

LINCOLN STREET, ALTERNATE FAÇADE VARIATION



- Current design, meets the spirit of the regulation



- Strictly compliant alternative, less artistic and airy

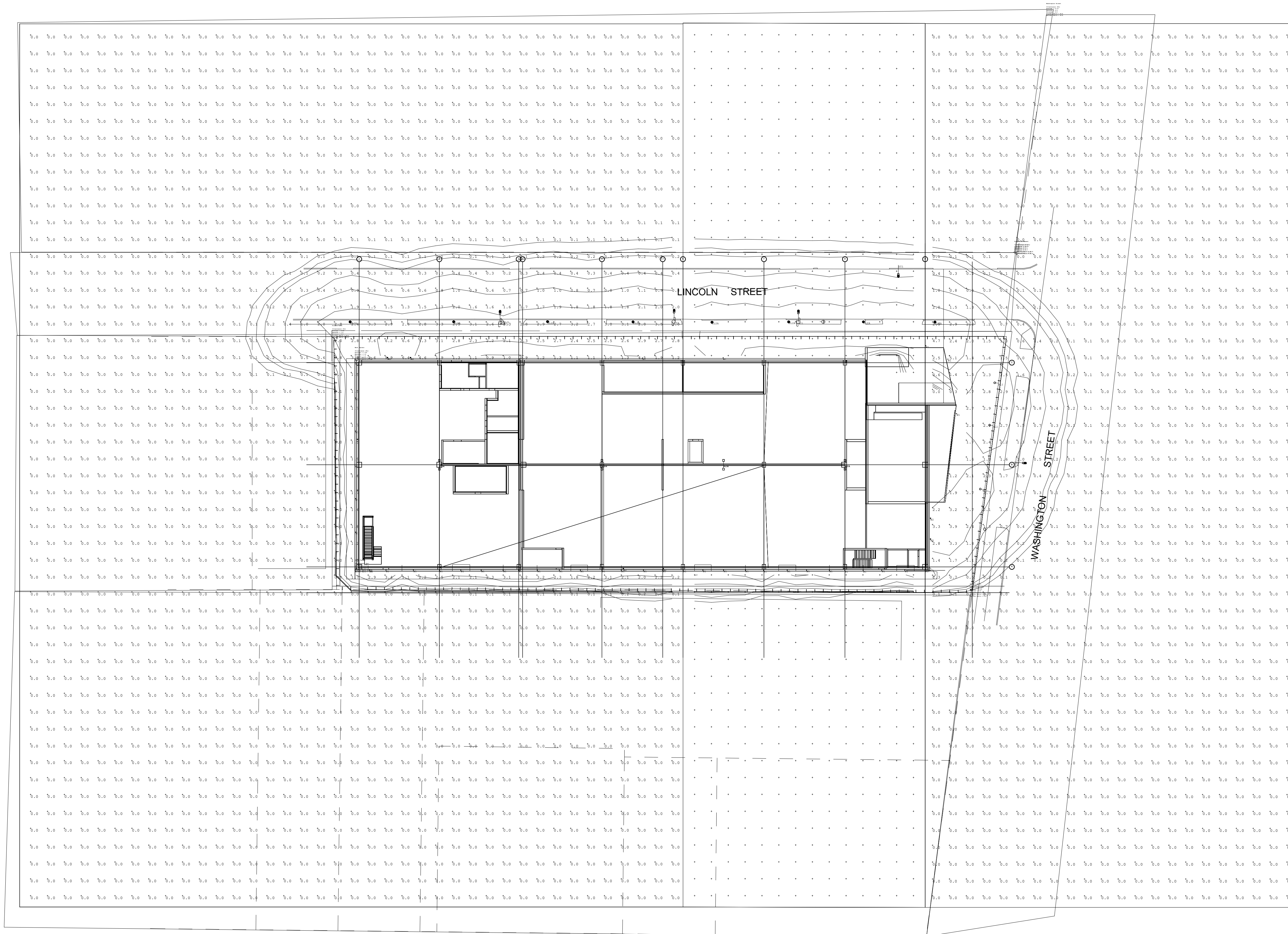
STAIR TOWER, ALTERNATE VARIATION



- Current design, meets the spirit of the regulation
- Airy and uplifting feel



- Strictly compliant alternative
- Heavier feel, not contemporary



LAZ Parking Realty Investors
Washington & Lincoln Garage
Hartford, CT

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE:	SITE PLAN SUBMISSION	
ISSUE DATE:	04/06/2023	
PROJECT NO:	16-003325-00	
DRAWN BY:	JRM	
CHECKED BY:	CG	

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SHEET TITLE:
**SITE LIGHTING
PHOTOMETRIC PLAN**

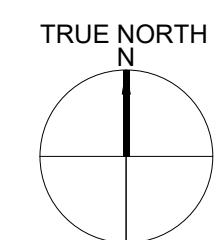
Symbol	Qty	Label	Description	LLF
●	8	SL2A	SBP-LEDV29B-1_05A-830-KHT2	1.000
○	3	SL1	37W LED/3000K-3470-t5-no	1.000
—	1	R3A	DSX1 LED P3 35K 80CRI LCCO EGS	1.000
—	1	R2B	DSX1 LED P3 35K 80CRI TFTM EGS	1.000
—	6	R2A	DSX1 LED P5 35K 80CRI TFTM EGS	1.000
—	5	ST1	ATBS P60 XXXXX R2 3K	1.000
—	6	W2	WDGE1 LED P2 35K 80CRI VW	1.000
—	40	W1	NS-LED-e66-WFL-12, AR-LED-TR-e66-WFL-12, AR-LED-RM-e66-WFL-12, DS-LED-e66-WFL-12	1.000

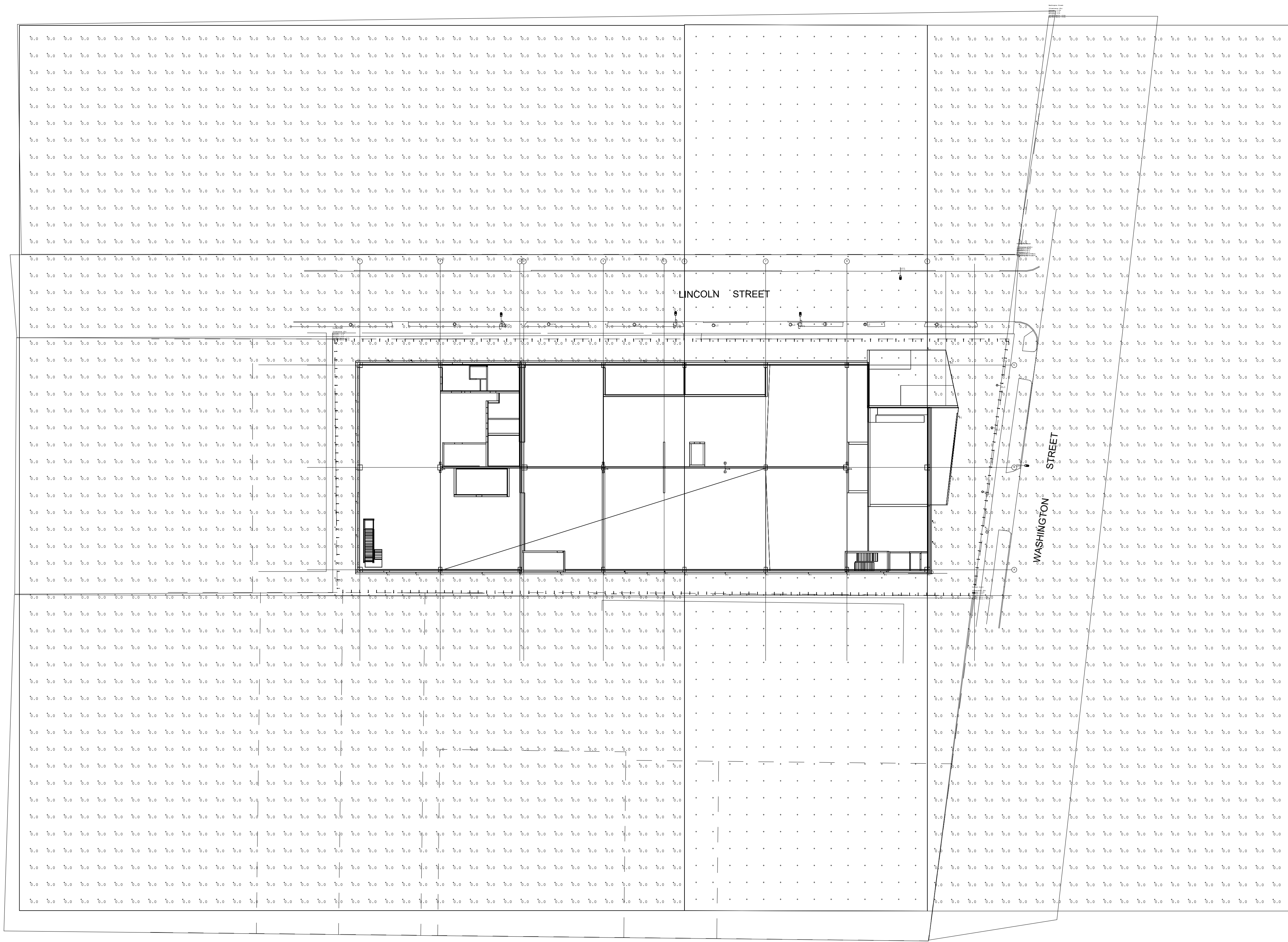
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
groundceast_Side_3	Illuminance	Fc	0.34	4.4	0.0	N.A.	N.A.
groundceast_Top_1	Illuminance	Fc	0.15	5.1	0.0	N.A.	N.A.
groundwest_Top_1	Illuminance	Fc	0.18	6.6	0.0	N.A.	N.A.
ObtrusiveLight_South_Ill_Seg1	Obtrusive - Ill	Fc	0.07	4.6	0.0	N.A.	N.A.
ObtrusiveLight_South_Ill_Seg2	Obtrusive - Ill	Fc	0.08	2.5	0.0	N.A.	N.A.
ObtrusiveLight_South_Ill_Seg3	Obtrusive - Ill	Fc	0.04	0.3	0.0	N.A.	N.A.
ObtrusiveLight_South_Ill_Seg4	Obtrusive - Ill	Fc	0.23	18.7	0.0	N.A.	N.A.
Lincoln Street	Illuminance	Fc	0.85	4.0	0.0	N.A.	N.A.
Project North	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Project South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Project West	Illuminance	Fc	0.02	1.6	0.0	N.A.	N.A.
South Egress	Illuminance	Fc	2.37	3.4	1.1	2.15	3.09
Washington Street	Illuminance	Fc	0.14	2.9	0.0	N.A.	N.A.
West Egress	Illuminance	Fc	1.59	1.9	1.2	1.33	1.58

NOTES:
ANALYSIS SHOWN IS PROVIDED TO DEMONSTRATE ALL SITE LIGHTING INCLUDING STREET POLE FIXTURES, ROOF TOP POLE FIXTURES, AND BUILDING PERIMETER WALL MOUNTED FIXTURES.

NOTE SOUTH EGRESS AND WEST EGRESS ARE MEETING THE ZONING REQUIREMENT OF 1.0 FOOT-CANDLE MINIMUM PER SECTION 7.3.1.J.

1 GARAGE SITE LIGHTING ANALYSIS PLAN
1/32" = 1'-0"





Symbol	QTY	Label	Description	LLF
○	8	SL2	RADPT P3 40K FATH	1.000
○	3	SL1	37W LED/3000K-3470-15-no	1.000
○	1	R3A	DSX1 LED P3 35K 80CRI LCCO BGS	1.000
○	1	R2B	DSX1 LED P3 35K 80CRI TFTM BGS	1.000
○	6	R2A	DSX1 LED P5 35K 80CRI TFTM BGS	1.000
○	5	S11	AT8S P40 XXXXX R2 3R	1.000
○	6	R2	WDCR1 LED P2 35K 80CRI VW	1.000
○	27	W1	NS-LED-e66-WFL-12, AR-LED-TR-e66-WFL-12, AR-LED-RM-e66-WFL-12, DS-LED-e66-WFL-12	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
groundcent_Side_3	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
groundcent_Top_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
groundwest_Top_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
ObtrusiveLight_South_I11_Seg1	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_South_I11_Seg2	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_South_I11_Seg3	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_South_I11_Seg4	Obtrusive - I11	Fc	0.00	0.0	0.0	N.A.	N.A.
Lincoln Street	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Project North	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Project South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Project West	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Washington Street	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

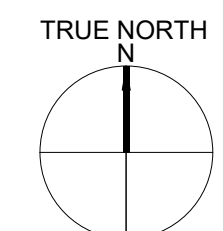
NOTES:
ANALYSIS SHOWN ON THIS SHEET TURNS OFF ALL STREET POLE FIXTURES AND BUILDING PERIMETER WALL MOUNTED FIXTURES. ROOF TOP FIXTURES ARE KEPT ON. IT IS PROVIDED TO DEMONSTRATE THAT THE FACILITY MEETS THE ZONING LIGHT TRESPASS LIMITS OF 0.1 FOOT-CANDLES FOR RESIDENTIAL AREAS AND 0.2 IN OTHER ZONES PER SECTION 6.15.2.B (1).

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Hartford, CT

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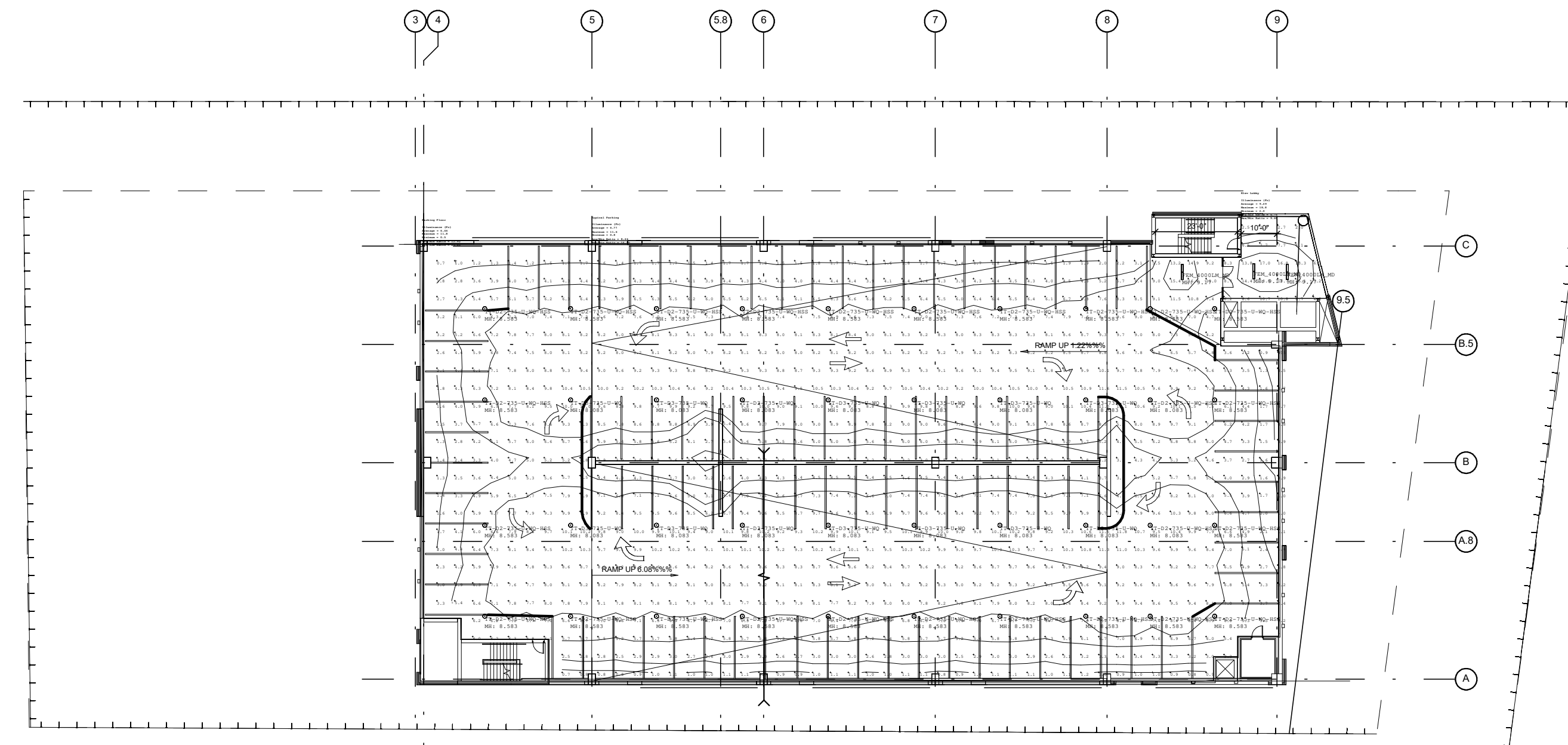
SHEET TITLE:
SITE LIGHTING
PHOTOMETRIC PLAN



GARAGE ROOF LIGHTING ANALYSIS PLAN

1
1/32" = 1'-0"

A-902



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ObtrusiveLight_E_Ill_Seg1	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N1- WK-2 Zone_Ill_Seg1	Obtrusive - Ill	Fc	0.00	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N2- WK-1 Zone_Ill_Seg1	Obtrusive - Ill	Fc	0.01	0.2	0.0	N.A.	N.A.
ObtrusiveLight_S_Ill_Seg1	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
ObtrusiveLight_W_Ill_Seg1	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
Room_1 Floor	Illuminance	Fc	6.58	18.8	0.5	13.16	37.60
Elev Lobby	Illuminance	Fc	9.49	19.8	2.0	4.75	9.40
Parking Floor	Illuminance	Fc	4.46	11.8	0.5	12.32	22.60
Typical Parking	Illuminance	Fc	6.77	11.6	0.8	8.46	14.50

Symbol	Qty	Label	Arrangement	Description	Yeg	LEF	Luminaire Lumens	Luminaire Watts	Total Watts
+	3	FEM_4000LM_MD	Single	FEM 148 4000LM LPAPL MD 80CRI 358		1.000	3824	23.81	71.43
○	26	TT-D2-735-U-WQ-HSS	Single	TT-D2-735-U-WQ-HSS		1.000	4015	39.2	1039.2
○	14	TT-D3-735-U-WQ	Single	TT-D3-735-U-WQ		1.000	6011	47.2	660.8

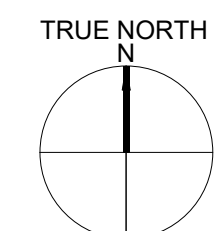
NOTES:
ANALYSIS SHOWN IS FOR THE TYPICAL LAYOUT OF INTERIOR FIXTURES ON THE UPPER FLOORS OF THE FACILITY. OBTRUSIVE LIGHT CALCULATIONS ARE LOCATED ON PROPERTY LINES WHEN DIRECTLY ABUTTING NEIGHBORING PROPERTIES, WHEN ABUTTING A RIGHT-OF-WAY THE CALCULATION IS LOCATED AT THE CENTERLINE OF THE RIGHT-OF-WAY.

THIS ANALYSIS IS PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE ZONING LIGHT TRESPASS LIMITS OF 0.1 FOOT-CANDLES FOR RESIDENTIAL AREAS AND 0.2 FOOT CANDLES IN OTHER ZONES PER SECTION 6.15.2.B.(1).

GARAGE TYPICAL UPPER TIER LIGHTING ANALYSIS PLAN

1

1/32" = 1'-0"



LAZ Parking Realty Investors
Washington & Lincoln Garage
Hartford, CT

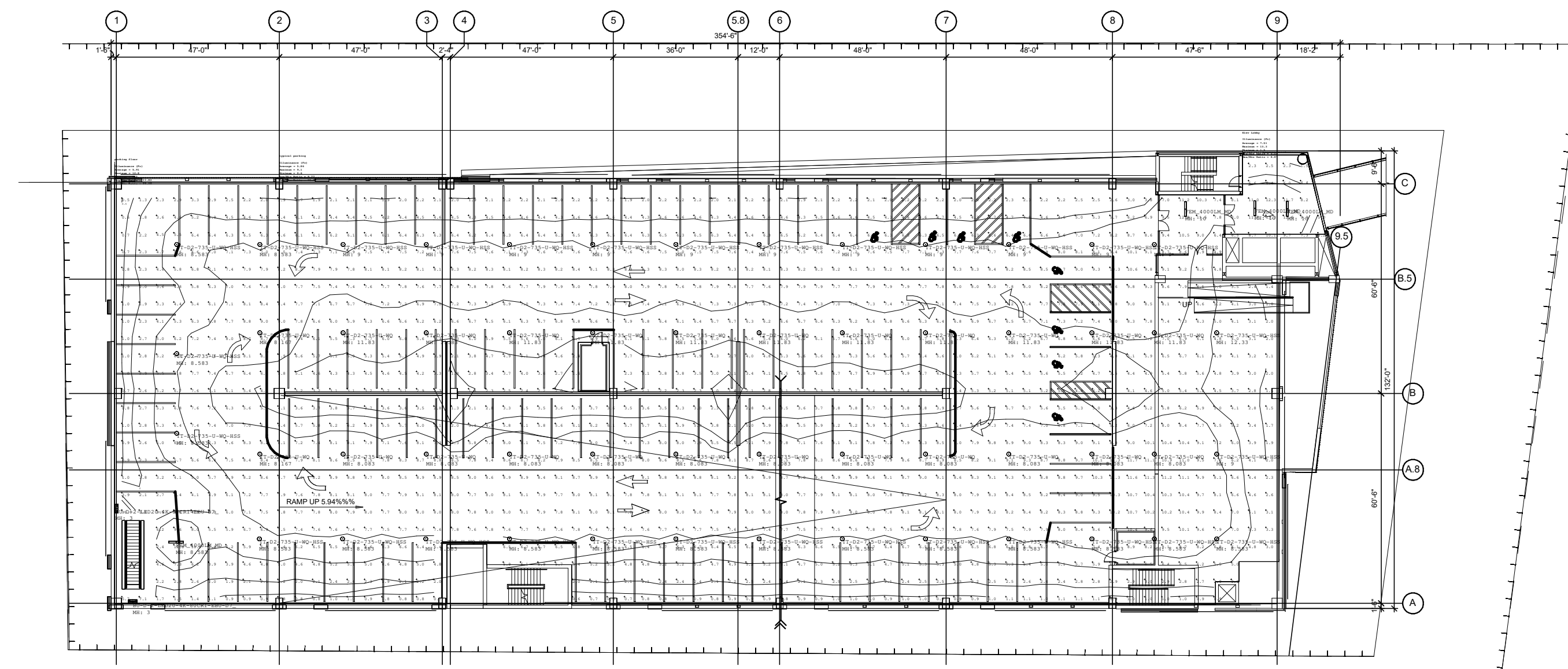
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SHEET TITLE:
**SITE LIGHTING
PHOTOMETRIC PLAN**

A-903



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ObtrusiveLight_E_Til_Segl	Obtrusive - I11	Fc	0.00	0.0	0.0	N.A.	N.A.
ObtrusiveLight_N1- MK-2 Zone_	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
Til_Segl	Obtrusive - I11	Fc	0.02	0.2	0.0	N.A.	N.A.
ObtrusiveLight_N2- MK-1 Zone_	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
Til_Segl	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N_Til_Segl	Obtrusive - I11	Fc	0.02	0.1	0.0	N.A.	N.A.
Room_1_Floor	Illuminance	Fc	5.97	13.3	0.5	11.94	26.60
Elev Lobby	Illuminance	Fc	7.51	13.3	1.5	5.01	8.87
parking floor	Illuminance	Fc	5.91	12.8	0.5	11.82	25.60
Typical parking	Illuminance	Fc	5.86	9.1	0.6	9.77	15.17

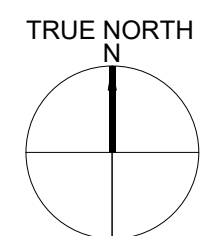
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⏏	2	BU-D-2-LED20-4K-80CRI-EBU-D7	Single	BU-D-2-LED204K-80CRI-EBU-D7		0.250	2239	27.5	55
⏏	4	FMK_4000LM_MD	Single	FMK L48 4000LM LPAPL MD 80CRI 35K		0.800	3824	23.81	95.24
⊙	24	TT-D2-735-U-WQ	Single	TT-D2-735-U-WQ		1.000	4984	39.2	940.8
⊙	30	TT-D2-735-U-WQ-8SS	Single	TT-D2-735-U-WQ-8SS		1.000	4015	39.2	1176

NOTES:
ANALYSIS SHOWN IS FOR THE TYPICAL LAYOUT OF INTERIOR FIXTURES ON THE LOWER FLOORS OF THE FACILITY.
OBTRUSIVE LIGHT CALCULATIONS ARE LOCATED ON PROPERTY LINES WHEN DIRECTLY ABUTTING NEIGHBORING PROPERTIES. WHEN ABUTTING A RIGHT-OF-WAY THE CALCULATION IS LOCATED AT THE CENTERLINE OF THE RIGHT-OF-WAY.

THIS ANALYSIS IS PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE ZONING LIGHT TRESPASS LIMITS OF 0.1 FOOT-CANDLES FOR RESIDENTIAL AREAS AND 0.2 FOOT CANDLES IN OTHER ZONES PER SECTION 6.15.2.B.(1).

GARAGE TYPICAL LOWER TIER LIGHTING ANALYSIS PLAN

1
1/32" = 1'-0"



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SHEET TITLE:
**SITE LIGHTING
PHOTOMETRIC PLAN**

A-904



SOUTHSIDE INSTITUTIONS NEIGHBORHOOD ALLIANCE

June 13, 2023

Dear Commissioners:

I am the Executive Director of Southside Institutions Neighborhood Alliance (SINA), a partnership between Connecticut Children's, Hartford Hospital and Trinity College created in 1978 to work with residents, business owners and institutions to promote the development of the Frog Hollow neighborhood. I am also a former member of the Hartford Planning and Zoning Commission. The proposed project to build the parking garage at 289 Washington Street, submitted by Larry Stubbs from LAZ Parking, which requires various approvals from the Planning and Zoning Commission, will ultimately be used as parking for staff and patients at Connecticut Children's Hospital. It is my understanding that the garage is vital to the proposed expansion of the hospital's facilities. I wrote a letter of support for that expansion to the Planning and Zoning Commission on September 21, 2022.

Connecticut Children's has invested in Frog Hollow as a member of SINA since it was founded in the neighborhood in the mid 90's. Connecticut Children's support for the community expresses itself in many ways. One of these is the support that it has provided to SINA for almost three decades. Over the years, Connecticut Children's has contributed over \$7 million to the development of the neighborhood through its support of SINA. In the past five years, Connecticut Children's \$1.25 million investment in SINA has helped leverage \$1 million in ARPA funds and \$3.5 million in Connecticut Department of Housing funds, all of which are supporting the removal of blight and the promotion of homeownership in Frog Hollow. With this money SINA has developed or will soon develop 20 homeownership opportunities, in two and three family homes, accounting for a total of 41 housing units.

Connecticut Children's invests in housing in the neighborhood in other ways. It operates the Healthy Homes program which removes lead paint from homes and it invests in the Homeownership Incentive Program, which provides downpayment assistance to hospital employees to become homeowners in the south end.

Connecticut Children's supports the Walk to Work program which places neighborhood residents in jobs at the hospitals and the college. Through its support of SINA, Connecticut Children's also provides scholarships to neighborhood high school and community college students and works to improve community health through numerous community strengthening initiatives including neighborhood cleanups, mural and other projects that celebrate neighborhood history, community gardens and playgrounds.

It is important to note that there is support for this project among residents who live near the proposed parking garage. Our community strengthening initiative works closely with the Frog Hollow NRZ in reaching out to community residents. Logan Singerman, Director for Community Strengthening at SINA, made an effort to have conversations with people who live close to the proposed site. He shared with them the proposed garage with first floor retail and the plan at the time to demolish the structures on Washington and Lincoln Street. He partnered with a long time resident on Allen Place to do outreach and in total they spoke with 21 residents. These residents live on Allen Place, Lincoln Street, Jefferson Street, Madison Street, Broad Street, Wolcott Street, and Park Street. Of those 21 residents, they did not find a single person who expressed outright opposition to the plan. There were two who expressed concerns about how the garage would be managed to assure safety but affirmed that the design was beautiful, the parking was needed, and that this would be a positive use. Of the remaining 19, most expressed support or a neutral stance on the idea with many expressing a great concern that this development lead to jobs for neighborhood residents. This outreach was shared with the NRZ and incorporated as part of their deliberations. According to Logan, In all of his time doing outreach this is one of the clearest sets of responses from residents he has ever received.

Finally, our board of directors, which includes three members from Connecticut Children's, recently completed a strategic plan. One of our strategic goals is to work with the stakeholders in the neighborhood to develop a land use and conservation plan for the Washington Street Corridor. This plan would be in keeping with Hartford's Plan of Conservation and Development, Hartford 2035. This would serve to begin a process that would develop Washington Street in a coherent way, for the residents as well as for the institutions, and that, with timely investment capital, help realize one of Hartford 2035's Ten Transformative Projects: "Let's envision a district anchored by two nationally recognized hospitals, which connect pedestrian and bikers to green space, and which re-imagines Washington Street and Retreat Avenue."

Sincerely,
Name

Melvyn Colon

*Melvyn Colón, Executive Director
Southside Institutions Neighborhood Alliance (SINA)
A Partnership Between the Connecticut Children's Medical Center, Hartford Hospital and Trinity College
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860 493 1618
Cell 860 990 5533
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<http://www.sinainc.org/>*