CITY OF HARTFORD
DEPARTMENT OF DEVELOPMENT SERVICES

PROJECT UPDATES

FY 2012-2013

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IMPLEMENTATION PROJECTS

iQuilt PARTNERSHIP

Project Description: The iQuilt Partnership is a public/private partnership between the Metro Hartford Alliance, the Greater Hartford Arts Council, the Metropolitan District Commission, The Travelers, the Hartford Business Improvement District, the Bushnell Center for the Performing Arts, the City of Hartford and others. The iQuilt Partnership seeks to promote economic innovation and redevelopment of the state Capital by activating and enlivening the walk able urban fabric between the City's world-class collection of cultural institutions.

Current Status: Hartford Winterfest is underway. Hartford's Intermodal Triangle project is in design.

Milestones:

2008-2009- Visioning: 60+ input meetings with community, arts, heritage, & business groups
June 2010- *One City, One Plan* included iQuilt concepts and is adopted by P&Z Commission
June 2010- Congressman Larson convenes a forum announcing Phase II
July 2010- National Endowment for the Arts awards iQuilt one of only four 250K urban design grants
September 11- iQuilt Partnership presents free concert by Hartford Symphony Orchestra
Nov. 11-Feb 12- iQuilt Presents Hartford's Winterfest attracts 50,000 ice skaters
January 2012- Final Strategic Plan report presented by the iQuilt Partnership
May 2012- Pilot signage installed as part of City Hall plaza restoration
June 2012- US DOT awards Hartford $10M TIGER grant for *Hartford's Intermodal Triangle*
September 2012- City of Hartford, Hartford BID, and Greater Hartford Arts Council partner install pedestrian-oriented way finding signage throughout downtown.
September 2012- Envision Fest draws people from the City and region to celebrate walking, culture, and innovation.
November 2012 – January 2013 – Winterfest Hartford attracts tens of thousands to Bushnell Park

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COMPLETE STREET PROJECTS

Streetscape Improvements

Project Description: Streetscape improvement projects are implemented Citywide by a coordination between the Departments of Development Services and Department of Public Works.

Projects Underway: Hartford's Intermodal Triangle (TIGER)
Albany Avenue Streetscape
Farmington Avenue Streetscape
Wethersfield Avenue Streetscape
Coltsville Streetscape

Neighborhood: Citywide

LSNI District: All

Project Manager Contact: Jonas Maciunas
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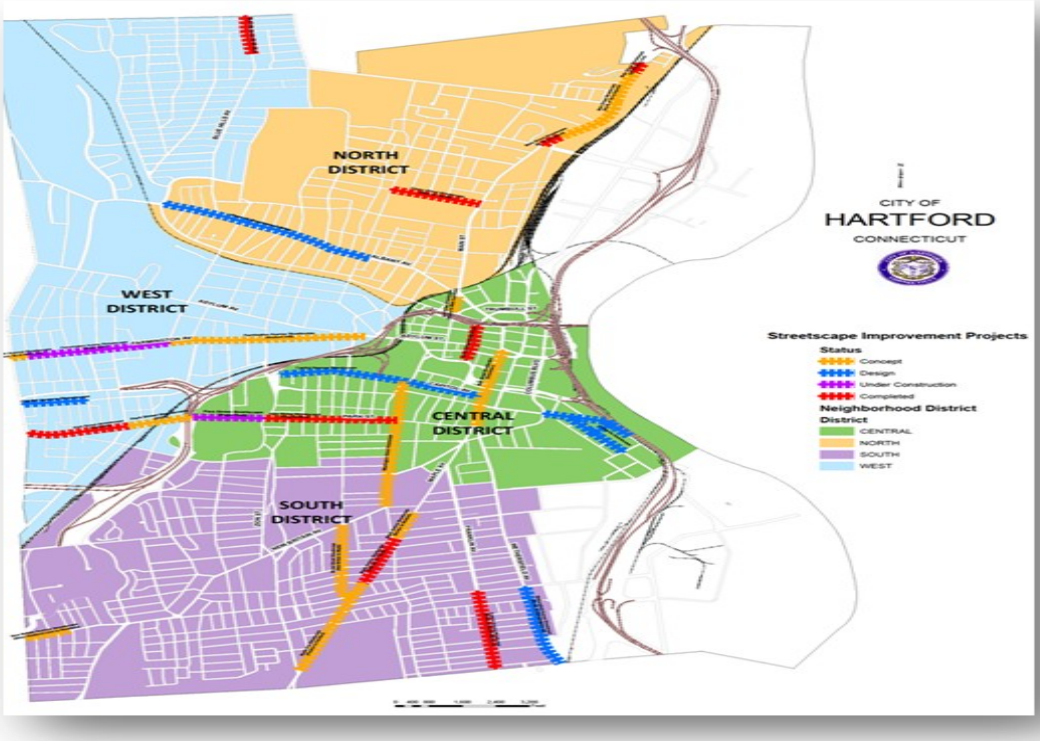

Hartford's Intermodal Triangle

Project Description: The Intermodal Triangle is an implementation of the iQuilt plan, partially funded by a competitive TIGER Grant from USDOT. The project will transform Union Station into a Regional Intermodal Hub, improve transit at State House Square, and connect Union Station to Main Street by transforming Bushnell Park North into a pedestrian friendly green street and prioritizing transit on Pearl and Asylum Streets.

Current Status: Initial contract documents being prepared

Budget to Date: $23,000,000 ($10M from USDOT, the remaining matched from State of CT, Bus Livability Grant, and STP

Milestones: Grant awarded, June 2012

Timelines: 9/12/12 – Public meeting to review grants
9/28 – Design/engineering RFQ released
Spring 2014 – Expected beginning of construction

Neighborhood: Downtown

LSNI District: Central

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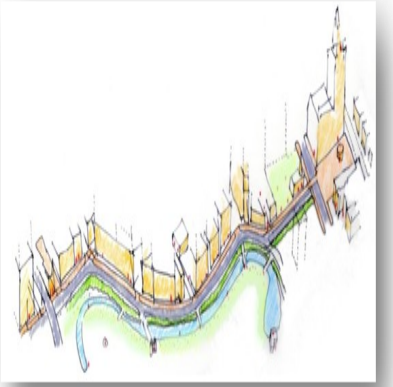

Downtown Circulation Plan

Project Description : The Hartford Downtown Circulation Study led to the development of a series of improvement projects aimed at improving mobility for a variety of transportation modes in the core of the city. These improvement projects will enable the City to enhance the downtown transportation network in an effort to support economic growth and investments, improve regional and local connectivity, and create accessibility through a variety of transportation modes, including walking, transit, and driving.

Current Status: Phase I is underway which includes Talcott Street and State Street. Market Street and Columbus Boulevard are being converted into two way streets.

Budget to Date: $6,400,000

Milestones: September 14, 2010 – P&Z approved Downtown Circulation Study report by VHB

Construction to enhance Founders Bridge gateway and to convert traffic flow expected to start in February 2013

Timelines: Multi year CIP program

Neighborhood: Downtown

LSNI: Central

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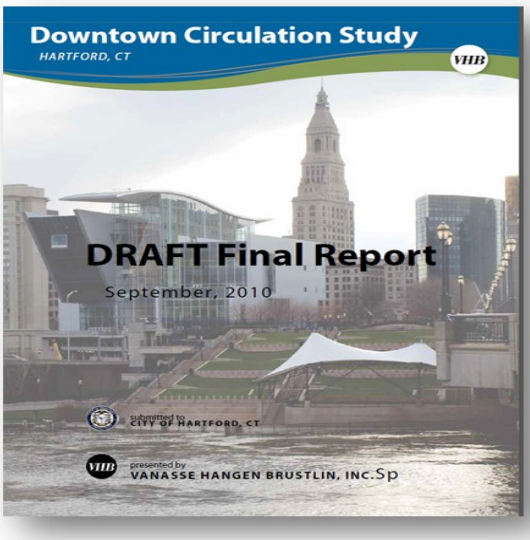

Complete Streets Partnership - Albany Avenue

Project Description : This is a 1.1 mile arterial street project involving one of the city's primary commercial thoroughfares. The project consists of roadway safety improvements, streetscape and pedestrian amenities including sidewalk repairs, curb bump-outs, cross-walks, and traffic signal equipment. The project recognizes Albany Avenues multi-modal character and includes complete street features. Work will be broken into several primary stages.

Current Status: After much delay and challenges in coordination, the MDC element has been removed from the project. An updated project schedule is being developed.

Budget to Date: DOT/City Share: $17,500,000

Milestones: Spring 2012: Acquiring ROW's, design ongoing

Timelines:
January 2013- Public Meeting Kickoff
September 2013-Finalize Design
December 2013-Bid Project
March 2014 - Begin Construction
March 2014- Anticipated Completion

Neighborhood: Upper Albany, Clay Arsenal

LSNI District: North

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Farmington Avenue Streetscape Project

Project Description : This is an arterial street project involving one of the city's primary commercial thoroughfares. The current phase of the project runs from the South Marshall Street to Sherman Street and consists of roadway safety improvements, streetscape and pedestrian amenities including sidewalk repairs, curb bump-outs, cross-walks, and traffic signal equipment. The project recognizes Farmington Avenue's multi-modal character and includes complete street features. Work will be broken into several stages. The project will follow a Clean Water project of the Metropolitan District Commission.

Budget: CIP

Current Status: Final Design

Timelines:
Winter 2013- Finalize Design
Winter 2013- Bid Project
Spring 2013 - Begin Construction

Neighborhood: Asylum Hill, West End

LSNI District: West

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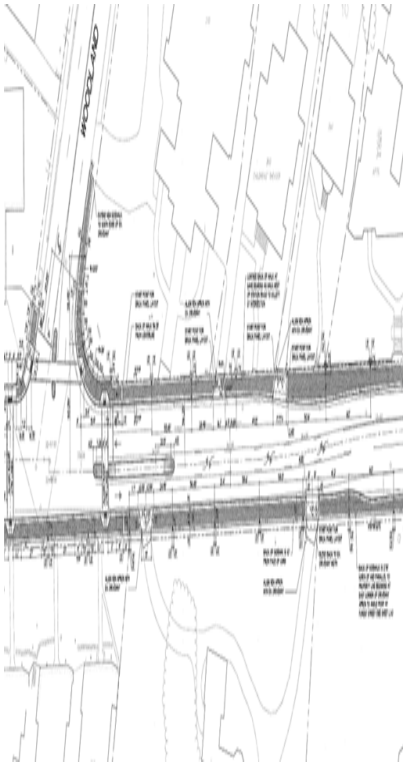

Wethersfield Avenue Streetscape Project

Project Description : This is a .25 mile arterial street project involving one of the city's primary commercial thoroughfares. The project runs from the City line to Eaton Street and consists of roadway safety improvements, streetscape and pedestrian amenities including sidewalk repairs, curb bump-outs, crosswalks, and traffic signal equipment. The project recognizes Wethersfield Avenue's multi-modal character and includes complete street features.

Current Status: Design ongoing between Victoria Road & Eaton St.

Budget to Date: State Bonds: $2.2M

Timelines: February 2013 – Bid Project
Spring 2013– Construction Starts
Fall 2013 –Ribbon Cutting

Neighborhood: South End

LSNI District: South

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Coltsville Streetscape Project

Project Description : This is collection of streets in the Sheldon-Charter Oak neighborhood approach and surround the historic Colt Amory. In in response to historic designation and future national park status of the Armory and surrounding properties, this project consists of roadway safety improvements, streetscape and pedestrian amenities including sidewalk repairs, curb bump-outs, cross-walks, and traffic signal equipment. The project recognizes Coltsville's multi-modal character and includes complete street features.

Current Status: In Final Design Phase

Budget to Date: $5.2M (Federal, State, & Local)

Timelines: January 2013– Bid Project
Spring 2013– Construction Starts
Fall 2013 – Substantial Completion
Spring 2014 – Project Close-out

Neighborhood: Sheldon-Charter Oak

LSNI District: Central

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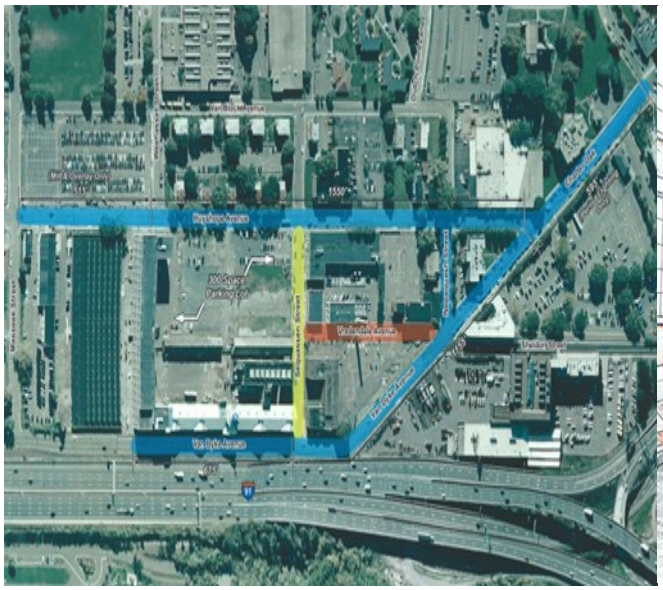

PLANNING PROJECTS

SUSTAINABLE NORTH PROJECT

Project Description: The City of Hartford is utilizing a Sustainable Communities Grant to build on the Redevelopment Plan for the Downtown North Project (2008), with a detailed design vision and guiding master plan including form-base land use regulations, building design guidelines, which will allow for a streamlined permitting process, and a RFP for the area's redevelopment.

Current Status/Milestones: The consultant selection committee has just completed the consultant selection process and selected the Utile team as its consultant. A steering committee will guide the process of conducting a market analysis, developing design concepts, creating the detailed master plan, developing design standards and creating SmartCode land use regulations that will culminate in an RFP process for the Sustainable North area.

Budget to Date: $387,600

Timeline: Project to be completed by December 2013
- Task 1 – Outreach, Background Info, Mapping, and Best Practices
- Task 2A – Market Analysis and Economic Dev Strategy Formation
- Task 2B – Alternative Mater Plans /Development Scenarios
- Task 2C – Draft Design Guidelines
- Task 2D- Draft Form-Base Zoning
- Task 2E – Revised Comprehensive Master Plan
- Task 3 – Meeting Facilitation and Coordination
- Task 4 – Revisions based on Public and Stakeholder Feedback
- Task 5 - RFP for First-Phase Development Project Task Matrix

Neighborhood: Downtown

LSNI District: Central

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Greater Hartford Transportation Plan

Project Description: The goal of this project is to assess and integrate the relevant transportation studies and plans that will serve the long term mobility needs of the City and the Capital Region, and represent the interest of the City of Hartford in the planning, coordination, financing, development and implementation of transportation related initiatives happening in and around Hartford.

Current Status/Milestones: The City of Hartford and IBI and have come to an agreement on the contract. IBI has signed the contract and it is being circulated throughout City for all of the appropriate signatures. A preliminary Stakeholder meeting has already taken place and IBI will begin formulating a matrix describing the key features of all the plans identified by the City as relevant to the development of the Greater Hartford Integrated Transportation Strategy .

Budget to Date: $306,250

Timeline: Project to be completed by July 31, 2014

Task 1 – Integrate GHITS and existing plans
Task 2A – Integrate GHITS and One City One Plan
Task 2B – Needs Analysis
Task 3 – Stakeholder consultation /public outreach
Task 4 – Action Plan
Task 5 – Facilitate funding
Task 6 - Ongoing GHITS communication
Task 7 – Technical memo for mgt. process
Task 8 – Final Plan

Neighborhood: Citywide

LSNI District: All

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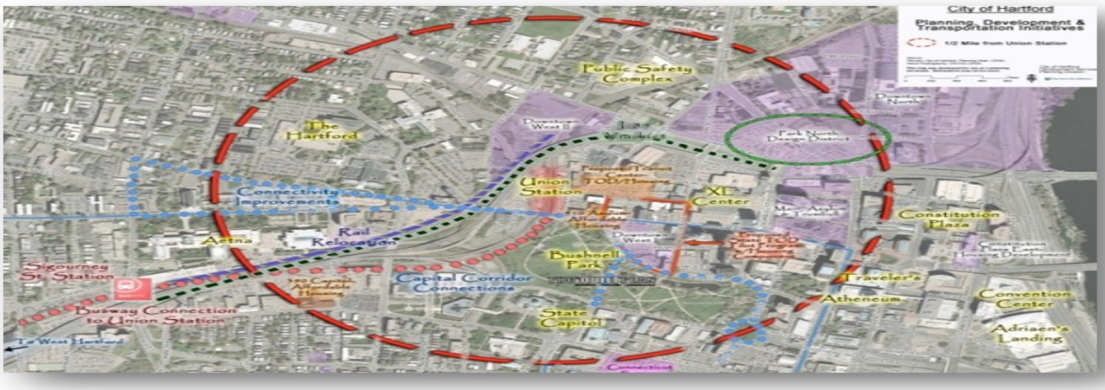

Planning Capital Improvement Plan (CIP) Project

Project Description : The Capital Improvement Program (CIP) is designed to meet the 5-year capital needs of the City in the areas of Public Safety, Public Facilities, Parks & Recreation, Infrastructure, Development, and Education. The City's investment in these facilities aid educational programs, strengthen neighborhoods, enhance public safety, and foster economic development in keeping with One City, One Plan.

Current Status: New year planning beginning October 15, 2012. The Capital project proposal forms were distributed on October 30, and completed forms have been returned. The projects will be compiled and the technical team will meet with individuals if needed. The compiled list will be distributed to the Executive CIP committee in late November.

Budget to Date: FY 13-14 - $45,000,000

Milestones: Draft Plan will be reviewed by Committee on January 7, 2013
Draft Plan will be submitted to the Office of the Mayor on January 25, 2013
Draft Plan will be submitted to the Planning and Zoning Commission on February 12, 2013 and public workshop will take place on February 26, 2013

Timelines: Capital Improvement Plan is prepared annually with a 5 year timeframe

Neighborhood: Citywide
LSNI: All

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Hartford officials see the facility, to debut in June 2012, combined with the nearby Capital Preparatory Magnet School, revitalizing blighted parts of the surrounding North End.

PLANS

Neighborhood Strategic Plans

Project Description : The Planning Division assists the Neighborhood Revitalization Zone groups with amendments to their strategic plans.

Current Status: West End Civic Association (WECA) and Maple Avenue Revitalization Zone Group (MARG) approved by the Planning Subcommittee in October 2012, referred back to full council.

Budget to Date: Assistance with amendments are funded by general fund staffing resources

Milestones: MARG Plan adopted by P&Z
WECA Plan adopted by P&Z

Timelines:
April 2013 – Completion of Clay Arsenal and Upper Albany NRZ Plan Updates
May 2013 – Submit Completed NRZ Plan Updates to Planning and Zoning for adoption
June 2013 – Refer NRZ Plan Updates to City Council for adoption

Neighborhood: Citywide

LSNI District: **All**

Project Manager Contact: Jonathan Mullen
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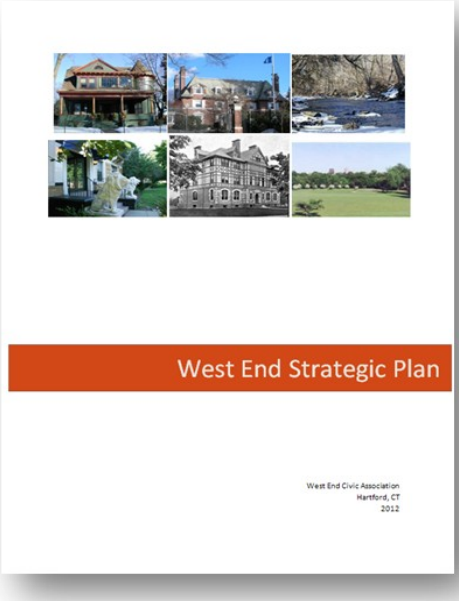

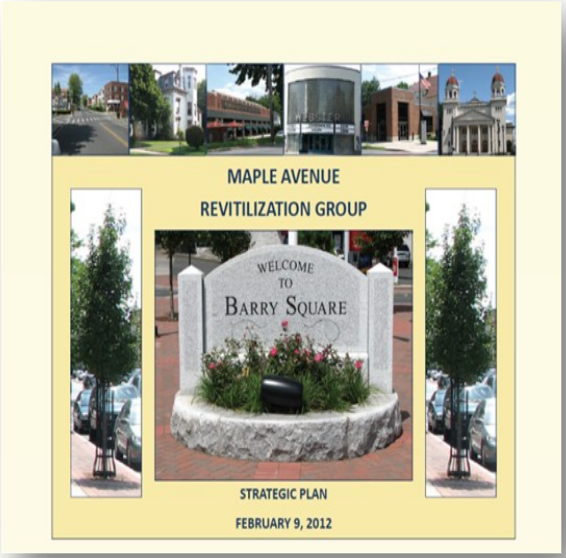

Parks and Open Space System Plan

Project Description : The purpose of this project is to create a plan for a fully functional parks and open space system within the City. This plan shall develop a conceptual design for a city-wide trail/bike system connecting all city parks and open space areas, as well as connecting neighborhoods, natural areas, major destinations and surrounding communities. Moreover, this plan shall provide the City with clear guidance regarding proposed improvements, future needs and expansions.

Current Status: Finalizing Request for Proposals for a consultant to assist staff with the project.

Budget to Date: $350,000 (CIP)

Milestones: September-November 2012 – Review existing plans, best practices and studies.

Timelines: September 2012- January 2013- Develop goals and objectives and public outreach
December 12, 2012- Advertise RFP
December 31, 2012- Hire consultant
December 2012- Form a Steering Committee
November 2012 through March 2013- Data collection and analysis
January-June 2013- Conduct public meetings and public survey
May-June 2013- Conceptual design for City-wide Trail/Bike System
February-June 2013- Prepare the Action plan
June-August 2013- Finalize the Report
September 2013- Anticipated Master Plan adoption

Neighborhood: Citywide **LSNI District**: All

Project Managers Contact: Irena Lazic and Jillian Massey
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Bicycle Plan

Project Description : The goal of this plan is to create a continuous bikeway network that will connect neighborhoods with parks and open spaces, commercial, educational, employment and entertainment centers. The plan seeks to increase bicycle ridership in Hartford and establish cycling as an important mode of transportation. The Bicycle Plan will be developed simultaneously with the Parks and Open Space System Plan with the common goal to encourage active lifestyles among our residents, to make residents healthier, our neighborhoods more livable, and our city more sustainable.

Current Status: Finalizing Request for Proposals for a consultant to assist staff with the project.

Budget to Date: CRCOG /City/Bike Walk CT: $10,000 (Hartford Foundation for Public Giving) for the Bicycle plan $350,000 (CIP) for the Parks and Open Space System Plan

Milestones: October-December 2012 – Review existing conditions and practices and develop goals and objectives

Timelines:
December 12, 2012- Advertise RFP
December 31, 2012- Hire consultant
December 2012- Form a Steering Committee
January 2012- Develop public outreach strategies, create and update Bike Plan Website & conduct online survey
January- May 2013- Data collection and needs assessment
May-June 2013- Develop bicycle facilities improvements recommendations and implementation schedule
May-June 2013- Conceptual design for City-wide Trail/Bike System will be developed as a part of the Parks and Open Space System Plan
September 2013- Anticipated Bicycle Plan adoption

Neighborhood: Citywide **LSNI District:** All

Project Managers Contact: Irena Lazic and Jillian Massey
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Parkville Municipal Development Plan

Project Description: The Parkville Municipal Development Plan (MDP) project area consists of approximately 300 acres and is located in a neighborhood on the west side of Hartford bounded by Flatbush Avenue to the south and Hawthorn Street to the north. The Plan seeks to accomplish three major goals: 1) support existing businesses; 2) attract additional private investment; and 3) provide necessary infrastructure to the area. Thirteen specific action items were identified in the Plan to help meet these goals.

Current Status: An application was submitted in November 2012 to the State DECD for $10 million Urban Action Grant funds in order to aid in achieving the objectives of the plan.

Budget To Date: $25 million (estimate)
Project Source: CIP Funds - $500,000 to date

Milestones:
•The Hartford Redevelopment Agency (HRA) approved expansion of the Plan to include the Hawthorn site property on April 12, 2012.
•Application to include the Parkville MDP among the projects in the recently submitted 2012 Comprehensive Economic Development Strategy (CEDS) Report was forwarded to EDA in November 2012.

Neighborhood: Parkville

LSNI: West District

Project Manager Contact: Elisa V. Hobbs
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New Country Mini Cooper

Project Description: New Country Mini Cooper currently shares a site with New Country BWM. Mini is seeking to expand its operations and locate into a space uniquely suited to their needs. The proposed project will construct a 12,700 sf structure to be situated on 1.6 acres along Weston Street. The site will have a parking capacity for 121 cars. Approximately 15 new jobs are expected to be created.

Current Status: Applicant submitted plans to Planning Division and has already undergone review for wetlands located on site. Applicant is seeking a Tax Fixing Agreement and is preparing the necessary documents to share with Economic Development.

Project Budget: TBD

Timelines: Construction will begin early next spring 2013 and will commence through summer.

Milestones: Applicant has received wetlands permit.

Neighborhood: North Meadows

LSNI: North District

Project Manager Contact: Stephen T. Cole
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Economic Analysis & Development Capacity

Project Description: Ninigret Partners, LLC and Utile Inc. were selected to conduct an economic analysis and development capacity assessment. The purpose of the study is to achieve an understanding of labor and industry markets in the city. Focus is placed on economic catalysts and accelerants to growth. This incorporates existing plans (iQuilt, OCOP) and creates an integrated document with a coherent vision, positioning, specific programming and plan of action for the city.

Current Status: Test-fit analysis is being conducted on 3 sites to determine a range of market-driven building prototypes. Zoning as-of-right program will be considered in order to facilitate future development.

Project Budget: $107,000 (General Fund and CDBG)
$65,000 – Ninigret Partners, LLC
$42,000 – Utile Inc.

Timelines: Test fit scenarios will be completed by Spring 2013.

Milestones: Several working sessions have yielded interesting discussions relative to future development opportunities at select locations in the downtown and Parkville vicinity.

Neighborhood: Parkville, Downtown,
LSNI: West District, Downtown-North, Central District

Project Manager Contact: Stephen T. Cole
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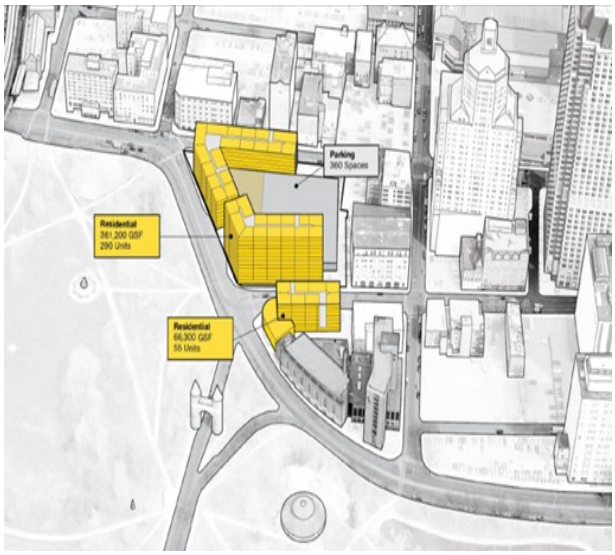

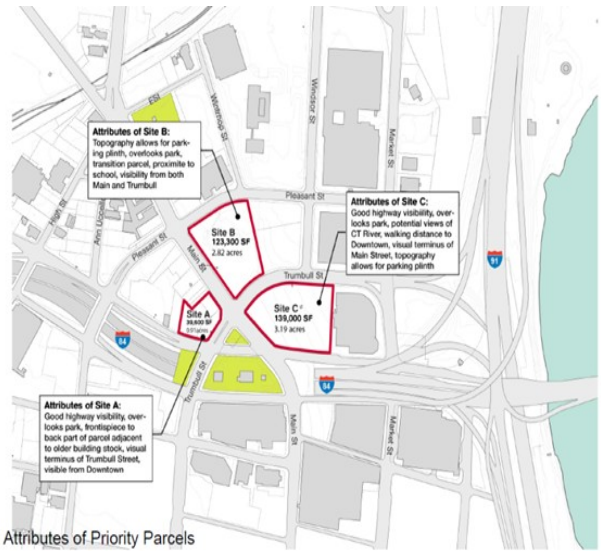

Attributes of Priority Parcels

Citywide Housing Plan

Project Description: The City-wide Housing Plan is meant to both describe the housing that exists in the City of Hartford and the vision for Hartford's housing future. The plan will answer the questions: What housing do we have? What housing do we want?

Current Status:
We are currently reviewing and comparing past and comparable plans. The schedule for developing the Housing Plan is from October 1, 2012 to May 30, 2012.

Milestones:
Review Past and Comparable Plans- October 2012 to December 2012
Develop Goals and Objectives- October 2012 to January 2012
Collect Data- November 2012 to January 2012
Analyze Data- November 2012 to January 2013
Prepare Initial Draft Plan- January 2013 to March 2013
Prepare Final Housing Plan- May 30, 2013

Timelines: Plan Complete, June 1, 2013

Neighborhood: Citywide

Project Manager Contact: Don Chapman & Stephen Cole
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ZONING

Zoning Regulations Update

Project Description : One City One Plan adopted in June of 2010 provided guidance for the updating of the zoning code to include form and performance based elements.

Current Status: Reviewing zoning map and updating regulations quarterly based on adopted land use map and One City, One Plan goals.

Budget to Date: Updates are provided using general fund staffing resources

Milestones: Sale of Alcoholic Beverages, Downtown Parking, Landscaping, Site Plan Review Criteria, Definitions. Zoning map changes include North Main Street, New Park Avenue, Bartholomew Avenue, Park and Washington Streets, Ashley and Garden Streets

Timelines: December 2012 – Introduce new subdivision and wetlands regulations to the commission for preliminary review. Introduce amendments to definitions, temporary signage, abandonment, and administration.

January 2013 – 1st P & Z Meeting : Work session with Planning and Zoning Commission on proposed amendments and additions
2nd P&Z meeting – adopt amendments and additions.

Neighborhood: Citywide

LSNI District: All

Project Manager Contact: Jonathan Mullen
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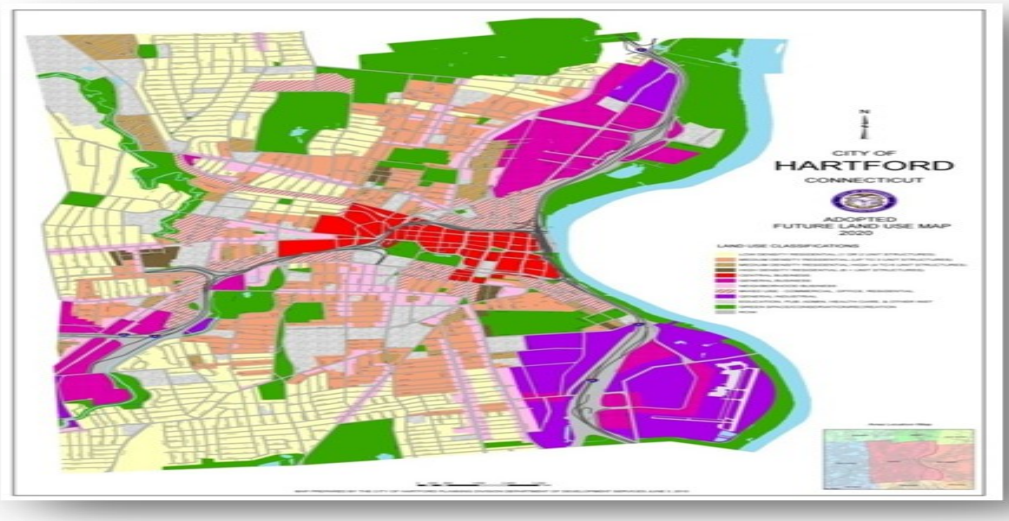

Form Based Planning and Zoning Regulations

Project Description: The City of Hartford seeks to create a revised planning and zoning ordinance with Transit Oriented Development (TOD) Principals at its core. Transit Oriented Development will play a critical role in the City's goal towards being the Region's central destination. Improving the relationship between land use planning and transit will be key.

Current Status/Milestones: Scope of Services is finalized and preparations are being made to sign contract.

Budget to Date: $500,000

Timeline: Project to be completed by December 31, 2014

Activity 1- The City and the consultant will analyze current land use conditions in the downtown and main transportation corridors in effort to better connect the surrounding neighborhoods to the Downtown Development District.
Consultant Deliverables – Market Analysis; Transect Zone Analysis; Land Use/Gap Analysis; Locate development nodes City
Deliverables – Research case studies; Building Typology Study; Integrate transportation and development nodes
Activity 2 – Zoning Advisory Group; public outreach
Deliverables – Draft Form-Based Planning and Zoning Regulations; three public meetings
Activity 3 – Final Form-Based Planning and Zoning Regulations
Deliverables –Final Form-Based Planning and Zoning Regulations

Neighborhood: Citywide

LSNI District: All

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ECONOMIC DEVELOPMENT

Downtown North Redevelopment

Project Description: The primary goal of the Downtown North Redevelopment Plan is to create mixed-use development opportunities by assembling development sites and removing obsolete and blighted buildings, while encouraging historic preservation in this important peripheral area of Downtown. The Plan calls for the development of a mixed-use urban district with strong connections to Downtown and the surrounding neighborhoods. The Project Area is sub-divided into five sub-areas, each with specific redevelopment visions and objectives

Current Status: Preparing parking RFP for multiple lots.

Budget to Date: CIP $4.25 Million – Fully spent. A donation from the Hartford is due in the amount of $2M.

Milestones:
Sum '10- Acquisition of 1161 Main St. & 40 Chapel St.
Fall '10- Demolished 1161 Main Street
Win '10- Sustainable Grant received
Fall '11- Implementation begins
Fall 12 – City acquires 58 Chapel Street.
Fall 2012 – Consultant chosen for Sustainable Communities Grant

Neighborhood: Clay-Arsenal

LSNI: Central District

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Constitution Plaza East Redevelopment

3 Constitution Plaza Project

Project Description: The proposed development is for a mixed-use residential housing development consisting of approximately 200 units. The developer is seeking a tax fixing assessment agreement and financial assistance from the City for this development.

Budget to Date: $55,486,161; possible sources include:
$29 million-CHFA Tax Exempt Bonds
$2 million-City of Hartford
$5 million –DECD (CHAMP)
$17,137,817-CRDA

Current Status: AI Engineers is currently arranging financing for this developer

Milestones:
•AI Engineers acquired the Broadcast House property in the Summer of 2008
•City Council approved the Constitution Plaza East Redevelopment Plan in the Winter of 2009
•AI Engineers completed demolition of the Broadcast House building in the Summer of 2010

Neighborhood: Downtown

LSNI: Central District

Project Contact:
Wayne I. Benjamin
Department of Development Services
860-757-9075
wibenjamin@hartford.gov

5 Constitution Plaza (former Sonesta Hotel)

Project Description: The proposed development is for a mixed-use residential housing development consisting of 150 units.

Budget to Date: $20,000,000
Equity: $4,000,000
Government Assistance: $2,000,000
Bank Debt: $14,000,000

Current Status: Wonder Works is in the early planning stage of redeveloping the former Sonesta Hotel into retail /commercial space and 200 apartments.

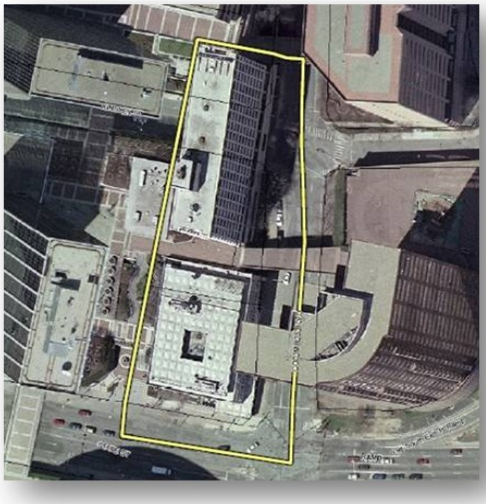
Milestones:

•Council approved the Constitution Plaza East Redevelopment Plan in the Winter of 2009
•Wonder Works acquired the former Sonesta Hotel in the Winter of 2011

Neighborhood: Downtown

LSNI: Central District

Project Contact: Wayne I. Benjamin
Economic Development Division
860-757-9075
wibenjamin@hartford.gov



Albany/Woodland Redevelopment

Project Description: The primary goal of the Albany Avenue/Woodland Street Project is to revitalize an extremely critical intersection in the Upper Albany Avenue area with a traditional strong neighborhood business presence so that businesses and residents are encouraged to remain in the area. The result envisioned would be the creation of neighborhood business space into a Town Center fronting an Albany Avenue and Woodland Street.

Current Status: Agency selected Sheldon Oak Central, Inc. (SOC) - Klewin Development as Tentative Developer for the Project at the 9-13-12 Agency meeting. This designation has been approved for 120 days with two sixty day options at the discretion of the Agency.

Budget to Date: CIP $1.375 Million. Current balance - $ 7,429.22

Milestones:

•On 12-7-12, Agency publishes RFP for the development of the property. Proposals due on March 7, 2012.
•Two developer proposals received
•Sheldon Oak Central, Inc. – Klewin Development selected as Tentative Developer for the property. They are working on tenant occupancy and financing for a 25,000 SF development

Neighborhood: Upper Albany

LSNI: North District

Project Contact: Glenn Geathers
Department of Development Services
860-757-9075
ggeathers@hartford.gov

Downtown West Section II Redevelopment

Project Description: The primary goal of the Downtown West Section II (Union Station – Walnut Street) Project is to remove obsolete and blighted buildings from a critical perimeter area of the Downtown and to create a development opportunity for mixed use and transit-oriented development (TOD)

Current Status: Site restoration complete. Project team working on selection and installation of defensive barrier fencing

Budget to Date: CIP Part of the $4.25M – Fully spent. A donation from the Hartford is due in the amount of $2M.

Milestones:

Council approved the acquisition on April 2011
1-7 Myrtle Street acquired on November 17, 2011
Abatement completed; Demolition began on April 2, 2012
Demolition completed on June 29,2012. Current activity at the site includes powering the electrical service and tapping a new 20" water main for the irrigation system.

Neighborhood: Downtown

LSNI: Central District

Project Contact: Glenn Geathers
Department of Development Services
860-757-9075
ggeathers@hartford.gov

REVITALIZATION

Coltsville Project

Project Description: Samuel Colt's industrial project spans 260 acres and over 600,000 square feet. The renovation of Colt Firearms Complex is a massive development with the potential to positively impact the surrounding community and compliment other economic development projects in the city. This mixed-use project will have complementing commercial, retail, museum components and 149 residential units. Currently over 500 employees are employed at this complex.

Current Status :
•Pursuing NPS designation renewed by CT delegation
•Streetscape design in progress, targeted start date 2013
•$5,000,000 Grant Awarded by State Bond Commission in December 2011
•Foley Company located to the site in December 2012
•Beginning in January 2013, the National Park Planning Committee will reconvene.

Budget to Date:
$120 million project
City contribution - $5.3 million
State contribution - $ 8 million

Milestones:
•Insurity & CREC Performing Arts School leasing Sawtooth Building
•Designated a National Historic Landmark in 2008
•Foley Company signed a 15,000 SF long term lease and occupied the location on December 3, 2012 bringing 110 jobs to the City.

Neighborhood: Sheldon- Charter Oak

LSNI: Central District

Project Contact: Wayne Benjamin
Department of Development Services
860-757-9077
wibenjamin@hartford.gov

Sigourney/Homestead

Project Description : The primary goal of the project is to eliminate blight, which prevents further investment in this neighborhood .This site is a 1.6 acre redevelopment area. The plan calls for mixed-use development at this location.

Current Status: Properties under license agreement with CONDOT and MDC Clean Water Projects Contractor.

Budget to Date: $900K Urban Act – Zero balance

Milestones:

Remediation and demolition complete zoning change from C-1 to B-3 complete.

March 2012: DECD, Brownfields Clean –Up Grant awarded for remediation of 111 Homestead Avenue.

Fall 2012 - Area selected for study as part of the Urban Land Institute (ULI) Daniel Rose Fellowship Program whose mission is to is to encourage and support excellence in land use decision making.

Neighborhood: Upper Albany

LSNI: North District

Project Manager Contact: Glenn Geathers
Department of Development Services
860-757-9075
ggeathers@hartford.gov

777 Main Street

Project Description : The proposed development will convert an approximately 350,000 SF vacant office building into a mixed use residential tower consisting of 285 residential units and 35,000 SF of retail space at the street level. Of the total housing units, 80% would be market rate and 20% would be affordable. Affordable units will include 19 studios and 40 one bedroom units. The developer is seeking a tax fixing assessment from the City to assist with this development.

Current Status: The developer is seeking financing from HUD, DECD and CRDA.

Budget to Date : $80 million (estimate); Sources include:

$37.6 Million-HUD
$17.7 Million-CRDA
$3.9 Million-DECD
$18.9 Million -Historic tax credits (State and Federal)

Milestones:

•Purchase agreement signed for $7 million in October of 2011
•CRDA committed $17.7 million in August of 2012

Neighborhood: Downtown

LSNI: Central District

Project Manager Contact:
Wayne Benjamin
Department of Development Services
860-757-9077

Front Street

Project Description : This project will redevelop 68,000 square feet of retail space at Front Street and Columbus Blvd

Current Status: Spotlight Theatre opened mid-November 2012. Lease agreements finalized with two additional tenants– Capital Grille and Infiniti Music Hall. Discussion in progress for the 2nd phase to include 115 apartments.

Budget to Date : $30 Million

Milestones: Spotlight Theatre leased 22,500 square feet
Infinity Hall leased 13,000 square feet, projected opening Fall 2013

Neighborhood: Downtown

LSNI: Central District

Project Manager Contact: Wayne Benjamin
Department of Development Services
860-757-9077
wibenjamin@ahartford.gov

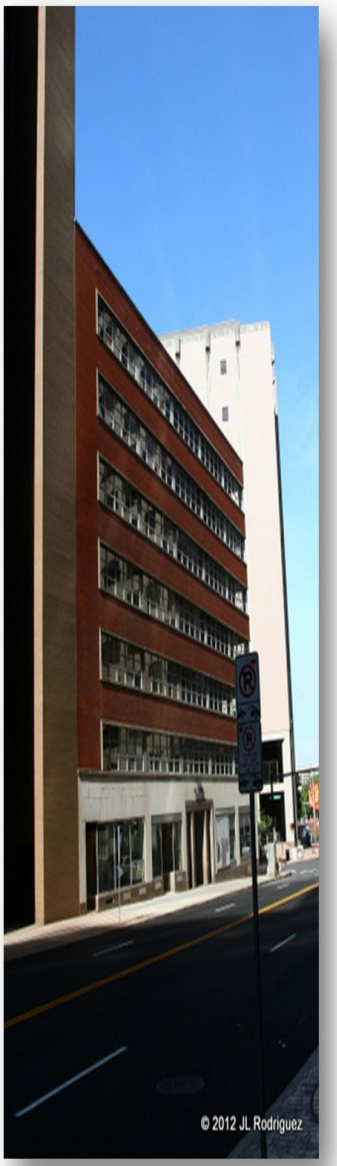
Pearl-Trumbull Redevelopment

Project Description : The property located at 95-101 Pearl Street consists of a commercial building with approximately 100,000 SF of former office space. The preferred developer, Lewis/Pearl Ventures, LLC, intends to redevelop the property into restaurant or retail on the 1st floor with office/commercial space on the 2nd through 6th floors and 66 market rate residences on the remaining floors consisting of a mix of studios, 1 and 2 bedroom units. Construction is anticipated to commence in 2014. The developer is seeking to purchase the property and enter into a tax fixing assessment agreement with the City.

Current Status: The City's Economic Development Division is preparing a DECD application for the purpose of utilizing state funds in order to conduct environmental testing and remediation at the site. The City is working with CHFA to sell all of the following properties to the selected developer: 100 Trumbull Street; 95-101 Pearl and 111 Pearl. Budget: $50.5 million (estimate)

Milestones:

Two viable responses to the Request for Proposals were received in May 2012. Interviews were conducted in September 2012 and Lewis/Pearl Ventures, LLC was selected as the preferred developer in the end.



Neighborhood: Downtown

LSNI: Central District

Project Manager Contact: Wayne Benjamin
Department of Development Services
860-757-9077

Swift Factory Project

Project Description: Revitalization of the former Swift Factory gold leafing complex in the Northeast neighborhood. Property consists of 65,000 SF manufacturing factory, two houses on the property and vacant land. The project will offer affordable workspaces for occupancy by small manufacturing enterprises that will employ Northeast residents and an urban farm employing and teaching local adults and youth farming skills.

Current Status: Secured $2,145,00 to date from local, state and private charitable foundations. Community meeting was held on 11-19-12 to obtain input from neighborhood on latest version of site plan and to provide a status update

Developer: Northeast Neighborhood Partners, Incorporated (NNPI)

Budget to Date: $ 11,070,000 - $2,145,000 secured to date

Milestones:

Architectural/Engineering & Environmental consultants selected in October and December 2011. First draft of site program plan under review.
Community meeting in process of being scheduled to obtain input on next phase of site program. Assisted developer with the submission of a $1,000,000 application to the U.S. Economic Development Administration (EDA) for the project as part of the Comprehensive Economic Development Strategy (CEDS).

Neighborhood: North East

LSNI: North District

Project Manager Contact: Glenn Geathers
Department of Development Services
860-757-9075
ggeathers@hartford.gov

Lyric Theatre Building

Project Description: The Lyric Theatre, located near the corner of Park and Broad Streets in the Frog Hollow neighborhood, is a small three-story building that was originally constructed in the 1900's. The theatre has been derelict for approximately 30 years. The goal of the project is to ready the site or future development by remediating, stabilizing and creating alternative conceptual designs for the building.

Current Status: A Request for Qualifications will be issued in December 2012 for Architectural, Environmental, Structural and Design Engineering services as part of an ongoing reuse feasibility and stabilization study. $300,000 in funding has been committed as part of the 4.7M Park Street Streetscape Project.

Budget : $1,100,000

Milestones:

•Stabilization of building completed in 2010.
•Framework for schedule for the inclusion of the necessary stakeholders for the project has been completed.

Neighborhood: Frog Hallow

LSNI: Central District

Project Manager Contact: Glenn Geathers
Department of Development Services
860-757-9075
ggeathers@hartford.gov

Land in Farmington

Project Description: An approximately 86-acre parcel of city-owned land located on Fienemann Road and bounded by Slater Road in Farmington, CT. The City is seeking to develop the land with a developer under a long term land lease with revenue from the lease going directly to the Parks Trust Fund. A Joint Selection Committee was formed consisting of seven members - four from the City of Hartford and three from the Town of Farmington. Although the land is 86 acres in size, a significant portion is considered wetlands, and the location of the property to the pond is perceived as a limitation.

Current Status: A Request for Qualifications (RFQ) for a Real Estate consultant is underway and will be issued in December. The Real Estate consultant will aid in the selection of a developer through a Request for Proposals (RFP) process. The goal is to select a developer by June of 2013 and enter into a land lease with the successful developer by the end of 2013.

Budget : $15,000

Milestones:
•Memorandum of Understanding executed between City of Hartford ("City") & Town of Farmington ("Town") in March of 2012.
•A joint selection committee ("Committee") consisting of representatives form the City and Town met in October 2012 to discuss the project and their respective roles.
•Presentations by an environmental consultant and real estate advisor were given at a November 2012 Committee meeting.
•The Committee made a presentation before the Planning and Economic Development Committee and conducted a public outreach session at the Hartford Public Library in November 2012.
•The City and Town will meet with the Town of New Britain and issue an RFP for a real estate consultant prior to the end of December 2012.

Project Manager Contact: Wayne Benjamin / Elisa Hobbs
Department of Development Services
860-757-9077 / 860-757-9082

Express Kitchens - 3030 Main Street

Project Description: This project prepared a underutilized site for 55,000 sq. ft. of manufacturing, administrative office space, and warehousing. 40 existing full-time positions will be brought to the site and 8 new full-time positions will be created over a two-year period.

Current Status: Development Services staff prepared and submitted applications to DECD for the purpose of determining the project's eligibility to receive incentives through the Enterprise Zone program.

Project Budget: Total Investment - $75,000-100,000 (private).
Seeking funding from state for Brownfield Clean up. State funding not available this year.

Milestones:
The application was approved by DECD in October 2012. In February 2012, the developer, Mr. Max Kothari, signed a 99 year lease to occupy the site.

Timelines: Site is occupied and operational. A tour was conducted in November 2012.

Neighborhood: Northeast

LSNI: North District

Project Manager Contact:
Stephen T. Cole
Department of Development Services
860-757-9071
ColeS001@hartford.gov

Chef Harry

Project Description: Harry Schwartz, former owner of CT's Heritage Trail Winery is establishing a presence in Colt. Plans include a 3-phase build-out, ultimately occupying upwards of 10,000-15,000 sf. Chef Harry was successful negotiating exclusive food and beverage rights at the Colt campus for a 7 year duration. Phase 1 is a small café space located at ground level. Phase 2 will include a catering kitchen and showroom. Phase 3 will include television broadcasts, as well as group dinners. Total employment may reach upwards of 10 FTE.

Project Budget: $200,000-500,000 (private)

Current Status: Lease is signed for ground floor café and catering showroom. Business Plans are submitted to Small Business Assistance and loan applications are being prepared for approx. $200,000.

Milestones: Chef Harry was considering locating in Providence, but was introduced to Development Services by Commissioner Jorgenson. Harry reconsidered Hartford after touring several locations with Development Services staff. Discussions with Colt regarding build out proved favorable and complimented incentives packages presented to Harry by the city.

Timelines: Phase 1 is underway. Ribbon cutting is expected in early Spring 2013. Phase 2 will begin upon successful negotiations for space with CREC. Phase 3 will launch Spring 2014.

Neighborhood: Downtown – North

LSNI: Central District

Project Manager Contact:
Stephen T. Cole | Jose Rodriguez
Department of Development Services
860-757-9071
ColeS001@hartford.gov

Candlewood Suites

Project Description : This project seeks to redevelop the currently vacant lot located at 370-80 Market Street. The project will create up to 500 employment opportunities; including approx. 300 construction jobs and approx. 25 fulltime and 25 part time positions at the hotel.

Current Status: CAV, LLC is preparing financial documents to submit in consideration of a SBA 504 loan. CTCIC is working with a CDE partner to determine funding eligibility.

Project Budget: Total Investment - $14.6 million (private)

Milestones: CAV, LLC purchased the site from the city for approx. $1.8 million. The owner invested $1 million into the site and is prepared to infuse an additional $1 million to cover preconstruction costs. CAV's principals speak regularly with interested investors to discuss opportunities using EB-5, New Market Tax Credits, SBA 504 Loan, and private equity. Negotiations have thus far been favorable.

Timelines: The project plan was recently re-approved by P&Z for an additional 3 years, with an automatic 1-year renewal upon demonstration of significant progress. Construction is expected to begin in Spring 2013.

Neighborhood: Downtown – North

LSNI: Central District

Project Manager Contact:
Stephen T. Cole
Department of Development Services
860-757-9071
ColeS001@hartford.gov

CVS Pharmacy at Park and Washington

Project Description: A 13,000 square foot CVS Pharmacy is being constructed at Park Ave and Washington Street. Once complete, the pharmacy is estimated to employ 40 positions.

Current Status:
Project is permitted. Construction is underway and the structure is erected

Budget to Date: est. $6,000,000 (private)

Milestones: Demolition and site preparation occurred in May 2012.

Timelines: Expected opening January 2013

Neighborhood: Frog Hollow

LSNI: Central District

Project Contact: Stephen T. Cole
Department of Development Services
860-757-9071
ColeS001@hartford.gov

SMALL BUSINESS DEVELOPMENT

Business Site Visits

Project Description: This project helps small businesses grow by providing business planning assistance, packaging loans for lenders, facilitating business opportunities and community development through merchant associations and neighborhood revitalization zones, researching market opportunities, facilitating permits and approvals from local, state and federal offices, site selection assistance and façade improvements.

Milestones: Fall 2012 New Businesses

SAMA Soup' R Sandwiches

FAMA Ten
Danny's auto World Sales

NBMA Everything Accessories, LLC

WAMA Prestige Auto motors
La Kabana Restaurant

Project Contact: Jose Rodriguez
Department of Development Services
860-757-9074
jrodriguez@hartford.gov

	1QT 2012-13
Site visitations	**260**
Business Services and Projects	**146**
Total Activity	**406**

Small Business Development – Sound Motion Audio LLC

Project Description
The Sound Motion Audio project is the renovation of 2814 Main adjunct to Windsor St which consists of .253 acres a 3300 square feet complete building renovation. The renovations impact a major intersection in the Northeast and bring an office and retail development that will initially employed 4 people.

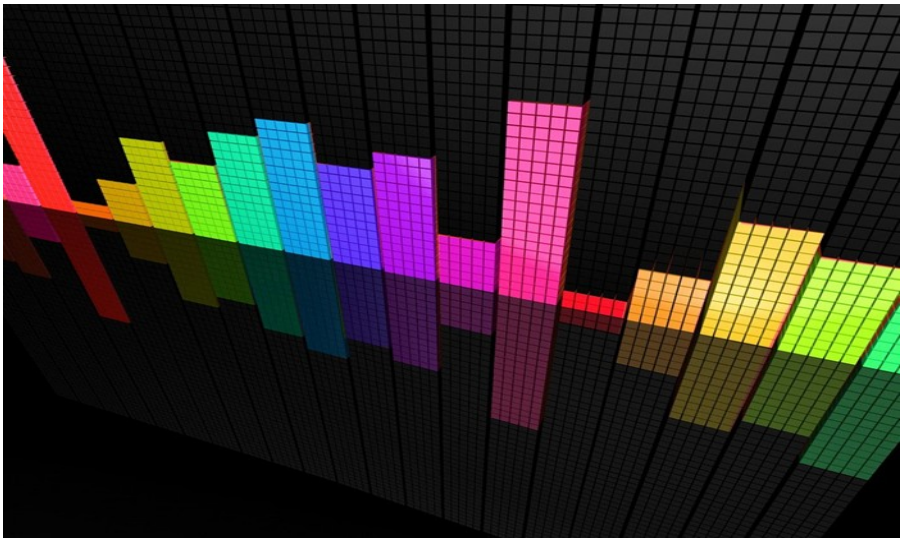
Status:
Interior renovation

Budget to date:
$369,000

Milestones:
Exterior complete
City of Hartford Street scape

Neighborhood: Northeast Hartford Enterprise Zone (HEZBA)

Project Contact: Vanessa B. Williams
Department of Development Services
860 757-9072
vwilliams@hartford.gov



HOUSING PROJECTS

Dutch Point Townhomes

Project Description: The Townhomes – the Dutch Point Colony revitalization project's final stage, will be a mixed-income condominium community comprised of 58 Energy-Star Certified units. Twenty seven will be affordable units.

Current Status: 2nd of 4 homeownership phases underway

Budget to Date: $16.5M – Federal $2.4M; State $3.7M; Private Financing $10.4M

Milestones: Phase 1 with 15 units constructed,

13 units sold, 1 under contract & 1 model

Phase II with 8 of 15 units constructed,

5 units sold; 1 under contract & 2 available

Timelines: Phase II construction of 2 remaining buildings with 7 units to begin after 3 more units are sold, Construction to restart in early 2013

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgage

Neighborhood: Sheldon Charter Oak

LSNI District: Central

Project Manager Contact: Sharon Bailey, (860)757-9032

Development Services Department

sharonbailey@hartford.gov

South Marshall Street Homeownership

Project Description : Habitat constructing 16 three-bedroom townhomes within 4 buildings. All units will be Energy Star Certified, handicap adaptable and sold to first-time homebuyers with incomes ≤ 80% AMI. Buyers will complete 50 hours of homeownership training and invest 150 hours of "sweat equity."

Current Status: All 4 buildings under construction in varying stages of completion – on schedule

Budget to Date: $4.1M – Federal $1.8M; Private Financing $1.8M

Milestones: -1st two buildings with 8 units - 99% complete

-3rd building – 60% complete

-4th building – framing & roofing underway

Timelines: -8 sales expected end of December 2012

-3rd & 4th buildings complete & sold in FY13-14

Neighborhood: Asylum Hill

LSNI District: West

Project Manager Contact: Sharon Bailey. (860) 757-9032

Development Services Department

sharonbailey@hartford.gov

Capewell Townhomes - Phase I

Project Description: CIL Affordable Housing, Inc. constructing 16 zero-lot line 2 & 3-bedroom home-ownership units at 40 Popieluszko Court and 110 Wyllys Street - two vacant parcels at the former Capewell Factory site. All HOME-assisted units will be sold to homebuyers with household incomes ≤ 80% AMI.

Current Status: Environmental site remediation nearly complete All 4 buildings under construction in varying stages of completion – on schedule

Budget to Date: $5.4M – Federal $2.0M; State $754K, Private Financing $2.7M

Milestones: Building #1 with 4 units 99% complete 1st homebuyer under contract in Nov. 2012

Timelines: 2 P&S contracts expected by end of fall 2012 Construction completion expected by Dec. 2013

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgages

Neighborhood: Sheldon Charter Oak

LSNI District: Central

Project Manager Contact: Sharon Bailey - 860-757-9032
Development Services Department
sharonbailey@hartford.gov

Capewell Factory Revitalization

Project Description: Former Capewell Horsenail Factory is a vacant blighted structure in need of environmental assessment, remediation and subsequent development. The former factory's 1.5 acre site includes a 3-story, 106,000 square foot industrial building that is listed on the National Register of Historic Places. Proposed development for best & highest use to be determined.

Budget: to Date: $4M estimate for assessment & remediation Conversion/development to-be-determined

Current Status: Pre-development stage just initiated

Milestones: Negotiations with property owner underway
Obtained owner approval to allow LEP entry
Brownfields application in Dec. 2012

Timelines: Environmental assessment - LEP bid in Dec. 2012, with work completed by April 013
Development plan proposed by July 2013

Challenges: Severely blighted – eyesore in neighborhood
Contaminate plume affecting adjacent land
City does not have site control
Anticipated high cost to remediate & develop

Neighborhood: Sheldon Charter Oak

LSNI District: Central
Project Manager Contact: Sharon Bailey – 860-757-9032
Development Services Department
sharonbailey@hartford.gov

Neighborhood Stabilization Program

Project Description: NSP stabilize neighborhoods affected by foreclosure, blight and overall disinvestment. Through NSP, the City is creating new affordable, sustainable homeownership opportunities Citywide.

Budget:

Current Status:

Milestones: Purchase and sale agreement executed for 69 Pliny, 61 Otis
186 Laurel, 10 Liberty & 298 Hillside
15 homes occupied by new low-income families
7 projects underway; 8 for sale to homeowners
Construction underway at 18 & 20 Liberty, 55 Ashley
199 Sargeant, 41 & 47 Wolcott

Timelines: Close on sale of 69 Pliny, 61 Otis, 10 Liberty & 186 Laurel by January 15, 2013
Commit remaining NSP III fund by January 15, 2013

Neighborhood: Citywide

LSNI District: All

Project Manager Contact: Julianne Avallone
Department of Development Services
(860) 757-9029
JAvallone@hartford.gov

Brackett Knoll– Phase I

Project Description : Brackett Knoll, developed by TORAAL Development, will construct 20 two-family homes on a 7.39 acre site in two Phases. Each unit contains 3 bedrooms, 1.5 baths, ranging in square footage from 1,225-1,340. The homes will be sold to homebuyers at or below 80% of the Area Median Income.

Current Status: 1 home sold, 1 home under contract of 3 homes under construction, and 1 lot unexcavated

Budget to Date: $7,924- $800k CCEDA; $3.250M;
Private Financing $3.874M

Milestones
Lots 15, 16 & 18 Westland St: to be completed April 2013
Lot 20 Westland closing Jan 2013
Lot 17 Westland excavation to start 01/2013

Timelines: Phase I Completion (6 Homes) June 2013

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgages.
Developers lack of access to operating capital

Neighborhood: Northeast

LSNI District: North

Project Manager Contact:
Paola Mantilla
Department of Development Services
(860) 757-9032
mantp001@hartford.gov

HOME Investment Partnerships Program

Project Description:
Supports development of affordable homeownership and multi-family rental housing. Low interest loans or grants to developers. Available for very-low and low-income tenants, or low and moderate income home-buyers. Long term (5 to 20 years) occupancy and rent restrictions to ensure continued affordability. Primary residency requirement for homebuyers. HOME resale provision to ensure sustainable affordable home-ownership, and HOME recapture provision for rental properties

Budget: FY 12-13 Annual Allocation: $1,265,798 – Federally funded Available to Commit as of July 1, 012: $1,247,034

Program Status	Annual Plan	YTD Accomplishments	November 2012 Accomplishments
Applications Processed	3	0	0
Commitments	3	1	0
# Loans Closed	3	0	0
Expenditures	$1,300,000	$1,162,762	$114,733
# Units Created &/or Rehabilitated	30	22	12
# Units Sold	30	0	0

Milestones: $1M DECD Brownfield grants awarded for Capewell Townhomes

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgages

Neighborhood: All

LSNI District: All

Project Manager Contact: Sharon Bailey
Department of Development Services
(860) 757-9032

Housing Preservation Loan Fund (HPLF)

Program Description:
Homes repair funds made available to owner-occupant low and moderate-income families, and to investor-owners with low and moderate-income tenants. No interest and low interest loans to finance home improvements and repairs of one-to-six family homes. General repairs, energy conservation and adaptability upgrades. Financial assistance delivered via a revolving loan fund.

FY 12-13 Milestones: $19M expenditure threshold reached
Minority and HTFD contractor participation at 94% & 72%
1 rehabbed / 3 to be rehabbed, blighted homes per LSNI

Full Implementation of joint HHS/Housing Lead Program administration per executed MOU.

Annual Plan	YTD Accomplishments	November 2012 Accomplishments	HHS/Housing YTD Activities
70	23	7	N/A
50	18	6	N/A

Challenges: Sustainability of revolving loan fund for FY 13-14

Neighborhood: Citywide

LSNI District: All

Project Manager Contact: Brian Mathews, (860) 757-9031
Department of Development Services
mathb001@hartford.gov

135-137 Edgewood Street -
Moderately rehabbed 3 family home

HouseHartford Assistance Program

Program Description:
Provides down payment and closing cost assistance to homebuyers to purchase one-to-four family homes. Local and national banks, and homebuyer counseling agencies as program partners. Available to low and moderate-income families. Primary residency requirement. HOME recapture provision via deferred forgivable loans.

Major Milestones: $500M Partnership with CHFA to enhance the program to 20% Down payment assistance Feb 2013

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgages

Neighborhood: All

LSNI District: All

Project Manager Contact: Paola Mantilla, (860) 757-9035
Department of Development Services
mantp001@hartford.gov

52-54 Westland Street - Newly constructed two-family at Brackett Knoll

GAP Financing Program

Program Description:
Facilitates development of new and substantially rehabilitated one and two family homes. Bridges "gap" between cost of development and fair market value (FMV) of the property, and/or "gap" between FMV and the homebuyer's affordable mortgage. Funding commitments are made to developers. Homeownership opportunities for low/moderate income families when Federally funded, and available to all families if State funded. Primary residency requirement.

Budget: Available to Commit as of July 1, 2012: $647,636

FY 12-13 Annual Allocation: $450k – Program Income funded

Expenditures	$450,000	$259,310	$169,655
# Units Created &/or Rehabilitated	22	8	8
#Homebuyers Assisted	22	8	6

Major Milestones: Developer Success on Brackett, Capewell, Colonial and Dutch Point

Challenges: Conservative mortgage industry adversely impacting buyers ability to obtain mortgages

Neighborhood: All

LSNI District: All

Project Manager Contact: Paola Mantilla, (860) 757-9035
Department of Development Services
mantp001@hartford.gov

22 Colonial Street -Newly constructed single-family developed by SINA, Inc

Property Management Program

Program Description:
Manage the City's property for ultimate disposition. Create re-use plans for City property for sale or lease, oversee the marketing and sales of City-owned property, negotiate leases and license agreements, supervise maintenance and securitization of properties, and contract for other services for City-owned property as needed.

FY 12-13 Annual Allocation: $210,000 – $75,000 CDBG, $135,000 General Fund

# of City-owned Parcels	630			
# of City-owned Parcels Managed by Dev. Services	162			
Redevelopment Agency Parcels	73			
Expenditures YTD	$28,058			
# of Properties Sold YTD	0			
# of Properties Leased YTD	4			

Milestones:
January 2013: Coordinate with the Public Works Clean City Crew to create in-house mowing and clean-up service capacity.
January/February 2013: Put property maintenance on-call contract out to bid.

Challenges: Maintenance work is difficult to budget for due to the unpredictability of weather, vandalism and the ebb and flow of City property acquisitions.

Neighborhood: Citywide
LSNI District: All

Project Manager Contact: Julianne Avallone, (860) 757-9029
Development Services Department
JAvallone@hartford.gov

445 Zion Street – Blighted building being sold by the City to Mutual Housing for development

Tax Abatement Program

Program Description:
In accordance with Section 8-215 of the Connecticut General Statutes and Section 32-12 of the Harford Municipal Code, the City of Hartford is authorized to enter in to contracts for the abatement of real property taxes for residential properties. The utilization of the abated portion of taxes shall be used for the following purposes:

- To reduce rents below the levels that would otherwise have been in place in the absence of such tax abatement
- To improve the quality and design of rental properties
- To encourage housing opportunities for persons or families of low to moderate in come levels
- To provide necessary related facilities/services to further promote affordable and sustainable housing

Fiscal Year 11-12: Grand List 2010	
	City Tax Abatement
Taxes	$ 3,001,284
Abated Portion	$ 1,911,750
Unabated Portion	$ 1,089,534

Milestones: Inspections results reported to state Jan 2013
Financial reviews completed by Feb 2013

Neighborhood: Citywide
LSNI District: ALL

Program Administrator: Miriam Rodriguez, (860) 757-9023
Department of Development Services
miriam.rodriguez@hartford.gov

Section 8 Voucher Program

Program Description: Housing Choice Vouchers allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing.

Homeownership	7	18	$	3,529
Tenant Protection	18	0	$	10,720
Family Unification	91	9	$	91,461
Portable Vouchers	103	0	$	81,258
Project Based	150	0	$	119,190

Budget: FY 12-13 Annual Funding: $42,200,000

Milestones: The City of Hartford, acting as a Public Housing Agency, began a Section 8 program in 1976, with a 340 units HUD allocation. The Program has continued a steady growth to its current size of approximately 5,060 units. Monthly Housing Assistance Payments are made to approximately 3,000 property owners.

Challenges: Currently all vouchers allocated to the City of Hartford are in use and there is a waiting list of 3,800 qualified families.

- Homebuyers' inability to obtain private mortgage financing
- Potential reduction in Federal resources due to fiscal cliff.

Neighborhood: Citywide

Project Manager: Claude Trapp, (860) 757-9049
Department of Development Services
trapc001@hartford.gov

Fair Rent Commission

Program Description:
The Hartford Fair Rent Commission is empowered by state and local law to address unreasonable rent increases. If the tenant believes that his/her rent increase is excessive, they can file a written complaint with the Fair Rent Commission.

Program Status	YTD Activity	November 2012 Activity
Complaints Received	35	8
Applications Processed	15	3
Cases Mediated by Staff	11	3
Cases Heard by Commission	4	0

Milestones: In 1977, the City of Hartford adopted the Fair Rent ordinance to address the unjust rental increases made to Hartford tenants. The Fair Rent Commission meets every 3rd Thursday of the month to hear cases.

Challenges: Filling four vacancies on the Commission.
Failure to meet a quorum for all scheduled monthly commission meetings.

Neighborhood: All

LSNI District: All

Project Manager Contact: Claude E. Trapp & Celina Caez
Department of Development Services
860) 757-9049
trapc001@hartford.gov

FAIR HOUSING PROGRAM

Program Description: The goal of the City of Hartford's Fair Housing Assistance Program is to assure decent and suitable living conditions for every citizen, and to prevent discrimination in the sale or rental of housing. In an effort to accomplish this goal, the City of Hartford has adopted the Fair Housing Policy which prohibits discrimination in housing. The Fair Housing Program is in accordance with provisions of section 46a-64c of CGS and related Federal Fair Housing laws.

Program Status	YTD Activity	November 2012 Activity
Complaints Received	15	3
Applications Processed	7	3
Cases Investigated	3	1
Cases Referred to CHRO	3	0
Education Outreach	36	12

Milestones:
Developed the City's Fair Housing Affirmative Marketing Plan, Fair Housing Action Plan, Fair Housing Policy, Analysis of Impediments to Fair Housing Choice Study, Fair Housing Ordinance Draft, City's Fair Housing website, and ongoing yearly Fair Housing Month celebration

Program Timelines Activities:
August 2012- Prepares annual report of actions that were taken to overcome effects of Fair Housing Impediments
Ongoing- Distribution of free Fair Housing brochures, posters, and self-help guidebooks in libraries, community centers, nonprofits, governmental agencies, banks, and businesses
Ongoing- Media fair housing awareness campaign
November 2012 -Development and conducting of free Fair Housing training for realtors, developers, lenders, insurers, management personnel, etc.
March 2013 -Prepare Yearly Action Plan to address and mitigate impediments to fair housing choice that exist in the City of Hartford
April 2013 -Coordinate City's Fair Housing Month Event

Neighborhood: All
LSNI District: All

Project Manager Contact: **Elda Sinani**
Department of Development Services
Tel: (860)757-9275
e-mail: Sinae001@hartford.gov

EQUAL HOUSING OPPORTUNITY

AFFIRMATIVE FAIR HOUSING MARKETING(AFHM) PROGRAM

Program Description: Recipients and sub recipients of NSP funds through the City of Hartford, Housing and Property Management Division, for rental and homebuyer projects assisted housing units must use affirmative marketing practices when soliciting renters or buyers. The City of Hartford , Fair Housing Officer reviews for compliance project owners/developers AFHM plan in accordance with Compliance procedures as set forth in 24 CFR Part 108. All developers must keep the following materials in the AFHM file for future monitoring of records: Copies of advertisements, brochures, leaflets, and letters to community contacts. 2. Maintenance of information on the race, sex and ethnicity of applicants and tenants to demonstrate the results of the owner's affirmative marketing efforts.

Program Status	YTD Activity	November 2012 Activity
NSP Properties	11	2
Affirmative Fair Housing Marketing Outreach	35	9
Fair Housing Activities	12	3

Milestones:

- NSP partners submitted notification of intent to begin fair marketing 90 days prior to engaging in sales or marketing activities to City's Fair Housing Officer
- Fair Housing logo and fair housing statement was included in local newspapers while marketing NSP properties
- A report regarding racial and economic integration was submitted to City's Fair Housing Officer for review
- Information was disseminated in both English and Spanish
- List of community contacts

NSP Program Timelines Activities:
Determination of AFHM for each of the properties listed below;

- 69 Pliny St. & 61 Otis St, Hartford
- 145 Granby St, Hartford
- 303 Hillside Ave, Hartford
- 116 Preston Street, Hartford
- 298 Hillside Ave, Hartford
- 308-310 Capen Street, Hartford
- 61 Wilbury Street, Hartford
- 186-188 & 202 Laurel Street, Hartford

Neighborhood: All
LSNI District: All

Project Manager Contact: **Elda Sinani**
Department of Development Services
Tel: (860)757-9275
e-mail: Sinae001@hartford.gov

MARKETING EVENTS & CULTURAL AFFAIRS

Pump House Gallery

Description:
The Pump House Gallery presents 4-6 art exhibitions per year from spring to fall, featuring the work of Hartford based artists.

Current Status:
•Pump House currently being used for Winterfest as Santa's Workshop

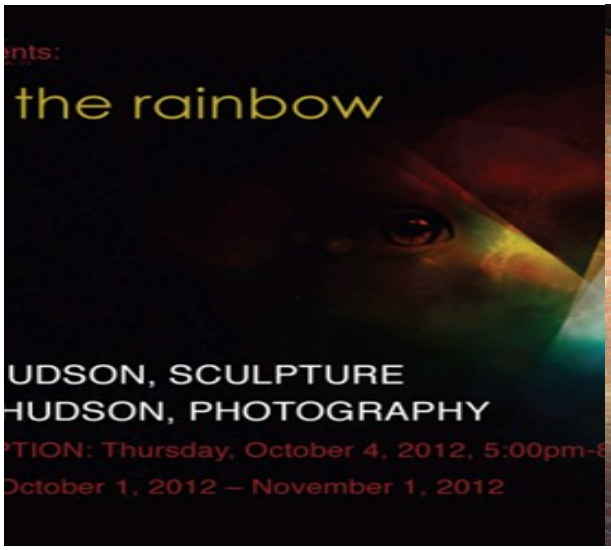
Budget to Date:
October the budget : $400 per exhibition

Milestones:
Blown Heat and a working fireplace has been restored to the Pump House this will allow us to extend our exhibition and performing arts program.

Timelines:
•The Art of Robert Hudson and Barbara Hudson exhibition ran through 11.1.2012
•Hartford's History exhibition opens on 12.31.2012 and runs through 2.29.2013. in collaboration with Hartford News.

Neighborhood: Downtown Hartford/Central District

Project Manager Contact: Andres Chaparro
Department of Development Services
860-757-4895
achaparro@hartford.gov



MECA Community Arts Grant

Description: MECA Community Arts Grant will support programming efforts by individual artists and small arts/community organizations throughout Hartford. The grants will range from $500-$2,000.

Status: Organizing the panel for the selection of the grants

Budget to Date: $10,000

Milestones:
- Developed Grant Application
- Developed Grant Guidelines

Timelines:
- Launch in January 2013

Neighborhood: City Wide

Project Manager Contact: Kristina Newman-Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Evelyn Preston Fund

Project Description :
The Evelyn Preston Memorial Grant, funds music in the city (Hartford) between the months of June – September. Concerts take place in public venues such as Libraries, parks, playgrounds, etc… and must be free and open to the public.

Current Status:
• 2013 Application & Guidelines ready to be released

Budget to Date:
• $150,000 Evelyn Preston Fund/Bank of America, administrator

Milestones:
•Application set to be released upon Bank approval

Timelines:
• July 2011 – Grant Application & Guidelines Released
• November 2011 – Grant Application for 2013 concerts Deadline
• January 2013 – Review submitted applications for summer 2013
• February 2013 – Notices of application acceptance and declinations go out
• March 2013 – Confirmation Forms Released to funded organizations
• April 2013 – Confirmation Forms returned and schedule concerts created.

Neighborhood: City Wide
Project Manager Contact: Andres Chaparro
Department of Development Services
860-757-4895
achaparro@hartford.gov

iConnect, Project Storefronts Hartford

Description :
The City of Hartford, Marketing, Events, & Cultural Affairs (MECA) is currently developing a proposal to launch 5 storefronts in the Winter of 2013 across the City of Hartford. iConnect will turn empty storefronts into a creative destination. This will drive new business and increase foot traffic as well as raise awareness of Hartford's commercial districts and help promote underutilized spaces to potential long-term tenants which can eventually create jobs and increase the tax base.

Status:

- The project is in development in collaboration with the GHAC, UCONN & iQuilt
- Submitted application to the DECD. Will receive notification in December.

Budget to Date: $175000

Milestones:

- Identified DECD grant to support the project
- Partnering with the State for a Artplace grant

Timelines:

- October 2012 – Successfully Submitted proposal
- December 2012 – Notification
- January 2013- Implementation of projects

Neighborhood: Downtown Hartford/Central District

Project Manager Contact: Kristina Newman Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Hartford WinterFest

Project Description : Winterfest is Hartford's annual holiday event featuring free public skating, holiday themed programs, food, arts and culture. It is a collaboration between The City Of Hartford, the iQuilt, GHAC, BID, Bushnell Foundation, ISCC, the Carousel and the BFDH.

Current Status: Winterfest launched successfully with a 30% increase in participation thus far.

Milestones:

•Flexi-pave has been installed to the surrounding area of the rink which has improved the flow of traffic and made it more user friendly.

•Programming has been extended to include daily food and tree lot vending through a partnership with Channel 3 Kids Camp as well as a fire wood lot on weekends by Open Hearth.

•Over 4,000 people attended the opening ceremony on Friday, November 23rd. – 6,000 skaters attended during the opening weekend.

Timelines: October: November 23, 2012 – January 21th, 2013

Neighborhood: Downtown Hartford/Central District

Project Manager Contact: Kristina Newman Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Making Art Work

Project Description : Hartford's Division of Marketing, Events and Cultural Affairs invites you to participate in a one-day artist's conference on Saturday, February 2, 2013 at the Hartford Public Library's Center for Contemporary Culture from 9:00 a.m. – 4:00 p.m. Anyone in the Greater Hartford region who is interested in sharpening their art marketing, grant writing, business and networking skills are invited to attend. This one day arts conference is FREE TO ALL artists and cultural producers based in the Greater Hartford region.

Current Status: Confirmed speakers include, Heather Darcy Bhandari, Director of Artist Relations, Mixed Greens NY and Tim Yergeau, Director of Communications & Donor Relations, Greater Hartford Arts Council

Budget to Date: $5,000 through the Grants Division

Milestones:

- This is the first workshop of this nature to be offered for free for our Greater Hartford artists.

Timelines:

- December - Marketing materials to be produced and distributed
- February 2, 2012 – Conference to be help at the HPL Center for Contemporary Culture

Neighborhood: Greater Hartford

Project Manager Contact: Kristina Newman Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Brilliant & Creative Youth Award

Project Description : Hartford's Division of Marketing, Events and Cultural Affairs offers Hartford youth the opportunity to engage in a arts incentive program. The program supports creative energy among city youth, acknowledges and rewards 10 Hartford youth who have demonstrated a interest in the arts. Youth interested in participating will have to submit not more then a one page essay expressing their passion for the arts, why their artistic discipline is important to them, and how art has impacted their lives.
Age Groups: 8-10, 11-13, 14-17

Status: Award; Art Supplies, Lets Go Arts Card, Wadsworth Atheneum Family Pass, Certificate to Jerry Art A Rama, 1 hour session with a professional artist in their discipline.
($300 dollars worth of supplies and certificate each) – We are confirming the partnership with Jerry's Art-a-Rama who we are asking match our award, Lets Go Arts and Wadsworth who we are asking to sponsor the passes.

Budget to Date: $3,000 MECA

Milestones: This is the first such youth program MECA has offered Hartford residents.

Timelines:
•December 2012 Complete program development with confirmations from sponsors
•January7, 2013 – Introduce the program to the community, schools, youth centers
•February 28, 2013 Deadline for Essay Submissions
•March 2013, Award Ceremony with winners of Award in the Council Chambers where they will meet the Mayor and other dignitaries.

Neighborhood: City of Hartford
LSNI: All

Project Manager Contact: Kristina Newman Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Percent for the Arts

Project Description: The Marketing, Events and Cultural Affairs Division "MECA" is dedicated to preserving and expanding the City's public art collection. As part of this function, MECA will administer the Public Art Program "Percent for the Arts" . The Program assures that 1% of the cost of all above ground capital improvement projects which exceed $500,000 will be set aside to fund the creation and placement of public art.

Current Status: A national call to artists is in the process of being drafted. The theme of our first Percent for the Arts will be "Illumination".

Milestones: The amended Percent for the Arts ordinance was adopted by the Court of Common Council on May 29th, 2012 and approved by the Mayor on May 30, 2012.

Timelines:
•January – finalize call to artists
•February – post national call
•April 26 - deadline
•May – review and selection
•June - implementation

Neighborhood: Downtown Hartford

Project Manager Contact: Kristina Newman Scott
Department of Development Services
860-757-9016
newmk001@hartford.gov

Licenses & Inspections

Zoning Enforcement Program

Project Description : To track various Enforcement activities and resolutions obtained

Current Status: New Zoning Assistant started on August 20, 2012 Implemented Tablets for field entry of inspections on November 1, 2012

Budget to Date: $1500 for Tablet purchase. From Operating Budget.

Milestones: Training of new staff person, review and inspection of new and backlog of Zoning Cases and permits.

Timelines: Close all existing cases from FY-09/10, 10/11. By November, 30, 2012-Completed
Review and close duplicate cases from FY-11/12 and 12/13. By December 31, 2012. Perform inspections on Sign and Fence permit backlog By March 31, 2012

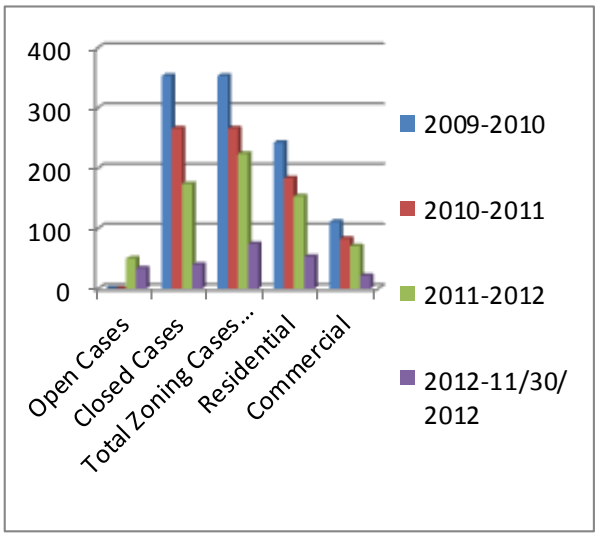
Neighborhood: City of Hartford

LSNI District: All Districts

Project Manager Contact: Daniel J. Loos
Department of Development Services
860-757-9235, loosd001@hartford.gov

Zoning Activity

Fiscal Year	Open Cases	Closed Cases	Total Zoning Cases Received	Residential	Commercial
2009-2010	0	353	353	242	111
2010-2011	0	266	266	183	83
2011-2012	50	174	224	153	71
2012-11/30/2012	34	40	74	53	21



Housing Code Enforcement Activities

Project Description : To increase inspections per day by the implementation of tablets in the field.

Current Status: Since 11/1/12 the inspectors began using the tablets live in the field.

Budget to Date: Within current budget, five tablets purchased and assigned to individual inspectors at $1,500.00 = $7,500.00.

Milestones: To increase the number of inspections per day while spending less time in the office performing data entry.

Timelines: Re-inspect and close all accepted and open cases from FY-10/11 by December 31, 2012 corrected-closed. Review and close duplicate cases from FY-11/12 and 12/13 by December 31, 2012. Issuance of licenses for: Rooming House/Rehabilitation Homes, Certificate of Apartment of Occupancy inspections, within a timely manner.

Neighborhood: Entire City of Hartford by LSNI Districts

Project Contact: Darlene R. Childs
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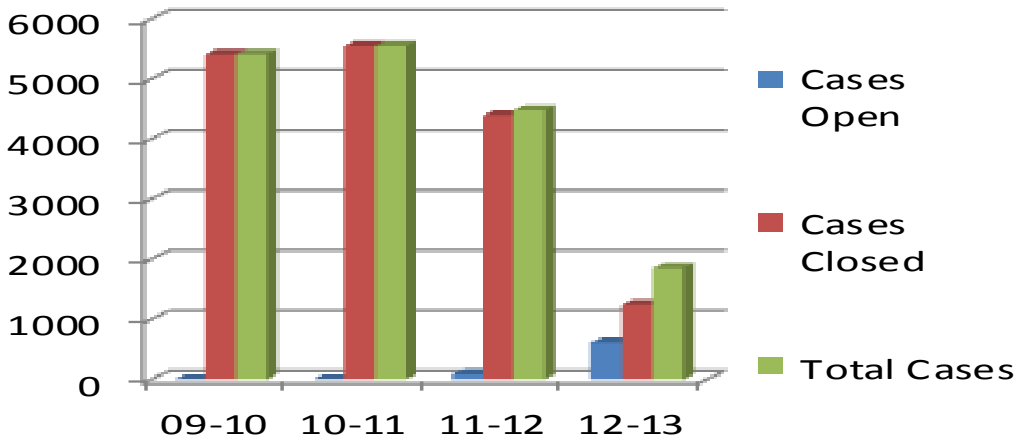
Phone: 860-757-9213
Email: drobertson@hartford.gov



Building Permits

Project Description : To issue permits which require minimal or no plan review on the same day as received or while the applicant is at the counter.

Current Status: October / November - Issuing approximately 40% same day as compared to 5% last year during same period.

Budget to Date: Within the standard budget.

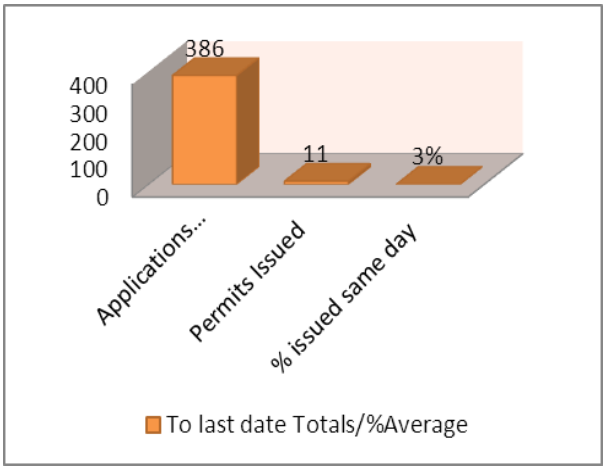
Milestones: Increase to the maximum possible the number of permits that can be issued at the time of application.

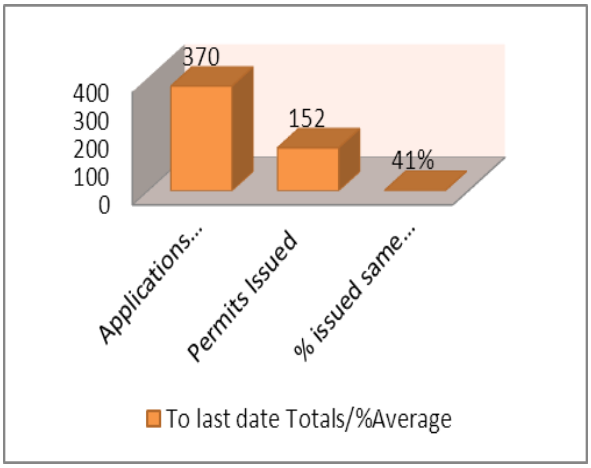
Timelines: Bi-monthly accounting of applications received, number issued the same day, the percentage of same day issuance, and an accounting of all permits received for all disciplines represented in the division.

Neighborhood: City of Hartford

LSNI District: City of Hartford

Project Manager Contact: DL Chandler
Department of Development Services
860-757-9058
dl.chandler@hartford.gov





Building and Trades

Project Description : Preform trade inspections and enter into MUNIS within a timely manner.

Current Status: See adjacent graph. Current inspections exceeds previous Fiscal Years

Budget to Date: Within current budget. 10 tablets at a cost of $1500/ea ($15,000)

Milestones: On 11/01/12 we implemented tablets for in field data entry and access to live information. Although working through expected kinks, such as hardware issues, it has proven to be positive.

Timelines: Customize templates to be used with the tablets – February 2013. If successful, obtain portable printers – FY 13/14

Neighborhood: City of Hartford

LSNI District: All Districts

Project Manager Contact: Michael Fuschi
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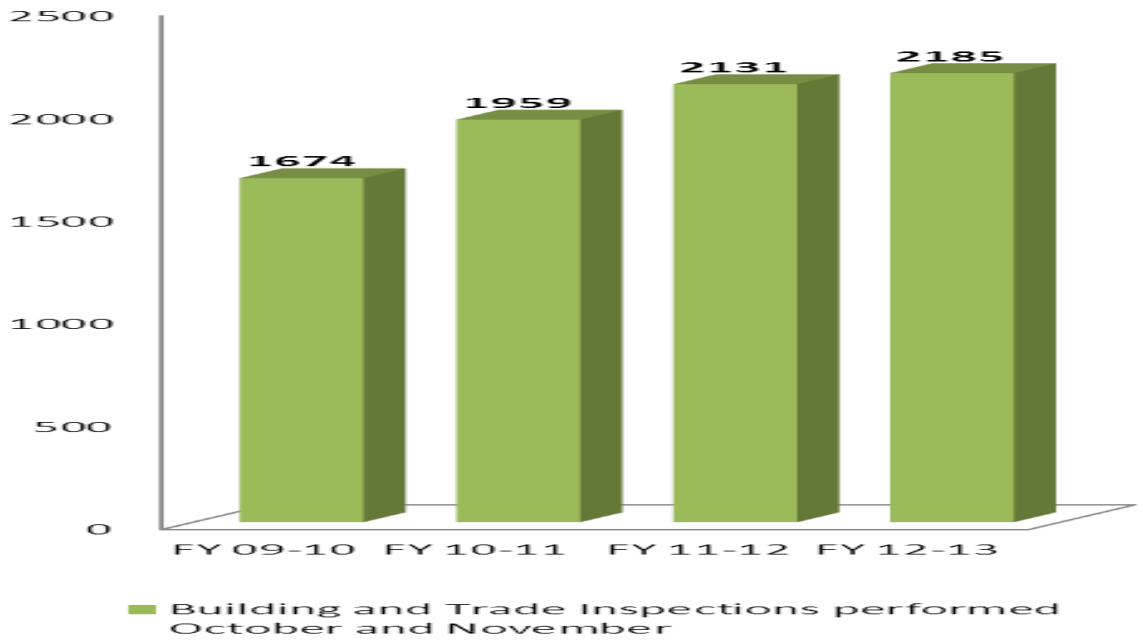
mfuschi@hartford.gov



POLICES & GRANTS

Tax Abatement Policy

Project Description : The purpose of this project is to work interdepartmentally to understand municipal abatements enabled by statute, evaluate consistency with municipal code, and establish a clear policy for granting new tax abatements

Current Status: Interdepartmental meeting to review

Budget to Date: General fund staffing resources

Milestones: Compilation of all statutes pertaining to tax abatement, deferral, assessment fixing

Timelines:
November 2012 – Interdepartmental meeting
January 2013 – Evaluate statutes
Q1 of 2013 – Establish policy, recommendations

Neighborhood: All

LSNI District: All

Project Manager Contact: Jeff Cormier
Department of Development Services
860-757-9043

ULI Daniel Rose Fellowship

Project Description : This yearlong program provides the city with assistance from ULI on a local land use challenge, specifically the Albany-Homestead Avenue corridor. As one of the most heavily travelled areas in the city, this 1.5 mile corridor has several institutional, retail, and cultural assets as well as redevelopment parcels suitable for adaptive reuse. The goal is to capitalize on the assets and improvements along the corridor to create an environment that attracts economic investment and positively impact the community

Current Status: Form advisory board; refine land use challenge statement; prepare for ULI visit in January

Budget to Date: Program is funded by ULI

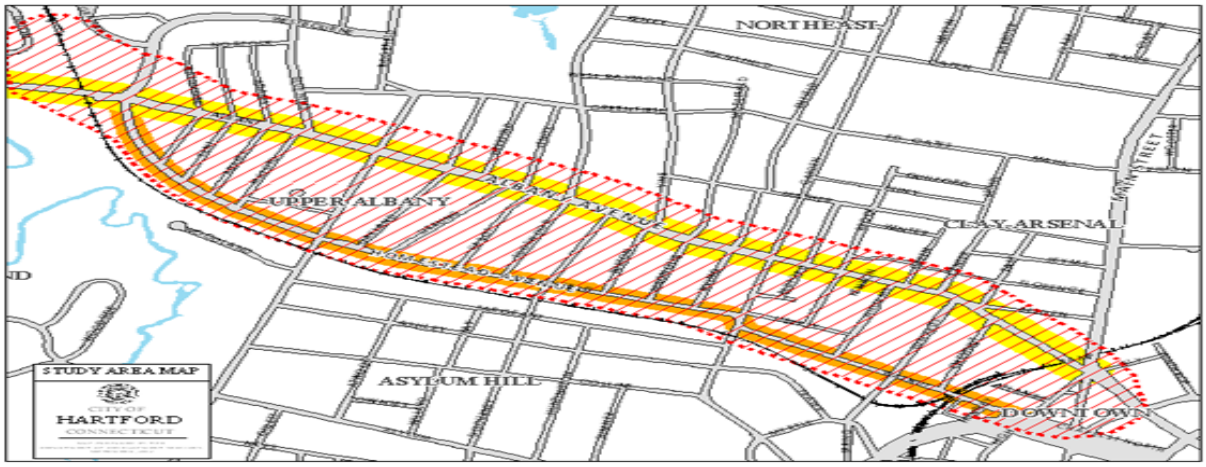
Milestones: Project kickoff at Fall ULI Conference in Denver
created initial Project Statement

Timelines: December 2012 – Form Advisory Board
Refine Project Statement
January 2013 – ULI Site Visit
February to June – Provide assistance to ULI for recommendations

Related Projects: Sigourney/Homestead, Albany/Woodland

Neighborhood: Upper Albany, Clay Arsenal
LSNI District: North District

Project Manager Contact: Jeff Cormier
Department of Development Services
860-757-9043



Urban Design Guidelines

Project Description: Urban design guidelines are necessary to ensure that future development supports the goals and objectives of One City, One Plan. These guidelines will promote a vision that regulates and guides the form and design of the urban environment in ways that promote safe neighborhoods, vibrant commercial and retail areas, encourages pedestrian activity, preserves and respects the natural and built environments, and creates an identity for the City. Good design is indivisible from good planning.

Current Status: Preliminary research into other city guidelines, their content and various ways of regulating and encouraging desired urban design standards, has been completed. Preliminary text on topics ranging from massing and height, landscaping, lighting, parking, and architectural features and facades has been completed as well as preliminary visuals.

Milestones:
October 2012- research into existing city regulations and best practices from other cities undertaken
November 2012- First draft of text completed

Timeline:
February 2013- Creation and approval of temporary urban design guidelines including text and visuals
December 2013- Completion of Sustainable North Grant that includes the creation of urban design guidelines which will be used to add to and amend the temporary guidelines

Project Manager Contact: Caitlin Fitzpatrick
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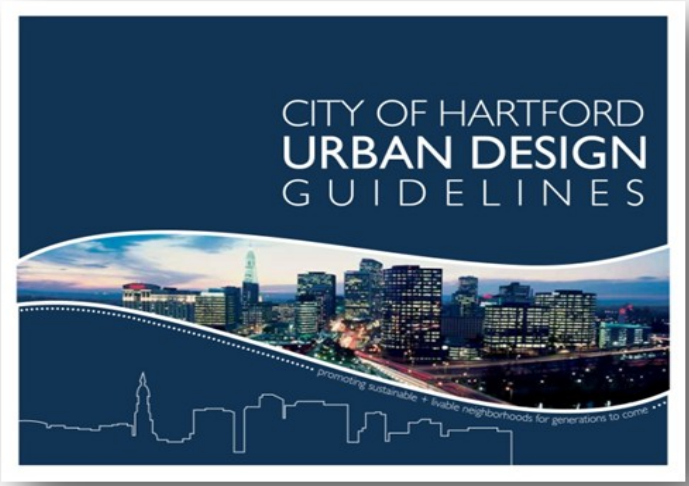
Caitlin.Fitzpatrick@hartford.gov



Grants & Opportunities

Project Description: Department of Development Services staff is actively identifying and pursuing new funding opportunities to leverage with existing assets and resources.

Status: Economic Development & Housing has been successful identifying and applying to receive grant funding from state and federal partners, such as EDA, DECD, and EPA.

Project Budget: Total Investment - $75,000-100,000 (private). Seeking funding from state for Brownfield Clean up. State funding not available this year.

Timelines: Division staff set a FY2013 goal to apply for $2 million from unique funding sources in order to support existing and upcoming projects.

Milestones: At the start of fiscal year 2013, division staff set a goal to apply for $2 million from unique funding sources in order to support existing and upcoming projects.

Neighborhood: Citywide

LSNI: Citywide

Project Manager Contact: Thomas E. Deller, AICP
Director
Department of Development Services
860-757-9024
tdeller@hartford.gov