

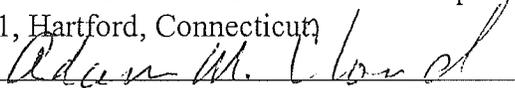
**RESOLUTION MODIFYING
THE MAIN-JOHN-HUDSON STREET REDEVELOPEMNT PLAN**

RESOLVED, That the Main-John-Hudson Street Redevelopment Plan is hereby modified as follows:

Amend Section VII. B. 1., page 9 Building Height paragraph 1, Line 1, by deleting four after the word than, and inserting five.

CERTIFICATION

I, Adam M. Morgan, Chairman of the Hartford Redevelopment Agency, do hereby certify that the above resolution was adopted at a duly called Special Meeting of the Hartford Redevelopment Agency held on December 16, 2004, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Economic Development Commission Office, 11 Asylum Street, Suite 501, Hartford, Connecticut.



Adam M. Cloud
Chairman

HARTFORD REDEVELOPMENT AGENCY

Main-John-Hudson Street
(Master copy Please return to file)

REDEVELOPMENT PLAN
FOR
MAIN-JOHN-HUDSON STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY
10 PROSPECT STREET
HARTFORD, CONNECTICUT 06103

APPROVED BY THE
HARTFORD REDEVELOPMENT
AGENCY ON APRIL 15, 1993

APPROVED BY THE HARTFORD
COURT OF COMMON COUNCIL
ON JUNE 14, 1993

ACKNOWLEDGEMENTS

Hartford Redevelopment Agency

Collin B. Bennett, Chairman
Rafael Lopez-Hernandez, Vice-Chairman
Arthur Feltman, Commissioner
Cynthia R. Jennings, Commissioner

Preparation of the Main-John-Hudson Street Plan was the primary responsibility of Harvey Sinclair, the team leader, along with Jeanne Chambers from the Redevelopment Agency and Gerry Maine from the Department of Planning. Architectural assistance in the preparation of the Plan was provided by Marian Waligora and Leslie Brodacki, and technical assistance was provided by Lucille Bonadies, Margaret Brown and Roland Klee from the Department of Planning.

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I. INTRODUCTION

The Main-John-Hudson Street Project (hereinafter called the "Project") is located south of the City's downtown within the South Green Neighborhood (See Map No. 1 Project Location). It is a deteriorated area of approximately 11.8 acres of land, more than a third of which is vacant. Approximately sixty percent (60%) of the housing units exist in buildings with ten (10) or more units. Single Room Occupancy (SRO) units have increased by a third during the last ten (10) years. Although a high percentage of the land is vacant, the few buildings that are left in the Project area are in various stages of deterioration. A high percentage are vacant, boarded up and in poor condition.

South Green's proximity to downtown and Hartford Hospital has generated renewed optimism about its future. The Project area is well situated in view of its proximity to the central business district and is accessible to good public transportation to and from the downtown area. It is adjacent to the Charter Oak-South Green, Section I Project, a predominantly residential redevelopment project which brought new commercial and residential improvements to a declining historic neighborhood. All of the above factors point to the Main-John-Hudson Street area as a prime target for renewal.

This Redevelopment Plan (hereinafter called the "Plan") provides for the creation of approximately 120-170 units of new and upgraded existing housing on Main, Park, John, Hudson, Wadsworth, and Buckingham Streets. A minimum of 50 percent of the units will be for affordable homeownership housing. This represents an attempt to address the acute shortage of owner-occupied affordable housing in the City. Single Room Occupancy (SRO) units will be replaced with one (1) bedroom units in existing rehabilitated and/or new constructed housing. The Plan calls for the creation of approximately 45,000 square feet of retail/commercial development along the Main, Park and a portion of the Buckingham Street frontage. The Plan proposes to change only one of the existing zone districts from a residential-office (RO-1) to residential (R-1). The proposed land uses within the Project area are in conformity with the City of Hartford's Plan of Development, approved by the Court of Common Council on January 27, 1986.

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.

II. DESCRIPTION OF THE PROJECT AREA

A. General Boundary Description

The Project Area is generally bounded on the north by Buckingham Street and the

properties at 80-84, 94, 98 and 110 Buckingham Street, on the west by Wadsworth Street, more particularly properties at 26 and 36 Wadsworth Street, on the south by 89-97 Main Street and Park Street and on the east by Main Street, more particularly properties at 89-97, 99-103, 105-109, 111-115, and 135-157 Main Street.

B. Detailed Boundary Description

The Main-John-Hudson Street Project Area is bounded as follows:

Beginning at point in the west street line of Main Street, which point is 153.4 feet north of the north street line of Park Street;

Thence, running southerly along the said west street line of Main Street and continuing south of Park Street, a distance of 367 feet more or less to the southerly street line of 89-91 Main Street;

Thence, running westerly along said southerly line of 89-91 Main Street, a distance of 210 feet more or less, to a point in the easterly line of 45-53 Park Street;

Thence, southerly along the said easterly line of 45-53 Park Street, a distance of 80 feet more or less to a point;

Thence, westerly along the southerly line of 45-53 Park Street, a distance of 68 feet more or less to a point;

Thence, northerly along the westerly line of 45-53 Park Street and across Park Street, a distance of 275 feet more or less to a point in the northerly street line of Park Street;

Thence, westerly along the said northerly street line of Park Street, and across Hudson Street, a distance of 550 feet more or less to a point;

Thence, northerly along the westerly lines of 162 Park Street and 413-31 Hudson Street, partly by each, a distance of 150 feet to a point;

Thence, westerly along the southerly line of 413-431 Hudson Street, a distance of 43.5 feet to a point;

Thence, northerly along the westerly lines of 413, 395 and 391 Hudson Street, partly by each, a distance of 100 feet to a point;

Thence, westerly along the southerly line of 26 Wadsworth Street, a distance of 177 feet more or less to a point in the easterly street line of Wadsworth Street, said point being 244.5 feet north of the northerly street line of Park Street;

Thence, northerly along the easterly street line of Wadsworth Street, a distance of 152.7 feet to a point;

Thence, easterly, a distance of 155.9 feet to a point;

Thence, northerly, a distance of 6.6 feet to a point;

Thence, easterly a distance of 165.3 feet to a point in the west street line of Hudson Street, the last three courses being along the northerly line of 363-391 Hudson Street;

Thence, continuing in a straight line, a distance of 60 feet to a point in the east street line of Hudson Street;

Thence, northerly along the east street line of Hudson Street and continuing across Buckingham Street to a point 121.2 feet north of said Buckingham Street;

Thence, easterly along the north line of 110 Buckingham Street, a distance of 73 feet more or less to a point;

Thence, southerly along the easterly line of 98-100 Buckingham Street, a distance of 23 feet more or less, to a point in the north line of 100 Buckingham Street;

Thence, northerly along the north line of 98-100, 94-96 and 80-88 Buckingham Street, a distance of 112 feet to a point;

Thence, southerly along the east line of 80-88 Buckingham Street a distance of 100 feet more or less to a point in the north street line of Buckingham Street;

Thence, westerly along the said north street line of Buckingham Street, a distance of 50 feet more or less to a point on the northerly extension of the easterly property line of 91-95 Buckingham Street;

Thence, southerly across Buckingham Street and along the said easterly line of 91-95 Buckingham Street, a distance of 191 feet more or less to a point;

Thence, easterly along the northerly line of 256 Hudson Street, a distance of 71.5 feet to a point;

Thence, southerly along the easterly lines of 256 and 278 John Street, partly by each, a distance of 95 feet more or less to a point;

Thence, easterly along the northerly line of 75 John Street, a distance of 135.5 feet more or less to a point in the westerly street line of John Street;

Thence, southerly along the westerly street line of John Street, a distance of 303 feet to a point on the westerly extension of the northerly property line of 44 John Street;

Thence, easterly across John Street, and along the northerly property line of 44 John Street, 135 feet more or less to a point;

Thence, southerly along the easterly lines of 44 and 40 John Street, a distance of 107 feet more or less, to a point in the northerly line of 36 John Street;

Thence, easterly along the said northerly line of 36 John Street, a distance of 25 feet more or less to a point;

Thence, across property of the City of Hartford, whereon is situated the fire house, a distance of 70 feet more or less to the northeast corner of 20-22 John Street to a point in the northerly line of 22-34 Park Street;

Thence, easterly along the said northerly line of 22-34 Park Street, a distance of 40 feet to a point;

Thence, southerly along the easterly line of said 22-34 Park Street, a distance of 49.5 feet to a point;

Thence, easterly along the northerly line of 149-157 Main Street, a distance of 126.3 feet to the point and place of beginning.

The above described area contains 513,569 square feet or 11.8 acres.

C. Present Land Use and Zoning

This Project contains the following land use breakdown:

<u>Use</u>	<u>Estimated Number of Acres*</u>	<u>Percentage of Total</u>
Commercial	2.03 (88,410 sq.ft.)	17
Retail	.49 (21,260 sq.ft.)	4
Office	.06 (2,800 sq.ft.)	1
Mixed-Use	1.54 (66,915 sq.ft.)	13
Multi-Family	1.88 (82,130 sq.ft.)	16
Public Use	.28 (12,000 sq.ft.)	2
Residence/Condos	.59 (25,689 sq.ft.)	5
Vacant	<u>4.95</u> (215,580 sq.ft.)	<u>42</u>
	11.82 (514,784 sq.ft.)	100%

* excluding streets

Refer to Map #3 Existing Land Use

The project area is presently zoned B-4 in Block 1 which includes the properties immediately to the south and east of the Main/Park Street intersection. This area is within the South Green Historic District. Block 2, which is bounded by Main, Park, and John Streets is also zoned B-4. Block 3, which is bounded by Park, John, Buckingham and Hudson Streets is zoned B-4 along Park Street and RO-1 along John and Hudson Streets to Buckingham Street. Block 4, which includes properties immediately to the east and north of the Buckingham/Hudson Street intersection, is zone B-2 and is in the Buckingham Square Historic District. Block 5 is zoned B-4 at the corner of Hudson and Park Streets, RO-1 on the east side of the block along Hudson Street, and R-1 on the west side of the block along Wadsworth Street.

Refer to Map #2 Existing Zoning and Map #4 Property Map for Block Designations.

D. Present Use, Type and Conditions of Structures

1. The Project Area contains a total of twenty-nine (29) principal structures and four (4) accessory structures. The breakdown of their use and type is as follows:

<u>Use</u>	<u>Number</u>	<u>Type</u>
Residential/Condo	1 single	1-2 story brick
Condominiums	1 (12 units)	1-2 story brick
Multi-Family	6	5-3 story brick 1-4 story brick
Mixed Use	7	3 story brick
	2	2 story brick
	2	4 story brick
	1	3-1/2 story brick
		2 story brick
Commercial	8	5-1 story masonry 2-2 story brick 1-2-1/2 story brick
Government	1	1-2 story brick

An exterior survey of the buildings carried out by the Agency and city staff disclosed the following:

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Good	8	28
Fair	10	34
Poor	<u>11</u>	<u>38</u>
TOTAL	29	100%

In the last three years six (6) properties in poor condition were ordered demolished by the Licenses and Inspections Department of the City of Hartford .

Of the twenty-nine (29) principal structures located in this Project area, fifteen (15) are occupied, four (4) are partly occupied and ten (10) are vacant.

III. GENERAL PURPOSES OF THE PROJECT

The primary goal of the Main-John-Hudson Project is to revitalize a neighborhood with a traditional strong retail/service presence by encouraging homeownership, increased retail/service facilities and expansion of neighborhood recreation and community service uses. These reuses and physical improvement of the area are key so that businesses and residents are encouraged to remain in the area.

The Hartford Hospital complex nearby generates many jobs and makes this neighborhood ideal for medium density residential development and service establishments to locate or expand in this area.

The result envisioned would be the creation of approximately 120-170 new and upgraded existing housing units with opportunities for homeownership along with the creation of retail, commercial and office space on the lower floors fronting on Main, Park and a portion of Buckingham Streets. This Plan serves as a mechanism to achieve the above goal and incorporates several policy recommendations of the City of Hartford's Comprehensive Plan of Development and the Neighborhood Development Initiative (NDI) regarding Park Street.

These goals and recommendations include:

- * stimulating neighborhood revitalization.
- * supporting the preservation of the existing housing stock as well as new housing construction.
- * using public programs to attract and leverage new housing production and the rehabilitation of existing units.
- * minimizing the displacement of low and moderate income households.
- * promoting homeownership housing.

IV. ACQUISITION, REHABILITATION AND DEMOLITION

A. ACQUISITION

The real property to be acquired for the purpose of redevelopment shall be acquired

by purchase, or by the exercise of the powers of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes.

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. This acquisition period is necessary because the Project may be developed in phases. The rationale for this is that although there will be a total commitment for funding the entire Project, the funding needed to undertake all of the Project activities may not be in place at the beginning of the execution period.

The Plan provides for the acquisition of a total of fifty-one (51) parcels of privately-owned land, of which twenty-five (25) contain no buildings.

B. REHABILITATION

Preservation of the fifteen (15) structures situated on those properties designated as to be acquired, as shown on Map Number 6, Proposed Activity will be offered for private rehabilitation. Rehabilitation will be in accordance with local codes and ordinances, and the U.S. Secretary of the Interior Standards for Rehabilitating Historic Buildings (Revised 1983), for those properties that are listed on the historic register. A summary of these guidelines is included in Section VII of this Plan. The Agency will select those rehabilitation proposals which, in addition to meeting the requirements stated in this Plan, best preserve the architectural integrity of these structures. Rehabilitation of 413 Hudson Street, 57-59, 69 and 75 John Street and 90-100, 158 and 162 Park Street designated as not to be acquired, as shown on Map Number 7, Development Plan will be governed by local codes and ordinances. The Agency shall arrange to have these structures inspected and where code violations exist, necessary steps will be taken to effect their remedy through enforcement of the applicable code or ordinance. If satisfactory compliance has not been achieved, the Agency may modify the Plan to acquire the property, by eminent domain if necessary. However, the Plan may be modified at any time to allow acquisition of the property if the owner consents to said acquisition.

C. DEMOLITION

Ten (10) principal structures plus a garage are slated for demolition under this Plan. They are located at 14-16, 20-22, 40, 44, and 21-25 John Street, 22-34 and 122-136 Park Street, 256-262, 278 and 363-391 Hudson Street. See Map Number 6 Proposed Activity. These structures are in poor condition. The acquisition and demolition of these structures will provide the land needed to assemble 3.2 acres of land for disposition. This will allow the new construction of housing development on Hudson and John Streets and commercial development on Park Street.

Upon acquisition of the above properties, the Agency will arrange for the demolition of the buildings, removal of the debris and the filling and rough grading of the land.

Any structure targeted for demolition that is in a historic district, or listed in the City's inventory of buildings on the National Historic Register, must be evaluated according to Section 106 of the National Historic Preservation Act to determine its historical significance and architectural integrity.

D. HISTORIC DISTRICT

The northern most section of the project (Block 4) is located in the Buckingham Square Historic District. The southern boundary of the project (Block 1) is located in the South Green Historic District. Additionally, properties at 248-250 and 296 Hudson Street; 57-59, 69 and 75 John Street; 7-21, 29, 31-35, 38-70, 86, 90-100, and 122-128 Park Street are listed in the City's inventory of buildings on the National Historic Register. All the properties located in historic districts or listed on the Historic Register will require review and approval by the State Historic Preservation Officer and the National Advisory Council on Historic Preservation before any actions are initiated.

V. DISPLACEMENT AND RELOCATION

It is anticipated that approximately fifty-one (51) households and eight (8) businesses will be displaced. The majority of the residential units currently occupied are one room units. It is anticipated that most of the residential tenants to be relocated will be single member households. The majority of the commercial operations are small retail and/or service operations such as car sales and service, a market and a bar, which draw their clientele from the surrounding neighborhood and downtown.

The Agency is ultimately responsible for the relocation of those households and businesses as the result of actions that are carried out in accordance with the Plan. The Agency will, however, ensure fulfillment of all relocation requirements through an interdepartmental relationship with the Department of Housing, which is the central relocation agency for the City of Hartford.

The Department of Housing will maintain continuous contact with the households throughout the relocation process in order to minimize hardship. Relocation assistance will be furnished in accordance with State and Federal statutory requirements, specifically the Federal Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended, and the State Uniform Relocation Assistance Act. In addition, current occupants who qualify as low and moderate income households will receive additional assistance directed by Section 104(d) of the Housing Community Development Act of 1974.

Temporary housing accommodations will be used only in cases of necessity, i.e., a hazardous building condition or in order to expedite demolition activity or new construction.

The displaced commercial and retail operations, as well as residential tenants, will be given priority in relocating back into the Project area.

It will be the policy of the Agency to avoid evictions except where tenants fail to honor their obligations to the Agency.

VI. PROPOSED SITE IMPROVEMENTS

The Project area is currently serviced by Park, Main, John, Hudson, Buckingham and Wadsworth Streets which have curbs and sidewalks. This area is serviced by all major utilities. Street paving is planned on Hudson Street and Buckingham Street. Burial of overhead utilities is planned on John Street. There may be some curb and

sidewalk construction work throughout the project as it is required for curb cuts because of poor condition. New light poles will be installed on Hudson and John Streets. Poles on Park and Buckingham Streets will be refurbished. Interim streetscape improvements with temporary recreation opportunities will be constructed on selected properties acquired by the Hartford Redevelopment Agency.

VII. CONTROLS ON LAND USES AND BUILDINGS

The following sections set forth both general and specific land use and building controls which the Agency considers to be the minimum required to implement the Main-John-Hudson Street Project. Any variations from these controls must be justified by redevelopers in a written statement, with final determination to be made by the Agency.

A. GENERAL CONTROLS

The Redevelopment of all parcels and the rehabilitation, preservation and new construction of structures within the Project Area shall conform to the following controls where applicable:

- 1) The Redevelopment Plan for the Main-John-Hudson Street Project, as adopted by the Agency and approved by the Court of Common Council.
- 2) The City of Hartford Zoning Ordinance, adopted February 26, 1968 with amendments to date.
- 3) The State of Connecticut Building Code with amendments to date.
- 4) Applicable Federal, State and Local requirements for the provision of barrier-free units for persons with disabilities as well as the City Ordinance and Agency policy for the provision of adaptable units.
- 5) The Americans With Disabilities Act, effective as of January 26, 1992.
- 6) U.S. Department of the Interior's Standards for Rehabilitating Historic Buildings (revised 1983).
- 7) Neighborhood Development Initiative (NDI) design guidelines for Park Street.

The most restrictive provision of these documents with respect to a particular condition shall govern. During the period for which these controls are in effect, any new construction, expansion or reuse of property shall be in compliance with the controls and regulations set forth in this document.

In addition, the redevelopment of all parcels located in the two National Historic Districts shall be in conformance with the National Historic Preservation Act.

The Agency may permit the short term use of cleared land for active parking on a license or lease basis if it is determined that such use will not impede further development of the Project Area. Other uses serving a community function may be acceptable.

The Agency may establish such interim uses as it deems desirable and feasible in the public interest on property which has been acquired and not yet sold to a developer providing such uses do not have an adverse affect on adjacent property or inhibit the disposition of such property.

B. SPECIFIC CONTROLS

The following controls shall apply to all new construction and rehabilitation of existing buildings in the project area.

1. Building Height

New structures will not be greater than four nor less than two stories in height.

- a. The minimum residential floor to floor height will not be less than ten feet.
- b. The minimum commercial floor to floor height will not be less than eleven feet.

2. Building Design

- a) New structures shall recognize in their design the architecture of vintage neighboring structures in terms of overall proportion, window proportion, solid-to-void proportion, solid-to-void rhythms, material, texture, color, and the relationship of architectural details and roof shapes. Existing structures are faced, for the most part, with red brick laid in a running band with belt and water table courses. Windows have a height-to-width ratio of two to one or greater and are accented with either stone lintels or segmental arches. Roofs are generally flat with pronounced cornices or have shallow pitches with pronounced overhangs.
- b) Brick will be the predominant material used for the exterior finish of new buildings. Structures designated for rehabilitation shall employ materials similar to those used for their original construction. Generally, vintage Architectural Styles shall predominate regarding existing structures to remain as well as in new buildings proposed within the Development.

3. Parking

At the discretion of the Agency, certain parcels of property may be designated to provide parking for specific existing adjacent properties that may not be acquired within the project area. For all areas, the following general requirements are stipulated:

- a) Residential parking will be provided off street, at the ratio of 1.5 spaces per dwelling unit in new buildings. Parking for existing residential structures to be rehabilitated will be provided at the ratio of 1.0 space per dwelling unit.

- b) Parking for commercial business office uses will be provided off street, at the rate of 1.0 space for each 500 square feet of gross floor area.*
- c) Parking for commercial retail business uses will be provided off street, at the rate of 1.0 space for each 600 square feet of gross floor area.*
- d) Small parcels may be made available for sale to abutting owners to provide parking and open space.
- e) Development standards:
 - 1) Parking stalls shall not be located closer than ten (10) feet from any building containing residential units.
 - 2) Parking spaces shall be located a minimum of 3.0 feet from any building used for commercial retail and/or office purposes and also screened from any property line.
 - 3) Parking areas shall be provided with landscaped islands and strips to the maximum feasible between rows of parking stalls.
Buffer landscaped strips, five (5) feet wide at minimum, shall be provided along front property lines. Long unbroken rows of parking stalls are to be avoided, as much as possible, by the installation after every ten (10) stalls, of a landscaped island that is at least nine feet in width and eighteen (18) feet in length.
Islands and strips shall be landscaped in entirety with grass or other ground cover and shall be planted with trees of at least 3.5 inch caliper at time of planting. Trees in planting strips shall be spaced apart at 30 feet on centers.
 - 4) All parking areas are to be paved and curbed.
 - 5) Parking areas that abut adjacent property are to be screened with a masonry wall or other architectural or landscape divide that will effectively screen cars from view.
 - 6) The perimeter of parking lots will be planted with deciduous trees, of a minimum 2.5 to 3.5 inch caliper, placed on thirty-foot centers.
 - 7) Parking lots shall be lit at night to a maintained minimum of one foot candle. Light is to be sharply cut off at property lines, and no light source is to be visible from any residential unit within and adjacent to the project area.

4. Screening and Location of Service Facilities

Trash collection facilities, and other potentially unsightly areas that are visible from adjacent properties, from residential units within the project area, or from public rights-of-way are to be screened from view by solid walls, at least five feet in height, that are architecturally compatible with the buildings within the project area.

Floor area is defined as floor area used for service to the public including areas occupied by equipment used for the display of merchandise. It shall not include areas used principally for non-public areas as defined under Section 35-945 of the Hartford Zoning Ordinance.

All service areas are to be located in such a manner that neither pedestrian nor vehicular traffic will ever be blocked by service vehicles.

5. Walkways

Walkways separate from driveways and parking areas shall be provided for convenient pedestrian access to all entryways of structures within the project.

6. Landscaping

All areas not occupied by structure, and not required for parking areas, driveways, walkways or loading areas are to be landscaped with grass, ground cover, trees, shrubs, or other plantings, or are to be improved as children's play areas (if located within residential properties), or improved as pedestrian areas with textured paving materials, seating and other pedestrian amenities.

Street trees of a minimum 3.5 inch caliper are to be planted at a ratio of one tree for every twenty-five feet of street frontage where feasible.

Effort should be made to preserve all existing large and healthy trees. Removal of large old trees from the project area will require formal approval by the Redevelopment Agency.

For trees that are to be preserved during construction, the area defined by the tree's drip line is to be surrounded by a construction fence. Storage of equipment or materials within this area shall be prohibited.

7. Signs

a. Signs are permitted only for the purpose of identifying on-premises business establishments, and are to be one of the following types and sizes:

1. Signs displayed on business premises with reference to any or all of the following: the business or activity carried on; the goods sold or services provided; and, the names and qualifications of the person, partnership or corporation carrying on such business or activity or supplying given goods or services are limited to one sign not exceeding two square feet in area when:

- a. the use is not on the ground floor or,
- b. the use is on the ground floor and the establishment does not have shop windows equal in area to fifty percent of the establishment's street front elevation, measured to an overall height of eleven feet.

2. Signs displayed on business premises with reference to any or all of the following: the business or activity carried on; the goods sold or the services provided; and, the names and qualifications

of the person, partnership, or corporation carrying on such business or activity or supplying given goods and services, provided that such activity is contained on the ground floor of the premises, and when:

- a. the shop or establishment in question has shop windows equal in area to fifty percent or greater of the shop's street frontage elevation measured to an overall height of eleven feet;
 - b. the space occupied by such a sign on any external face of the building does not exceed ten percent of the overall area of that face measured to an overall height of eleven feet;
 - c. the sign is architecturally compatible with the structure, and does not rise higher than two feet below the sill of any upper story window.
3. Signs of a temporary nature for the purposes of leasing or sale of the property on which they are located, and signs of a temporary nature advertising local events are permitted. These signs are restricted in size to nine square feet and shall be removed promptly or within one week after the designated activity has ceased.
- b. Lettering painted on windows is exempt from the above area requirements providing its height does not exceed three inches and the total area of the copy does not exceed five percent of the glazed area of the window upon which it is applied.
 - c. Internally illuminated signs are prohibited.
 - d. No more than three type faces and one logo type are permitted on any sign. Product trade marks are prohibited.
 - e. Operable awnings, with the name of the on-premises establishment, are permitted in addition to other permitted signs provided the copy applied to the awning does not exceed ten percent of the area of the awning.
 - f. If multiple enterprises are to be found in a single structure, the permitted sign(s) of each enterprise are to be coordinated across the building face in terms of placement, proportion, and graphic quality.
 - g. Free standing signs and signs which advertise goods and services not procured on the plot on which such sign is located are prohibited.
 - h. Roof top signs are prohibited.
 - i. All sign requests are to be submitted to the Redevelopment Agency for review and formal approval prior to application for a sign permit.

8. Residential Open Space

Open space is to be provided within residential properties of the project area on the basis of eighty (80) square feet per resident. Residential densities are determined by unity type from the table below.

<u>Unit Type</u>	<u>Persons/Unit</u>
Efficiency/studio	1.5
One bedroom	2.0
Two bedroom	3.0
Three bedroom	4.0

- a. Residential open space may be provided as private space for the use of occupants of individual dwelling units, as common open space that is accessible and available to all occupants of dwellings for which the space is required, or as a combination of private and common open space, provided that every dwelling unit has access to an area of open space. Open space located above ground level is to be structurally safe and adequately surfaced and protected. Open space is to be unobstructed to the sky except as follows:
 1. Private open space such as porches or balconies may be roofed.
 2. Portions of common open space, such as terraces and patios, may be roofed. The roofed portion may not exceed twenty-five percent of the single contiguous area of open space upon which it is located. Not more than fifty percent of the perimeter of the roofed section may be enclosed.
- b. The required residential open space will not include streets or roadways open to vehicular traffic, parking areas, loading space or any areas where screening of the foregoing must be provided.

9. Additional Requirements For Submission

- a. All buildings to be renovated within established National Historic Districts will be reviewed by the Connecticut State Historic Preservation Officer and the National Advisory Council on Historic Preservation to assure that their renovations are completed in accordance with the U.S. Department of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- b. Redevelopers shall submit an illustrative site plan that demonstrates compliance with all controls listed herewith and includes a preliminary landscape plan. Submission of a separate final landscape plan, prepared by a registered landscape architect is also required.

C. ZONING

The project area is comprised of four different zoning districts. The Park and Main Street frontages as well as the east side of John Street are zoned B-4. The B-4 district is a neighborhood retail business district that is characterized by the traditional urban storefront business. As it is oriented to pedestrian traffic, the B-4 district prohibits such heavy commercial operations as gasoline sales, auto sales and restaurants with drive-through windows. Residential uses are also permitted and are often found on the upper floors of structures with ground level retailers.

Most of the remainder of the project area, to the north of the Park Street frontage between Hudson and John Streets and the west side of Hudson Street is zoned RO-1.

This district is a mixed use district which permits multi-family dwellings and office and institutional uses, but prohibits most retail uses.

Several parcels on the east side of Wadsworth Street north of Park Street are zoned R-1. The R-1 district is a multi-family residential district which permits up to 150 people per acre and is commonly found in the city's older high density neighborhoods. This would generally permit a 6-family structure on a standard 6,000 square foot lot.

The remaining land is located on the north side of Buckingham Street between Hudson Street and Whitman Court and is zoned B-2. The B-2 district is generally located at the periphery of the B-1 Downtown Development district and allows for the effective transition between the high density of the central business district and the lower density of adjacent neighborhoods. The district permits a variety of residential, commercial, office and entertainment uses designed to enhance the vitality of the Downtown.

All four districts, subject to certain thresholds, are subject to a public design review requirement for most development proposals. This process assures high quality design promoting a vibrant pedestrian ambience and providing an attractive visual quality to all developments.

The Plan proposes a zone change to R-1 (high density residential) for the west side of Hudson Street which is presently zoned RO-1 (residential-office). This new zone, shown on Map #5, Proposed Zoning and Land Use, would satisfy most of the interior of this block to residential as it is bordered on two sides by the R-1 residential district. This conforms to the objectives of the Plan and the City of Hartford's Comprehensive Plan of Development.

VIII. LAND DISPOSITION

After the land has been prepared for redevelopment, the Agency will arrange for the sale of this property to one or more redevelopers for the uses specified in

the Plan. The Project has a total disposition area of 10.9 acres. The property will be sold in such tracts as the Agency deems most appropriate for the implementation of this Plan. Reuse tracts, along with their appropriate designations, are shown on Map Number 7, Development Plan, attached to this Plan.

The Agency will publicly announce the availability of land and solicit proposals from interested redevelopers using the standard Agency Request for Proposal (RFP) process. Redevelopers shall be nominated as Tentative Developer to carry out the Plan on the basis of the submission of an outstanding design plan and overall capability to carry out the proposed redevelopment, pursuant to standard Agency requirements. Upon selection, the redeveloper nominations are given 120 days to comply with these requirements. Upon satisfactory compliance with these requirements, selected redevelopers will be granted initial authorization to carry out the proposal. No Redeveloper shall receive final approval to enter into a land disposition agreement with the Agency until the Agency is assured of the financial ability of the redeveloper to undertake the redevelopment, and has met all standard Agency requirements.

To help relieve the acute shortage of affordable housing units in the City of Hartford and to promote opportunities for homeownership in this area, the Agency may sell the land to redevelopers at nominal cost to accomplish the objectives of the Plan.

Redevelopers shall be expected to commence construction within twelve (12) to eighteen (18) months from the date of selection as the tentative developer.

Any contract for sale or lease of Agency property in this Project shall be approved by the Hartford Court of Common Council before final approval of the Agency.

IX. MODIFICATION AND DURATION OF REDEVELOPMENT PLAN

A. MODIFICATION

This Plan may be modified at any time by the Agency, provided if it is modified after the lease or sale of real property in the Project area, the modification must be consented to by the redeveloper or redevelopers of such real property or their successors in interest, whose interest is affected by the proposed modification. Where the proposed modification will substantially change the Plan as previously approved by the Hartford Court of Common Council, the modification must similarly be approved by said Court of Common Council.

B. DURATION

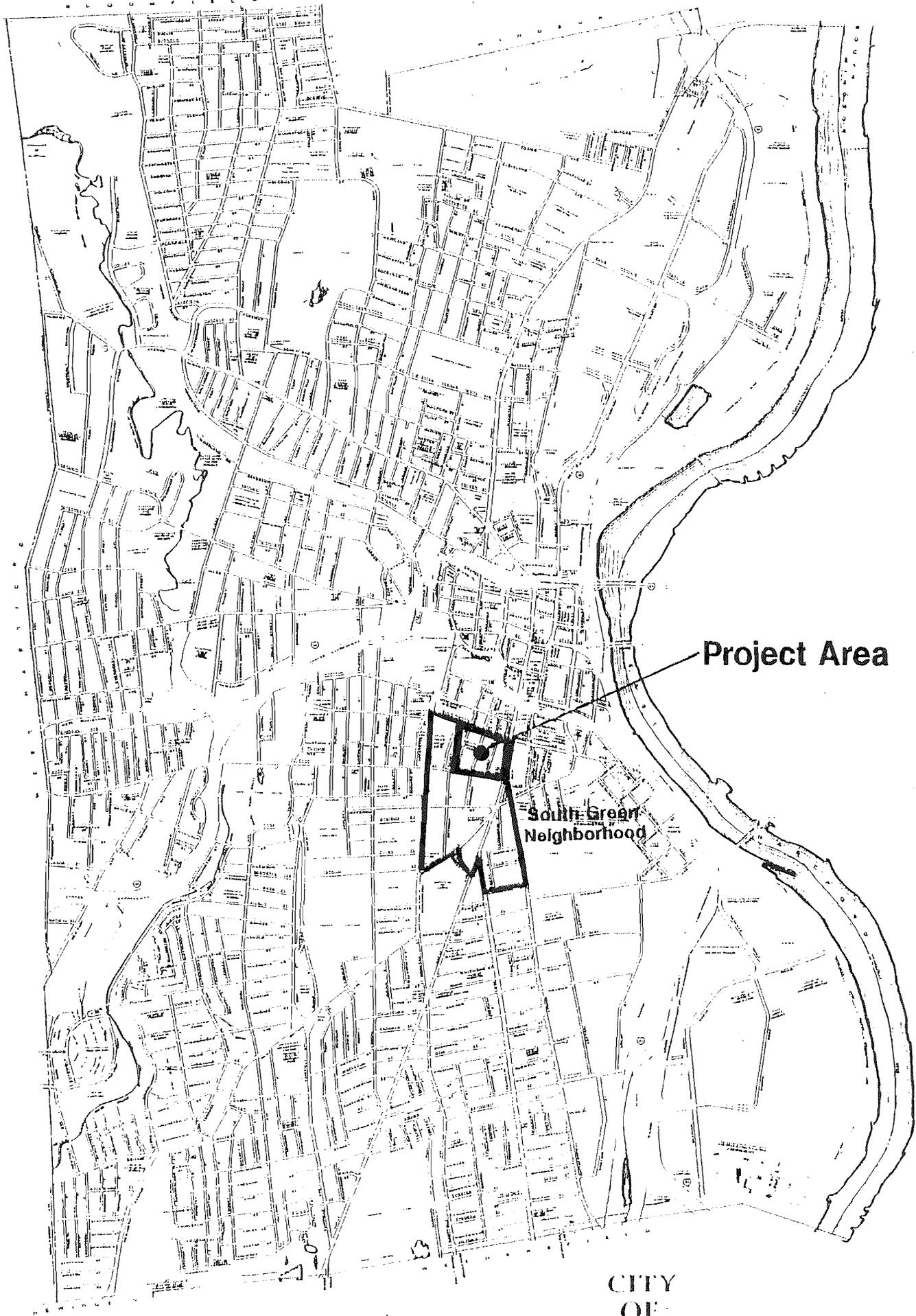
This Plan and any modification thereof shall be in full force for a period of thirty (30) years commencing on the date of approval of this Plan by the Court of Common Council.

X. FINANCING

The Main-John-Hudson Street Project activities will be financed through the City of Hartford's Community Development Block Grant Program or State sources. These activities include acquisition, relocation, site improvements, property management, demolition, environmental assessment/remediation and any other incidental expenses included by the Agency prior to land disposition.

XI. MAPS

Maps Number 1 through 7 attached are hereby incorporated within and made part of this Plan.



Project Area

**South Green
Neighborhood**

CITY
OF
HARTFORD

MAP NO. 1

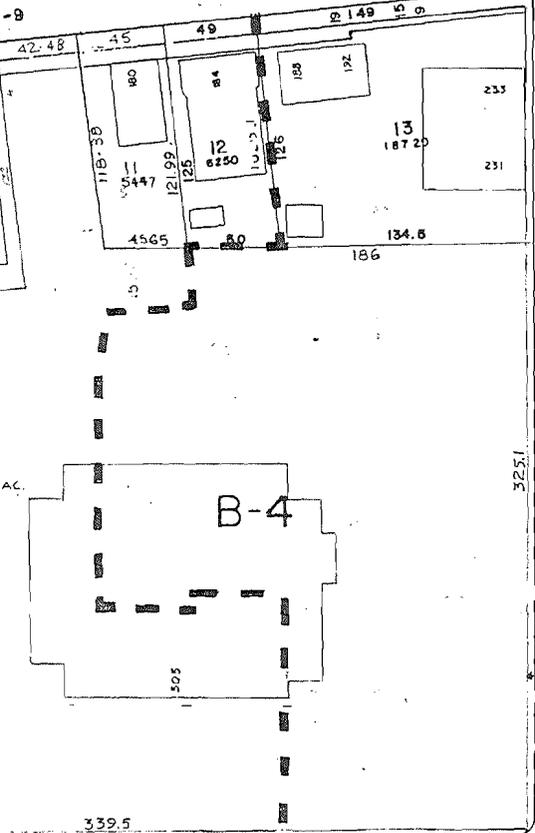
MAIN/JOHN/HUDSON STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY

PROJECT LOCATION

DL 4-378

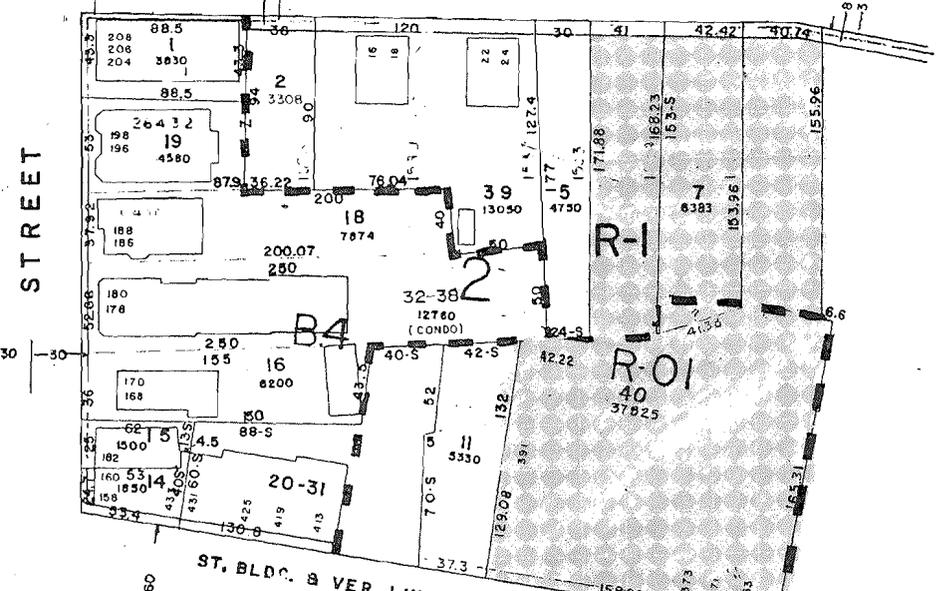
STREET



PLAN 265/31

SEE SHEET 416

WADSWORTH ST., BLDG. & VER. LINES OF JULY 19, 1915 VOL 6-146



ST. BLDG. & VER. LINES OF MAY 23, 1927 VOL. 7 176

ST. VER. LINES COINCIDENT

