

APPENDIX II – PARKVILLE MDP AMENDMENT NO. 2

The following sections of the Parkville MDP, adopted by the City of Hartford on (insert date), are amended by the addition of the following text to each section identified. If a section is not contained in Appendix II, the section has not been amended as part of Amendment No. 2.

A. Executive Summary

Goals and Actions

Sentence revised to reference addition of fourteenth action item:

Fourteen specific actions have been identified to meet these three goals and are presented below in prioritized order.

Action 14: 390 Capitol Avenue (\$3.1m)

The redevelopment of 390 Capitol Avenue will help meet the MDP's major goals of supporting existing businesses and attracting additional private investment, as well developing quality market rate and affordable housing. This historic property, vacant since 2005 and also known as the Hartford Office Supply Building, is planned for renovation into 112 rental apartment units and ground floor commercial space by Dakota Partners of Waltham, Massachusetts. The 112 one-bedroom and two-bedroom units will include 89 market rate units and 23 units set aside for low and moderate income households. Parking will be provided for the reuse of the property in a lot to the rear of the building. The renovation is projected to cost \$35 million, including funds from the State of Connecticut, the Capital Region Development Authority (CRDA), federal and state historic tax credits, low-income tax credits, and private financing. As part of its commitment to the project, the City of Hartford will provide a \$3.1 million loan from its Capital Improvement Program housing funds and will empower the Hartford Redevelopment Agency to act as a conduit financier for the project. In return, the City will receive approximately \$100,000 from Dakota Partners for services and legal fees. This project will provide an influx of new residents to this portion of the MDP area, helping support the existing businesses along Capitol Avenue.


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E. Compiled Boundary Map/Legal Description

The northern boundary of the project area shall be extended as follows:

East along Capitol Avenue to Flower Street, thence northerly along Flower Street to the rail line, thence westerly along the rail line to Laurel Street, thence southerly along Laurel Street to the point and place of beginning.

G. Present Condition and Uses of Land

Area Context (text added as fourth paragraph of this section)

The area bounded by Capitol Avenue, Flower Street, the Amtrak rail lines and Laurel Street consists of surface parking lots and a mix of building types along the north side of Capitol Avenue itself. These include the historic Hartford Office Supply Building at 390 Capitol Avenue, the State of Connecticut Department of Public Health facility, and the Capital District Energy Center cogeneration plant.

Historic/Archaeological Resources (text added as sixth bullet under second paragraph)

- 390 Capitol Avenue – Hartford Office Supply Building. c. Late 1800s, 1915.

I. Type and Location of Proposed Land Uses

Project Plan Improvements/Activities

Action Area F

- Assist developer of 390 Capitol Avenue with \$3.1 million loan from Capital Improvement Program housing funds and enable Hartford Redevelopment Agency to serve as a conduit financier for the project (**Project 14**)
- Ensure restoration and renovation of the historic character of the building

O. Financing Plan

The following text is added to Section O:

Funding for housing development and commercial space at 390 Capitol Avenue shall be provided from City Capital Improvement Project Funds (CIP) and conduit financing through the Hartford Redevelopment Agency.

Table O-1 is amended to incorporate the following line item:

Table O-1

Action Area	Project No.	Descrip.	Goal	Appraisal	Env. Studies	Acquisition Cost	Demo-lition	Re-mediation	Re-location	Site Prep	Site Improv	Utilities	A/E Costs	Construction Financing	Subtotal	Admin.	Contingency	Total Cost
F	14	390 Capitol Ave.	Housing Dev.	0	0	0	0	0	0	0	0	0	0	3,100,000	3,100,000	0	0	3,100,000

P. Administrative Plan

Administrative Partnerships

The following text is deleted:

David B. Panagore, Director

Clarence W. Corbin, PE – Director