

# Quarterly Neighborhood Conditions Report

## Central District

Downtown | Frog Hollow | Sheldon/Charter Oak | South Green

December 12<sup>th</sup>, 2012



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

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# Anti-Blight Ordinance Violation Conditions

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## Chapter 9, Article V of the City of Hartford's Municipal Code

***Blighted premises*** means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

# Definitions

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**Summary of Properties** – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

**The following acronyms for some of the agencies and terms used in this report:**

**ATFS**- American Tax Funding Servicing

**NINA**- Northside Institutions Neighborhood Alliance

**SINA**- Southside Institutions Neighborhood Alliance

**RFP**- Request for Proposal

# Summary of LSNI Anti-Blight Activity by District

For the Period of September 15th – December 7th, 2012

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	11	6	6	8	31
Properties Receiving Notice of Violations	9	16	5	13	43
Properties Receiving Cited for Violations	16	34	25	14	89
Monitoring Properties	0	0	2	9	11
Abated Properties	4	1	4	7	16
<b>Total Properties</b>	<b>40</b>	<b>57</b>	<b>42</b>	<b>51</b>	<b>190</b>

# Summary of Central District Activity by Neighborhood

For the Period of September 15th – December 7th, 2012

	Down town	Frog Hollow	Sheldon/Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	2	8	0	1	11
Properties Receiving Notice of Violations	0	9	0	0	9
Properties Receiving Cited for Violations	1	13	0	2	16
Monitoring Properties	0	0	0	0	0
Abated Properties	0	3	1	0	4
	3	33	1	3	40





# Properties Receiving Notice of Citation Letters

For the Period of September 15th – December 7th, 2012

**Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

Property Address		Neighborhood	Date Sent
168	Affleck St	Frog Hollow	5/18/12
166	Affleck St	Frog Hollow	5/18/12
900	Broad St	Frog Hollow	5/31/12
873	Broad St	Frog Hollow	5/9/12
755	Broad St	Frog Hollow	5/9/12
387	Capitol Av	Downtown	9/24/12
15	Grand St	Frog Hollow	9/24/12
126	Hungerford St	Frog Hollow	5/18/12
145	Lawrence St	Frog Hollow	6/27/12
75/77	Madison St	Frog Hollow	10/4/12
523	Park St	Frog Hollow	5/18/12
787	Park St	Frog Hollow	4/20/12
66	Retreat St	South Green	10/4/12
166/172	Ward St	Frog Hollow	4/20/12
180/182	Ward St	Frog Hollow	5/9/12
122	Washington St	South Green	8/29/12

# Abated Properties

For the Period of September 15th – December 7th, 2012

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
177	Lawrence St	Frog Hollow	11/23/12
34/36	Lisbon Av	Sheldon/Charter Oak	11/26/12
174	Park Terrace	Frog Hollow	11/21/12
75	Ward St	Frog Hollow	9/24/12

## 177 Lawrence St.



Before



After

## 34-36 Lisbon Ave.



Before



After

**174 Park Ter.**



**Before**



**After**

**75 Ward St.**



**Before**



**After**

# Targeted Blighted Properties

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“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Monday, June 27, 2011 as targeted blighted properties in the Central District. The following is an update specifically for each blighted property:

## 387 Capitol Ave.



387 Capitol Avenue is in the Anti-Blight Ordinance Process and is currently in the status of (CIT), receiving a Notice of Citation. No contact with the owner has been made and a lien inspection has been conducted, although some attempts have been made to clear up the blight violations.

## 147 Lawrence St.



147 Lawrence Street had a low budget renovation done in January of 2011, which turned the property from a criminal active site to a functional residential dwelling. However the property does have potential blight issues and may come into the Anti-Blight Ordinance Process in the future.

# Targeted Blighted Properties

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## 142 Park Terrace



142 Park Terrace is a vacant lot that does not have any blight violations. City of Hartford demolished the structure on 7/30/10. Currently, the lot is being used as an access road for a renovation being conducted at 926 Park Street (a property in the Anti-Blight Ordinance Process that LSNI is working with the owner). DPW has served the property with notices regarding the condition of the property's sidewalks.

## 3 Putnam Heights



3 Putnam Heights went through the Anti-Blight Ordinance Process and was abated last period during the June-September 2012 quarter. Although the property owner has abated the ABO violations, the property lacks general maintenance such as lawn mowing. The property has not fallen back into a state of disrepair and does have work in progress. The owner has active building, plumbing, and electrical permits.

# Targeted Blighted Properties

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## 147/151 Ward Street



147 Ward Street is a property lot in the Ward Street Cemetery with grave stones. However, 151 Ward Street is a property which holds a structure in the center of the cemetery that does have potential blight violations. The owners of the cemetery expressed they would like to demolish the structure due to drug activity and lack of functionality. The Historical Society will not allow demolishing and would like to move the structure.

## 41 Wolcott Street



41 Wolcott Street is being renovated by SINA. The project a third of the way completed and has is expected to complete the restoration within the next six months, along with another property at 45-47 Wolcott Street.

# Infrastructure and Community Development

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“Implementing One City, One Plan” the City of Hartford has strived to enhance the quality of life through adding, repairing, and replacing public infrastructure which sustains Hartford’s neighborhood and character. Selected projects were identified by the community on Monday, June 27, 2011 as infrastructure and community development priority in the Central District. The following is an update specifically for each project:

## **Sustainable trash receptacles | *City-Wide***

The LSNI purchased 40 Big Belly Solar waste compactors as a city-wide pilot program to improve trash collection throughout the City. The following eight (8) solar-powered compacting public space receptacles have been placed in the Central District:

- 706 Park Street
- 598 Park Street
- 619 Park Street
- 30 Charter Oak Avenue
- 150/152 Washington (on the Park St side)
- 161 Washington (on the Park St side)
- 232 Main Street
- 339 Main Street

## **Planting trees and shrubs | *City-Wide***

The City Forester and its crew team have planted close to 500 trees in the Central and North Districts since the beginning of 2012, with more than half being planted in the North.

## **Pulaski Mall improvements | *Sheldon/Charter Oak***

A new playscape is being installed at the eastern end of the Mall. Most of playscape has been finished including new safety surfacing. Two additional pieces of playscape equipment will be added in the spring 2013. New shrubs have been planted and the light fixtures have been painted. Some of the old concrete benches have been removed and are being replaced with the City’s “standard” steel park benches. There is currently an issue with exterior lighting in the Mall and DPW is investigating the problem.

## **Barnard Park-Repair/replace fencing | *South Green***

This is a small construction project (Phase 1a) which is going out to bid on 12/11/12. It is budgeted at approximately \$110,000 and includes removal and restoration of the historical cast iron fencing; reinstallation of a portion of the old fence; removal of the chain-link fencing; removal of the central “seating” area and landscaping. This project is the first (small) step of the Master Plan which was developed and approved by CSS/CON.

# Infrastructure and Community Development

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## **Coltsville Streetscape | *Sheldon/Charter Oak***

Design of Phase I will be finalized and submitted to DOT in the next week or two. Construction is anticipated to begin in the spring of 2013. Design of Phase II is still scheduled to be completed in August of 2013 and construction will begin in spring of 2014.

## **Bushnell Park Plan | *Downtown***

A Bushnell Park Master Plan has been completed through the iQuilt Plan. Through the Intermodal Triangle Project (TIGER), edges will be improved, traffic will be calmed on abutting streets, and entrances will be expanded. The next necessary step will be to develop an implementation strategy for the park as a whole.

## **Building the Residential Neighborhood | *Downtown***

CRDA (Capital Region Development Authority) has been established by the Governor to finance downtown residential development. The City is assisting with several potential projects, including 777 Main Street, 101 Pearl Street, the Old Sonesta Hotel, and others. Downtown streetscape and transit improvement are intended to induce further private investment on underutilized property.

## **340 Capitol Avenue (Capitol/Broad) | *Frog Hollow***

As part of mitigation for CTfastrak, ConnDOT has paved the former gravel parking lot, and installed planted rain gardens along the edge of Capitol Avenue. Overgrowth has been removed from the utility boxes at the corner, though a fence has not been added, because of the need to retain access.

## **Park and Main Gateway | *South Green***

Concepts have been considered, but for any further work to occur, the project will need to be prioritized in the capital budget.

## **Pedestrian accessibility and street lighting | *Frog Hollow***

The Department of Public Works will repair or replace any damaged or malfunctioning streetlights in Frog Hollow area. Consulting Engineer is working on construction documents for installation of 60 new streetlights in central business district.

## **Paving and sidewalk repair | *City- Wide***

Actual paved streets in fiscal year 2012-2013, the highlighted areas are in the Central District:

1	Ashley	Sigourney to Garden
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# Infrastructure and Community Development

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Actual paved streets in fiscal year 2012-2013 continue:

2	Ashley	Woodland to Atwood
3	Asylum Av	Whitney to Atwood
4	Bannister	Flatbush to Bonner
5	Bates Place	Removed Due To MDC Work
6	Bonner	Saybrooke to Ellington
6A	Bonner	Ledger to Hillside
7	Bristol	Newington to Hollywood
8	Bulkeley	Park to Kibbe
9	Canterbury	Westbourne to Plainfield
10	Case	S. Marshall to Laurel
11	Catherine	Saybrooke to Westbrook
12	Clay	Elmer to Nelson
13	Clermont	New Britain to Dexter
14	College Terr.	Summit to Zion
15	Keney Park (Barbour)	Tower to Main
16	Elizabeth	Asylum to Girard
17	Elmer	Clark to Clay
18	Enfield	Capen to Westland
19	Forest	Farmington to Hawthorn
20	Francis Av	Hamilton to Francis Ct
21	Freeman	Hillside to Mountain
22	Giddings	New Britain to Dexter
23	Goshen	Waterford to Stanwood
24	Haddam	Harvard to End
25	Harbison	Hillside to Brookfield
26	Harvard	Princeton to Mountain
27	Harvard	White to Linnmore
28	Heath	Capitol to Park
29	Hughes	Zion to Hillside
30	James	Ashton to Capitol
31	Kenyon	Elizabeth to Fern
32	Laurel	Farmington to Hawthorn

# Infrastructure and Community Development

Actual paved streets in fiscal year 2012-2013 continue:

33	Manchester	Hartland to Lyme
34	Mansfield	Edgewood to Vine
35	Marion	Newington to Hollywood
36	Martin	Westland to Capen
37	Montrose	Sprague to Stafford
38	Niles	Woodland to Sigourney
39	Norfolk	Baltimore to Blue Hills
40	Oliver	Hillside to New Britain
41	Palm	Manchester to Tower
42	Pershing	Blue Hills to Lebanon
43	Prospect	Asylum to Albany
44	Rowe	Capitol to Park
45	S. Morgan	Trumbull to Main
46	Saybrooke	Brookfield to Flatbush
47	Sherbrook	Zion to Hillside
48	Summit	Park Terr to Zion
49	Thomaston	Ridgefield to Blue Hills
50	Vine	Westland to W. Raymond
51	W. Clay	Clay to Dead End
52	Waterford	Newington to Montrose
53	Westland	Vine to Garden
54	Wilbur	New Britain to Dexter
55	Wilson	Hillside to Brookfield
56	Woodland Dr	Woodland to Dead end

Actual sidewalks repaired in fiscal year 2012-2013, the highlighted areas are in the Central District:

1	<b>313</b>	Cornwall Street
2	<b>504</b>	Cornwall Street
3	<b>27</b>	Harold Street
4	<b>77</b>	Harold Street
5	<b>83</b>	Harold Street
6	<b>85-87</b>	Harold Street

# Infrastructure and Community Development

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Actual sidewalks repaired in fiscal year 2012-2013 continue:

7	<b>89</b>	Harold Street
8	<b>43</b>	Harold Street
9	<b>51</b>	Harold Street
10	<b>85</b>	Hartland Street
11	<b>79</b>	Hartland Street
12	<b>200</b>	Hartland Street
13	<b>199</b>	Hartland Street
14	<b>18-20</b>	Burnham Street
15	<b>22-24</b>	Burnham Street
16	<b>34</b>	Burnham Street
17	<b>38</b>	Burnham Street
18	<b>57</b>	Burnham Street
19	<b>71</b>	Burnham Street
20	<b>75</b>	Burnham Street
21	<b>79</b>	Burnham Street
22	<b>113-115</b>	Burnham Street
23	<b>122</b>	Burnham Street
24	<b>190</b>	West Morningside Street
25	<b>160</b>	Salisbury Street
26	<b>150</b>	Salisbury Street
27	<b>135</b>	Salisbury Street
28	<b>165</b>	Woodland Drive
29	<b>137</b>	Woodland Drive
30	<b>86</b>	Woodland Drive
31	<b>221-227</b>	Woodland Drive
32	<b>196</b>	Woodland Drive
33	<b>383</b>	Linmoore Street
34	<b>258</b>	Linmoore Street
35	<b>358-360</b>	South Street
36	<b>50</b>	Oliver Street
37	<b>54-56</b>	Yale Street
38	<b>170</b>	Exeter Street
39	<b>92</b>	Forester Street
40	<b>38</b>	Kelsey Street
41	<b>77</b>	Roslyn Street
42	<b>134</b>	Grant Street
43	<b>434</b>	Hillside Street
44	<b>70</b>	Russ Street
45	<b>26</b>	Hungerford Street
46	<b>40</b>	Hungerford Street
47	<b>53</b>	Hungerford Street
48	<b>49</b>	Hungerford Street
49	<b>43</b>	Hungerford Street
50	<b>12</b>	Clarendon Street

# Infrastructure and Community Development

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Actual sidewalks repaired in fiscal year 2012-2013 continue:

51	<b>21</b>	Clarendon Street
52	<b>26</b>	Clarendon Street
53	<b>28</b>	Clarendon Street
54	<b>55</b>	Douglas Street
55	<b>171</b>	Whitman & Capital Ave.
56		Bushnell Park
57	<b>839</b>	Wethersfield Ave.