

REDEVELOPMENT PLAN
FOR THE
DOWNTOWN NORTH PROJECT

CITY OF HARTFORD
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COMMON COUNCIL ON 1/26/2009

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PREFACE

This Redevelopment Plan has been prepared pursuant to the provisions of Chapter 130 of the Connecticut General Statutes. This Redevelopment Plan meets the identified public need to revitalize a section of the City of Hartford’s Downtown through a series of proposed public and private investments. The Redevelopment Plan is based on Smart Growth principles with a focus on Transit-Oriented Development (TOD). Downtown Hartford will soon have enhanced commuter capability as the New Haven–Springfield commuter rail initiative and the New Britain-Hartford Busway become operational. These transportation initiatives will support investment in the Downtown as a mixed-use urban environment.

This Redevelopment Plan provides an implementation vehicle to achieve the planning concepts advanced by the Hartford 2010 and Urban Land Institute planning processes.

I. Introduction

The Downtown North Project (hereinafter called the “Project”) consists of 81 properties in an area generally located to the north of Downtown Hartford along the northern side of I-84. The Project Area has extensive amounts of vacant land mixed with an educational facility, two financial sector data centers, a hotel and a small national historic district. Approximately 15.5% of the area is currently classified as vacant land, and many of the occupied properties contain surface parking and are under-utilized. The Project Area is approximately 123.1 acres in size. Please refer to Map #1 Aerial Photograph and Map #2 Property Map following this page for a detailed boundary and overview of the Project Area.

This Redevelopment Plan (hereinafter called the “Plan”) provides for development of a mixed use urban district with strong connections to the Downtown core. The Project Area itself is subdivided into five sub-areas, each with varying redevelopment visions and objectives. These sub-areas are as follows:

- **Sub-Area 1: The Ann Street Historic Corridor**
Vision: Historic Preservation; Pedestrian-Oriented Commercial and Residential
- **Sub-Area 2: Trumbull-Main Village**
Vision: Mixed Use Village – Residential; Small Offices; Small-Scale Retail; Small Service Businesses
- **Sub-Area 3: The Downtown North Technology Campus**
Vision: Research & Development; Technology Campus
- **Sub-Area 4: Market Street Service Corridor**
Vision: Service Commercial; Hospitality; Health Care
- **Sub-Area 5: New Magnet School at Barnard-Brown**
Vision: New Capitol Prep Magnet School

Please refer to Map #3 Sub-Areas following this page for a more detailed geographic presentation of the delineated sub-area boundaries.



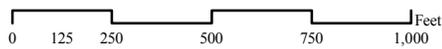
City of Hartford
 Downtown North
 Redevelopment Area
 Map 1
 Aerial Photograph

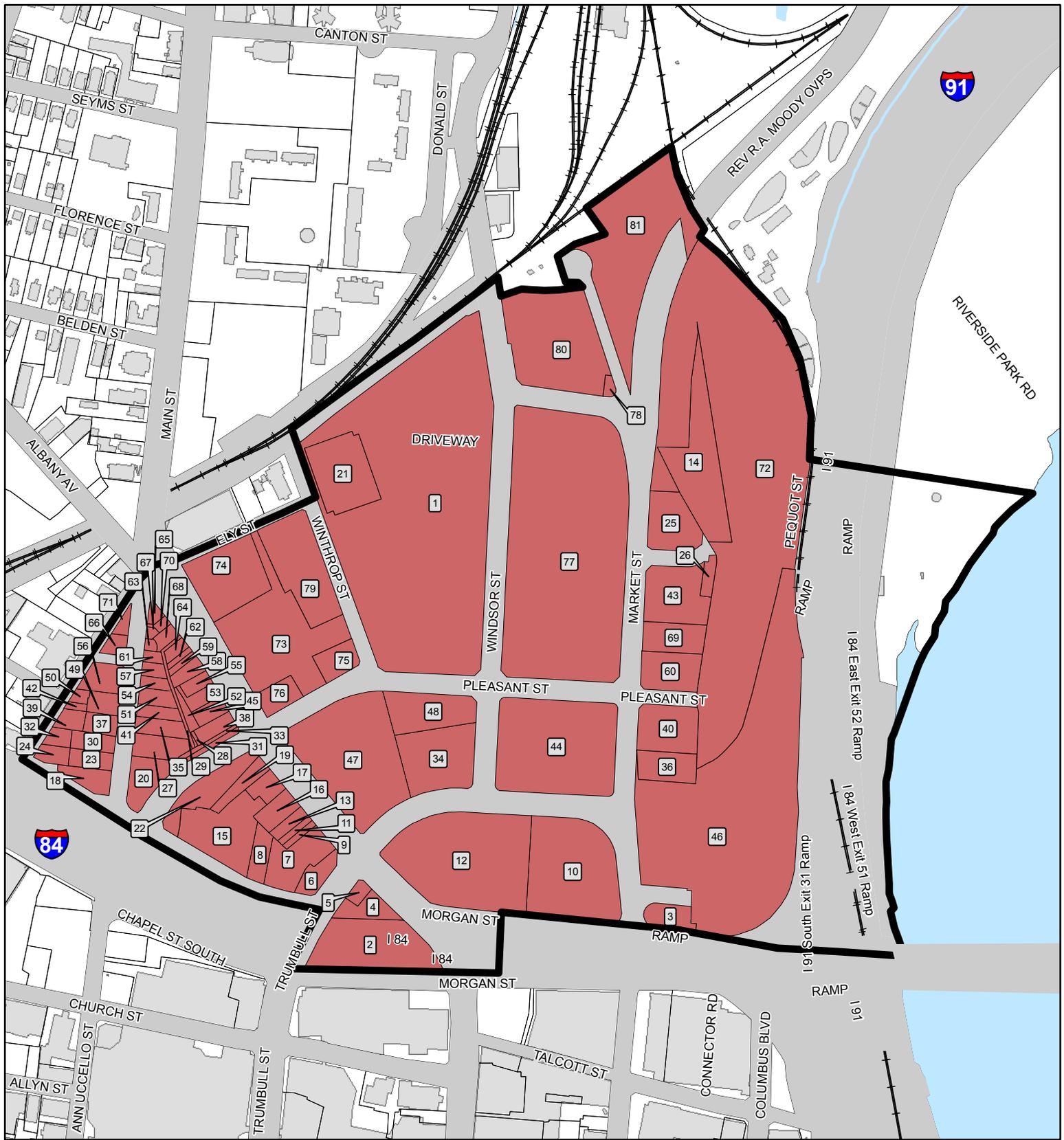
Source:
 Parcels: City of Hartford, Planning Dept. (2008).
 Existing zoning: City of Hartford, Planning Dept. (2008).
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Legend

 Redevelopment Area





City of Hartford

Downtown North
Redevelopment Area

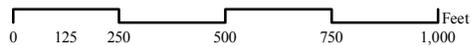
Map 2 Property Map

Source:
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Redevelopment Area



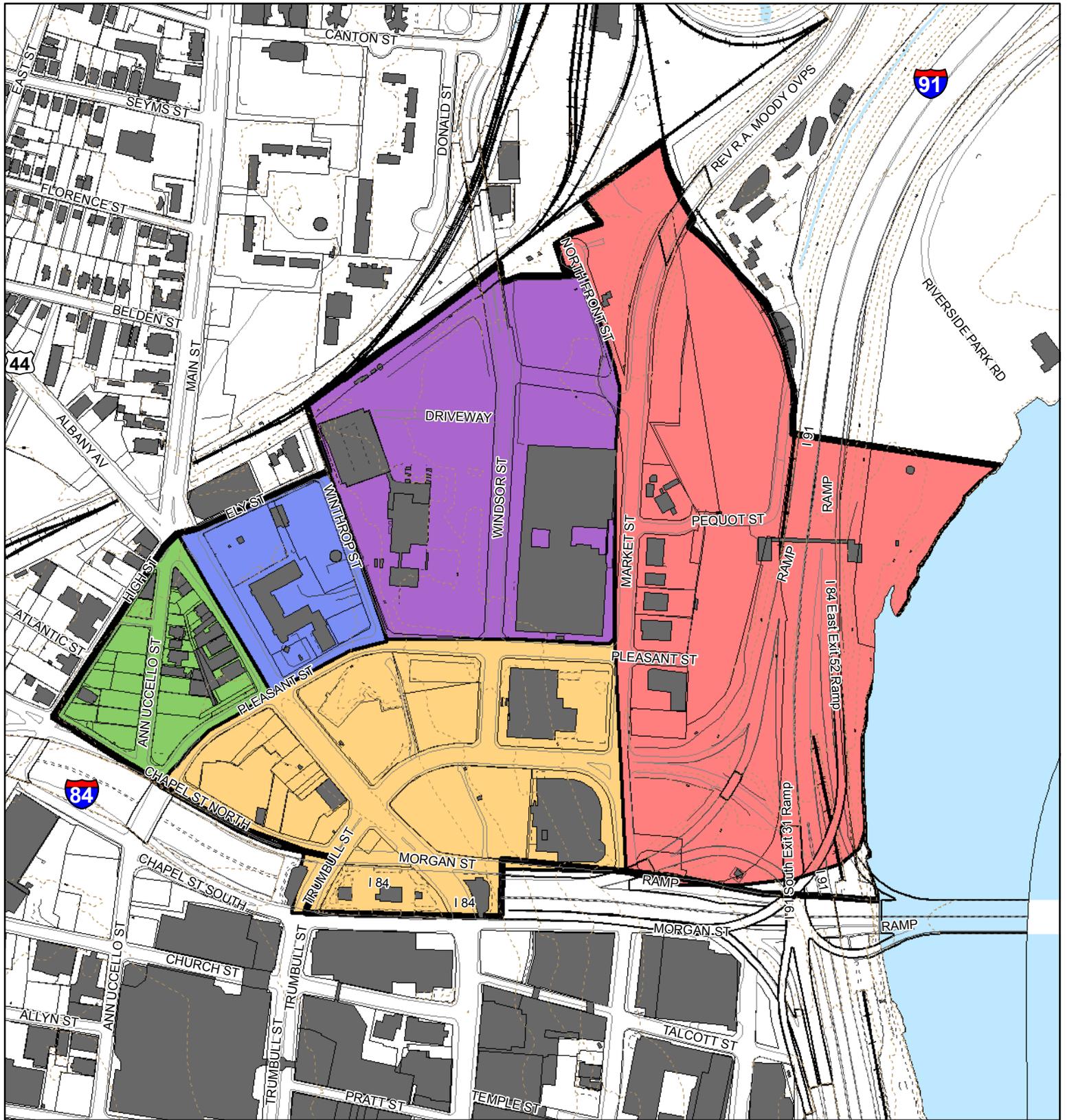
Downtown North Redevelopment Area

Parcel Lookup	Address	Owner	Bldg SQF	Lot SQF	Year Built
1	275 WINDSOR ST	RENSELAER HARTFORD GRADUATE	179,744	470,012	1970
2	ROW	ROW	0	67,029	
3	30 MORGAN ST	HIGHWAY DEPTSTATE OF CONN	0	1,211	
4	1031 MAIN ST	HIGHWAY DEPTSTATE OF CONN	0	11,020	
5	1033 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	4,225	
6	1143-1159 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	9,017	
7	1161-1179 MAIN ST	EDWARDS DEVELOPMENT LLC	40,950	28,565	1900
8	44 CHAPEL ST	CENTRAL PARKING SYSTEM REALTY	0	11,107	
9	1181-1183 MAIN ST	CPC REALTY LLC	0	2,788	
10	50 MORGAN ST	CHOA VISION LLC	253,226	83,635	1972
11	1185-1187 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	2,831	
12	1212 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	147,233	
13	1189-1195 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	5,576	
14	431H MARKET ST	THE BARNDOR COMPANY	0	70,132	
15	58-60 CHAPEL ST	CHAPEL STREET PARK, LLC	1,782	50,530	1930
16	1209 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	11,326	
17	1213-1225 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	8,494	
18	425 ANN ST	CENTRAL PARKING SYSTEM REALTY	0	11,543	
19	1229-1237 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	10,149	
20	1261-1265 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	3,223	
21	321 WINDSOR ST	HARTFORD GRADUATE CENTER THE	134,808	90,169	1986
22	1243-1247 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	26,441	
23	439-441 ANN ST	NONNA'S, LLC	0	8,930	
24	214-218 HIGH ST	CITY OF HARTFORD	0	6,578	
25	410 MARKET ST	ADVANCED GAS CO INC	2,310	31,150	1954
26	380H MARKET ST	CAV, LLC	0	4,748	
27	450-460 ANN ST	TAX COLLECTORCITY OF HARTFORD	0	14,375	
28	1269H-1275H MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	653	
29	ROW	ROW	0	4,308	
30	451 ANN ST	CITY OF HARTFORD	0	8,930	
31	ROW	ROW	0	3,377	
32	220 HIGH ST	CITY OF HARTFORD	4,218	5,440	1860
33	1267 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	3,006	
34	271 WINDSOR ST	RENSELAER HARTFORD GRADUATE	0	49,658	
35	476 ANN ST	TAX COLLECTORCITY OF HARTFORD	3,146	9,630	1900
36	ROW	ROW	0	20,264	
37	463 ANN ST	CITY OF HARTFORD	0	7,884	
38	1269-1275 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	7,536	
39	228-230 HIGH ST	CITY OF HARTFORD	0	6,490	
40	306 MARKET ST	GOODYEAR TIRE & RUBBER	14,460	31,980	1955
41	480-484 ANN ST	EAGLE'S PROPERTY,LLC	12,327	6,286	1900
42	232 HIGH ST	CITY OF HARTFORD	0	1,917	
43	370-380 MARKET ST	CAV LLC.	0	34,630	
44	150 WINDSOR ST	SUMMIT PLACE LLC	254,792	128,502	1968
45	1270-1283 MAIN ST	SAN JUAN CENTER, INC	11,072	6,680	1890
46	190 MORGAN ST	DEPT OF TRANS STATE OF CONN	0	281,877	

Downtown North Redevelopment Area

Parcel Lookup	Address	Owner	Bldg SQF	Lot SQF	Year Built
47	1214-1218 MAIN ST	CITY OF HARTFORD	0	126,324	
48	273 WINDSOR ST	RENSSELAER HARTFORD GRADUATE	0	37,723	
49	479-483 ANN ST	CITY OF HARTFORD	0	7,928	
50	234-236 HIGH ST	CITY OF HARTFORD	0	2,831	
51	490 ANN ST	MORGAN KAYLEE CORPORATION	8,311	7,279	1870
52	180 PLEASANT ST	SAN JUAN CENTER SPORTS, INC.	8,102	8,537	1900
53	1293-1297 MAIN ST	GILBERT OCOLLADO	10,362	6,300	1870
54	500 ANN ST	ETLARET PROPERTIES,	3,861	4,000	1900
55	1301-1307 MAIN ST	DAY ADVENTISTS	10,169	5,100	1894
56	240 HIGH ST	CITY OF HARTFORD	0	12,894	
57	506-502 ANN ST	ANN STREET COOPERATIVE ASSOC	5,948	3,929	1890
58	1313-1317 MAIN ST	LA IGLESIA DE DIOS, INC	6,909	5,830	1915
59	1325 MAIN ST	1325 1329 MAIN STREET LLC	2,680	2,200	1900
60	330 MARKET ST	PAVILION HOLDINGS LLC	22,050	26,000	1964
61	520 ANN ST	ANN STREET COOPERATIVE	0	2,614	
62	1327-1329 MAIN ST	1325-1329 MAIN STREET LLC	2,400	2,020	1900
63	522-530 ANN ST	HOUSE OF BREAD INC	0	1,612	
64	1333-1337 MAIN ST	JUAN CORTEZ	4,920	3,549	1900
65	1359-1363 MAIN ST	ERIC K DORNEVIL	10,960	2,900	1890
66	525 ANN ST	TAINO HOUSING & DEVEL CORP	0	5,227	
67	532 ANN ST	HOUSE OF BREAD INC	0	1,350	
68	1339-1347 MAIN ST	ALICIA CUERVO	0	4,269	
69	360 MARKET ST	MULTI-CARE SURGERY CENTER, INC	5,040	21,090	1965
70	1355-1357 MAIN ST	MARY HARRIS LLC	1,716	1,940	1900
71	529-543 ANN ST	JOSE DEL CASTILLO	12,352	3,445	1901
72	408H MARKET ST	MARPEQ SOUTH LLC	0	487,001	
73	1304 MAIN ST	BOARD OF EDUCITY OF HARTFORD	83,366	91,912	1920
74	1306 MAIN ST	PARK DEPTCITY OF HARTFORD	89	52,270	1970
75	2 WINTHROP ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
76	1302 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
77	300 WINDSOR ST	COMPANYTHE TRAVELERS INDEMNITY	198,678	360,241	1968
78	343 NORTH FRONT ST	HIGHWAY DEPTSTATE OF CONN	0	0	
79	10 WINTHROP ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
80	400 NORTH FRONT ST	THE TRAVELERS INDEMNITY CO	0	0	
81	360 NORTH FRONT ST	MARPEQ NORTH LLC	0	0	

Source: City of Hartford Tax Assessor (2008).



City of Hartford

Downtown North
Redevelopment Area

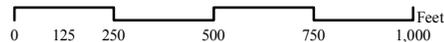
Map 3 Sub-Areas

Source:
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- Sub Area 1 - Ann St. Historic Corridor
- Sub Area 2 - Trumbull-Main Village
- Sub Area 3 - Downtown North Tech. Campus
- Sub Area 4 - Market St. Service Corridor
- Sub Area 5 - New Magnet School at Barnard Brown



The Plan proposes to maintain the existing zoning designations in the Project Area, with the possible exception of the C-1 zone. This zoning district is under study and review for a possible change to a design district in accordance with the recommendations of the ULI report. The proposed land uses within the Project Area are in conformity with the City of Hartford's Plan of Development, adopted by the Planning and Zoning Commission on June 4, 1996.

The Plan, which has been prepared by the Hartford Redevelopment Agency (hereinafter called "Agency"), is in accordance with the provisions of Chapter 130 of the Connecticut General Statutes. Due to the excellent location of the Project Area north of the central Downtown area and adjacent to both Interstate 91 and Interstate 84, as well as the substantial presence of vacant and underutilized land in the Project Area, it has the potential to achieve large-scale redevelopment goals and have a substantial impact on the surrounding neighborhoods north of Downtown Hartford.

II. Description of the Project Area

A. General Boundary Description

The Project Area is generally bounded on the west by the intersection of the street centerlines of Chapel Street North and High Street, thence north-northeasterly along the street centerline of High Street to its intersection with the street centerline of Main Street and the street centerline of Ely Street, thence east-northeasterly along the street centerline of Ely Street to its intersection with the street centerline of Winthrop Street, thence north-northwesterly along the street centerline of Winthrop Street to its terminus, thence continuing north-northwesterly to a point of intersection with the southeasterly right-of-way line of the Conrail/Amtrak rail line, thence northeasterly along the southeasterly right-of-way line of the Conrail/Amtrak rail line to its intersection with the southeasterly Conrail rail line spur, thence generally southeasterly along the southeasterly Conrail rail line spur to a point defined as 72 degrees, 40 minutes, 7.285 seconds West and 41 degrees, 46 minutes, 27.533 seconds North, thence easterly along a bearing of approximately 9 degrees south of east for approximately 771 feet to the intersection with the westerly mean high water mark of the Connecticut River, thence generally south-southwesterly along the westerly mean high water mark of the Connecticut River to its intersection with the northerly right-of-way line of Interstate 84, thence westerly along the northerly right-of-way line of Interstate 84 to a point defined as 72 degrees, 40 minutes, 21.32 seconds West and 41 degrees, 46 minutes, 12.215 seconds North, thence southerly along a bearing

approximately due south for approximately 209 feet to the intersection with the northerly right-of-way line of Morgan Street South, thence westerly along the northerly right-of-way line of Morgan Street South to its intersection with the street centerline of Trumbull Street, thence north-northeasterly along the street centerline of Trumbull Street to its intersection with the street centerline of Chapel Street North, thence west-northwesterly along the street centerline of Chapel Street North to its intersection with the street centerline of High Street.

The Project Area contains approximately 123.1 acres.

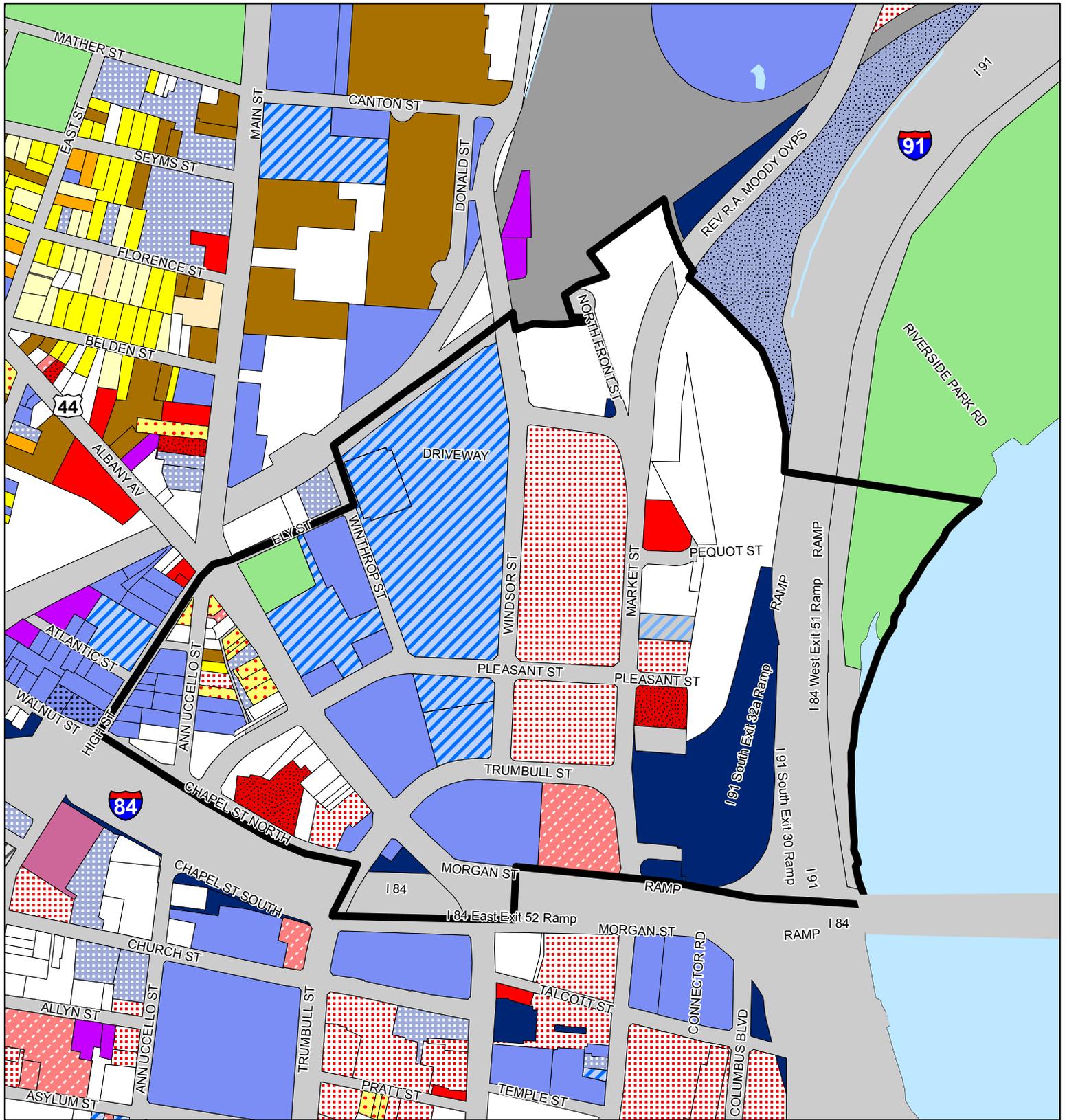
B. Present Land Use and Zoning

The Project Area contains the following land use breakdown:

Existing Land Use	Area (SQF)	Percentage
Apartment	3,929	0.1%
Auto Sales & Services	82,510	1.5%
Commercial	31,150	0.6%
Education	750,854	14.0%
Institutional	14,367	0.3%
Medical	21,090	0.4%
Mixed Use: Commercial/Residential	38,480	0.7%
Municipal	325,773	6.1%
Municipal: DPW	131,764	2.5%
Municipal: Park	278,991	5.2%
Office	555,591	10.4%
ROW	1,913,913	35.7%
Residential	4,000	0.1%
Retail, Food Svc, & Lodging	85,575	1.6%
State	294,108	5.5%
Vacant Land	830,141	15.5%
Total Area	5,362,236	100.0%

Refer to Map #4 Existing Land Use.

The Project Area is presently zoned B-1, B-2, C-1, I-2 and P (Park); these zoning classifications will be maintained. (see Map #5 Existing and Proposed Zoning)



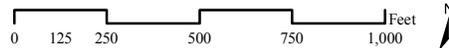
City of Hartford
 Downtown North
 Redevelopment Area
 Map 4
 Existing Land Use

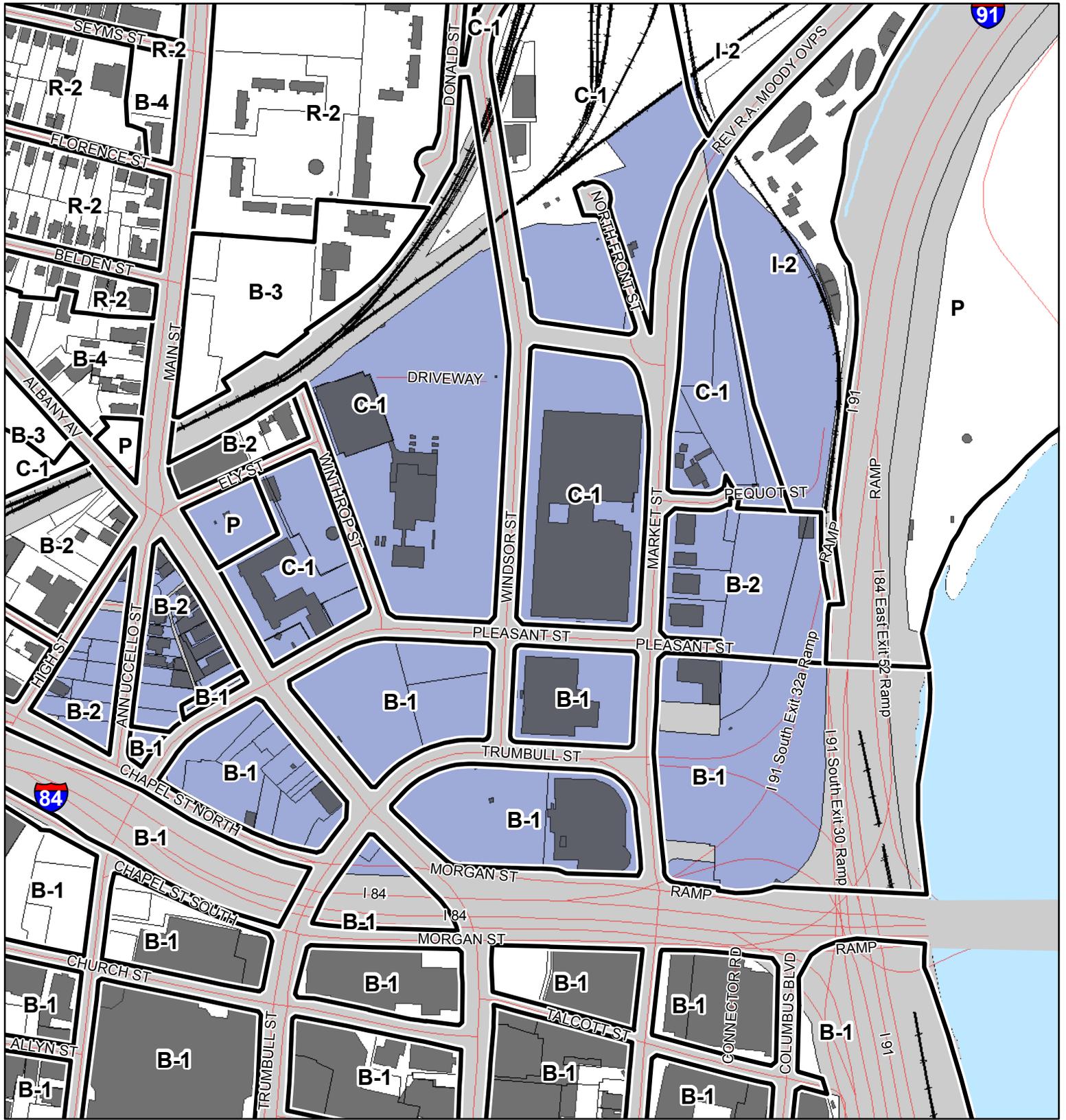
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Existing Land Use

General Commercial	Municipal Property (Various)	Single Family	Parks / Open Space
Retail & Food Services	Educational	Two-Three Family	Cemetery
Office / Financial / Scientific	State (Various)	Four Family	Vacant Land
Automotive Sales & Services	Federal Property	Condo	Historical
Industrial / Warehouse	Parking / Transportation	Apartment	
Sand & Gravel Quarry	Public Utilities	Senior Housing	
Medical / Health Care Facility	Private Institutional	Mixed Use: Commercial / Residential	





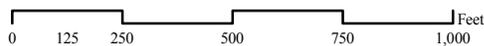
City of Hartford
 Downtown North
 Redevelopment Area
 Map 5
 Existing &
 Proposed Zoning

Source:
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- Redevelopment Area
- Zoning Boundary



C. Present Use, Type and Conditions of Structures

The Project Area contains a total of thirty (30) principal structures. The breakdown of their use and type is as follows:

Use	Number	Type
Mixed Use: Commercial/Residential	9	4 story stone/brick/wood frame 3 story concrete/brick/wood frame 3 story stone/brick/wood frame 3 story stone/brick/wood frame 3 story stone/brick/wood frame 4 story concrete/brick/wood frame 3 story stone/brick/wood frame 4 story concrete/brick/wood frame 4 story stone/brick/wood frame
Office	4	2.75 story stone/brick/wood frame 5 story concrete/steel 2 story concrete/brick/steel 1 story concrete/brick
Vacant Office	1	6 story concrete/brick/steel
Education	2	9 story concrete/brick 3 story stone/brick/steel
Auto Repair/Service Station	3	1 story concrete/steel 1 story concrete/brick/steel 1 story concrete/brick/wood frame
Residential	2	3 story stone/brick/wood frame 2.5 story stone/brick/wood frame
Institutional/Religious	3	3 story stone/brick/wood frame 2 story concrete/wood frame 1 story wood frame
Parking Garage	1	4 story concrete
Food Service	1	4 story stone/brick/wood frame
Medical	1	1 story concrete/steel
Hotel	1	17 story concrete/steel
Municipal	1	1 story stone/brick/wood frame
Municipal: DPW	1	2 story stone/brick/wood frame

An exterior survey of the structures carried out by Agency representatives disclosed the following:

Condition	Number	Percent
Standard	23	76.7%
Deficient	4	13.3%
Seriously Deteriorated	3	10.0%
TOTAL	30	100.0%

Refer to Map #6 Existing Buildings.

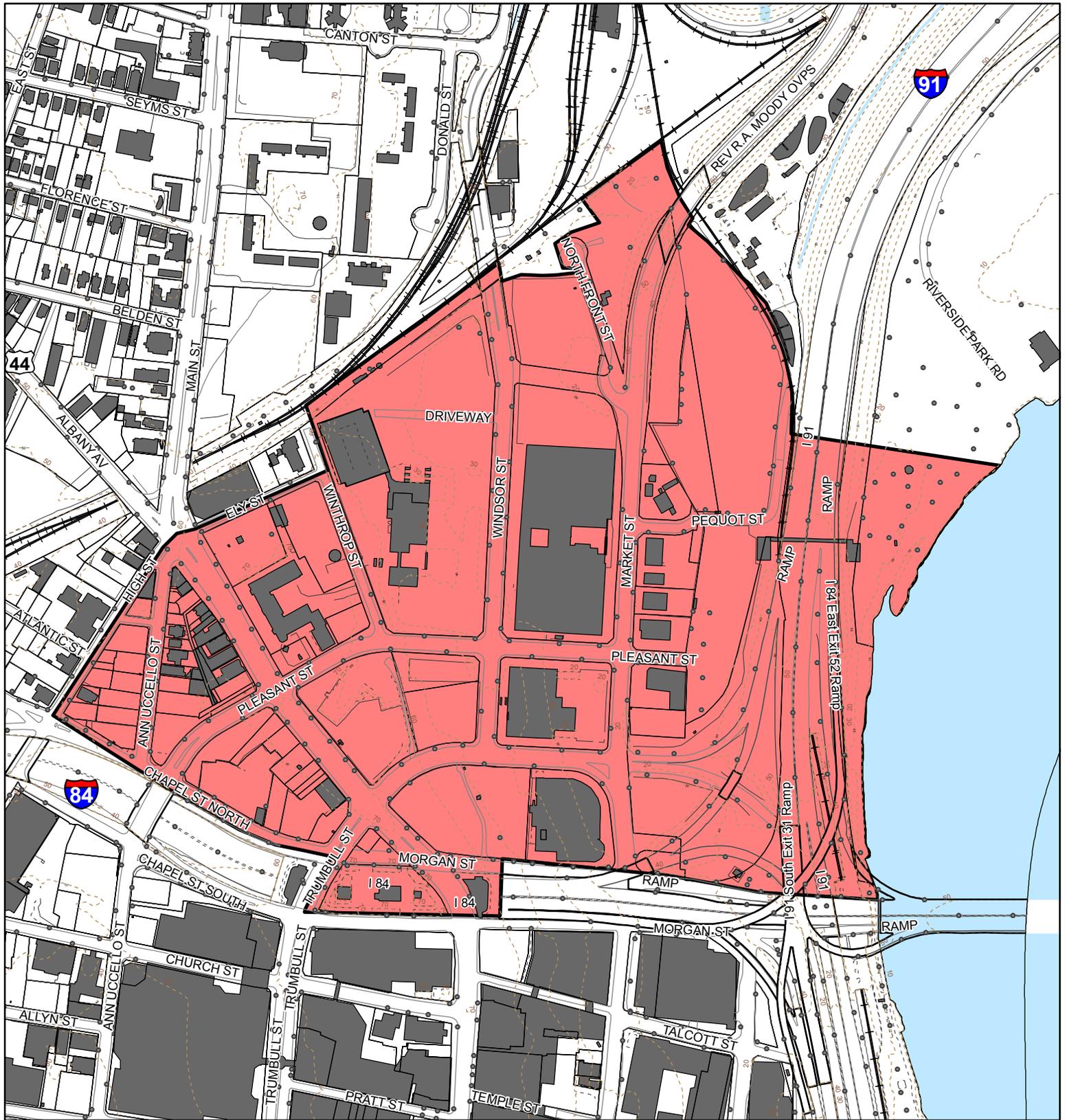
III. General Purposes of the Project

The primary goal of the Downtown North Project is to remove obsolete and blighted buildings from a critical perimeter area of the Downtown, conduct site assemblage, and create a development opportunity for mixed use development, rehabilitation of historic structures, and educational and commercial development that will strengthen the development patterns of the Project Area. An additional goal of the Downtown North Project is to create a pattern of development that provides a strong and effective linkage between the core Downtown area south of Interstate 84 and the residential neighborhoods north of the Project Area.

The Downtown North Project Area is well-situated between the core area of Downtown Hartford and the surrounding residential neighborhoods. However, the disjointed mix of educational and commercial uses that contribute positively to the Project Area with vacant land, underutilized lots and blighted buildings presents unique challenges for redeveloping this area. The overall size of the Project Area also necessitates that the redevelopment efforts in the Project Area occur in phases. It is appropriate that this Project Area be developed in five different components, as shown on Map #3 Sub-Areas: the Ann Street corridor; the Trumbull Street/Main Street area; the area around Rensselaer at Hartford and the Travelers Insurance Company data center; the Market Street corridor; and the site of the former Barnard-Brown School.

In terms of future land use, the Downtown North Project Area is divided into five sub-areas: The Ann Street Historic Corridor; Trumbull Street Village; Downtown North Technology Campus; Market Street Service Corridor; and the New Magnet School at Barnard-Brown.

The **Ann Street Historic Corridor Sub-Area** is bounded by Main Street, Pleasant Street, Chapel Street North and High Street; Ann Uccello Street itself cuts through this two-block



City of Hartford
 Downtown North
 Redevelopment Area
 Map 6
 Existing Buildings

Source:
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 Redevelopment Area



**HARRALL-MICHALOWSKI
 ASSOCIATES, INCORPORATED**
 A Milone & MacBroom Company
 Hartford, CT August 2008

area from north to south. Proposed uses include rehabilitating the existing historic structures in this area and supplementing them with in-fill development on vacant lots or surface parking lots in the area. The reconfiguration of the six-way intersection on Main Street at the north end of this area, possibly as a roundabout with a water feature as suggested in the 2010 Plan and by the Urban Land Institute (ULI), may occur as part of the redevelopment effort. Ann Uccello Street could possibly be closed to vehicular traffic and converted into a pedestrian street. Both existing buildings that currently face onto Ann Uccello Street and newly constructed buildings along Ann Uccello Street would have access along the street. Three-story “walk-up” townhomes and small professional offices and stores are envisioned for a pedestrianized Ann Uccello Street.

Portions of this sub-area that front on Main Street and Pleasant Street are envisioned for ground floor commercial space with apartments located on the upper floors. Building heights would generally not exceed four or five stories. The portion of the sub-area fronting on High Street across from the future Public Safety Complex would serve as either well-designed surface or structured parking for the area. Any structured parking would be designed to include commercial space along its ground floor frontage.

The **Trumbull-Main Village Sub-Area** is bounded by Pleasant Street to the north and west, Chapel Street North and Morgan Street North to the south, and Market Street to the east. This sub-area also includes the platform that extends over Interstate 84 between Trumbull Street and Main Street. Trumbull Street and Main Street are the key traffic routes through this neighborhood, forming a prominent focal point for the neighborhood at their intersection point at the present location of 1161-1179 Main Street building. The Bank of America data center and the Crowne Plaza Hotel are envisioned to remain. The two blocks along Pleasant Street and Trumbull Street between Windsor Street and North Chapel Street are envisioned to be developed as higher density residential, which would provide a substantial customer base for existing retail and commercial space along Trumbull Street on the southern side of Interstate 84, only three to four blocks away.

The undeveloped area between the Crowne Plaza Hotel and Main Street is planned for a mix of retail stores, restaurants, entertainment venues, and upper floor residential units. Finally, the small triangular area formed by Main Street, Trumbull Street and North Chapel Street may

be utilized as a public art and sculpture park to help connect the neighborhood with the platform across Interstate 84 into the core Downtown area. This linkage would tie into other pedestrian and “greenway” elements throughout the Project Area to form a continuous greenway connection between Downtown, the new magnet school at the former Barnard-Brown site and existing park space along the Connecticut River.

The **Downtown North Technology Campus** includes the Rensselaer at Hartford Graduate Center and the Travelers Insurance Company data center as its most prominent properties. A portion of this sub-area is envisioned as a research and development/hi-tech industry office park. This combined education/technology campus could include both office and laboratory space, as well as limited hi-tech manufacturing uses ancillary to the office and laboratory space, with the technology-related and educational uses building capitalizing on one another. A strong emphasis will be placed on the landscaping and “green” design of the campus, as well as limiting impervious surface areas, to present an attractive image to the surrounding residential and mixed use neighborhood.

The **Market Street Service Corridor Sub-Area** is envisioned as a mix of service establishments, hospitality businesses and health care sector offices. An 11-story Best Western Hotel has already been proposed along Market Street at the intersection with Pequot Street, and would form a suitable anchor for the remainder of the sub-area. Other hotels, should they be proposed, would be suitable additions to this area. Service establishments serving the newly-created residential developments elsewhere in the Downtown North Redevelopment Area would help strengthen activity levels on Market Street. Finally, medical offices (both administrative offices and patient-care offices) located along Market Street could easily serve the region’s population due to easy access to the highway system. Pedestrian-oriented urban design improvements beginning at the easterly terminus of Pleasant Street and connecting with the existing pedestrian overpass over Interstate 91 would provide better connectivity to Riverside Park for the entire Project Area.

The **New Magnet School at Barnard-Brown Sub-Area** will be the site of the new Capitol Prep Magnet School. The opening of this new magnet school will provide a strong public investment presence in the Project Area and another critical connection point between the

Project Area and the surrounding residential neighborhoods. The current park space surrounding Keeney Tower will be enhanced.

This Plan serves as a mechanism to achieve the above goals and incorporates several policy recommendations of the City of Hartford's Comprehensive Plan of Development. These goals and recommendations include:

- Expansion of Hartford's property tax base
- Improvement of public safety and the image of Downtown as a secure environment
- The creation of linkages between Downtown and other Hartford neighborhoods
- The implementation of efficient and convenient mass transportation, vehicular circulation and pedestrian movement systems
- Improve conditions by removing blight

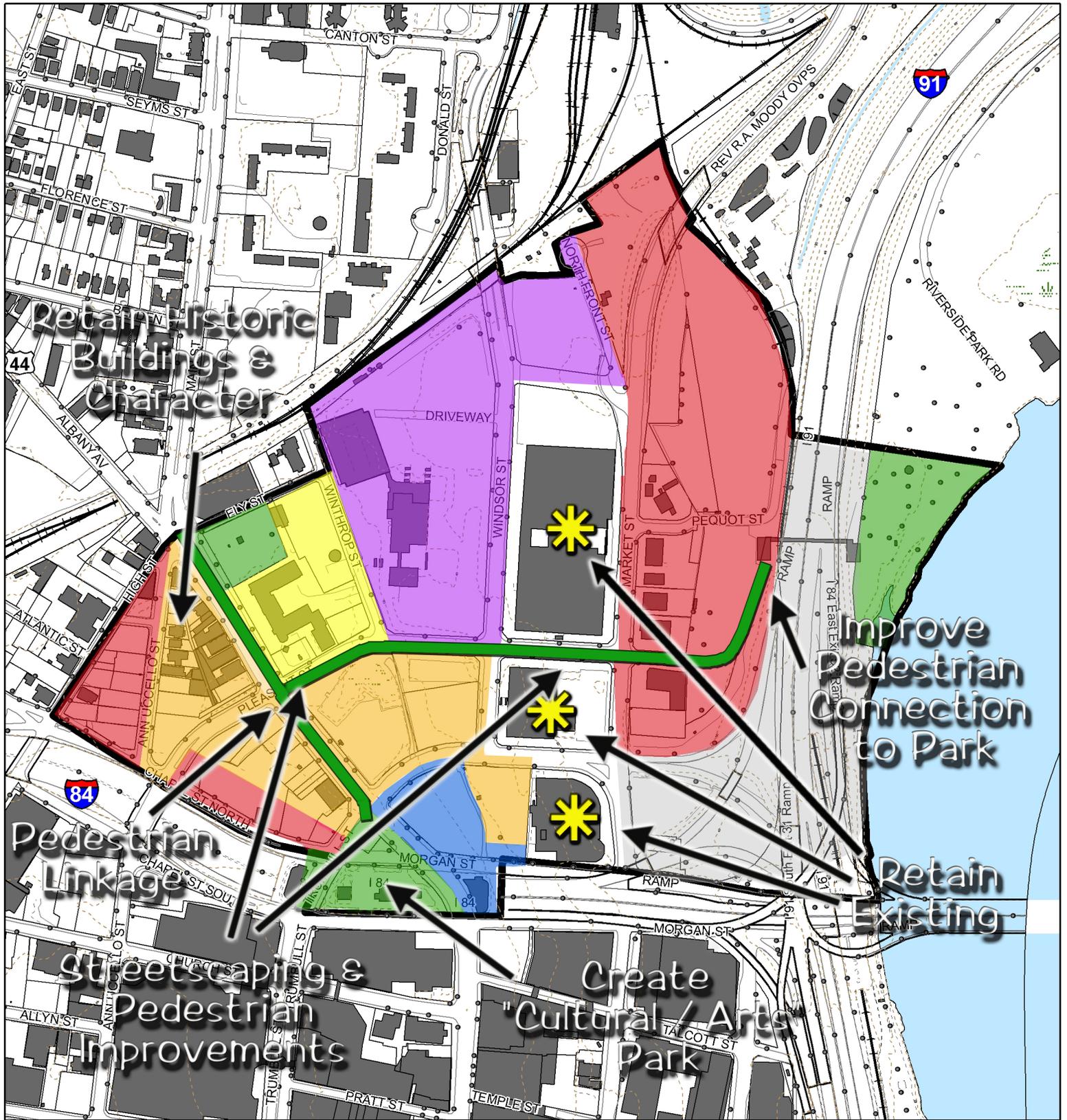
Refer to Map #7 Proposed Future Land Use.

IV. Acquisition and Demolition

A. Acquisition

The process for acquiring property in the Project Area to achieve Plan objectives will be through negotiated purchase as necessary. In the cases where properties designated for development in the Project Plan cannot be acquired by negotiated purchase after good faith efforts, the powers of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes will be requested by the Agency staff to achieve the objectives of this Project Plan. Properties to be acquired by eminent domain must be specifically approved by the Redevelopment Agency and the Court of Common Council supported by a description why the use of such powers are necessary to achieve Plan objectives. The time period within which the real property located in the Project is slated to be acquired is to occur within sixty (60) months after the approval of the Plan by the Hartford Court of Common Council, the legislative body of the City.

The Plan provides for the potential acquisition of a total of three (3) parcels, all of which are privately-owned. However, two of the three properties are owned by Rensselaer at



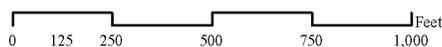
City of Hartford

Downtown North
Redevelopment Area
Map 7
Proposed Future
Land Use

Source:
Parcels: City of Hartford, Planning Dept. (2008).
Existing zoning: City of Hartford, Planning Dept. (2008).
Planimetric Data: City of Hartford, Planning Dept. (2007).

THIS MAP WAS DEVELOPED FOR USE AS
A PLANNING DOCUMENT. DELINEATIONS
MAY NOT BE EXACT.

- New Magnet School at Barnard Brown
- Mixed Use - Residential / Commercial
- Commercial / Office / Retail
- R&D / Tech Campus
- Entertainment / Arts / Night Life
- Public "Open Space"



Hartford with the stipulation that if Rensselaer does not develop the two properties within a defined period of time, ownership of the properties will revert to the City of Hartford.

The two Rensselaer properties are vacant land, while the other privately-owned property consists of the blighted and vacant office building at 1161-1179 Main Street and its associated lot. Refer to Map #8 Proposed Acquisition for present owners of properties shown as “to be acquired”.

B. Demolition

One (1) principal structure may be demolished under this Plan. This structure is the vacant office building located at 1161-1179 Main Street. This structure is in dilapidated condition, having been vacant for almost two decades. The Agency proposes to work with the designated redeveloper or redevelopers of the site to determine the extent that existing utility, parking and pedestrian systems can be recycled.

V. Displacement and Relocation

As the properties proposed for acquisition are vacant, no displacement is anticipated.

The Agency is ultimately responsible for the relocation as the result of actions that are carried out in accordance with the Plan if it becomes necessary in the future. Relocation assistance will be furnished in accordance with State statutory requirements as specified in the State Uniform Relocation Assistance Act, as amended.

VI. Proposed Site Improvements

The Project Area is currently serviced by over a dozen streets, all of which have curbs and sidewalks and are also serviced by all major utilities. Downtown Hartford has the redevelopment advantage of a well-developed infrastructure. The majority of the infrastructure was replaced and/or upgraded over the last 30 years as part of various urban renewal/revitalization programs. Arterial streets have multiple travel lanes with adequate traffic handling capacity. Several municipal and private parking garages are within a short distance of the Project Area. Utilities including sanitary sewers, storm drainage and water have capacity to accommodate future development. Map #9 Utility Systems displays the