. Bus pull-offs are provided on both sides of Park Street between Francis Avenue and Orange Street. The southeastern corner provides a bumped out pedestrian plaza type curb extension that serves the CTfastrak Busway Parkville Station. Parking for the Station is provided off Francis Avenue. An unsignalized residential driveway apron is provided opposite Francis Avenue. Signalization is accommodated by a span wire between the southeastern and northwestern corners of the intersection and post mounted

pedestrian signal heads for crosswalks across all legs. The traffic signal phasing consists of four phases; a westbound advance left-turn, followed by eastbound/westbound traffic, an exclusive pedestrian phase (when actuated), and northbound traffic. Right Turns on Red are prohibited for northbound vehicles, likely given the long movement generated by the curb extension. Vehicle detection is accommodated by an overhead single point camera.

3. Park Street at Orange Street

Orange Street intersects Park Street from the north to form a three-legged unsignalized intersection approximately 175 feet east of Francis Avenue. Park Street provides one free flowing general purpose travel lane in each direction with a very short (± 30 feet) eastbound left turn lane. Two-way traffic is separated by a painted island east of Orange Street underneath the CTfastrak and railroad bridges. Bus pull-offs are provided on both sides of Park Street west of Orange Street. On-street parking is prohibited east of Orange Street. Orange Street provides travel and on-street parking in both directions with no roadway striping. At the intersection with Park Street, Orange Street is controlled by a STOP sign and stop line. Cement concrete sidewalk is provided along both sides of Orange Street. Crosswalks are provided across Orange Street at the intersection and Park Street approximately 175 feet west at Francis Avenue. The adjacent bridges have a height of 12'-11" as displayed on warning signage.

4. Park Street at Bartholomew Avenue

Bartholomew Avenue intersects Park Street from the south to form a skewed three-legged unsignalized intersection approximately 300 feet west of Pope Park Highway. Park Street provides one free flowing general purpose travel lane in each direction with a ± 115 -foot-long westbound left turn lane. On-street parking is generally prohibited due to curb extensions and bus stops east of the intersection. Bartholomew Avenue provides travel in both directions separated by double yellow center line. On-street parking is provided along the east side of the roadway. At the intersection with Park Street, Bartholomew Avenue is controlled by a STOP sign and stop line. Sidewalk is provided along both sides of the side street. Crosswalks are provided across Bartholomew Avenue and the eastern leg of Park Street. Crosswalk warning signage was generally found to be substandard for the Park Street crosswalk.

5. Park Street at Parkville Market Western Driveway

The Parkville Market Western Driveway intersects Park Street from the north to form an unsignalized three-legged intersection approximately 100 feet west of Pope Park Highway and 200 feet east of Bartholomew Avenue. The Driveway operates as one-way northbound, departing Park Street. Park Street operates with one general purpose free flowing travel lane in each direction with turn lanes oriented towards Bartholomew Avenue (to the west) and the Parkville Market Center Driveway (to the east). Bus pull-offs are provided on both sides of Park Street in the vicinity of this driveway.

6. Park Street at Pope Park Highway / Parkville Market Center Driveway

Pope Park Highway intersects Park Street from the south, opposite the Parkville Market Center Driveway, to form a four-legged unsignalized intersection. Park Street generally operates with one general purpose free flowing travel lane and a ± 70 -foot-long left turn bay in each direction. Pope Park Highway provides one travel lane and a 5-foot-wide shoulder in each direction separated by double yellow center line. At the intersection, Pope Park Highway is controlled with a STOP sign and stop line. The Parkville Market Center Driveway is wide enough to accommodate two-way

vehicular travel, but largely remains gated throughout the day to support unconflicted outdoor dining and pedestrian activity between the two Market Buildings. It is generally understood that the gate is opened in the morning (off-peak) period for loading and delivery vehicles. On-street parking is permitted on the northern side of the Park Street fronting the Market Site. Crosswalks are provided across Pope Park Highway and the eastern leg of Park Street. The Park Street crossing is closely aligned with the Market's main pedestrian access point. Crosswalk warning signage for the Park Street crosswalk consists of pedestrian warning signs on each side of the roadway, facing both directions. Each sign has a fluorescent yellow background and the signposts are supplemented with fluorescent yellow strips to enhance their visibility and conspicuity.

7. Park Street at Parkville Market Eastern Driveway

The Parkville Market Eastern Driveway intersects Park Street from the north to form a three-legged unsignalized intersection. Park Street generally operates with one general purpose free flowing travel lane in each direction, separated by a raised median island underneath the Interstate 84 bridge. The median island was cut back in 2020 with the opening of Phase 1 of the Market Project to accommodate left turns exiting the driveway. The curbing at the front of the island is painted yellow to increase visibility under the shadowed bridge. It is understood that the City anticipates removing additional portions of the median under a future project. The driveway operates as one-way southbound, towards Park Street, and provides narrow dedicated left and right turn lanes. On-street parking is accommodated on Park Street east of the driveway.

8. Park Street at Pope Commons Driveway

Pope Park Commons Driveway intersects Park Street from the north to form a three-legged unsignalized intersection approximately 360 feet east of Pope Park Highway. Park Street provides one free flowing general purpose travel lane in each direction with a ± 50 -foot long eastbound left turn lane. East of the driveway, travel on Park Street is separated by a raised median island with planters. On-street parking is accommodated on both sides of Park Street, east and west of the driveway. At the driveway, parking is prohibited via curb extensions and flush brick textured pavement. The driveway accommodates travel in both directions with no roadway striping and no traffic control. The driveway crosses the sidewalk with a driveway apron (curb cut). The nearest crosswalk is approximately 265 feet to the east and includes bumpouts/curb extensions and a median pass-through with pedestrian warning signs. The sidewalk along the southern side of Park Street is a wide (10-11 feet) bituminous meandering path leading to Pope Park.

9. Park Street at Laurel Street

Laurel Street intersects Park Street from the north to form a three-legged signalized intersection. Park Street generally provides one travel lane in each direction with a 80-foot long eastbound left turn lane and a 45-foot long westbound right turn lane. East of Laurel Street, Park Street provides two general purpose eastbound through lanes. Approximately 700 feet to the east, at the signalized Park Terrace, the leftmost travel lane "drops" to become a dedicated left turn lane. This double lane section accommodates Laurel Street, which provides a dedicated left turn lane and a shared left/right turn lane. Curb extensions are provided on all four corners of the intersection providing very wide sidewalks and crosswalk landing areas. A bus stop is located on both sides of Park Street, west of Laurel Street. Signalized crosswalks are provided across all three legs. Vehicle signal indications are strung from a spanwire between the northwest and southeastern corners of the intersection. Phasing generally provides an eastbound left turn advance, and a westbound right turn overlap which receives a green when Laurel Street receives a green. Pedestrians cross

with an exclusive phase. The southern side of the intersection accommodates wide bituminous pathways serving the abutting Pope Park. Existing Transit Service and Walkability

The Market Site continues to offer convenient access for transit users. The site is located approximately 700' east of the CTfastrak Parkville Station located on the southeast corner of Park Street and Francis Avenue. Additional CTtransit (Route 31 and 33) bus stops and bus shelters are located immediately to the south and to the west of the site along Park Street.

The Phase 1 Assessment found the combined corridor ridership for CTfastrak and CTtransit exceeded 17,000 users for an average weekday and 11,000 users for an average Saturday in April 2018. Review of the transit data from CTtransit suggests corridor ridership decreased significantly throughout the State's bout with the COVID-19 Pandemic but has been steadily increasing through late 2021 and early 2022. The statistics for July 2022 found approximately 15,000 average weekday passenger trips, 11,000 average Saturday passenger trips, and 6,000 average Sunday/Holiday passenger trips. This suggests consistent use on weekends (likely leisure activity) but slightly decreased use on weekdays (such as commuting activity).

The market is also expected to attract a considerable number of pedestrian users in part due to the mix of interacting land uses surrounding the site. This includes over 300,000 square feet of commercial space as well as residential, retail, and dining. Sidewalks including streetscape amenities are located on all block faces. Brick paved crosswalks are located at Park Street intersections, and traffic signals, where provided, include exclusive pedestrian phases.

Existing Traffic Volumes

Existing traffic volumes were obtained via Turning Movement Counts (TMC) at the seven study area intersections during the weekday evening commuting period (4:00-6:00 PM) and Saturday mid-day period (12:00-2:00 PM) in late August 2022. Volume associated with the Market West and East driveways were determined based on the volume of the adjacent intersections. Peak hours were found to vary intersection to intersection and day to day, but roughly represented a weekday evening peak hour of 4:30-5:30 PM and a Saturday mid-day peak hour of 1:00-2:00 PM. The observed peak hour volumes for each intersection were reported and balanced to reflect any variances in volume between intersections resulting from the different peak hours and count dates.

Crash Data

Crash data was evaluated for the most recent five years (2017-2021) of data obtained from the Connecticut Crash Data Repository maintained by UConn. The assessment included an evaluation of Park Street throughout the study area between Hazel Street and Laurel Street. The data listed a total of one hundred and eleven (111) crashes within the area during this time period. Of the intersections, Park Street at Laurel Street and Park Street at Orange Street had the most reported crashes at 16 each.

- Park Street at Laurel Street: 16 crashes
- Park Street at Orange Street: 16 crashes
- Park Street at Pope Park Highway / Parkville Market Center Driveway: 13 crashes
- Park Street at Hazel Street: 10 crashes
- Park Street at Francis Ave: 9 crashes
- Park Street at Bartholomew Ave: 9 crashes
- Park Street at Pope Commons Driveway: 4 crashes
- Park Street at Market East Driveway: 3 crashes
- Park Street at Market West Driveway: 1 crash

The year 2018, which is prior to the opening of the Phase 1 portion of the development, had the highest number of reported crashes with 29. The most common crash types during the five-year period were rear ends (34 crashes) and single vehicle crashes (27 crashes), followed by 20 angle crashes, 18 sideswipe crashes, 4 head-on crashes, 4 pedestrian or bicycle crashes, 1 rear to rear crash and 2 crashes that were not categorized. Around thirty percent of crashes resulted in injury or possible injury, and no fatal crashes were reported along the corridor. It is understood that one fatal crash occurred in 2016 at the intersection of the Market East driveway where a motorist reportedly struck a bridge abutment for the Interstate 84 overpass. Very few crashes (5 out of 111) occurred during the morning peak, and roughly thirty-four percent of crashes occurred overnight between 8 PM and 6 AM.

None of the crashes reported at the two existing Site Driveways occurred following the opening of Phase 1.

FUTURE CONDITIONS

The following section presents the analysis of future conditions at the study area intersections.

There are no significant changes to the Site expected as part of Phase 2, apart from internal renovations required to accommodate the proposed uses. Additional off-site or abutting site overflow parking has been proposed by the Applicant as discussed in prior sections of this letter.

No-Build Conditions

In accordance with the Phase 1 assessment dated July 31, 2018, this assessment applies no growth factor to the observed August 2022 volumes based on the premise of low or negative traffic growth throughout the region and no known planned development projects within the Study Area. As a result, the “No-Build” condition largely represents the existing conditions evaluated above.

Project Trip Generation

The Project Trip Generation was assessed in BETA's August 5, 2022, letter to the City of Hartford Planning Department. This found the proposed Phase 2 of the Parkville Market project is estimated to generate approximately 245 weekday evening peak hour vehicle trips (150 entering, 95 exiting), and 290 Saturday mid-day peak hour vehicle trips (158 entering, 132 exiting). The assessment noted the significant probability for walk, bike, and transit trips given the Site's proximity to CTfastrak and local bus service surrounding the study area. The existing Park Street area accommodates the significant pedestrian travel associated with the transit connections with very wide sidewalks, curb extensions, and several crosswalks. Additionally, it was observed that the Brewery, which was assumed as part of Phase 1, had not yet been developed. Since this land use within the site is still anticipated, the trips estimated for the Brewery during the Phase 1 analysis were incorporated into the Phase 2 Trip Generation assessment presented in the August 5, 2022 letter. This resulted in an additional estimated vehicle trips of 295 during weekday evening peak hour (181 entering, 114 exiting) and 335 during the Saturday mid-day peak hour (184 entering, 151 exiting).

Project Trip Distribution and Assignment

The projected vehicle trips estimated in the August 5, 2022 letter were applied to the Study Area roadway network based on existing travel patterns revealed by the Turning Movement Count exercise. It is noted that Interstate 84 (East and West) is accessible via Sisson Avenue to the west of the Study Area. Based on this regional connection, an emphasis on trips was associated to/from the west via Park Street, particularly during the evening peak hour. All trips were associated to the Site based on existing Site Circulation patterns. This assumes the existing easements related to the Eastern Site driveway remain. This

assessment provides a conservative analysis of the Site driveway operations, noting other areas of overflow parking may be used to disperse traffic. A summary of vehicle trip distribution is provided in Table 1.

Table 1: Directional Distribution

Roadway	Direction	Percent
Park Street	West	41% PM, 42% Sat
Park Street	East	34% PM, 38% Sat
Francis Avenue	South	10% PM, 5% Sat
Laurel Street	North	15% PM, 15% Sat

Pedestrians are generally expected to utilize Park Street to/from the CTfastrak station on the southeastern corner of Francis Avenue or the abutting local bus stops along Park Street. This requires pedestrians to cross Park Street somewhere between the Site and the bus station. Other pedestrian connections are likely between areas of overflow parking defined in earlier sections. This is expected to be of most impact for any parking at 1477 Park Street as pedestrians must cross Park Street. Other pedestrian trips may be related to commercial uses opposite the Market such as the mixed-use building at 1429 Park Street or the nearby Pope Park east of Interstate 84.

Build Traffic Volumes

The estimated trip generation was applied to the existing study area network based on the estimated distribution patterns to develop the "build" condition.

TRAFFIC OPERATIONS

The following section provides a description of the methodology used to evaluate traffic conditions and the results of the Level of Service and queuing analysis.

Methodology

Intersection operations at the project intersections were evaluated using the SYNCHRO software package (Version 11). Traffic operations are defined by Level of Service (LOS), which is a qualitative measure that associates LOS with vehicle delays. The criteria for unsignalized intersections are different than for signalized intersections because drivers expect different performance levels from each type of intersection. The relationship between LOS and delay is summarized in Table 2.

Table 2: Level of Service Criteria

LOS	Unsignalized Intersection Criteria	Signalized Intersection Criteria
	Average Total Delay (Seconds per Vehicle)	Average Total Delay (Seconds per Vehicle)
A	< 10.0	< 10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	> 50.0	> 80.0

Operational Analysis Results

The following section presents the results of the Level of Service and delay for the future background conditions during the weekday afternoon and Saturday midday peak hours. The Level of Service summary is presented below in Table 3. Average delays, in seconds, are shown in parenthesis.

Table 3: Level of Service (Delay) Summary

Intersection	Approach	PM Peak Hour		Saturday Peak Hour	
		Existing	Build	Existing	Build
Park St./Hazel St.	EB (L)	A (8.5)	A (8.7)	A (8.4)	A (8.6)
	SB	C (15.2)	C (17.7)	B (14.5)	C (17.2)
Park St./Francis Ave.	NB	C (27.8)	C (31.1)	C (21.9)	C (22.2)
	WB (T)	A (8.5)	B (10.0)	A (8.5)	A (9.0)
	WB (L)	A (8.5)	A (9.5)	A (7.9)	A (8.0)
	EB (T)	B (16.9)	B (20.0)	B (17.2)	B (19.5)
Park St./Orange St.	EB (L)	A (8.5)	A (8.7)	A (8.5)	A (8.7)
	SB	D (28.6)	E (47.6)	C (19.3)	D (25.8)
Park St./Bartholomew Ave.	NB	C (18.9)	C (24.4)	C (15.5)	C (18.8)
	WB (L)	A (8.9)	A (9.4)	A (8.4)	A (8.7)
Park St./West Dwy.	EB (L)	A (0.3)	A (2.1)	A (0.5)	A (2.1)
Park St./ East Dwy.	SB (L)	D (26.7)	F (53.5)	C (17.9)	D (28.8)
Park St./Pope Park Hwy./Central Dwy.	NB	D (29.2)	D (29.0)	C (19.0)	C (22.9)
	WB (L)	A (9.0)	A (9.0)	A (8.3)	A (8.3)
Park St./ Pope Commons Driveway	EB (L)	A (8.6)	A (9.0)	A (8.4)	A (8.8)
	SB	B (14.7)	C (17.3)	B (14.8)	C (17.7)
Park St./ Laurel St.	EB (L)	A (9.3)	A (9.8)	A (4.5)	A (4.6)
	EB (T)	B (10.1)	B (10.6)	A (5.2)	A (5.5)
	WB (T)	B (18.5)	C (20.2)	B (11.6)	B (12.5)
	WB (R)	A (9.2)	B (11.0)	A (4.1)	A (5.7)
	SB	C (31.9)	C (31.7)	B (17.8)	B (16.7)

As previously discussed, no background growth is anticipated for this area, therefore the Existing conditions analysis also represents the No-Build condition. As shown in Table 3, all approaches are expected to operate at LOS D or better during both peak hours under the No Build conditions.

During the PM peak hour, the LOS for the Orange Street southbound approach to Park Street is expected to drop from D to E between the No Build and Build conditions. The average delay per vehicle increases by 19 seconds as a result of the additional site generated traffic. The East Site exit driveway southbound

left turn onto Park Street drops from LOS D during the No Build condition to LOS F under the Build condition, with an increase in average delay per vehicle of 26.8 seconds.

During the Saturday peak hour, all approaches and movements are expected to operate at LOS D or better.

Queueing Conditions

Table 4 shows the 95th percentile queue lengths for the critical movements within the study area intersections.

Table 4: 95th% Queue Lengths (Feet) Summary

Intersection	Approach	PM Peak Hour		Saturday Peak Hour	
		Existing	Build	Existing	Build
Park St./Hazel St.	EB (L)	2'	2'	1'	1'
	SB	9'	11'	10'	13'
Park St./Francis Ave.	NB	66'	74'	52'	55'
	WB (T)	226'	262'	203'	248'
	WB (L)	37'	39'	29'	31'
	EB (T)	363'	466'	334'	427'
Park St./Orange St.	EB (L)	2'	2'	3'	3'
	SB	56'	88'	27'	38'
Park St./Bartholomew Ave.	NB	15'	22'	8'	12'
	WB (L)	2'	3'	1'	1'
Park St./West Dwy.	EB (L)	2'	13'	4'	14'
Park St./ East Dwy.	SB (L)	29'	98'	6'	50'
Park St./Pope Park Hwy./Central Dwy.	NB	56'	56'	30'	38'
	WB (L)	7'	7'	5'	5'
Park St./ Pope Commons Driveway	EB (L)	8'	8'	7'	8'
	SB	28'	35'	30'	38'
Park St./ Laurel St.	EB (L)	95'	99'	26'	28'
	EB (T)	201'	236'	62'	81'
	WB (T)	251'	325'	113'	151'
	WB (R)	121'	139'	46'	57'
	SB	201'	204'	77'	75'

As shown in Table 4, the longest queue lengths occur along the Park Street approaches to the signalized intersections at Francis Street and Laurel Street. The biggest increase in queue length between the No Build and Build conditions is shown for the eastbound Park Street approach to Francis Street, which is expected to extend an additional 103 feet, or approximately 4 vehicles. The East Site exit driveway southbound left turn queue length is expected to increase 69 feet during the PM peak hour and 24 feet during the Saturday peak hour, or approximately 3 and 2 vehicles, respectively. Overall, the queue lengths within the study area are not anticipated to increase significantly as a result of the additional site generated traffic.

MITIGATION

Review of the traffic operations analysis suggests the existing study area roadway network can accommodate the nominal increases in delay and queue associated with Project Site traffic. Further, the study area provides very wide sidewalks with curb extensions, high visibility crosswalks, and other streetscape features which can accommodate high pedestrian traffic to and from the CT fastrak Parkville Bus Station and adjacent bus stops. The existing Park Street section within the Study Area provides seven crosswalks, four of which are signalized at Francis Avenue and Laurel Street. The signalized crossing at Francis Avenue directly abuts the Parkville Bus Station and provides a safe (exclusive phase) crossing to the northern side of the roadway.

While the above assessment finds the proposed development can be accommodated within the existing infrastructure, the following section summarizes some potential measures that could improve conditions within the study area.

Pedestrian Warning Signage and Crosswalks

CTDOT's Pedestrian Safety Countermeasure Guidance at Marked Uncontrolled Crosswalks indicates that high-visibility crosswalks with markings and signage are appropriate for the study intersections, based on Average Daily Traffic, 85th percentile speeds, and number of lanes. Review of existing conditions suggests inconsistent pedestrian signage at Bartholomew Avenue.

It is understood that the City is undertaking a streetscape project for Bartholomew Avenue. It is recommended that the City re-evaluate the existing pedestrian crosswalk signage as part of the Streetscape Project to ensure adequate warning to motorists, particularly given the two bridge underpasses, which obscure natural light and reduce visibility.

Wayfinding Signage

The Applicant will coordinate with the City and CTtransit to install additional wayfinding signs for the Site at or near the Parkville Bus Station directing pedestrians towards the Site. Similarly, wayfinding signage and other transit info will be provided on the Site to inform patrons of the local bus service and nearby Bus Station.

CONCLUSIONS

Using standard traffic engineering practices, this Traffic Impact and Site Access study has:

- Provided an update on the Project History and assessments to date throughout the development of the Project.
- Provided an updated summary of the existing conditions based on an expanded study area when compared to the Phase 1 Assessment.
- Provided a summary of existing (and future) site circulation patterns.

- Obtained traffic volume at all study area intersections in August 2022 to assess conditions after the opening of Phase 1 of the project.
- Evaluated updated crash history on Park Street throughout the study area and at the study area intersections.
- Discussed an estimate of future trips generated by the second phase of development,
- Evaluated existing and future traffic operations at the study area intersections and site driveways.
- Discussed potential measures to improve overall operations throughout the study area.

This study shows that:

- Based on an analysis of trip generation, the 2nd Phase of the proposed market, in addition to the Brewery from Phase 1, is expected to generate 295 vehicle trips during the afternoon peak hour and 335 trips during the Saturday peak hour.
- The traffic operational analysis reveals that there will be no significant impact to the adjacent roadway network as a result of the additional site generated traffic anticipated as part of the Phase 2 redevelopment.

If we can be of any further assistance regarding this matter, please contact us at our office.

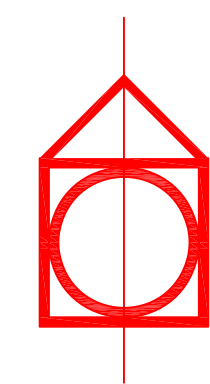
Very truly yours,
BETA Group, Inc.



Joe Rimiller, P.E., PTOE
Senior Traffic Engineer

Job No: 10595

**PKV, LLC
PARKVILLE MARKET
HOG RIVER BREWERY
RELOCATION
1420 Park St. Hartford, Ct. 06106**



LIFECARE DESIGN INC.

1429 Park Street, Ste 201, Hartford, Ct 06106 860 726-4672

Sept. 12th 2022

GENERAL NOTES

- * THE CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE PROJECT. BREAKING UP THE BID SET AND LACK OF COORDINATION DO NOT CONSTITUTE EXCUSE FOR CONFLICT OR DIFFERENCES IN PRICES FROM SUB CONTRACTORS.
* IN CASE OF CONFLICT, THE BIGGER SCOPE, THE BETTER MATERIALS, THE BETTER METHOD & HIGHER PRICES PREVAIL.
1. PROJECT SUBJECT TO PREVAILING WAGE RATES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE AND OBTAIN ALL NECESSARY PERMITS AND LICENSES AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT CONSULTING WITH THE ARCHITECT & BEFORE PROVIDING THE ADEQUATE SHORING.
5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED AS PER THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND STANDARD TRADE PRACTICES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING, ITS CONTENTS, AND ITS OCCUPANTS DURING THE COURSE OF THE COMPLETION OF THE CONTRACT. ALL OPENINGS IN EACH AND EVERY WALL AND ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER INCLUDING PRECIPITATION.
7. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, NOT LESS FREQUENTLY THAN DAILY TO A DISPOSAL CONTAINER HE PROVIDES AS A REQUIREMENT OF THIS PROJECT. THE SITE SHALL BE LEFT BROOM CLEAN AND THE LAWN MOVABLE AT THE COMPLETION OF THIS CONTRACT.
8. ALL WORK SHALL CONFORM TO THE LATEST, AT THE TIME OF CONSTRUCTION, REQUIREMENTS OF THE STATE OF CONNECTICUT BUILDING CODE, NATIONAL ELECTRIC CODE, STATE FIRE MARSHALL, HEALTH DEPARTMENT, ZONING BOARD, UTILITIES COMPANIES REQUIREMENTS AND THE BEST TRADE PRACTICES.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
10. IN CASE OF CONFLICT IN THE DOCUMENTS, THE BETTER QUALITY OF THE TWO OR MORE CONFLICTING CONDITIONS OF CONFLICT SHALL PREVAIL.
11. IN CASE OF CONFLICT IN THE DOCUMENTS, THE LARGER SCOPE OF THE TWO OR MORE CONFLICTING CONDITIONS SHALL PREVAIL.
12. IN CASE OF CONFLICT IN THE DOCUMENTS, THE HIGHER PRICED MATERIAL OR METHOD SHALL PREVAIL.
13. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
14. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
15. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS PRIOR TO CONCEALING ANY WORK.
16. THE CONTRACTOR SHALL DO ALL THE CUTTING, PATCHING AND MATCHING FOR ALL THE AREAS DISTURBED BY HIS OPERATIONS AND ALL THE MATERIALS USED IN THIS EFFORT SHALL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE EXISTING.
17. CONTRACTOR SHALL ASSEMBLE AND SUBMIT TO THE ARCHITECT FOR APPROVAL, ALL MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS PRIOR TO THEIR INCLUSION INTO THE PROJECT. MATERIALS REPORTED AS NOT COMPLYING MAY NOT BE USED ON THE JOB SITE AND THE CONTRACTOR SHALL FURNISH SUBSTITUTE ITEMS WHICH ARE IN ACCORDANCE WITH CONTRACT DOCUMENTS.
18. STEEL REINFORCEMENT SHOULD BE CLEAN, FREE FROM HARMFUL RUST, AND IN COMPLIANCE WITH APPLICABLE ASTM STANDARDS FOR DEFORMED BARS AND STEEL WIRE.
19. DESIGNS HEREIN ARE BASED ON AN ASSUMED SOIL WEIGHT (VERTICAL PRESSURE) OF 100 PCF. HORIZONTAL PRESSURE IS BASED ON AN EQUIVALENT FLUID WEIGHT FOR THE SOIL OF 45 PCF.
20. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY OCCUR.
21. IT IS NOT THE INTENT OF THE DOCUMENTS TO SHOW ALL EXISTING CONDITIONS. ALL CONTRACTORS ARE ADVISED TO VISIT AND EXAMINE THE SITE PRIOR TO SUBMITTING BIDS.
22. CONTRACTORS SHALL INVESTIGATE AND SATISFY THEMSELVES AS TO THE CONDITIONS AFFECTING THE WORK. THE CONTRACTOR SHALL FURTHER SATISFY THEMSELVES AS TO THE CHARACTER, QUALITY AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED INSOFAR AS THIS INFORMATION IS REASONABLY ASCERTAINABLE FROM EXAMINING THE SITE AS WELL FROM INFORMATION PRESENTED BY THE CONTRACT DOCUMENTS.
23. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION SHALL NOT RELIEVE HIM OR HER FROM THE RESPONSIBILITY FOR ALTERNATING PROJECT DIFFICULTY OR THE RELATED COST OF SUCCESSFULLY PERFORMING THE WORK. THE SPECIFICATIONS & DRAWINGS ARE INTENDED TO DESCRIBE AND ILLUSTRATE THE MATERIALS & LABOR NECESSARY FOR WORK IN THIS PROJECT.
24. SCHEDULE CONSTRUCTION OPERATIONS IN THE SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS WHERE THE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHERS. BEFORE OR AFTER ITS OWN INSTALLATION, MAKE PROVISIONS TO ACCOMMODATE ITEMS SCHEDULED FOR LATER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF THEIR WORK AND SHALL HAVE FULL RESPONSIBILITY FOR THEIR FAILURE TO CARRY OUT ANY PART OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
25. MAINTAIN THE EXISTING BUILDING IN A WEATHER TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. REPAIR DAMAGES CAUSED BY CONSTRUCTION OPERATIONS. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE BUILDING AND ITS OCCUPANTS DURING THE CONSTRUCTION PERIOD.
26. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE WORK THAT MIGHT BE EXPOSED DURING CUTTING PATCHING OPERATIONS.
27. CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE, DURING HANDLING INSTALLATION. APPLY PROTECTIVE COVERINGS, WHERE REQUIRED TO ASSURE PROTECTION FROM DAMAGE OR DETERIORATION.
28. USE MATERIALS IDENTICAL TO EXISTING MATERIALS WHEN CALLED FOR EXPOSED SURFACES. USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, PROVIDE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF THE EXISTING MATERIALS.
29. THE WORK IS LIMITED TO ONLY THOSE AREAS SHOWN ON THE CD'S. THE BUILDING WILL REMAIN PARTIALLY OCCUPIED DURING CONSTRUCTION. SPECIAL CARE SHALL BE OBSERVED TO PROTECT THE OCCUPANTS, STAFF AND GENERAL PERSONS AS WELL AS THE FURNITURE AND FURNISHINGS OF THE ENTIRE BUILDING.
30. STAGING & USE OF STAIRS AND ELEVATOR SHALL BE AS PER DIRECTIONS OF THE OWNER & THE ARCHITECT.
31. THE ELEVATOR SHALL BE KEPT FUNCTIONAL DURING ALL TIMES EXCEPT WHEN THE ELEVATOR WILL BE REPLACED AND DURING THE RENOVATION OF THE ELEVATOR SHAFT AND LOBBIES ON EACH FLOOR. DISRUPTION SHALL BE KEPT AT A MINIMUM TO THE PUBLIC AND PERSONNEL OF THE BUILDING.
32. THE ELEVATOR LOBBIES @ ALL FLOORS & PENT HOUSE SHALL BE CLOSED WITH A TEMPORARY PARTITION & A LOCKABLE DOOR TO AVOID ANY INADVERTENTLY ENTRY FROM ANY PERSON DIFFERENT FROM THE ELEVATOR CONSTRUCTION CREW. SUCH A DOOR SHALL BE EQUIPPED WITH AN AUTOMATIC CLOSER & SHALL BE KEPT LOCKED AT ALL TIMES.

SAFETY NOTES

- 1. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACTUAL CONDITIONS OF THE ELEMENTS TO BE DEMOLISHED, NOR FOR THE STRUCTURAL SOUNDNESS AND INTEGRITY OF THE EXISTING SURFACES.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONNECTICUT BUILDING CODE AND ALL REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
3. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
4. ALL EXISTING MEANS OF EGRESS FOR OCCUPANTS OF THE PREMISES TO BE MAINTAINED CLEAR FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS ETC.
5. NO STORING OF FLAMMABLE MATERIALS WILL BE PERMITTED IN THE BUILDING.
6. DEBRIS DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE AREA OF WORK AND REMOVED PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
7. REPLACEMENT AS WELL AS DEMOLITION SHALL BE DONE ONLY WHILE THE BUILDING IS FREE OF OCCUPANTS IN THE AREAS AFFECTED FOR SUCH OPERATION.
8. CONSTRUCTION OPERATIONS WHERE THEY WILL INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER AREAS OF THE BUILDING WILL HAVE GIVEN PROPER ADVANCE NOTICE AND G.C. WILL COORDINATE WITH OCCUPANTS SO AS TO MINIMIZE DISRUPTION OF OCCUPANTS WORK.
9. CONSTRUCTION WORK SHALL BE CONFINED TO THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR WILL LIMIT TO THE MINIMUM THE AMOUNT OF DUST, DIRT, DEBRIS OR OTHER SUCH INCONVENIENCES CREATED TO ALL OTHER AREAS WITHIN THE BUILDING.
10. COORDINATE WITH THE CITY OF HARTFORD AUTHORITIES TO ASSURE THAT ALL AND ANY SAFETY MEASURES ARE TAKING PLACE AT THE CONSTRUCTION SITE UNTIL 100% COMPLETION OF THE PROJECT.

SYMBOLS / MATERIALS

SEE M.E.P. DRUGS. FOR ADDITIONAL SYMBOLS

Table with 4 columns: Symbol, Description, Material/Type, and Notes. Includes symbols for Elevation Line, Revision, Window Type, Column Line and Grid, Building Section, Wall Section, Detail Reference, Interior Elevation, Drawing Number, Room Name, Door Number, Partition Designation, Ceiling Working Point, Sprinkler Head, Relocated Sprinkler Head, Exit Sign, Thermometer, Clean Out, Fire Alarm, Emergency Light, Earth, Porous Fill, and Cast-in-Place Concrete.

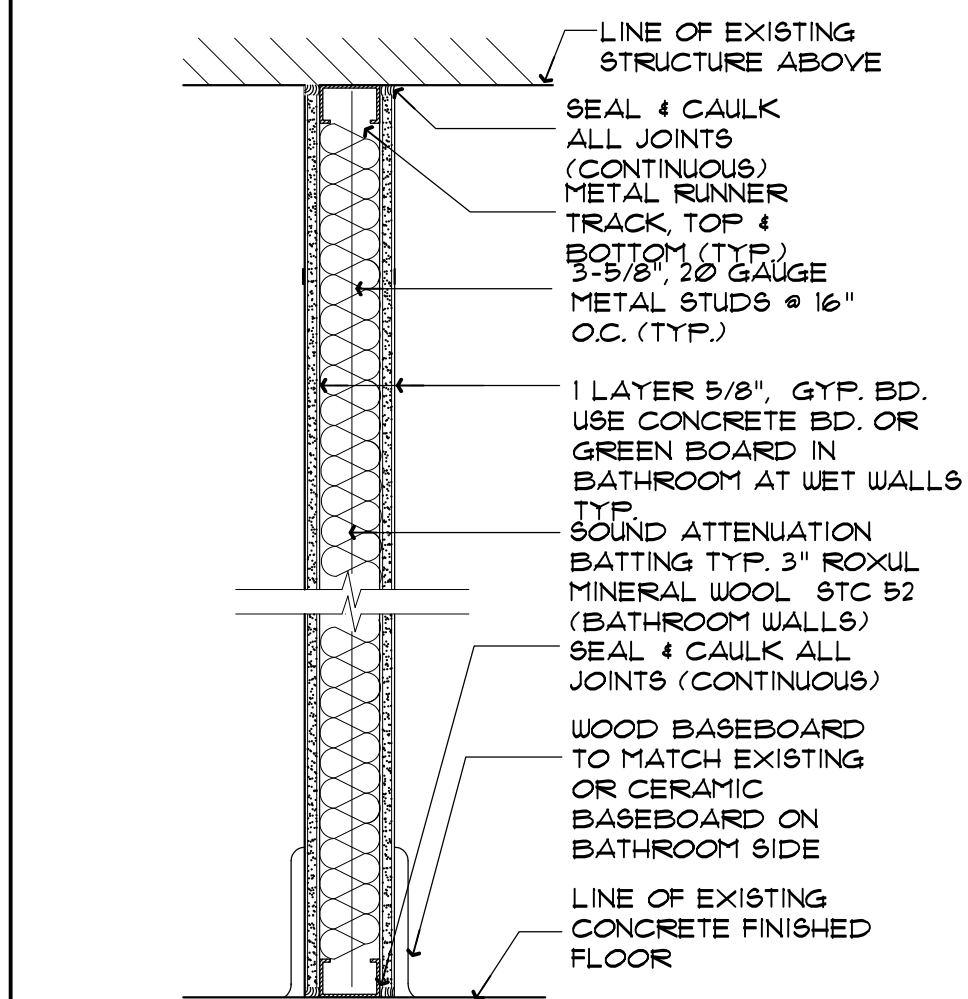
ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description, Abbreviation, Description. Includes abbreviations for Anchor Bolt, Air Conditioning, Access, Addendum, Above Finished Floor, Air Handling Unit, Alternate, Aluminum, Anodized, Architectural, Approximate, Automatic, Board, Building, Block, Bench Mark, Bottom, Bearing, Both Ways, Cubic Foot, Cast-in-Place Concrete, Circle, Ceiling, Centerline, Column, Concrete, Construction, Continuous, Copper, Cubic Yard, Drain, Detail, Diameter, Dimension, Dead Load, Down, Door, Drain Tile, Dishwasher, Drawing, Each, Exhaust Fan, Expansion Joint, Elevation, Electric, Emergency, Equal, Excavate, Exhaust, Exposed, Exterior, Finished Floor Line, Fixture, Flashing, Floor, Fluorescent, Foundation, Face of Concrete, Frame, Furring, Gauge, Galvanized, General Contractor, Ground Fault Interrupter, Glass, Glazing, Grade, Gypsum Wall Board, Header, Hardware, Horizontal, Height, Hot Water Heating, Heating, Ventilating and Air Conditioning, Hot Water Heater, Include, Insulate, Invert, Joist, Joint, Length, Left Hand, Live Load, Light, Linoleum, Lead Coated Copper, Maximum, Mechanical, Metal, Manufacturer, Manhole, Minimum, Miscellaneous, Material, Natural, Not in Contract, Not to Scale, National Geographical, Natural, On Center, Overhead, Opening, Opposite, Industrial, Particleboard, Pounds per Cubic Foot, Pounds per Linear Foot, Panel, Painted, Pair, Pounds per Square Foot, Pounds per Square Inch, Pressure Treated, Plywood, Riser, Return Air, Radius, Reference, Required, Return, Revision, Roofing, Reflect, Right Hand, Room, Rough Opening, Square Foot, Similar, Specifications, Stainless Steel, Steel, Storage, Top and Bottom, Telephone, Tongue and Groove, Threshold, Tempered, Top of Plate, Tough Up Paint, Typical, Top of Slab, Undercut, Underground, Unfinished, Unless Noted Otherwise, Vapor Barrier, With, Water Closet, Wood, Without.

DEMOLITION NOTES

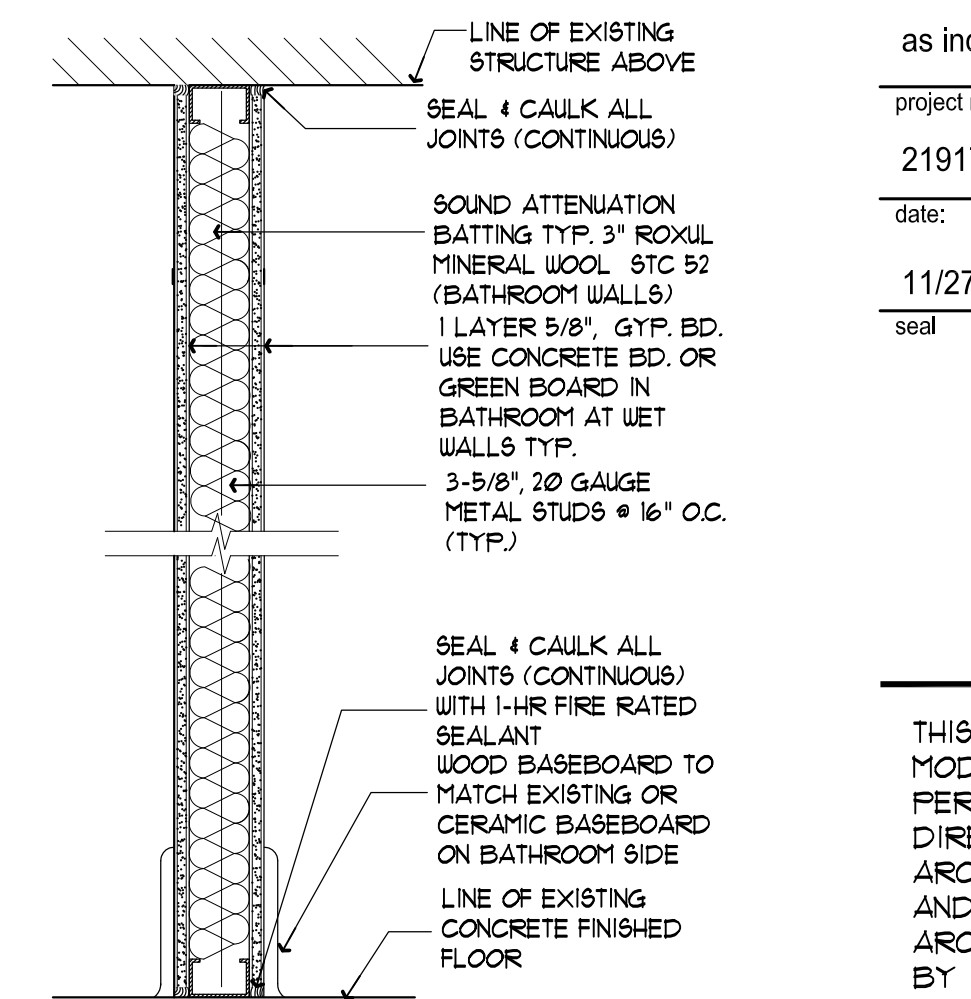
- 1. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS AS REQUIRED FOR THIS PROJECT.
3. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL AS INDICATED IN THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED AS PER THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR THIS PROJECT.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING ITS CONTENTS AND ITS OCCUPANTS DURING THE COURSE OF THE WORK.
8. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
9. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. THE CONTRACTOR SHALL REMOVE THEM AS THE JOB PROCEEDS AND THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
10. CONTRACTOR TO VERIFY QUANTITIES OF MATERIALS, FIXTURES, DEVICES & ACCESSORIES TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK PRIOR TO SUBMISSION OF BID.
11. THE EXTENT OF WORK SHOWN ON DEMOLITION DRAWINGS IS "GENERAL" INFORMATION AND SHOULD BE USED FOR GUIDANCE ONLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED TO PROVIDE A COMPLETE AND FINISHED PRODUCT.
12. DEMOLITION WORK INCLUDES REMOVAL OF ABANDONED & UNUSED SYSTEMS REQUIRED TO FACILITATE THE INSTALLATION OF NEW & MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT SERVICES NOT SPECIFICALLY SHOWN ON THE DEMOLITION DRAWINGS SHALL BE COORDINATED.
13. PROTECT EXISTING MECHANICAL SYSTEMS I.E.: SANITARY & STORM LINES ETC. DURING DEMOLITION.

PARTITION TYPES



1 NON-RATED PARTITION

SCALE: 1-1/2"=1'-0"



2 1 HR-RATED PARTITION

UL DESIGN # U465 SCALE: 1-1/2"=1'-0"

LIST OF DRAWINGS

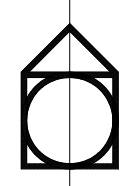
- T-1 COVER SHEET
SU SURVEY PLAN
SP-1 PROPOSED SITE PLAN, ZONING INFORMATION, LANDSCAPE SCHEDULE & SITE DETAILS
D-1 DEMOLITION PLAN
A-1 PROPOSED 1ST FLOOR PLAN
A-2 PROPOSED MEZZANINE FLOOR PLAN
A-3 PROPOSED ROOF PLAN
A-4 SOUTH & EAST FACADES
A-5 NORTH & WEST FACADES

PKV, LLC

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HOG RIVER BREWERY RELOCATION

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ACORN ENGINEERS INC.

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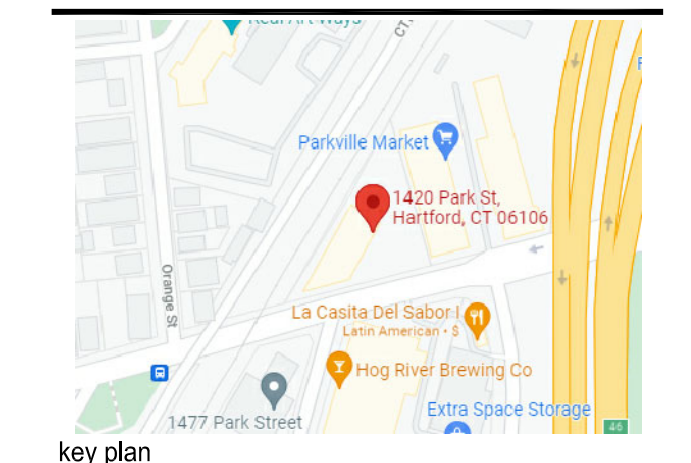


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INFORMATION SHEET

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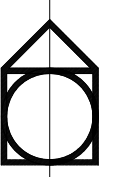
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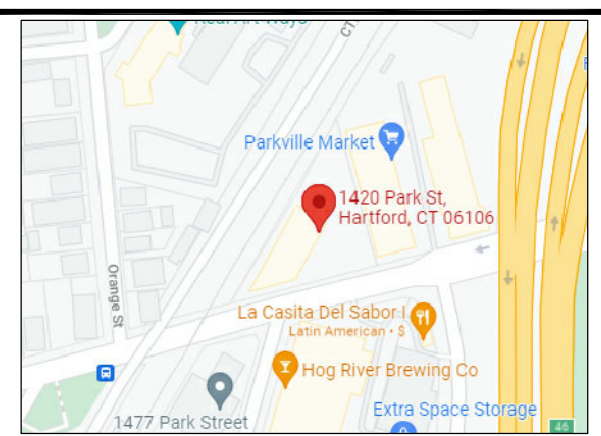
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key plan

issue or revision	date

drawing title

DEMOLITION PLAN

scale: as indicated designer: h.c.b.

project no.: 21917 drawn by: s.m.

date: 11/27/21 checked by:

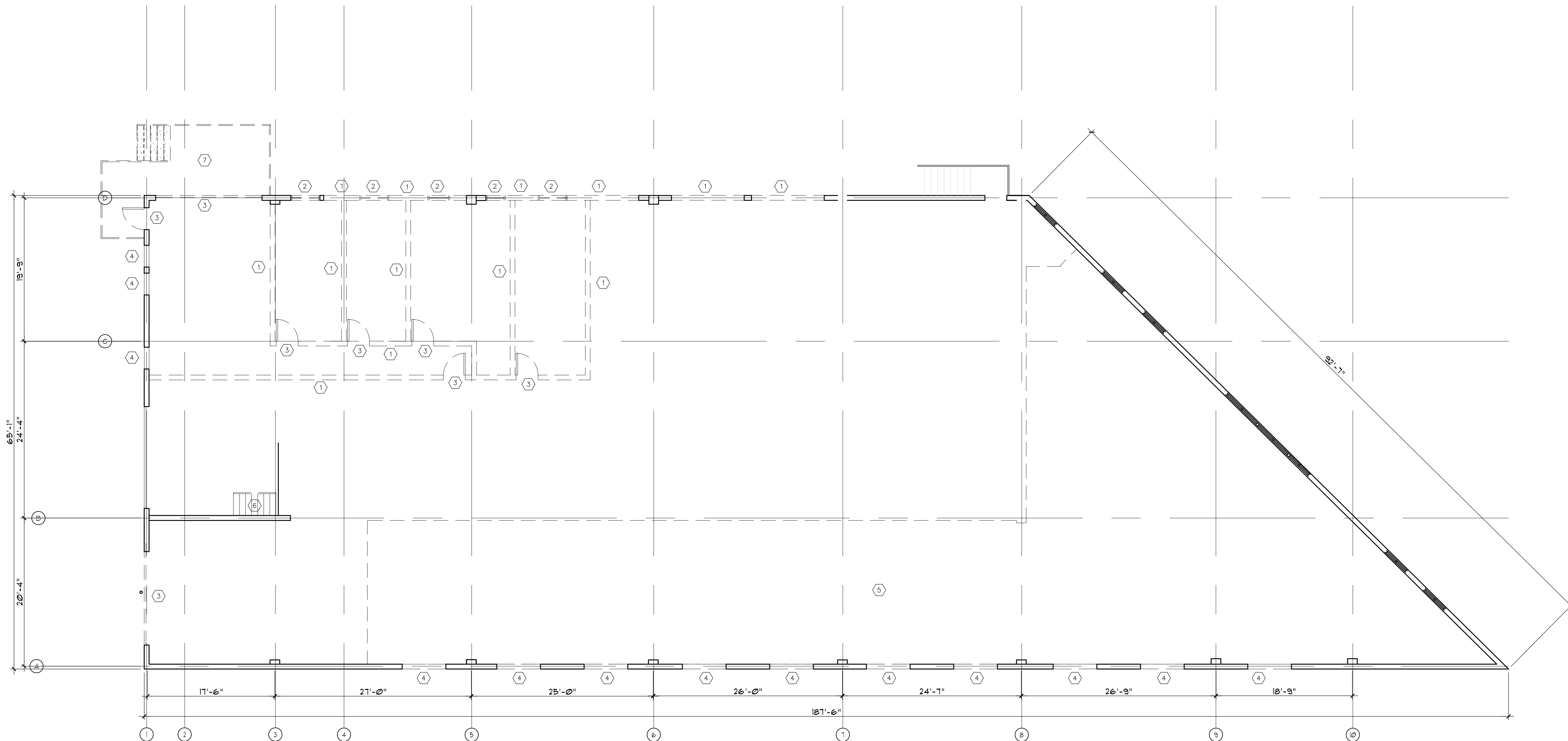
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sheet

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- DEMOLITION NOTES
- ① REMOVE WALL
 - ② REMOVE WINDOW, SURE OPENING
 - ③ REMOVE DOOR
 - ④ DEMOLISH WALL FOR DOOR/WINDOW OPENING, SEE ELEVATIONS
 - ⑤ DEMOLISH CONCRETE SLAB
 - ⑥ DEMOLISH STAIRS
 - ⑦ DEMOLISH STAIRS AND PLATFORM

① DEMOLITION PLAN



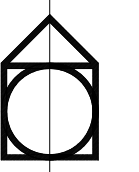
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**HOG RIVER
BREWERY
RELOCATION**

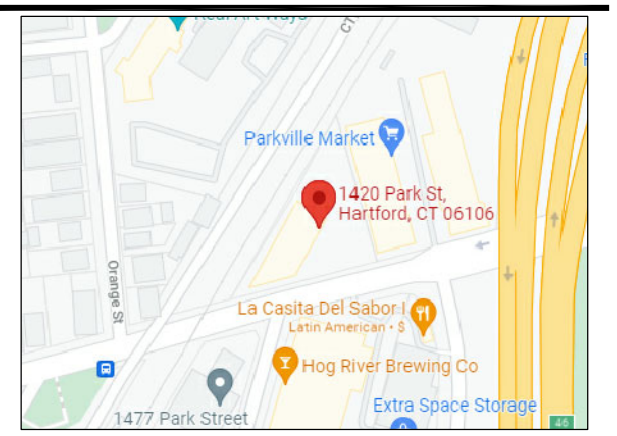
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key plan

issue or revision	date

drawing title
**PROPOSED
FOUNDATION PLAN**

scale: as indicated
designer: h.c.b.

project no.: 21917
drawn by: s.m.

date: 11/27/21
checked by:

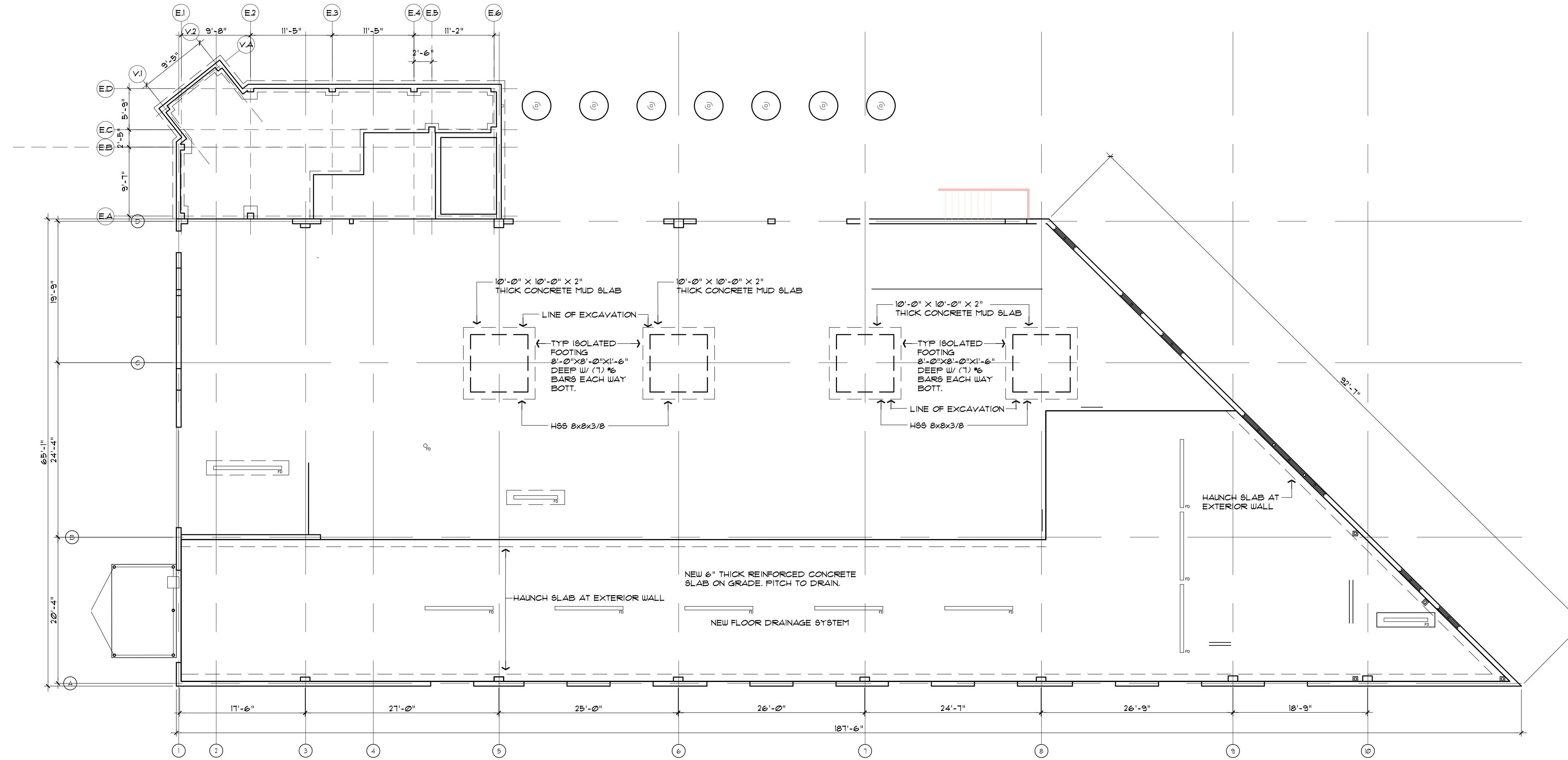
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sheet number
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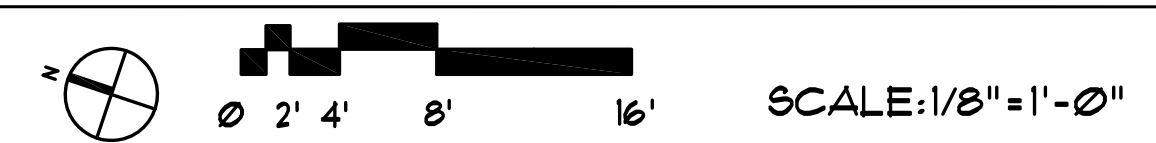
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PROPOSED FOUNDATION PLAN

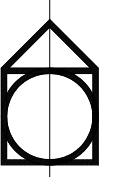


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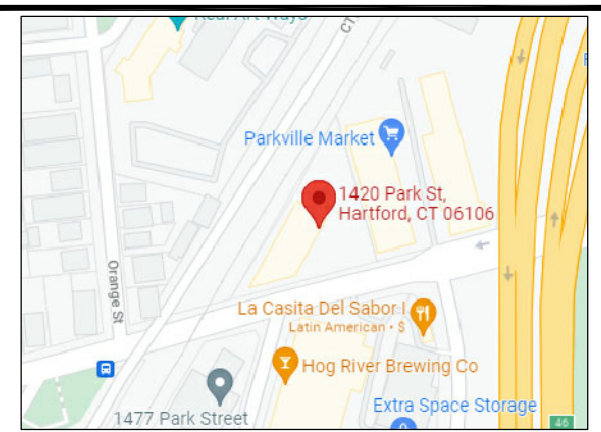
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key plan

issue or revision	date

drawing title

PROPOSED 1ST FLOOR PLAN

scale: as indicated h.c.b.

project no.: 21917 drawn by: s.m.

date: 11/27/21 checked by:

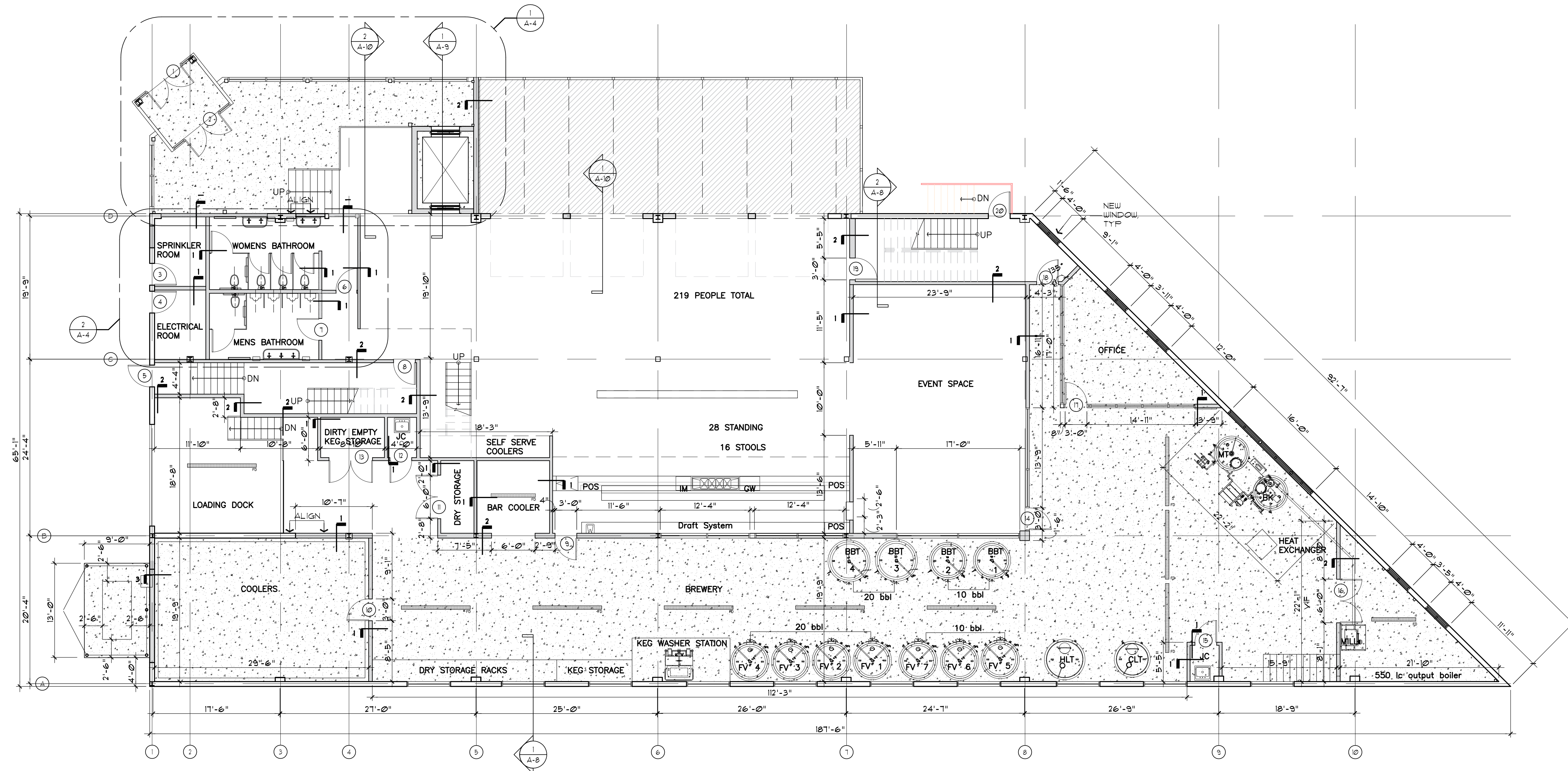
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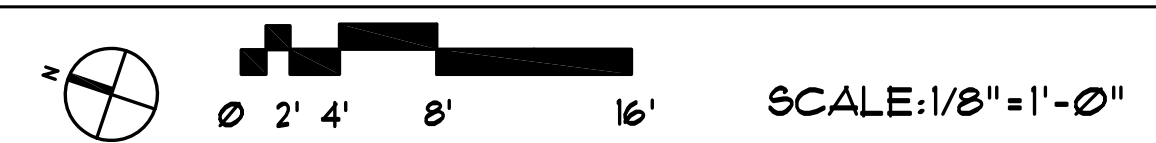
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1 PROPOSED 1ST FLOOR PLAN

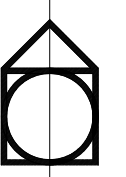


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HOG RIVER BREWERY RELOCATION

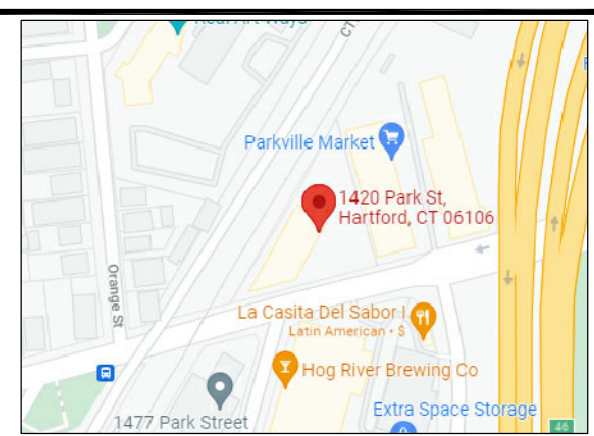
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key plan

issue or revision	date

drawing title
**PROPOSED MEZZANINE
FLOOR PLAN**

scale: as indicated designer: h.c.b.

project no.: 21917 drawn by: s.m.

date: 11/27/21 checked by:

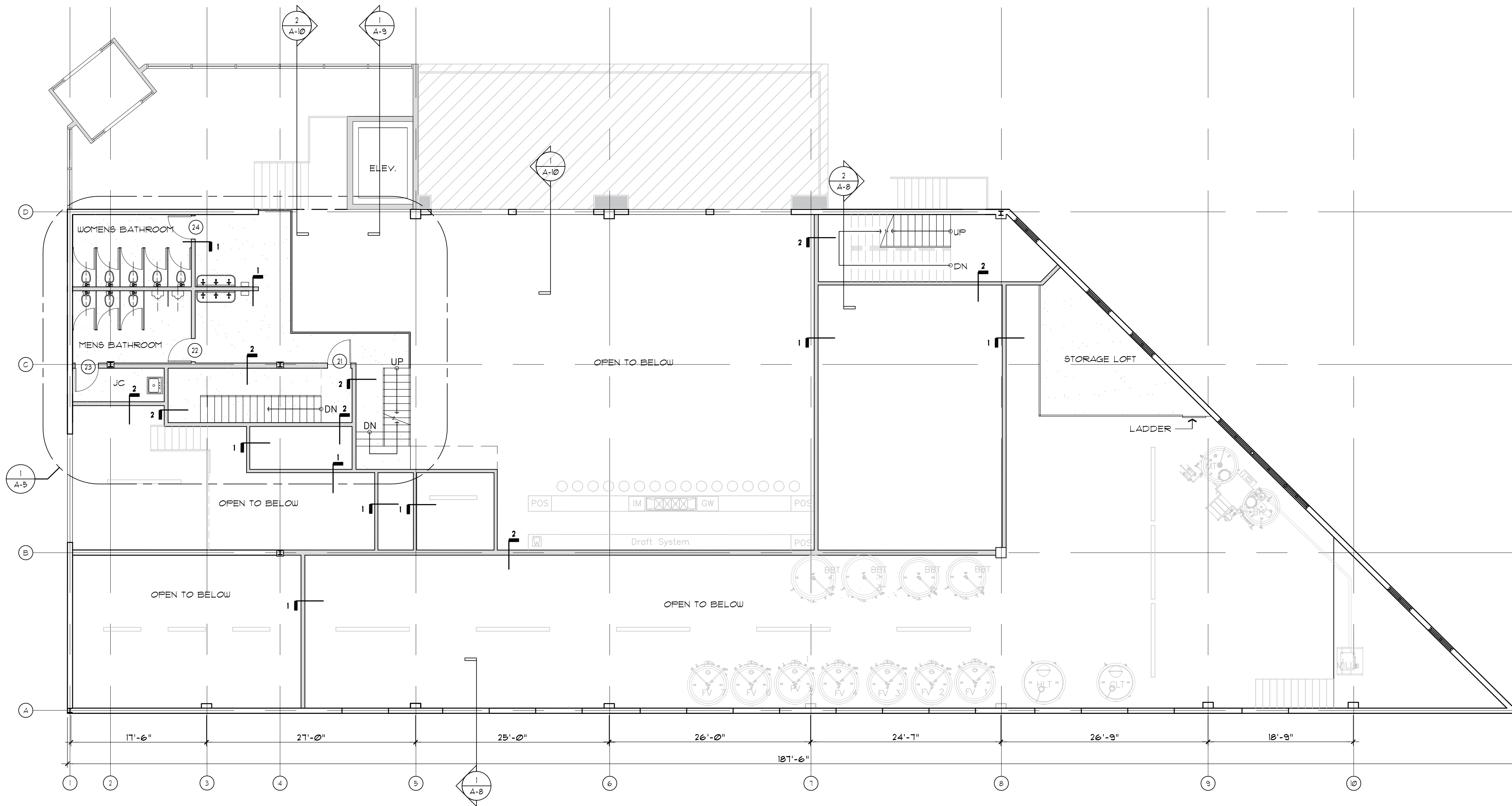
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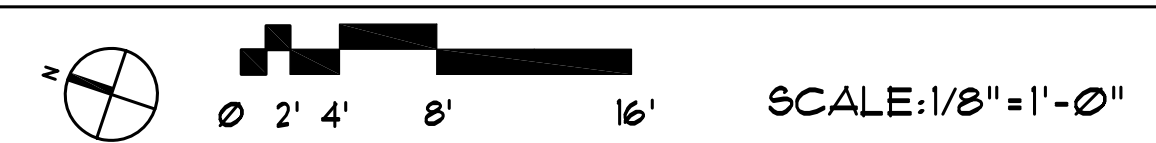
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① PROPOSED MEZZANINE FLOOR PLAN



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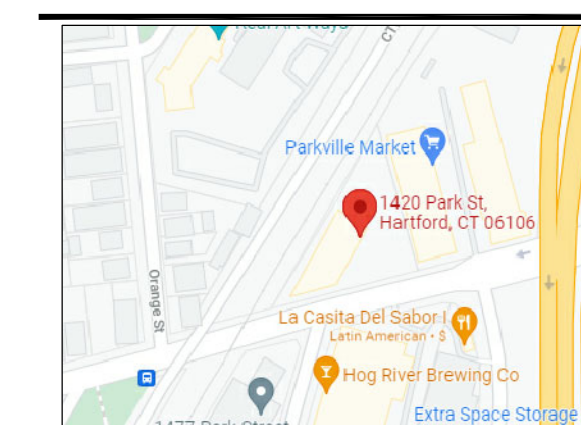
**HOG RIVER
BREWERY
RELOCATION**



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key plan

issue or revision	date

drawing title
**PROPOSED ROOF TOP
BAR PLAN**

scale: designer:
as indicated h.c.b.

project no.: drawn by:
21917 s.m.

date: checked by:

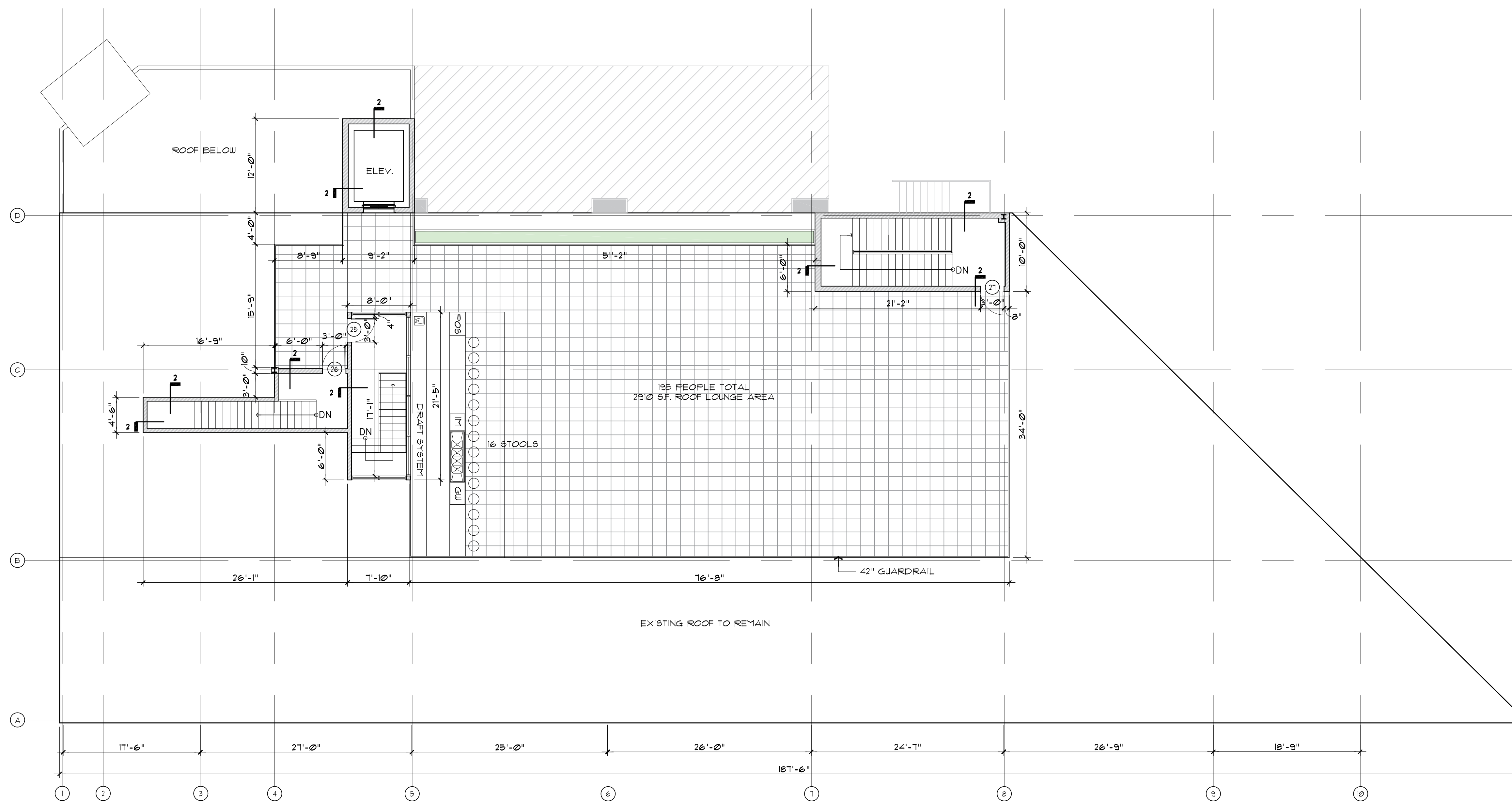
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seal sheet number

A-3

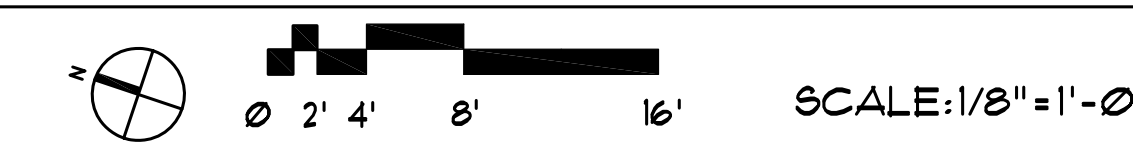
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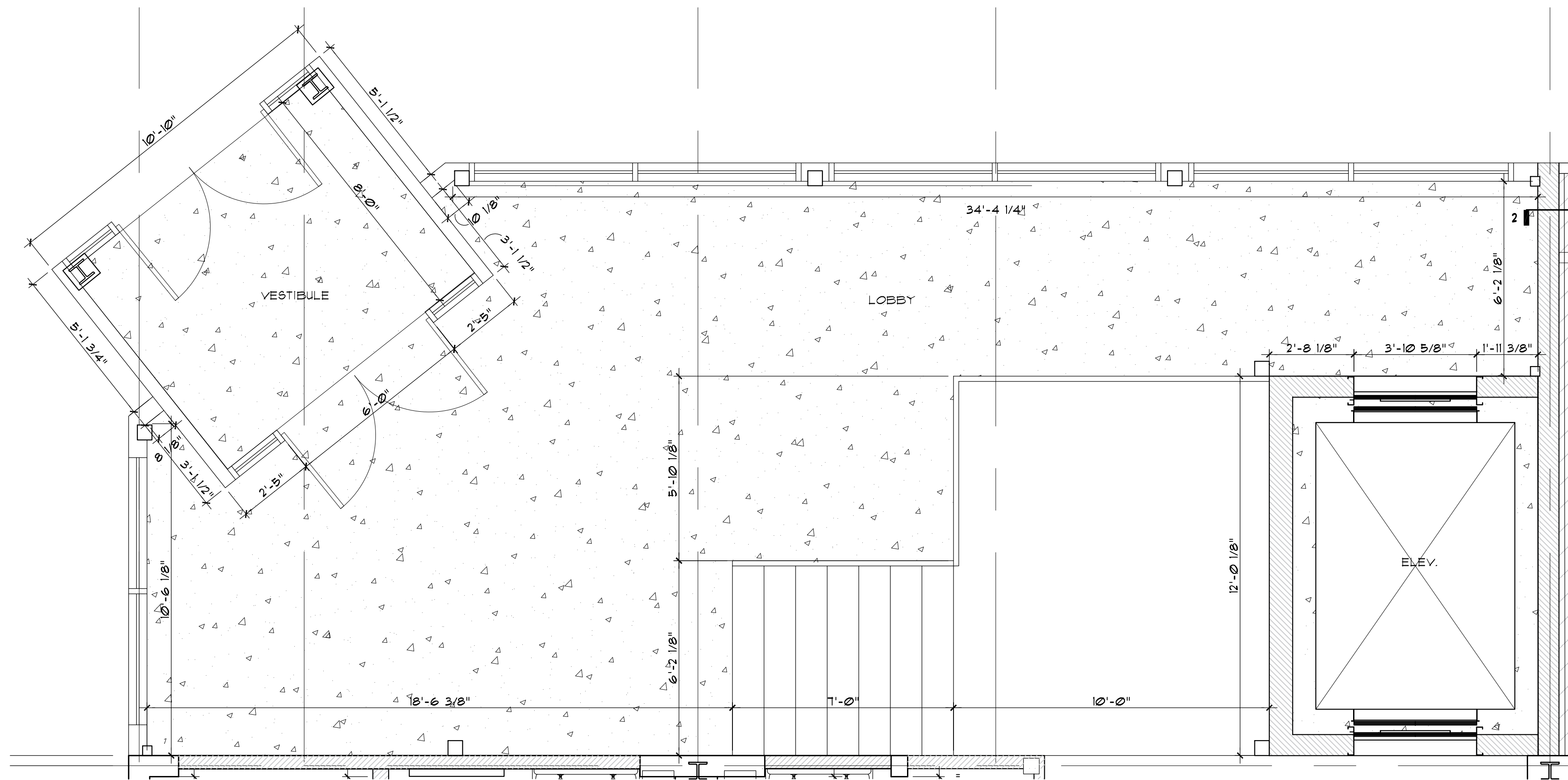
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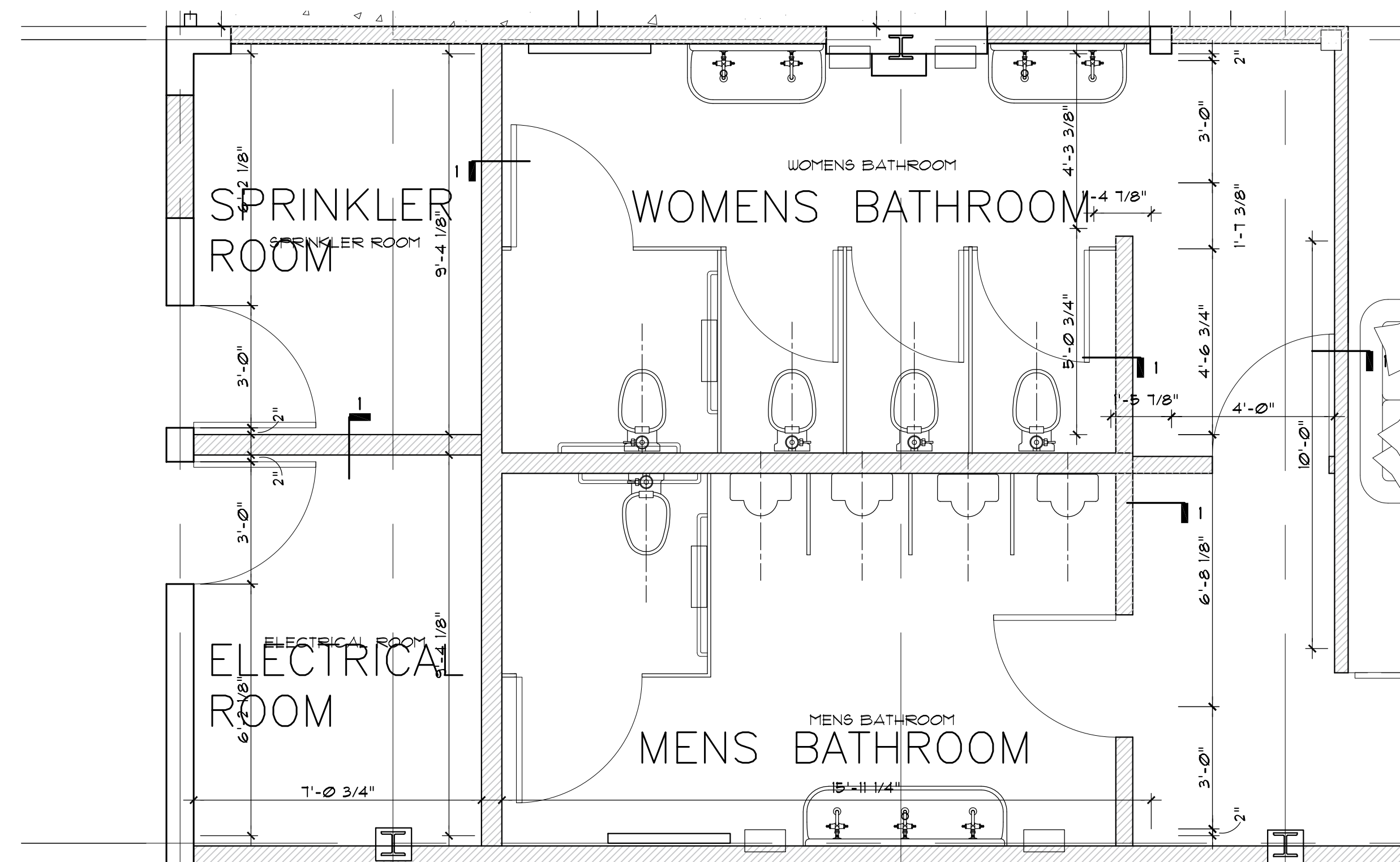
1 PROPOSED ROOF TOP BAR PLAN





① PROPOSED LOBBY PARTIAL PLAN

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



② PROPOSED 1ST FLOOR BATHROOM PARTIAL PLANS

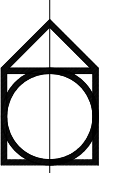
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PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER
BREWERY
RELOCATION

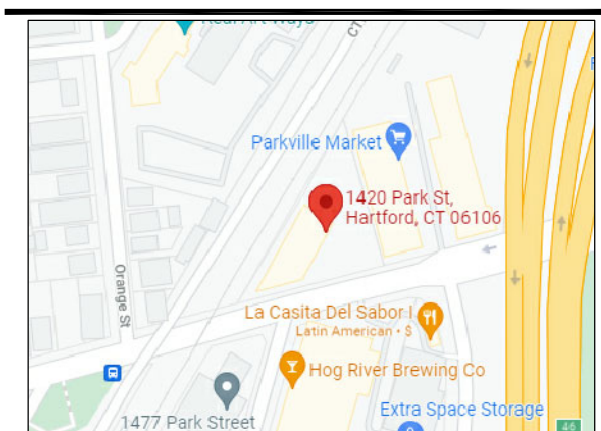
1420 Park St.
Hartford, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design



ACORN ENGINEERS INC.
244 Farms Village Rd.
West Simsbury, Ct. 06092
mechanical - electrical engineering



key plan

issue or revision	date

drawing title
PARTIAL FLOOR PLANS

scale: as indicated designer: h.c.b.

project no.: 21917 drawn by: s.m.

date: 11/27/21 checked by:

sheet seal sheet number

A-4

sheet

X of X

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C:\Users\Natalie\OneDrive - LifeCare Design Inc\Documents Folder\Projects\Drawings\ARCHPROJ_2021\21917_HOG RIVER BREWERY\21917 A-4 PARTIAL PLNS.dwg, 9/13/2022 9:57:03 AM, Natalie, Adobe PDF (temporary)1482.pd3, ARCH D, 1:1

PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

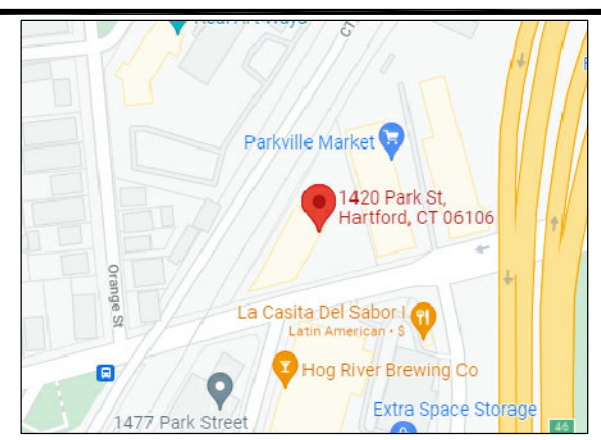
1420 Park St.
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key plan

issue or revision	date

drawing title
PARTIAL FLOOR PLANS

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21917	s.m.
date:	checked by:

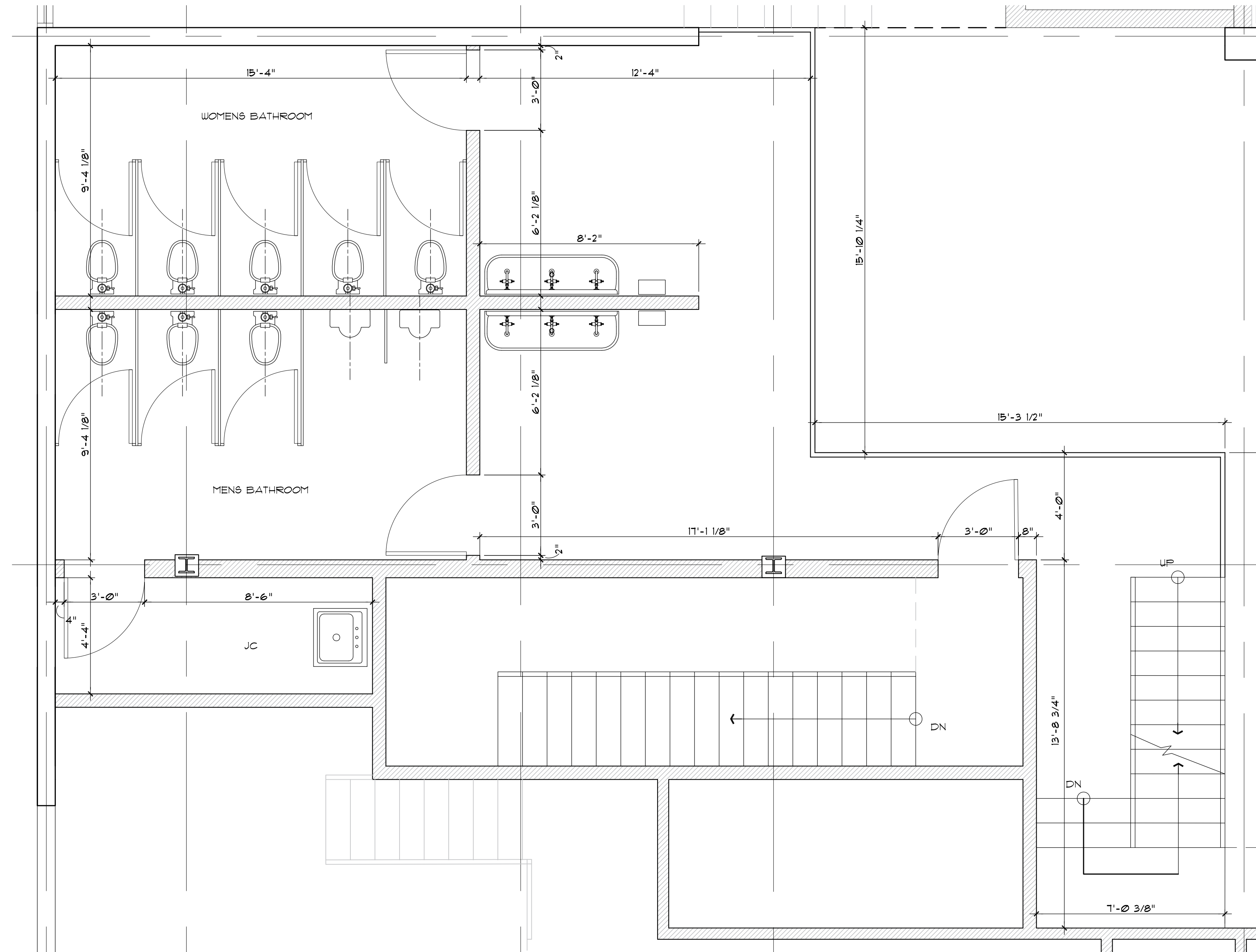
11/27/21
seal _____ sheet number _____

A-5

sheet

X of X

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① PROPOSED 2ND FLOOR BATHROOM PARTIAL PLANS

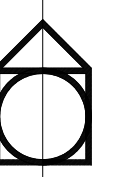
SCALE: 3/8" = 1'-0"

PKV, LLC

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HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

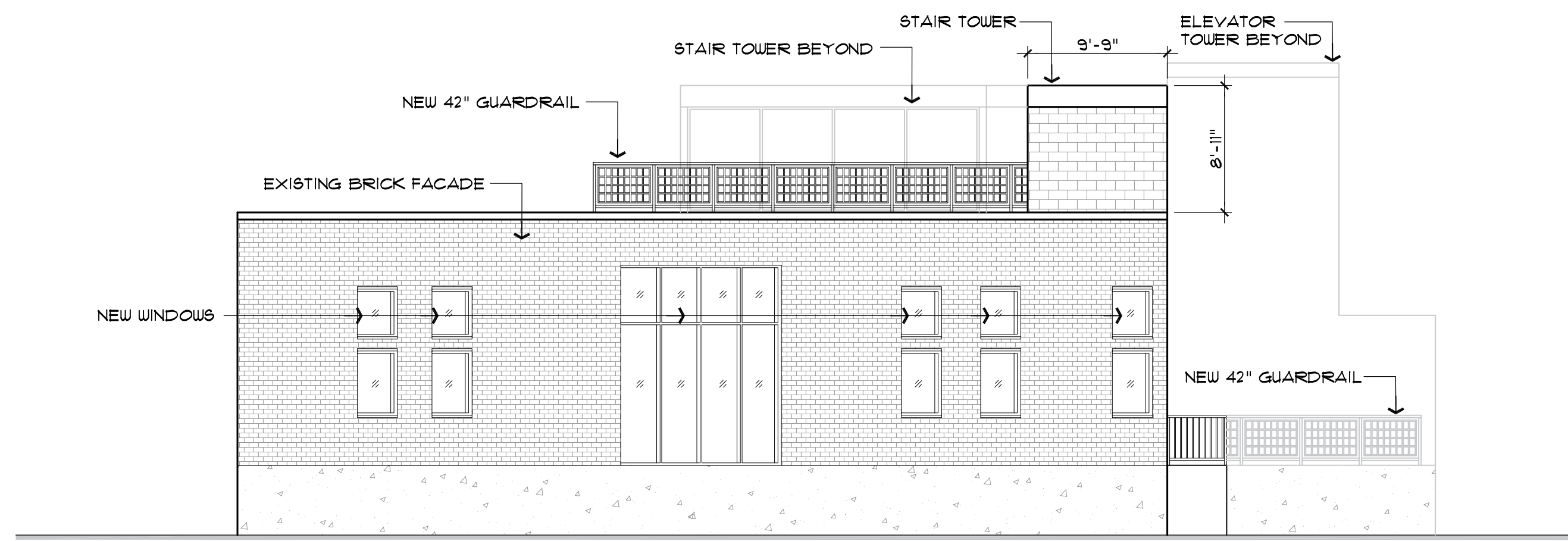
1420 Park St.
Hartford, CT 06106



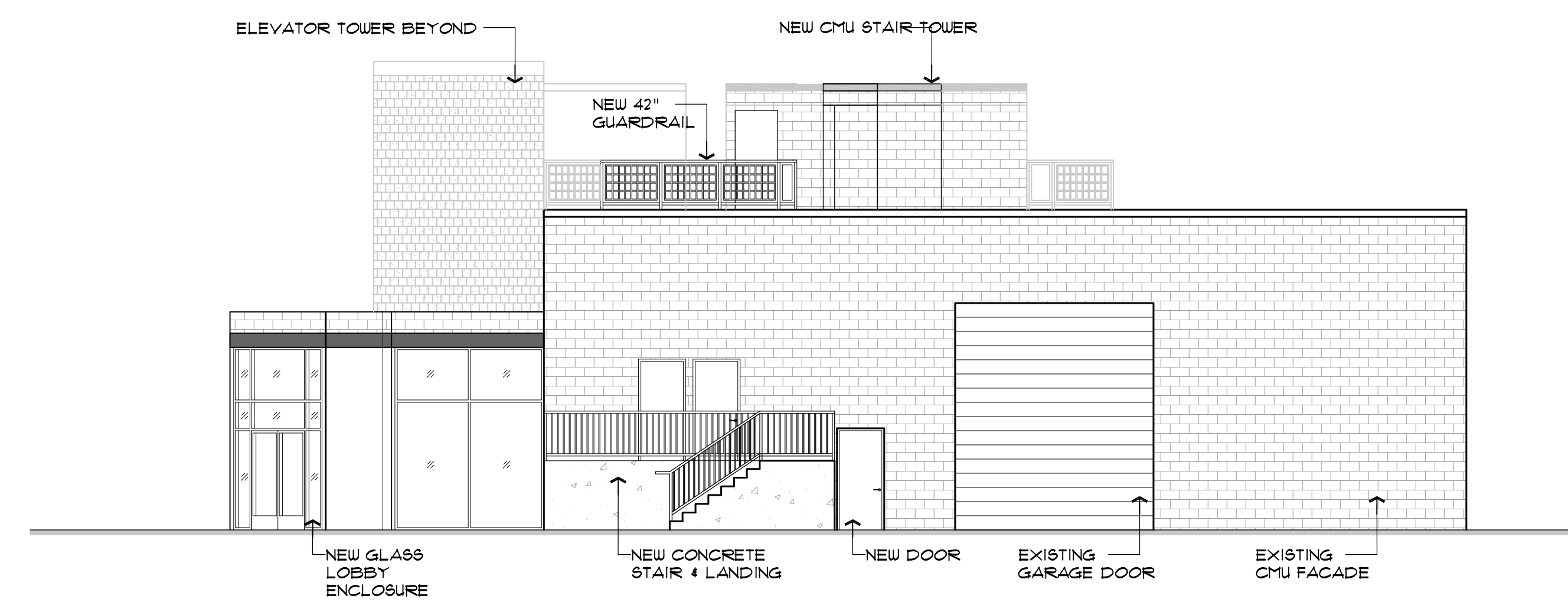
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① SOUTH FACADE



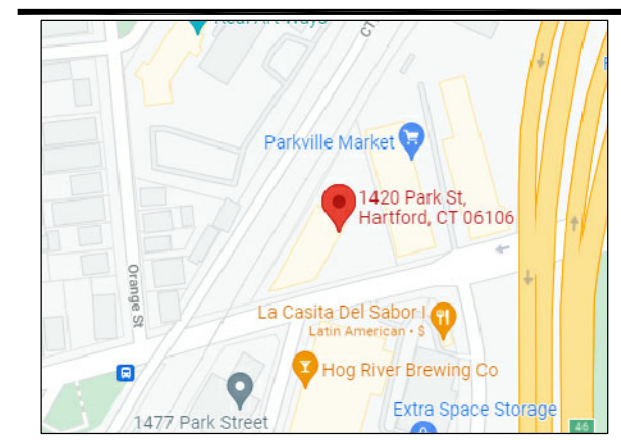
② NORTH FACADE

SCALE: 1/8" = 1'



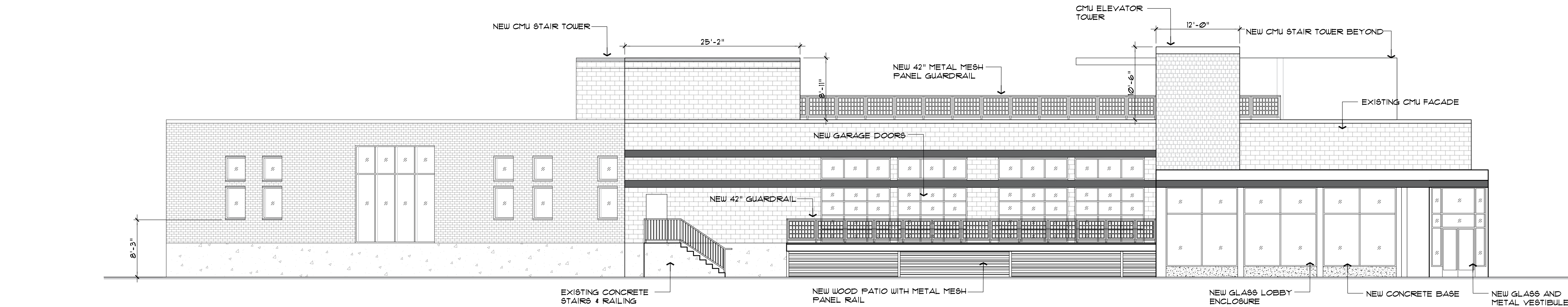
ACORN ENGINEERS INC.

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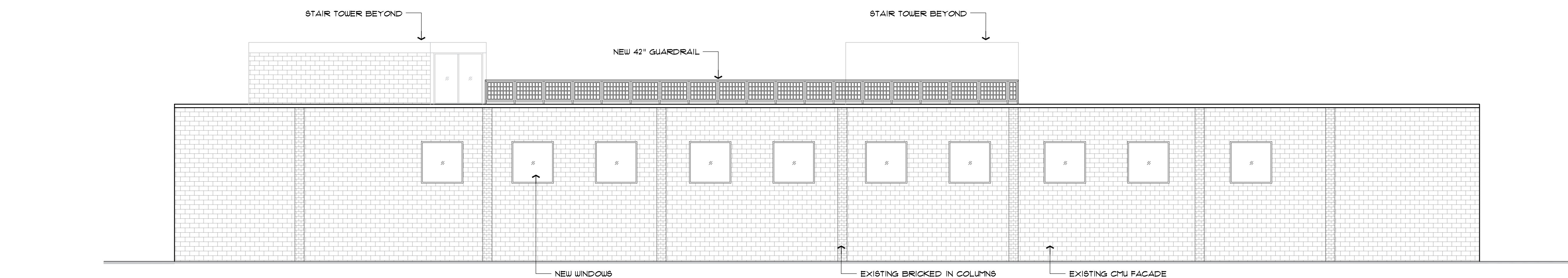
key plan

issue or revision	date



③ EAST FACADE

SCALE: 1/8" = 1'



④ WEST FACADE

SCALE: 1/8" = 1'

drawing title

EXTERIOR FACADES

scale: as indicated designer: h.c.b.

project no.: 21917 drawn by: s.m.

date: 11/27/21 checked by:

seal sheet number

A-6

sheet

X of X

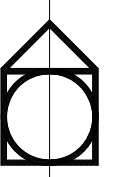
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PKV, LLC

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HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

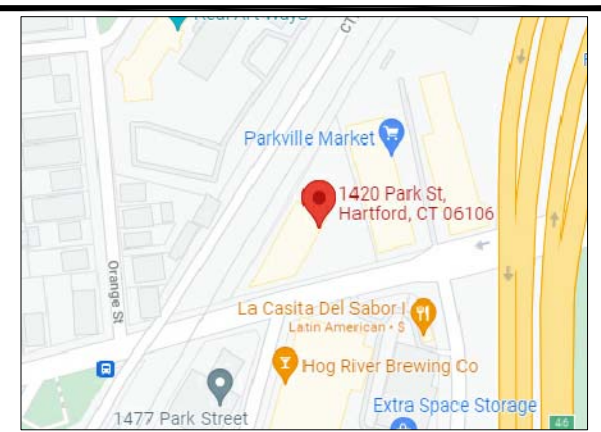
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Hartford, CT 06106



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architecture - planning - interior design



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key plan

issue or revision	date

drawing title

WALL SECTIONS

scale: designer:

as indicated h.c.b.

project no.: draw by:

21917 s.m.

date: checked by:

11/27/21

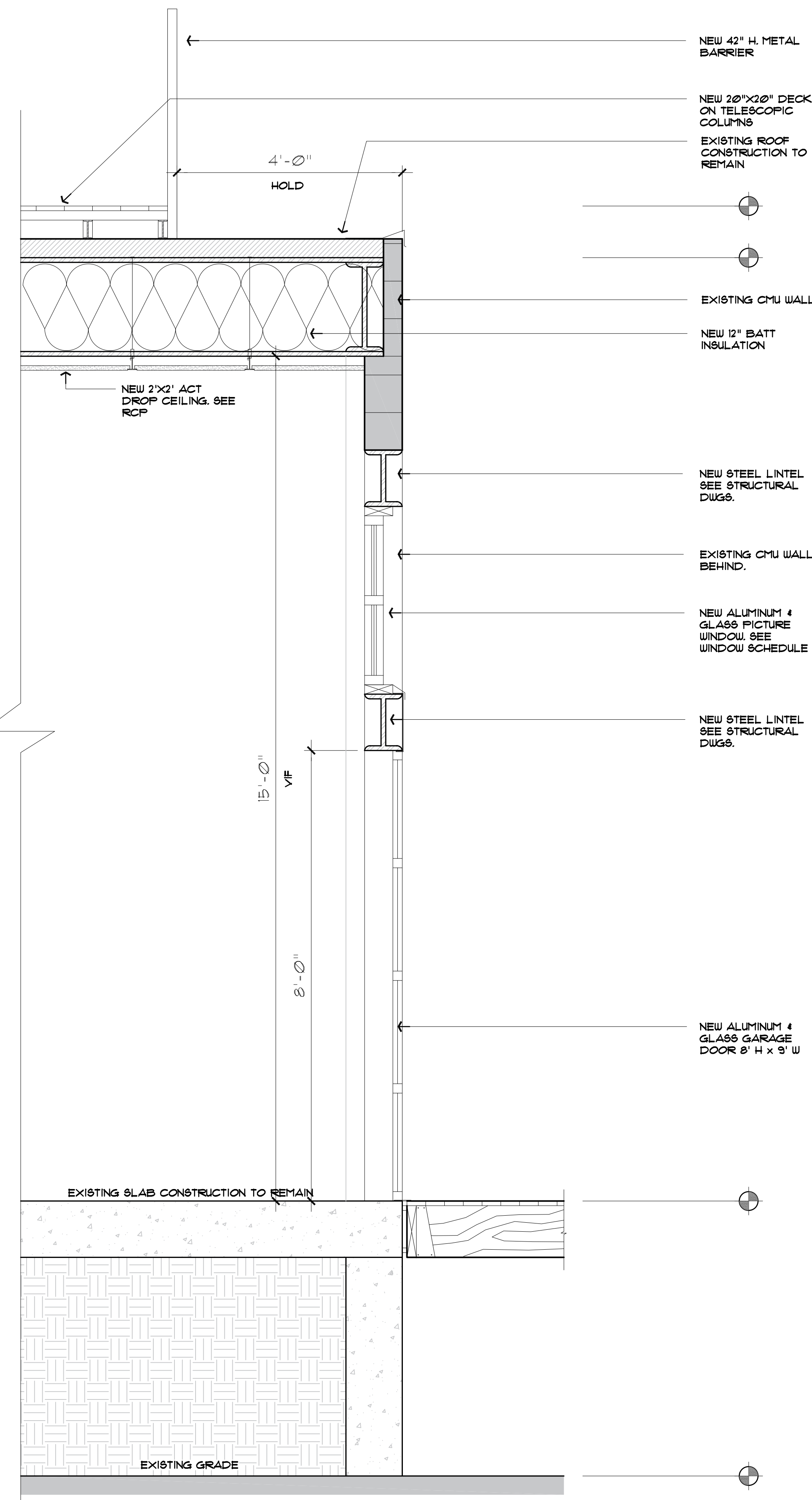
sheet number

A-10

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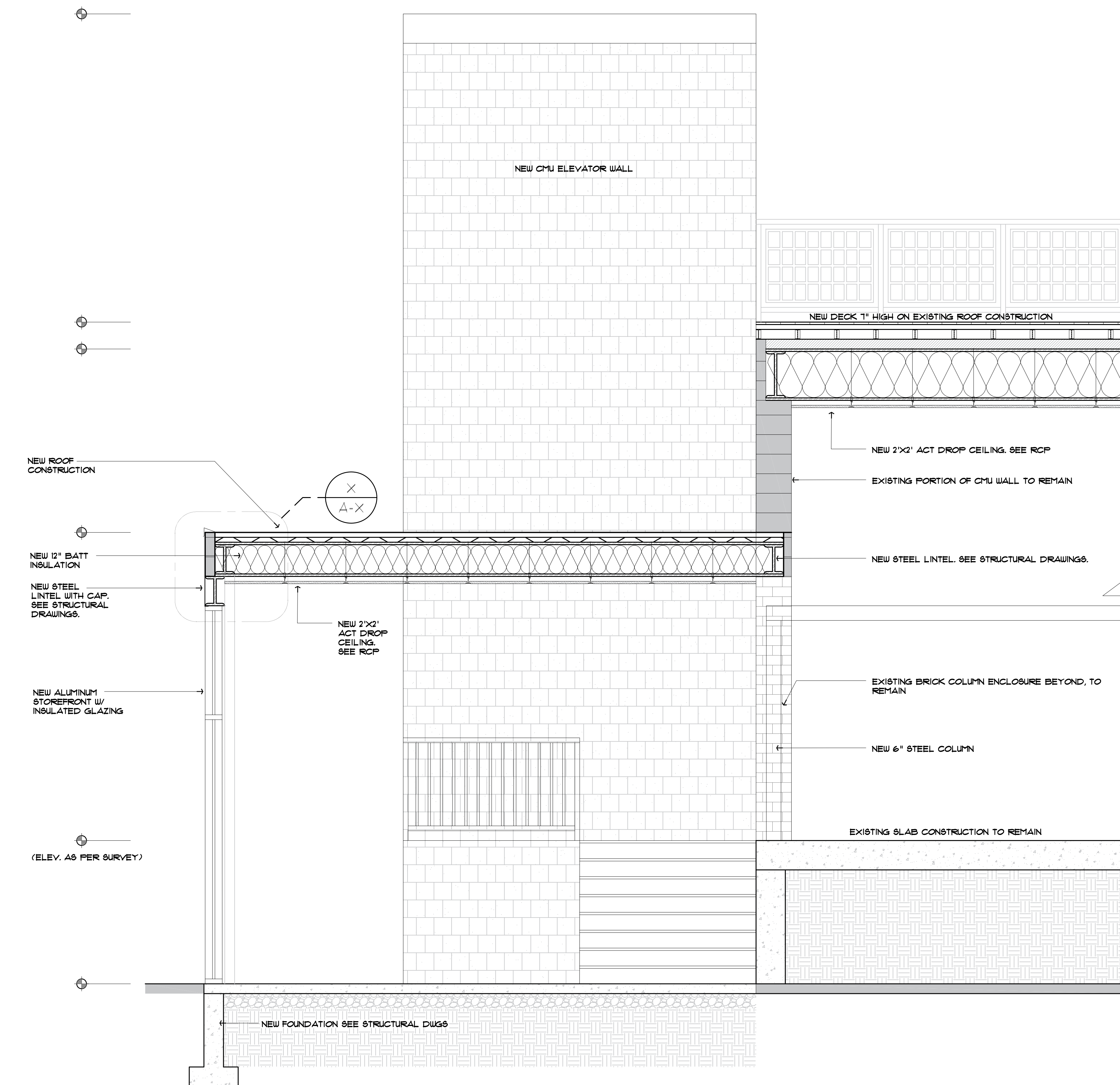
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① WALL SECTION

SCALE: 3/4" = 1'



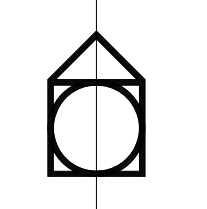
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SCALE: 3/4" = 1'

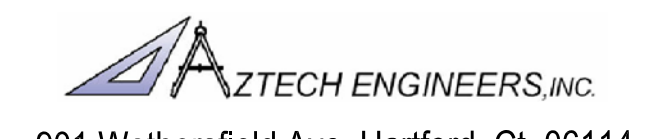
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1390-1400 PARK ST
Hartford, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design

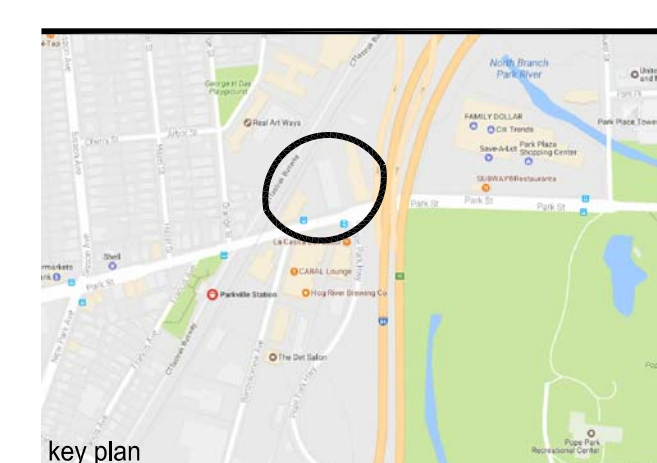


901 Wethersfield Ave. Hartford, Ct. 06114

Marc D'Amore P.E.
D'Amore Design LLC
P.O. Box 112 Kensington CT.
06037



1010 Wethersfield Ave. Hartford, Ct. 06114



key plan

issue or revision	date

drawing title

scale:	designer:
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project no.:	drawn by:
17144	n.s.
date:	checked by:
12/20/18	h.c.b.
seal	sheet number

sheet

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PROJECT # ASPREV-2018-0188
1390-1400 PARK STREET
PARCEL #158-403-077

① SITE PLAN WITH 1200 PARK ST PARKING

SCALE: 1/32"=1'-0"

LANDSCAPING SCHEDULE

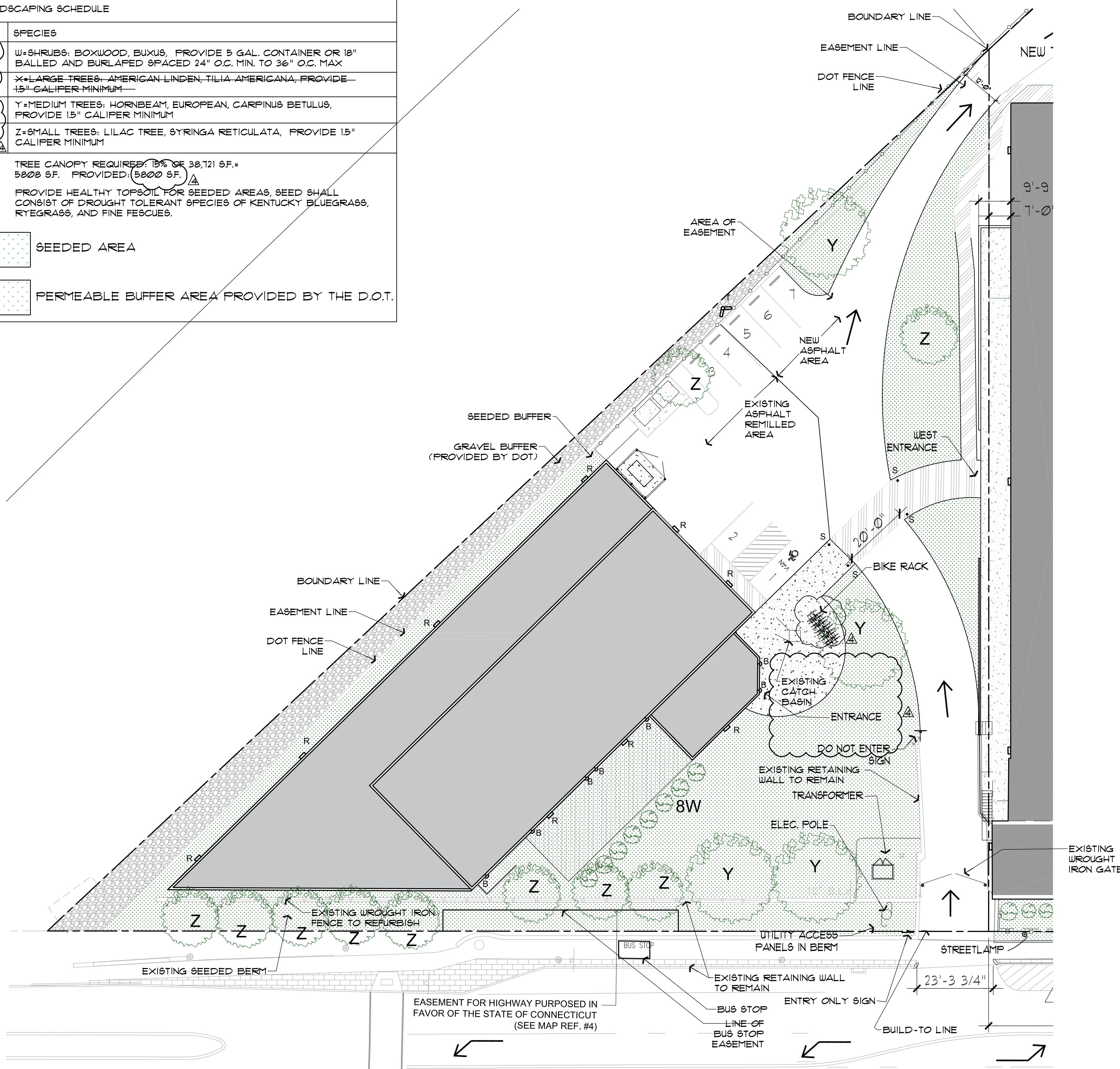
QTY	SPECIES
8	W=SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
X	LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 15" CALIFER MINIMUM
4	Y=MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 15" CALIFER MINIMUM
10	Z=SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIFER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,121 SF. = 5808 SF. PROVIDED: (5800 SF.)

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS. SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

SEEDING AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.



1 PROPOSED SITE PLAN & ZONING INFORMATION



2 ZONING INFORMATION

ZONE DT-3 T.O.D. OVERLAY ON CX-2, DOWNTOWN GENERAL BLDG TYPE

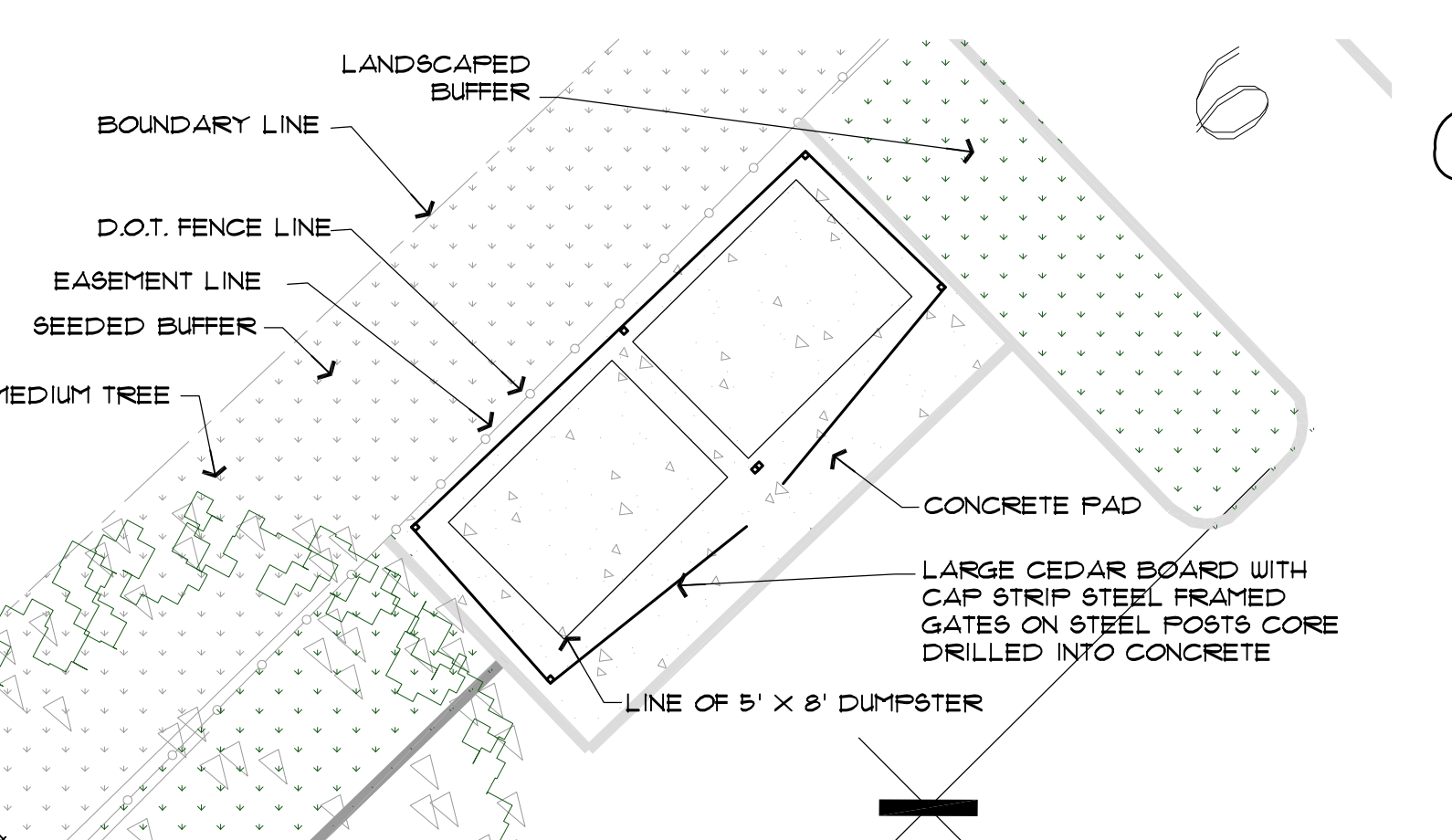
Property Address: 1420 Park Street

Area of Property in SF and Acres: 39,691 s.f. or 0.9 acres

Length of Front Lot Line: 289.08'

Section 4.4.2

No.	Title	Requirement (General)	Proposed
A. Building Siting			
1	Multiple Principal Buildings		not permitted
2	Min Front Lot Line Coverage	80%	NON-CONFORMING LOT 34.50%
3	Occupation of Corner	required	NA
4	Front Build-to Zone	at or maximum 15' behind the Building line	3'-5' approx.
5	Corner Build-to Zone	at or maximum 15' behind the Building line	NA
6	Minimum Side Setback	abutting adjacent building or minimum 7.5'	3'
7	Minimum Rear Setback	10'	103'-167' non-conforming lot
8	Minimum Lot Width	none	
8	Maximum Building Width	none	
9	Maximum Building Coverage	90%	27%
9	Maximum Impervious Area	no limitation	69%
9	Add'l Semi-Pervious Area	10%	
10	Parking/Loading Locations	rear yard or internal to building (refer to 4.3.2.C.)	rear
11	Permitted Vehicular Access	one driveway off each abutting secondary street; no secondary street left to zoning administrator, circular drops DT-2 only.	front
B. Height			
12	Minimum Overall Height	2 stories and 40'	2 stories as per note E. #6.
13	Maximum Overall Height	8 stories; 5 stories on lower Main Street	2 stories
14	Ground Story Min Height	9'	NA
14	Ground Story Max Height	14'	16'
15	Upper Stories Min Height	9'	NA
15	Upper Stories Max Height	14'	NA
C. Uses			
16	Primary Street Ground Story	any use permitted by district except retail and service uses are limited to 25% of the ground floor and located at street façade	craftsman/studio VARIANCE ACCORDED
17	Upper Stories	any use permitted by district except retail and service uses	NA
18	Parking within Building	permitted fully in any basement and/or in rear of upper floors	NA
19	Entrance to Parking/Loading within Building	any rear, side, or Secondary Street Façade	NA
20	Required Occupied Space	minimum 30' deep on all full floors from Primary Street façade	complies
D. Street Façade Requirements			
21	Min Transparency Ground Story of Front Façade	20%	20%
22	Min Transparency Per Story	15%	NA
23	Blank Wall Limits	required per floor on all stories (refer to 4.18.4.B.)	complies
24	Front Façade Entrance Type	stoop, arcade	none land elevation hardship VARIANCE ACCORDED
25	Principal Entrance Location	front, façade	side VARIANCE ACCORDED
26	Required # Street Entrances	1 per each 100' of front façade	1 on side
27	Ground Story Vertical Façade Divisions	every 100' of façade width	complies
28	Horizontal Façade Divisions	required within 3' of the top of the ground story and 5th floor above the first floor	complies
29	Permitted Roof Types	parapet, pitched, flat, tower	existing flat



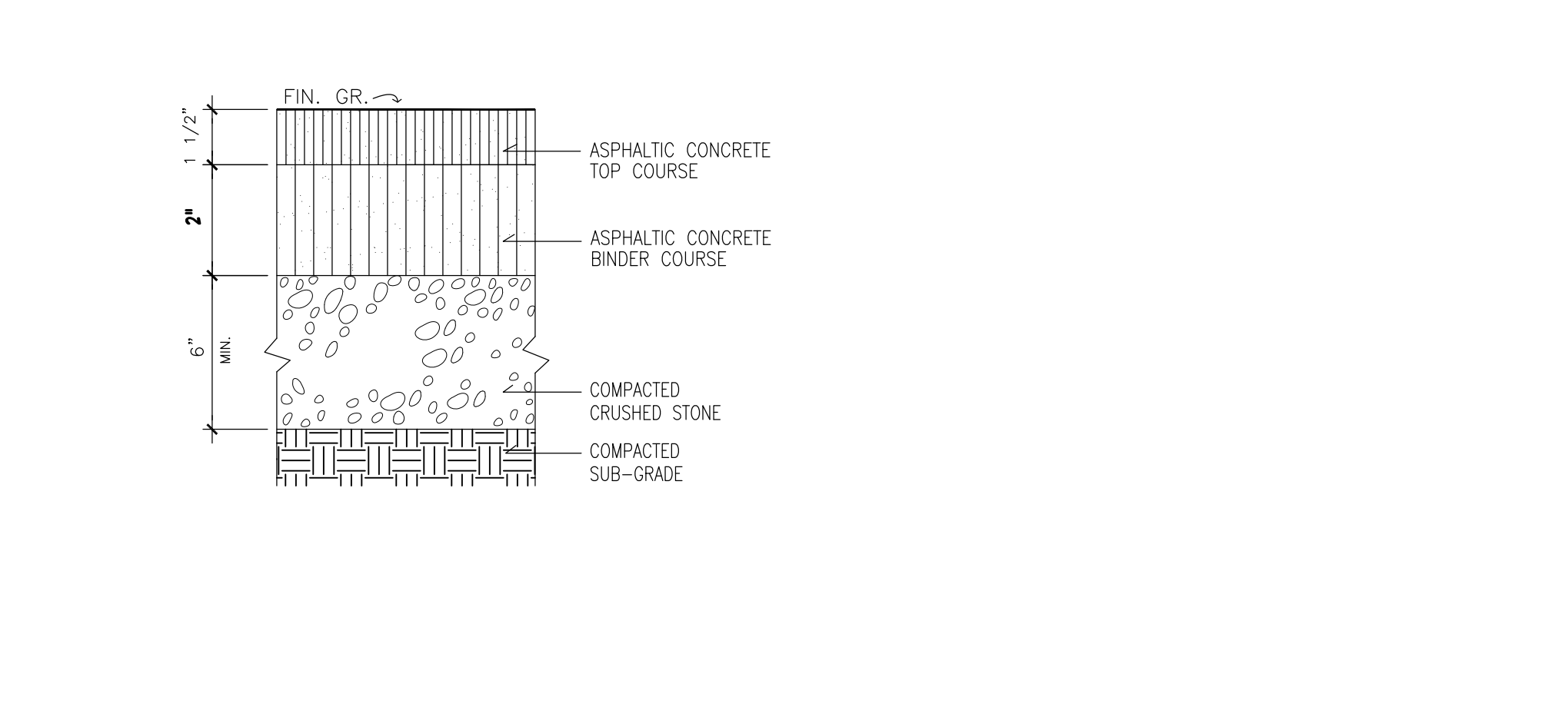
3 DUMPSTER ENCLOSURE SCALE: 1/8" = 1'-0"

PARKING SPACES REQUIRED: 40 MAX SPACES TOTAL PERMITTED, (10,000/10,000=10x4=40) 1 PROVIDED

BICYCLE SPACES 1 PER 50 PERSONS REQUIRED 400/50=BICYCLE SPACES PROVIDED=10

ACCESSIBLE SPACES REQUIRED: 1 PROVIDED: 1 (VAN ACCESSIBLE)

4 PARKING INFORMATION SCALE: N.T.S.

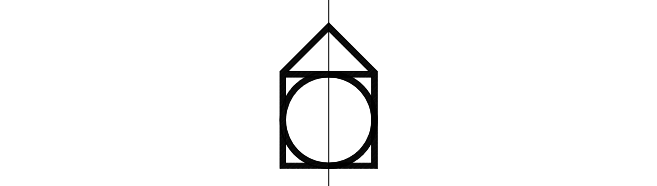


5 ASPHALT PAVING FOR ROAD OR PARKING LOT SCALE: N.T.S.

PKV, LLC
2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER
BREWERY
RELOCATION

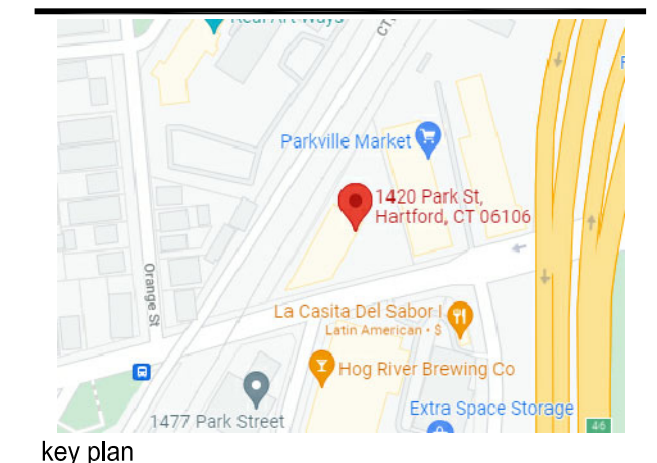
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architecture - planning - interior design



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West Simsbury, Ct. 06092
mechanical - electrical engineering



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P & Z COMMENTS DATED 2/19/19	2/19/19
REVISIONS AS PER P & Z COMMENTS DATED 4/1/19	4/1/19
REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21
REVISIONS AS PER P & Z COMMENTS DATED 1/3/22	8/13/22

drawing title
PROPOSED SITE PLAN,
ZONING INFORMATION,
LANDSCAPE SCHEDULE &
SITE DETAILS

scale: as indicated
designer: h.c.b.
project no.: 21917
drawn by: s.m.
date: 11/27/21
checked by:
seal

sheet number
SP-1
sheet

2 of 4

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2047 PARK ST.
HARTFORD, CT 06106

HOG RIVER BREWERY RELOCATION

1420 Park St.
Hartford, CT 06106



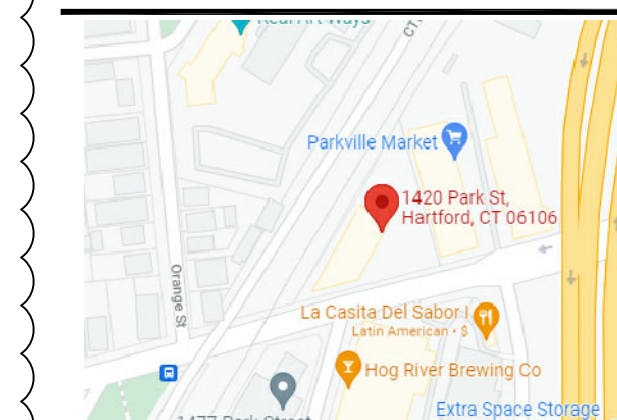
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Hartford Ct. 06106
architecture - planning - interior design



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West Simsbury, Ct. 06092
mechanical - electrical engineering



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P 4 Z COMMENTS DATED 2/1/19	2/19/19
REVISIONS AS PER P 4 Z COMMENTS DATED 4/1/19	4/1/19
REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21
REVISIONS AS PER P 4 Z COMMENTS DATED 1/13/22	8/13/22

drawing title
**EXISTING SITE
CONDITIONS AND
PROPOSED SITWORK**

scale: as indicated
designer: h.c.b.

project no.: 21917
drawn by: s.m.

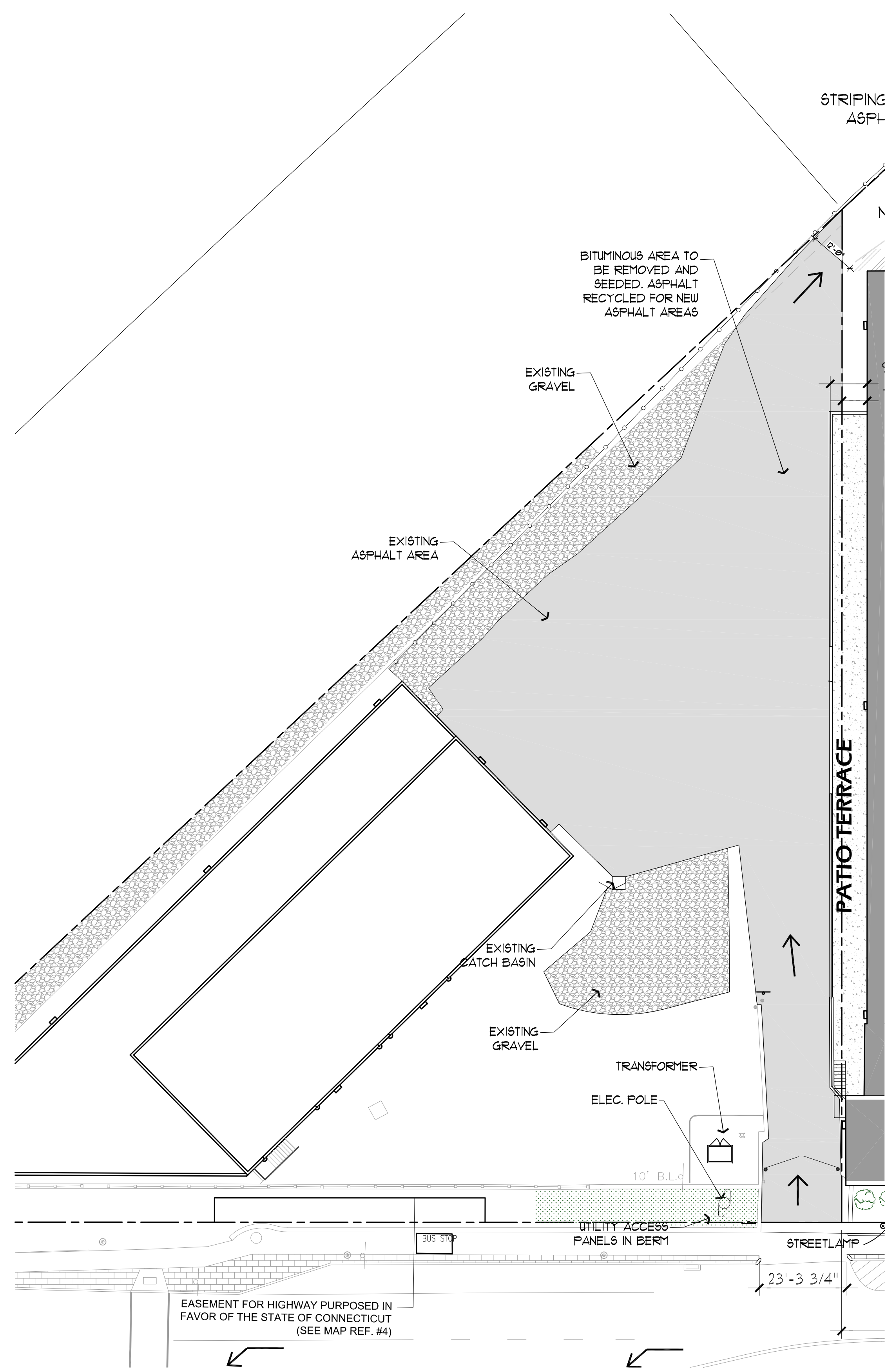
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sheet number
SP-2

sheet

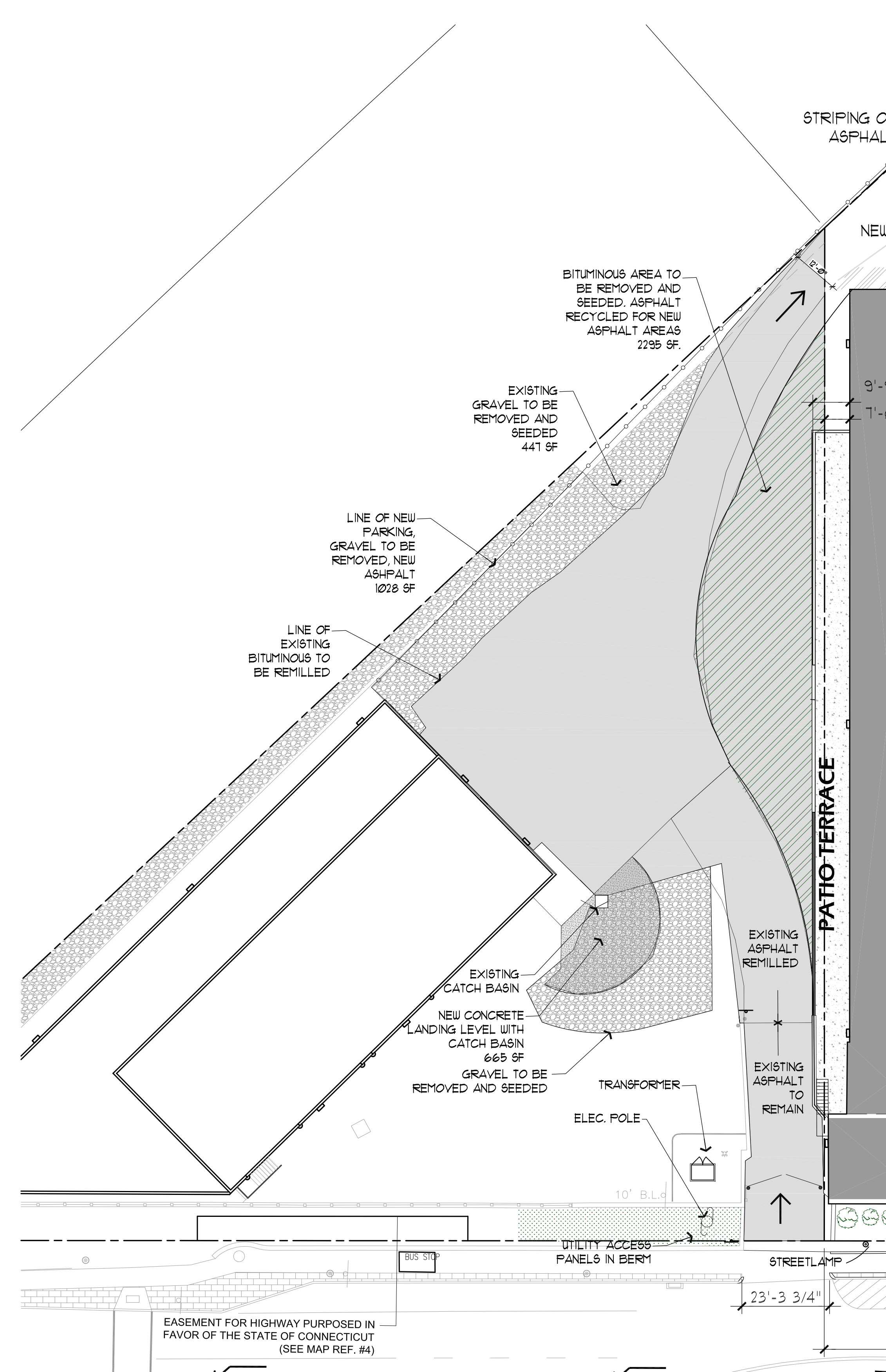
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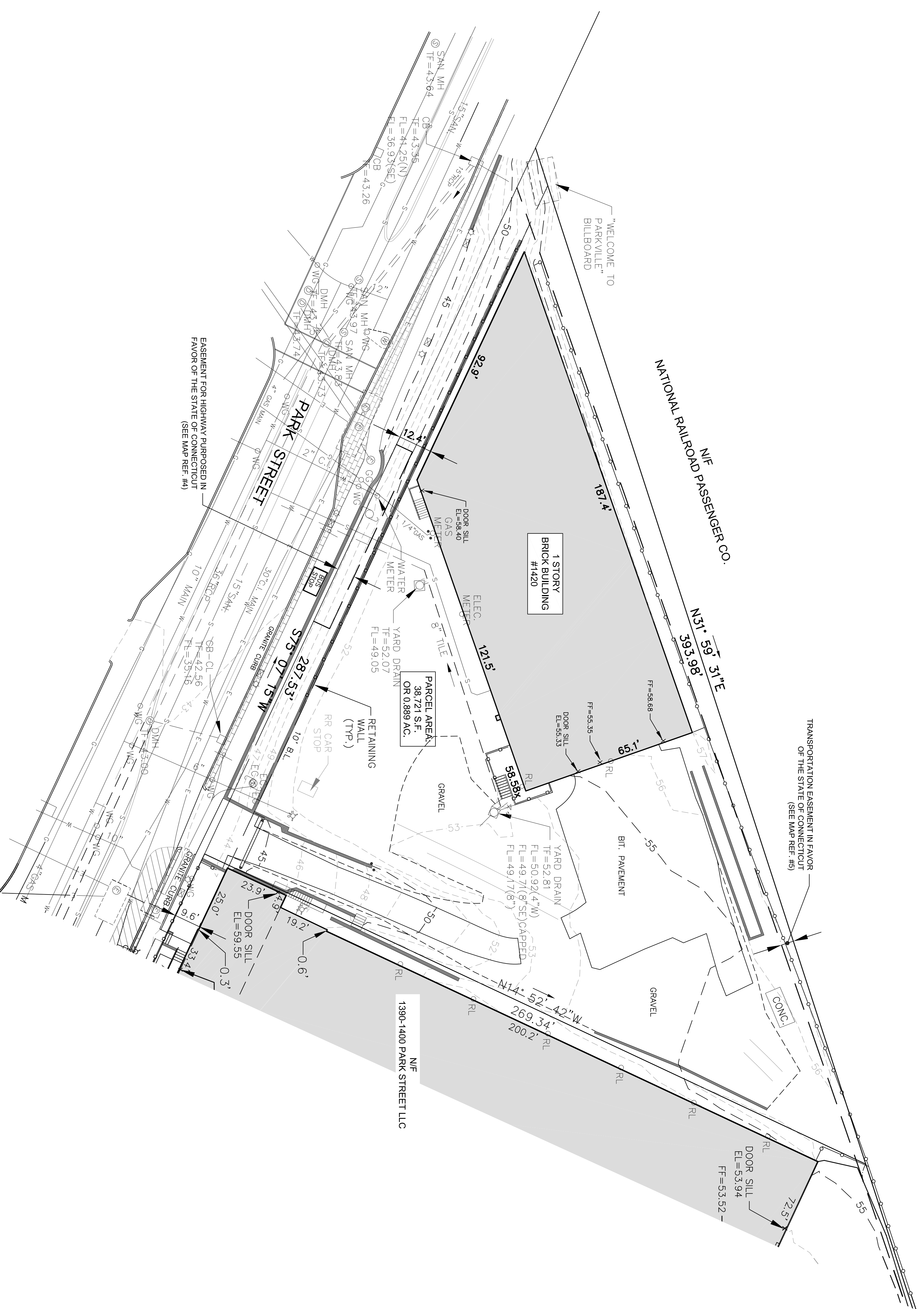
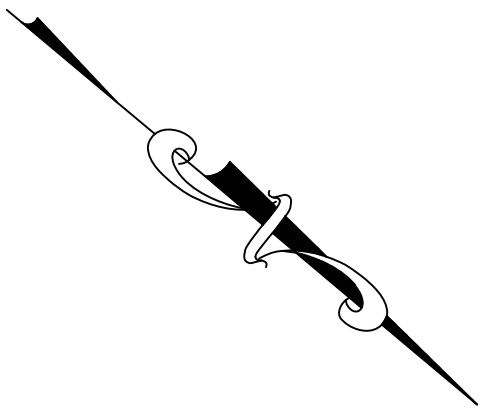
① EXISTING SITE CONDITIONS

SCALE: 1"=20'-0"

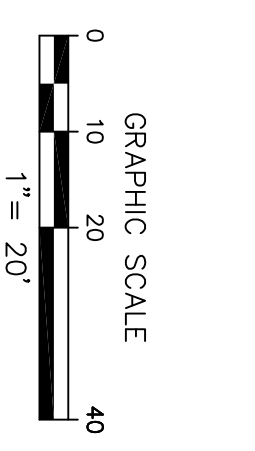


② PROPOSED SITWORK

SCALE: 1"=20'-0"



- LEGEND:**
- 9 GUY WIRE
 - 8 ELECTRIC CONDUIT
 - 7 LIGHT POLE
 - 6 SPRINKLER VALVE
 - 5 WATER GATE
 - 4 HYDRANT
 - 3 WATER MANHOLE
 - 2 SANITARY SEWER MANHOLE
 - 1 ELECTRIC MANHOLE
 - 0 HANDHOLE
 - 0 ROAD BRAN
 - 0 DRAINAGE MANHOLE
 - 0 SEWER MANHOLE
 - 0 SIDE PHONO MANHOLE
 - 0 GATE
 - 0 ELECTRIC LINE
 - 0 GAS LINE
 - 0 SANITARY SEWER PIPE
 - 0 MAIN LINE
 - 0 FENCE



- MAP REFERENCES:**
1. "PROPERTY OF ROBERT SATIN, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDINGS, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1997" BY MCGOLLY S. HINKLEY, L.S.
 2. "PROPERTY OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF HARTFORD, YANKEE EXPRESSWAY FROM PARK STREET NORTHEASTERLY TO ASYLUM STREET, SCALE: 1" = 80', DATE: JANUARY 29, 1972, PROJ. NUMBER 63-08, SHEET 1 OF 4"
 3. "CITY OF HARTFORD, MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM CAPITAL CITY LUMBER CO. BY THE STATE OF CONNECTICUT, EAST-WEST EXPRESSWAY, SCALE: 1" = 40', OCTOBER, 1960"
 4. "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM WILLIAM E. HOWARD IV ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1" = 40', JANUARY 2012"
 5. "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM WILLIAM E. HOWARD IV ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1" = 40', NOVEMBER 2008"

- NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 28, 1996. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY 1-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION, APPARENT IMPROVEMENTS AND FEATURES, RECORD AND EASEMENT VEINS, SPILLWAYS AND OTHER FEATURES OF RECORD AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
 2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By _____
PAUL W. HUMPHREYS, L.S.
LIC. NO. 12322

PROPERTY SURVEY

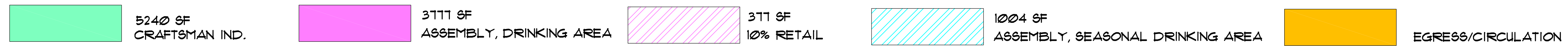
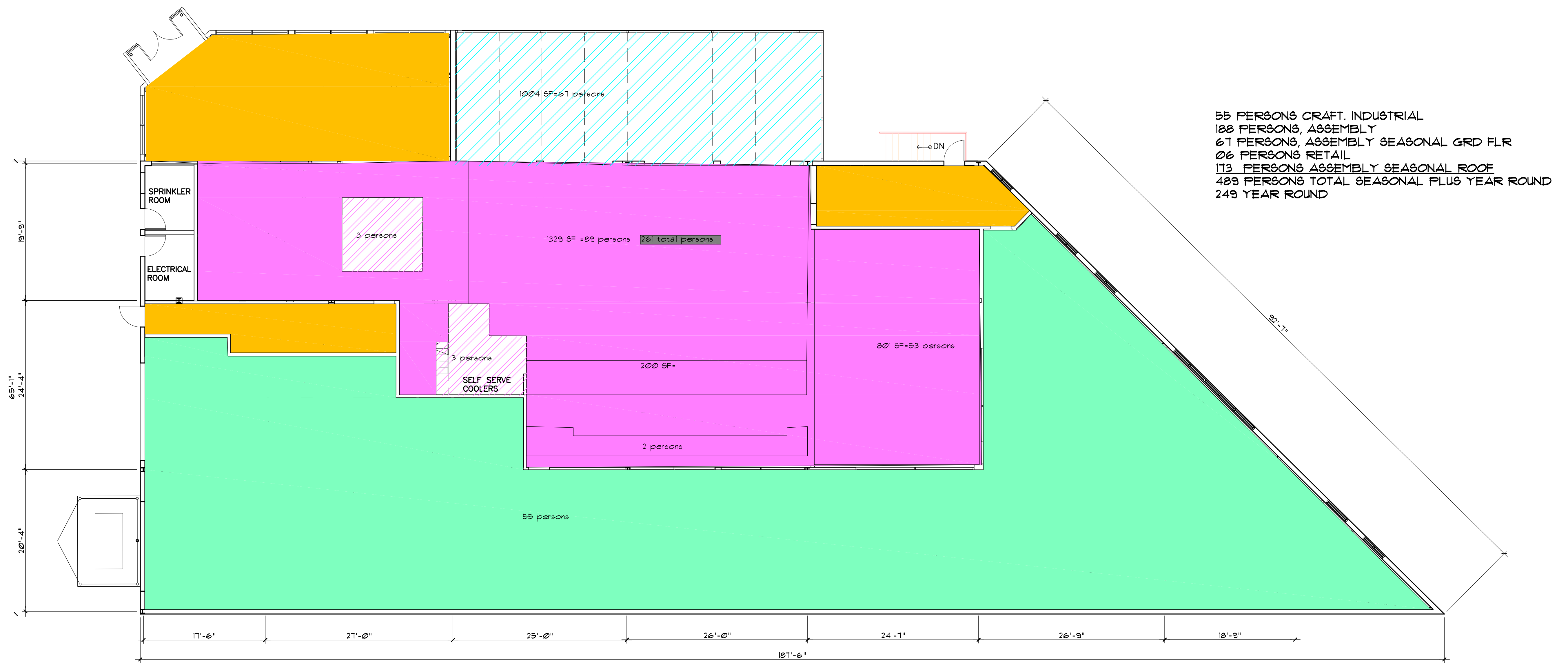
PROPERTY OF
WILLIAM E. HOWARD IV ET AL
1420 PARK STREET
HARTFORD, CONNECTICUT

Sheet **1** Of **1**

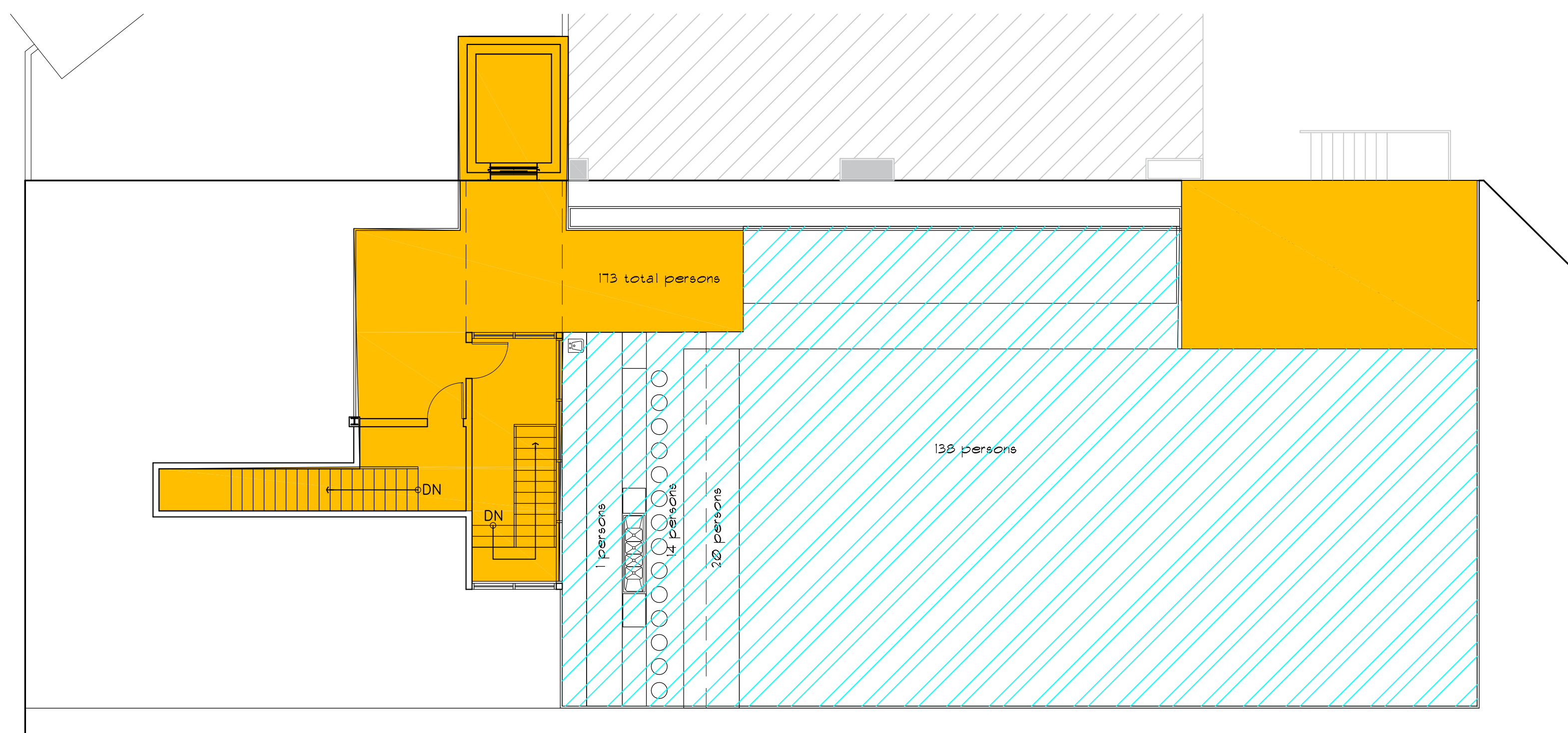
The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities shall be the responsibility of the contractor.

Close, Jensen and Miller, P.C.
Consulting Engineers, Land Planners and Surveyors
1137 Silas Deane Highway
Wethersfield, CT 06109
tel 860.563.9375

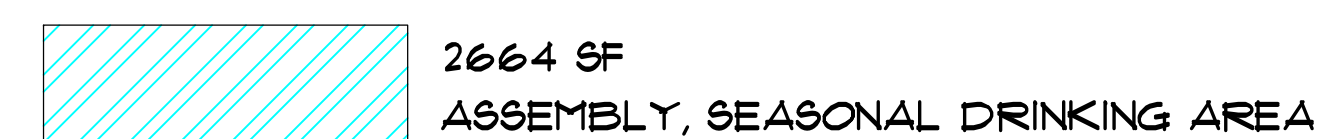
Revisions	
Horizontal Datum	NAD 1983
Vertical Datum	NAVD 1985
Compiled By	
P.C. Check By	
Designed By	
Drawn By	
Checked By	
Scale	1" = 20'
Date	04/26/18
Project No.	
File No.	
DWG Name	

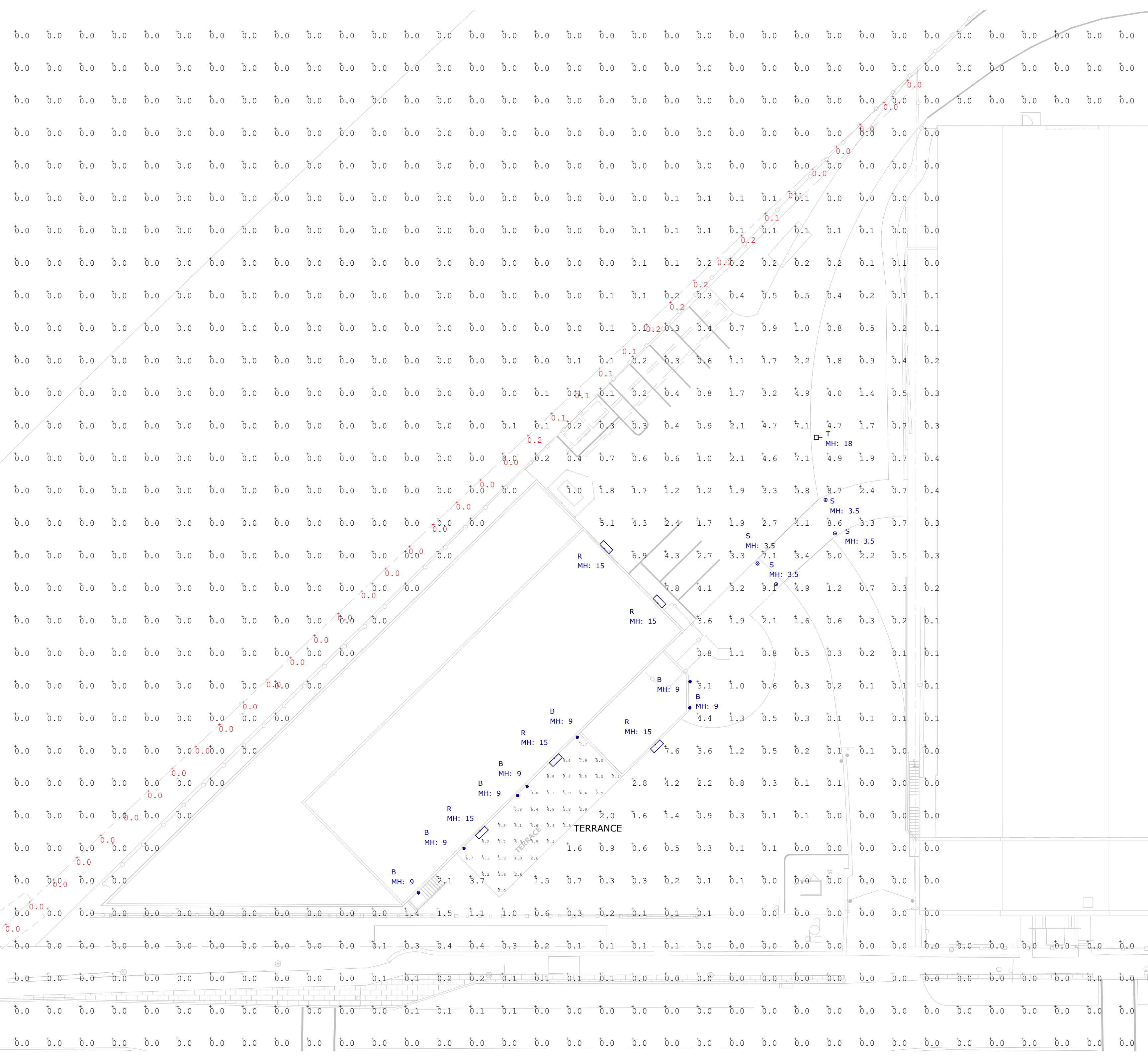


① GROUND FLOOR USES AND SQUARE FOOTAGES



② ROOFTOP LOUNGE USES AND SQUARE FOOTAGES





LED AREA / PARKING / STREET LIGHT

LSL-3G

Project Name: HOG RIVER BREWERY

Model: LSL-3G

FEATURES:

- Rugged, One-piece die-cast aluminum housing
- Die-cast aluminum base with 4-point base
- Low profile, 20-degree beam spread design
- Available in multiple finishes
- Housing is compatible with most LED light sources
- Available for mounting heights to 50'

MOUNTING:

- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long

LED:

- Color Temperature: 3000-6500 (5000K)
- Lumens: 1000-10000
- Life span: 100,000 hours

ELECTRICAL:

- 120V AC, 60Hz
- 100W (max)
- 100W (max)
- 100W (max)

OPTIC:

- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°

LISTING:

- UL Listed
- ETL Listed
- ETL Listed
- ETL Listed

APPLICATION:

LED Area / Parking / Street Light

CONFIGURATIONS:

Model	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
LSL-3G	20°	30°	40°	50°	60°	70°

RNTS Specifications

Project Name: HOG RIVER BREWERY

Model: RNTS

FEATURES:

- Rugged, One-piece die-cast aluminum housing
- Die-cast aluminum base with 4-point base
- Low profile, 20-degree beam spread design
- Available in multiple finishes
- Housing is compatible with most LED light sources
- Available for mounting heights to 50'

MOUNTING:

- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long

LED:

- Color Temperature: 3000-6500 (5000K)
- Lumens: 1000-10000
- Life span: 100,000 hours

ELECTRICAL:

- 120V AC, 60Hz
- 100W (max)
- 100W (max)
- 100W (max)

OPTIC:

- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°

LISTING:

- UL Listed
- ETL Listed
- ETL Listed
- ETL Listed

APPLICATION:

RNTS Specifications

CONFIGURATIONS:

Model	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
RNTS	20°	30°	40°	50°	60°	70°

2 Utopia Type LSL-35 Specifications

3 Visionaire # Type RNTS Specifications

CLASSIC SERIES

DC150-90

Project Name: HOG RIVER BREWERY

Model: DC150-90

FEATURES:

- Rugged, One-piece die-cast aluminum housing
- Die-cast aluminum base with 4-point base
- Low profile, 20-degree beam spread design
- Available in multiple finishes
- Housing is compatible with most LED light sources
- Available for mounting heights to 50'

MOUNTING:

- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long

LED:

- Color Temperature: 3000-6500 (5000K)
- Lumens: 1000-10000
- Life span: 100,000 hours

ELECTRICAL:

- 120V AC, 60Hz
- 100W (max)
- 100W (max)
- 100W (max)

OPTIC:

- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°

LISTING:

- UL Listed
- ETL Listed
- ETL Listed
- ETL Listed

APPLICATION:

DC150-90 Specifications

CONFIGURATIONS:

Model	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
DC150-90	20°	30°	40°	50°	60°	70°

LED ROLL-UP LIGHTING

BLD2

Project Name: HOG RIVER BREWERY

Model: BLD2

FEATURES:

- Rugged, One-piece die-cast aluminum housing
- Die-cast aluminum base with 4-point base
- Low profile, 20-degree beam spread design
- Available in multiple finishes
- Housing is compatible with most LED light sources
- Available for mounting heights to 50'

MOUNTING:

- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long

LED:

- Color Temperature: 3000-6500 (5000K)
- Lumens: 1000-10000
- Life span: 100,000 hours

ELECTRICAL:

- 120V AC, 60Hz
- 100W (max)
- 100W (max)
- 100W (max)

OPTIC:

- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°

LISTING:

- UL Listed
- ETL Listed
- ETL Listed
- ETL Listed

APPLICATION:

BLD2 Specifications

CONFIGURATIONS:

Model	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
BLD2	20°	30°	40°	50°	60°	70°

QuantaLight™

9851-20

Project Name: HOG RIVER BREWERY

Model: 9851-20

FEATURES:

- Rugged, One-piece die-cast aluminum housing
- Die-cast aluminum base with 4-point base
- Low profile, 20-degree beam spread design
- Available in multiple finishes
- Housing is compatible with most LED light sources
- Available for mounting heights to 50'

MOUNTING:

- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long
- 1/2" Dia. x 3.0" Long

LED:

- Color Temperature: 3000-6500 (5000K)
- Lumens: 1000-10000
- Life span: 100,000 hours

ELECTRICAL:

- 120V AC, 60Hz
- 100W (max)
- 100W (max)
- 100W (max)

OPTIC:

- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°
- Beam Spread: 20°, 30°, 40°, 50°

LISTING:

- UL Listed
- ETL Listed
- ETL Listed
- ETL Listed

APPLICATION:

9851-20 Specifications

CONFIGURATIONS:

Model	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
9851-20	20°	30°	40°	50°	60°	70°

4 Paraflex Type DC150-90 Specifications

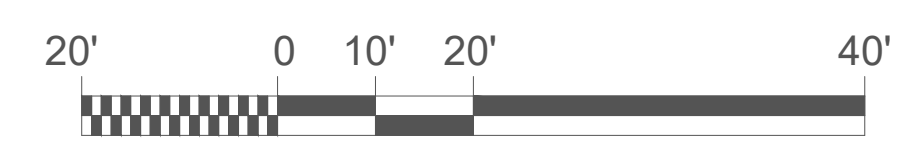
5 Utopia Type BLD2 Specifications

6 Quantalight Type 9851-20 Specifications

1 Photometric Layout and Calculations
SCALE: 1:20

Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
⊕	B	7	Quantalight # 9851-20	0.900	10.06	757
⊖	R	5	Paraflex # DC150-90-36W-40K-TBD	0.585	34	7336
⊕	S	4	Utopia # BLD2-B-25-40-UNV-BZ	0.900	24.4	1835
⊖	T	1	Utopia # LSL-3G-100LED-40K-T4-UNV ON Visionaire # RNTS-4R-11-18-9BC-343-S1-BK	0.900	99.99	13201

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	0.14	9.1	0.0	N.A.	N.A.
TERRANCE	Illuminance	Fc	5.36	9.4	2.0	2.68	4.70
PARKING	Illuminance	Fc	2.72	7.8	0.2	13.60	39.00



NOTES:

- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- CALCULATION POINTS ARE TAKEN AT GRADE.
- CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

DATE:	REVISIONS	DESCRIPTION	DATE
9/2/2022	1		
PROJECT NUMBER: 22119	2		
DRAWN BY: AM	3		
CHECKED BY: AD	4		
APPROVED BY: RD	5		
SCALE: AS NOTED	6		
	7		

Paul Ashworth

From: Sheriff, Ewan A.
Sent: Wednesday, September 21, 2022 3:04 PM
To: Paul Ashworth
Cc: Hartford Planning Division
Subject: Re: 1420 Park Street - Site plan & Pedestrian Egress

Good afternoon Paul;

It was nice speaking to you today. Looking at what you sent over, a separate and independent egress would be needed here. The occupants of the "new" brewery are not allowed to exit through an adjacent building and the travel distance around the building exceeds the maximum allowable distance. The "Code" requires direct access to the public way. Also, the driveway between the two structures is an active driveway for the market and not considered a safe means of egress. I hope this helps, if you need anything further, please do not hesitate to call.

Respectfully,

Fire Prevention Chief Ewan Sheriff
Fire Marshal
Hartford Fire Department
253 High Street
Hartford, CT 06103
Shere001@hartford.gov
(860) 757-4504
(860) 761-4249

CONFIDENTIAL INFORMATION: The information contained in this e-mail is confidential and protected from general disclosure. If the recipient or the reader of this e-mail is not the intended recipient, or person responsible to receive this e-mail, you are requested to delete this e-mail immediately and do not disseminate or distribute or copy. If you have received this e-mail by mistake, please notify us immediately by replying to the message so that we can take appropriate action immediately and see to it that this mistake is rectified.

From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Wednesday, September 21, 2022 2:48 PM
To: Sheriff, Ewan A. <SherE001@hartford.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: 1420 Park Street - Site plan & Pedestrian Egress

Hi Ewan,

I'm reviewing a site plan for some site improvements to the building directly west of the Parkville Market. They are proposed a brewery/bar in the building and do not have a pedestrian entrance/exit directly from the property to the street. The plan proposed for all pedestrians to enter through the Parkville Market property, walk through the 1390 Park St building (Parkville Market) and then head west to the building.

In the event of a fire or other emergency at either the 1420 or 1390 buildings, would this lack of pedestrian access present any problems in terms of egress?

I copied the site plan and an aerial view below.

LANDSCAPING SCHEDULE

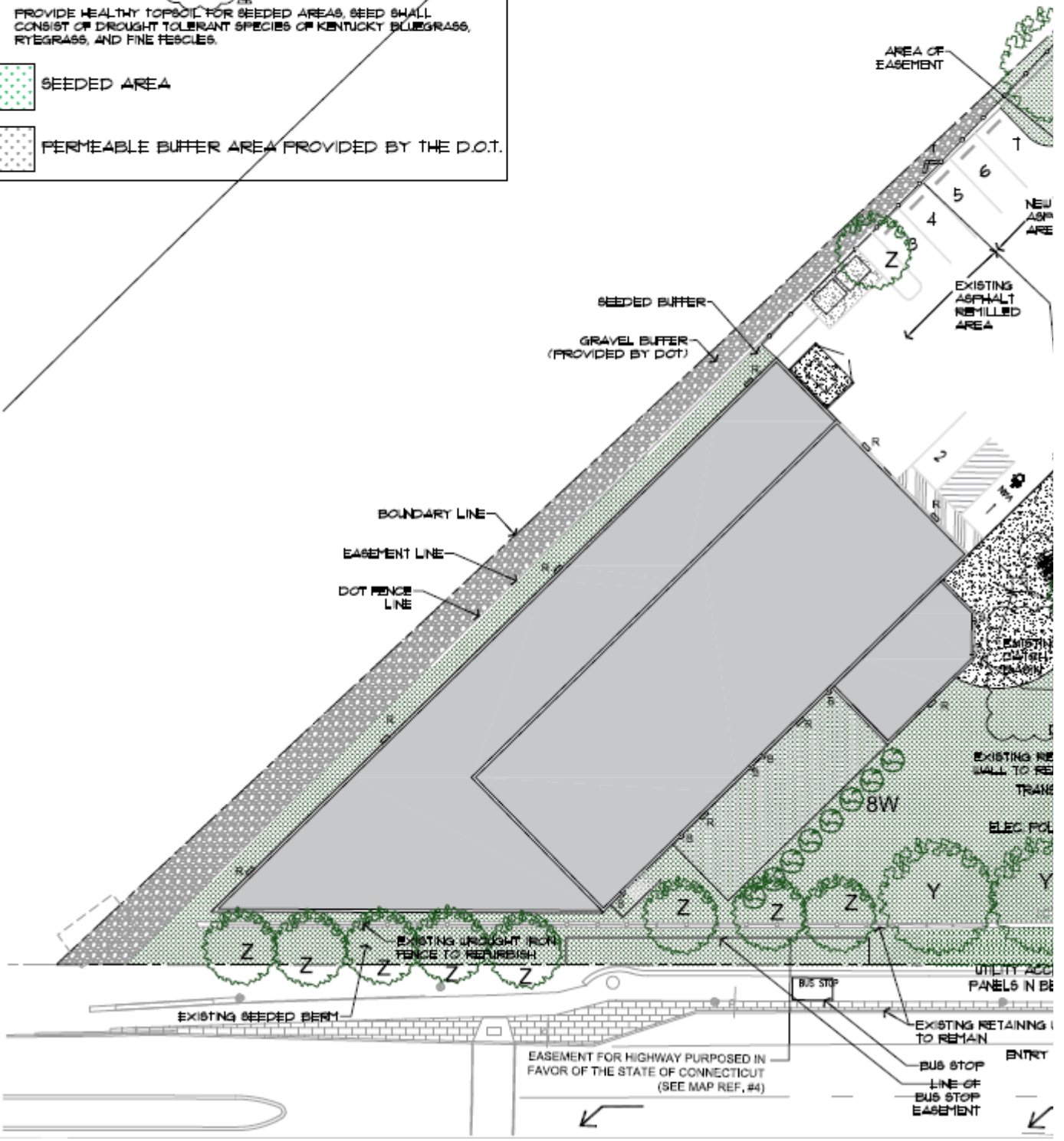
QTY	SPECIES
8	W-SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
	X-LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 15" CALIPER MINIMUM
4	Y-MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 15" CALIPER MINIMUM
10	Z-SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIPER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,721 SF. = 5808 SF. PROVIDED: 5808 SF.

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS, SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

SEEDED AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.





I look forward to your comments,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

Make an appointment online: <https://developmentservices.setmore.com/>

Paul Ashworth

From: Dionne, Heather
Sent: Thursday, September 22, 2022 11:05 AM
To: Paul Ashworth
Cc: Hartford Planning Division
Subject: RE: 1420 Park - Forester Review - P&Z-COMM-2022-0264

No objections.

From: Paul Ashworth
Sent: Thursday, September 22, 2022 10:59 AM
To: Dionne, Heather <Heather.Dionne@hartford.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: 1420 Park - Forester Review - P&Z-COMM-2022-0264

Hi Heather,
I hope all is well with you.

We received a new landscape plan for some work proposed at 1420 Park Street.
Do you have any comments on the tree selection or the landscape plan in general? See below and attached (page 7).

LANDSCAPING SCHEDULE

QTY	SPECIES
8	W=SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
	X=LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 1.5" CALIPER MINIMUM
4	Y=MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 1.5" CALIPER MINIMUM
10	Z=SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 1.5" CALIPER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,721 SF.= 5808 SF. PROVIDED: 5800 SF. 

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS, SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.



SEEDED AREA



PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T

LANDSCAPING SCHEDULE

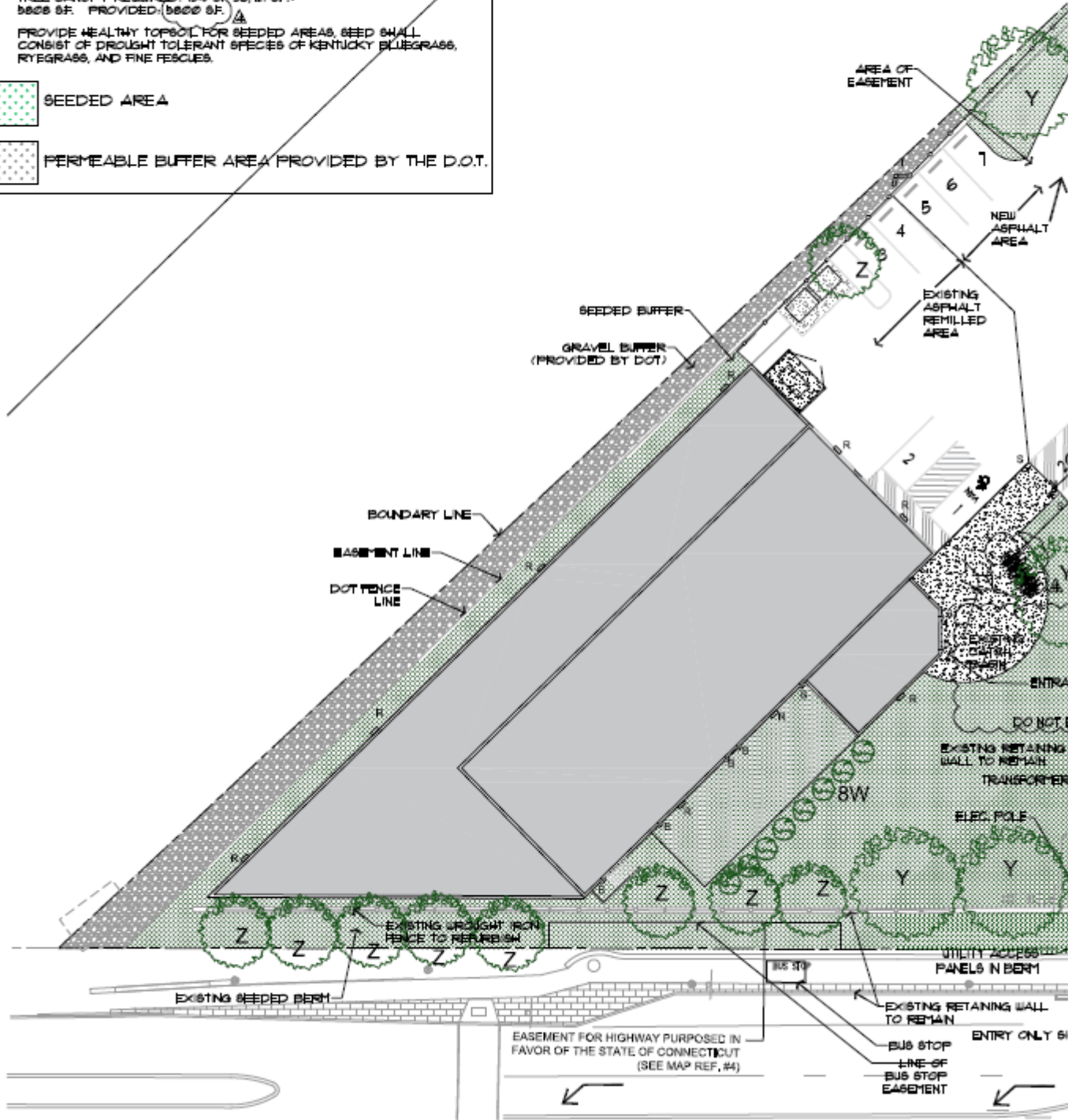
QTY	SPECIES
8	W-SHRUBS: BOXWOOD, BUXUS, PROVIDE 3 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
2	X-LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 18" CALIPER MINIMUM
4	Y-MEDIUM TREES: NORDBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 13" CALIPER MINIMUM
10	Z-SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 13" CALIPER MINIMUM

TREE CANOPY REQUIRED: 10% OR 38,121 SF.
 5828 SF. PROVIDED (5828 SF.)

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS. SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

SEEDED AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.



① PROPOSED SITE PLAN & ZONING INFORMATION



Thank you for your time,

Paul Ashworth

Senior Planner

Department of Development Services, City of Hartford

Desk: (860)757-9055

Email: paul.ashworth@hartford.gov

Mailing Address:

260 Constitution Plaza, 1st Floor

Hartford, CT 06103

ATTN: Planning Division

Make an appointment online: <https://developmentservices.setmore.com/>

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Paul Ashworth

From: Paul Ashworth
Sent: Thursday, September 22, 2022 4:49 PM
To: Natalie Sweeney; Hartford Planning Division
Cc: Hermann Cartes-Barrios
Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Hi Natalie,
Thank you for the thorough response. I appreciate the detail.

There are a few things I think should be addressed prior to the hearing. Because the hearing is only a few days away, most of these are not necessarily changes to the plans, just questions that should be answered for the hearing. There are a few items that require an immediate response, like the photometric plan and the fees.

1. The Fire Marshall has reviewed the proposed pedestrian facilities and has provided feedback. They have confirmed that the proposed use would need a more direct pedestrian egress route to the public Right-of-Way. The route cannot go through the other building, and the route around the north side of the 1400 building exceeds the maximum travel distance for egress to the PROW. Further, the driveway cannot be considered a pedestrian egress route in it's current condition with one-way vehicle traffic and no pedestrian facilities.
 - a. On the overall site plan titled "Site Plan with 1200 Park St Parking", a pedestrian connection is shown. This topic will be in the staff report. I recommend being prepared to address this condition at the hearing.



- b.
2. Use & Square Footage Plan: The term "Assembly" is used on the plan to identify general seating and congregation space. The Assembly term has a specific meaning for zoning, can you confirm that this is not an addition of an Assembly Use (in terms of zoning Sec.3.3.2.A).
3. Stormwater: Please confirm the existing vs proposed total impervious surface area (in absolute terms) and the existing vs proposed total building coverage on the plan. This must be confirmed to determine if a stormwater plan is required. Also, the run-off to be discharged into the MDC system from the building addition could constitute an increase in discharge overall. The stormwater generated by this area previously landed on pervious area, and is now being discharged via grey infrastructure to the MDC system. Either provide a plan showing how this discharge will be handled on-site (we recommend using green infrastructure), or provide a total pre-post calculation for all required storms per Sec.6.14 of the Regulations.
4. Please provide the photometric plan. This was not included in your previous submittal.
5. Fees are due for this project (total \$350) and you can pay online or in person.
 - a. Online at the following link and searching the invoice number INV-00061594. <https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>
 - b. In person by check, credit/debit or money order by making an appointment: <https://developmentervices.setmore.com/>
6. Please provide all drawings in one consolidated plan set including site/landscaping plans, architectural and elevation plans, floor plans, photometric, and any detail sheets. Please provide a cover page with a list of included sheets and their date of last update.

Thank you,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

Follow us! **@DDSHartford**

Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

Make an appointment online: <https://developmentservices.setmore.com/>

From: Natalie Sweeney <n.sweeney@lifecaredesign.com>
Sent: Friday, September 16, 2022 1:33 PM
To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Hartford Planning Division <oneplan@hartford.gov>
Cc: Hermann Cartes-Barrrios <hcb@lifecaredesign.com>
Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

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,**

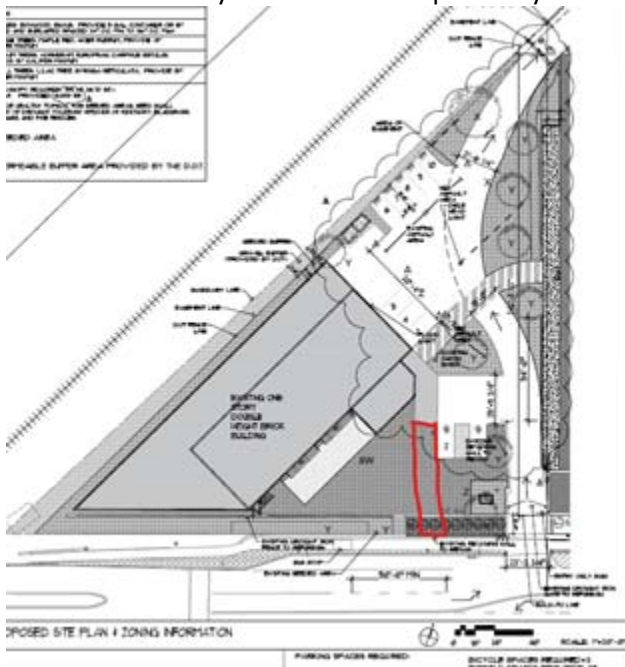
traffic, smells would stop at the same time and as part of the market. This brewery is currently at 1429 Park with 4 stories of tenants/residents above and they have had no issues with hop odors affecting the quality of life of residents due to their careful practice and quick removal of waste products. 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

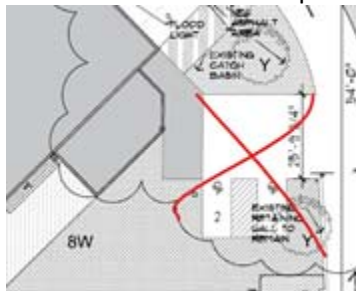
1. Please include a survey in the plan set. **Survey is included.**
2. Landscape plan was delivered to the City Forester's representative for review. **Lansdcaping Distribution has been revised.**
3. In zoning table on sheet SP-1. Multiple items are marked "Variance Accorded". I don't see a variance(s) 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 draingage 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**

From: Natalie Sweeney

Sent: Friday, August 5, 2022 5:19 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Hartford Planning Division <oneplan@hartford.gov>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Hi Paul,

Can we only do 1420 Park on Aug 23rd and keep the 1390 and 1396 for Aug 9th?

They really really need to get a move on with the lower hall in the 1390 building and now you have the traffic analysis and I'm about to send the small revision to the parking layout in front of the cannabis retailer.

The photometry plan for 1420 is holding me up on the responses.

So please can we keep on track for the 1390 and 1396.

Best,

NAtalie

From: Paul Ashworth <Paul.Ashworth@hartford.gov>

Sent: Friday, August 5, 2022 4:55 PM

To: Hartford Planning Division <oneplan@hartford.gov>; Natalie Sweeney <n.sweeney@lifecaredesign.com>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Good afternoon Natalie,

This item was scheduled for the August 9, 2022 hearing of the Planning & Zoning Commission. Because no response was received to the comments sent 7/13/22 and seen below, **the item has been rescheduled to the August 23, 2022 hearing.**

I noticed the narrative you provided for the 1390 Park Street project included this project's address on its title page. The body of the narrative also references the 1420 site and addresses some of the topics helpful for this application such as security and hours of operation (those of the existing market). Please confirm the narrative was meant to apply to the brewery at 1420 Park. Please note if the narrative applies, it does not respond to all of the comments listed below for both the special permit and the site plan.

As an update to those comments:

Special Permit Comment #3: It has been determined no additional historic review is required because the changes are not substantial and do not represent a change in materials.

Site Plan Comment #3: I found a copy of a recorded notice of variance for this property from 2018. Two variances were approved, one regarding the available uses on the ground floor of a downtown general type building, and the other was specific to the location of the principle entrance. These would apply to line 16 and 15 of the zoning table on the plan set. Please remove the note “variance accorded” from line 24. The proposed entrance meets the requirements of the Stoop entrance type.

https://library.municode.com/ct/hartford/codes/zoning_regulations?nodeId=n4.0BUTY_4.19ENROTY_4.19.1ENTY

Thank you,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Hartford Planning Division <oneplan@hartford.gov>

Sent: Thursday, July 14, 2022 4:06 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Natalie Sweeney <n.sweeney@lifecaredesign.com>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Hello Natalie,

As we discussed on the phone, the Public Hearing is officially rescheduled for the August 9th Planning & Zoning Commission Meeting.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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From: Paul Ashworth <Paul.Ashworth@hartford.gov>

Sent: Wednesday, July 13, 2022 3:34 PM

To: Berschet, Paige <Paige.Berschet@hartford.gov>; Natalie Sweeney <n.sweeney@lifecaredesign.com>

Cc: Hartford Planning Division <oneplan@hartford.gov>

Subject: RE: 1420 Park St - Special Permit Application - P&Z-COMM-2022-0264

Good afternoon Natalie,

Unfortunately, because of some scheduling conflicts, this item is being rescheduled to the 8/9/22 meeting of the Planning & Zoning Commission. This will also allow additional time to address the below comments.

After reviewing the request for a special permit for an Outdoor Café associated with a drinking place associated with a Craftsman Industrial use, I've put together the following set of comments. They include requests for more information as well as a few tasks. Please respond to each comment. If a resubmittal is received and each comment does not have a response, the resubmittal will be considered incomplete.

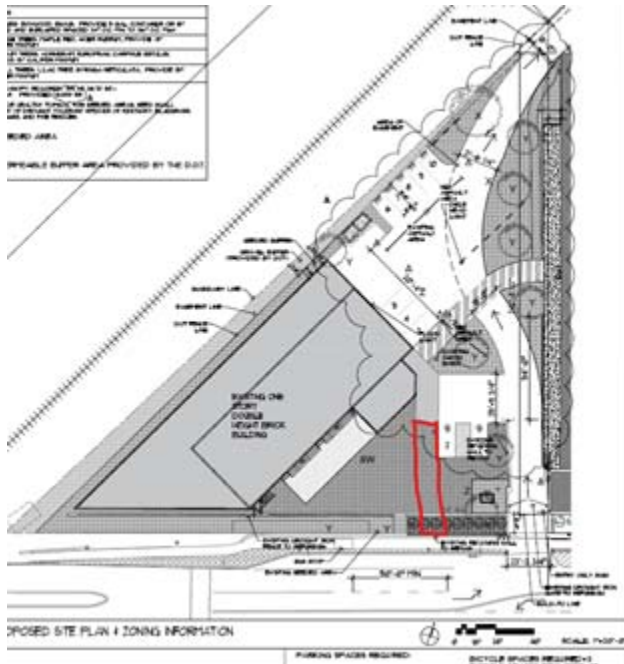
The primary use, Craftsman Industrial, has never been permitted at this location. It appears portions of this lot were included on previous submittals for the neighboring parcel, but this lot was never reviewed for this use. The proposed use combined with the scope of work requires site plan review. 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.

Special Permit Comments

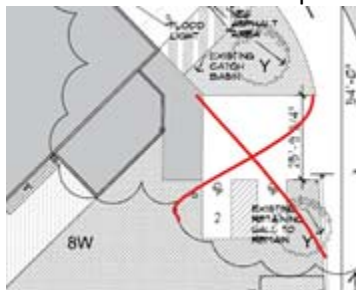
1. Please provide a narrative describing how any negative impacts created by the outdoor café on any neighboring developments or communities, or the public right-of-way will be mitigated. These may include, but are not limited to, sound/noise, light, smells or traffic. I recommend that the transportation 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.
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.
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.
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).
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).

Site Plan Comments

1. Please include a survey in the plan set.
2. Landscape plan was delivered to the City Forester's representative for review.
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.
4. 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.



5. 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.
6. 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.
7. 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.
Staff found no record of parking being approved in this location in the past.



8. 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.
9. 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.
10. Please provide an erosion control plan or confirm the scope will not trigger section 6.16.3.
11. It appears the total impervious area will be increased. 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).
12. Please confirm how the tree requirement is met. 15% tree canopy coverage is required in the CX districts.

Thank you for your time,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Berschet, Paige <Paige.Berschet@hartford.gov>
Sent: Thursday, June 30, 2022 10:42 AM
To: Natalie Sweeney <n.sweeney@lifecaredesign.com>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Paul Ashworth <Paul.Ashworth@hartford.gov>
Subject: 1420 Park St - Special Permit Application

Hello Natalie,

Thank you for submitting your Special Permit Application for 1420 Park St. The application review has been assigned to Paul Ashworth (cc'd) who will be in touch with any questions as she completes the staff report and the applicant public noticing requirements that must be completed prior to the public hearing. The public hearing is tentatively scheduled for the July 26, 2022 Planning & Zoning Commission Meeting and the meeting login information and documents will be posted here: <https://www.meetinginfo.org/meetings/1735>

We ask that all Commission level applicants reach out to their respective NRZ for a letter of support for their application. 1420 Park St is located within the Parkville NRZ and their contact info is as follows:

Parkville NRZ
Meetings: 2nd Wednesday, at 6:00 PM

At Parkville Community Center
11 New Park Avenue

Contact: David Morin, Chair
barridoncorp@aol.com

The application fee is \$350 and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>), by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division, or by paying online (<https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>) and searching for the invoice number: INV-00061594. The application fee must be paid before the public hearing date.

Let us know if you have any questions.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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