



LEXHAM

Lexham Private Investors, LLC

August 23, 2016

Dear Neighbor:

I am writing this letter to introduce you to Lexham and to share with you our plans for improvements to several of our properties in West Hartford Center.

Lexham has been a property owner and member of the West Hartford Community since 2003, owning a number of buildings in West Hartford, including 65 LaSalle Road (the Webster Bank Building), 25-55 LaSalle Road (Avert, McLadden's and Central Optica) and 1001 Farmington Avenue (Scottrade and Optimal Wellness) in the Town Center. Our holdings also include the parking lots behind those buildings. We believe these parking lots would be better used as the location for a premier West Hartford Center residential development.

To that end, we have filed an application with the Town to amend the Zoning Code to allow a small increase in the "floor area ratio" standard from 1.25 to 1.5 in the Center Business (BC) zone and only after a full public hearing on any development proposal to use the higher ratio. Lexham is committed to pursuing the enhancement and improvement of the Center in a thoughtful, appropriate manner that supports existing Center restaurants, shops, and businesses while remaining compatible with the adjacent residential neighborhoods. We believe the flexibility provided by the proposed amendment is needed to accomplish those goals.

Much of the existing development in the Center was constructed at a time before the Code imposed restrictions on a building's "floor area ratio". The standard describes the ratio of a building's total floor area to the size of the piece of land upon which it is built. The current floor area ratio regulations would prevent the development of many key buildings that already exist in the Center today. We would like to further invest in and improve our properties at a scale and design befitting the character of the Center, but it is difficult to do so without the flexibility this amendment would provide.

We watched with interest the initiative by the Town earlier this year to amend the Code to change a number of development standards relative to the Center Business zone. While that proposal was withdrawn, one drafted change would have allowed for a floor area ratio of 1.75, higher than the 1.5 that we are proposing. *Lexham is not asking to change any other zoning standard.* Absolutely no change to the existing height standards for the Center is proposed. A copy of the proposed amendment is attached.

Because we know how difficult it is to visualize the potential impact of this amendment on the Center, we also provide the attached rendering of the two buildings we propose to build. These are not final plans, but we are far enough along in our planning to say this is what Lexham intends to pursue if the amendment is approved. An additional application for a special development district approval would be made following the zoning change.

In the coming weeks we will be reaching out to the community and meeting with residents and business owners in the Center and adjacent neighborhood to show our current plans, answer questions and address any concerns about them and the proposed amendment. Please also feel free to contact us directly, by either calling or writing to our outreach coordinator and West Hartford resident, Chuck Coursey at 860-232-9800 or chuck@courseyco.com.

We look forward to meeting with you and sharing our plans.

Regards,



Marc K. Lewis
Managing Member