

To: Jonathan Mullen, Town Planner  
From: Peter Jay Alter  
Re: 90 National Drive, Project Narrative  
Date: August 3, 2022

The Greater Hartford YMCA has operated its Glastonbury branch from its leased location on Oakwood Drive for many years, having moved previously from its Fox Run Mall location. Its lease will not be renewed and a new location has been found at 90 National Drive, the former Purcell Engineering building. The application contemplates no exterior changes to the building façade but only the replacement of an existing exterior panel with a door in the rear of the building and the creation of a play yard in the southwesterly area of the property adjacent to the building. The play yard will be enclosed by a 4' high chain link fence. The building at 90 National Drive is currently used as general office space in accordance with its original approval. This application seeks approval of a change of use for a portion of the building as required by Section 12.8 of the Building-Zone Regulations to allow a portion of the space to be leased to the Greater Hartford YMCA to be utilized to accommodate its fitness programs, a portion to be utilized to accommodate its Daycare program with the balance of the leased space to remain as administrative offices. The balance of the building remains in general office use. The majority of the building will continue to be used for general office purposes. The applicant seeks approval pursuant to Section 12.8 for a change of use of a portion of the building and approval of the additional door as an insignificant change.

A letter from the applicant's architect confirms that there are no planned changes to the exterior of the building except as noted, each of which should be considered as a Section 12.10 insignificant change to the approved plan.

A parking analysis for the utilization of the building is provided which confirms that the existing parking area meets the requirements of Section 9 of the Building-Zone Regulations.

In as much as the applicant and the owner propose no changes to the building architecture or to the existing landscaping, there is no purpose in seeking a recommendation from the ASDRC pursuant to Section 4.19.7.



August 1, 2022

Steve Phillips  
Director of Facilities  
YMCA of Greater Hartford  
50 State House Square, 2<sup>nd</sup> Floor  
Hartford, CT 06103

**RE: Zoning Application  
90 National Drive  
Glastonbury, CT**

Dear Steve:

This letter is to confirm that the proposed exterior improvements to the above referenced project are limited to the replacement of an existing blank panel with an exit door and a 48" high chain link fence to surround the proposed play area. No additional exterior changes are proposed. Other than the chain link fence, it is our opinion that the new door is not visible from a public way.

Very truly yours,

A handwritten signature in cursive script that reads 'James Bell'.

James D. Bell, AIA/ACHA  
Principal  
enclosure

QuisenberryArcariMalik

**From:** Jim Bell <jbell@QAMarch.com>  
**Sent:** Monday, July 18, 2022 4:01 PM  
**To:** steve phillips <steve.phillips@ghymca.org>  
**Subject:** Glastonbury

Steve,

Here are the parking calculations:

Total building square footage =	19,824 sf
YMCA space =	9,250 sf
Remaining space	10,574 sf

Parking needs:

10,574 x .85 = 8,988 @ 1/200 =	45 spaces
YMCA	
Daycare = 2,126 @ 1/300 =	7 spaces
Athletic club = 4,207 sf @ 1/100 =	42 spaces
Business = 1100 sf @ 1/200 =	<u>6 spaces</u>
Total	100 spaces required

Total provided per original drawings = 101 spaces.



**Jim Bell, AIA, ACHA**

Principal

QuisenberryArcariMalik, LLC

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