

REDEVELOPMENT PLAN

FOR

CHARTER OAK - SOUTH GREEN

SECTION I PROJECT

CONN. P-112

RECEIVED MAR 31 1977
AT 10:13 A.M.
Recorded in HARTFORD LAND RECORDS
VOL. 1562 PAGE 158
Robert J. Ballin
TOWN CLERK

1562 - 158

Hartford Redevelopment Agency
550 Main Street
Hartford, Connecticut
January 8, 1973
Amended March 1, 1973
Amended May 1, 1975

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	<u>PAGE</u>
<u>REDEVELOPMENT PLAN</u>	1
I. INTRODUCTION.....	1
II. DESCRIPTION OF PROJECT AREA AND THE CONDITION.....	1
TYPE AND USE OF THE STRUCTURES THEREIN.....	1
A. DESCRIPTION OF PROJECT AREA.....	1
1. General Boundary Description.....	2
2. Detailed Boundary Description.....	4
3. Present Land Use.....	4
4. Present Use and Type of Structures.....	4
B. CHARACTERISTICS OF THE PROJECT AREA.....	4
1. Residential Conditions.....	4
2. Non-Residential Conditions.....	4
3. Age of Structures.....	5
4. Adverse Neighborhood Conditions.....	5
5. Findings.....	5
III. RATIONALE OF PROPOSED DEVELOPMENT.....	5
A. GENERAL PROVISIONS OF THE REDEVELOPMENT PLAN.....	5
B. GENERAL PURPOSES OF PROJECT.....	5
C. RELATIONSHIP OF REDEVELOPMENT PLAN TO DEFINITE LOCAL OBJECTIVES.....	6
D. STREET CHANGES AND UTILITIES.....	7
E. COVENANTS AND CONDITIONS.....	7
IV. CONTROLS ON LAND USES AND BUILDINGS.....	8
A. INTRODUCTION.....	8a
1. Property to be Acquired.....	9
2. Property Not to be Acquired.....	10
B. GENERAL PROVISIONS.....	10
1. Definition of Terms.....	10
2. Conformity with Local Codes.....	11
3. Temporary Structures.....	11
4. Interim Uses.....	11
5. Signs.....	12
6. Landscaping.....	12
7. Curb Cuts.....	13
8. Off-Street Parking and Loading.....	13
a. Residential Parking.....	14
b. Non-Residential Parking.....	15
9. Building Setbacks.....	17a
10. Property Inspection and Program Monitoring.....	17a
11. Anti-Pollution Controls.....	17a
a. Noise.....	17b
b. Smoke and Particulate Matter.....	17b
c. Toxic or Noxious Matter.....	17b
d. Odors.....	17b
e. Fire and Explosion Hazard.....	17b
f. Vibration.....	17c
g. Glare or Heat.....	17c
h. Radiation Hazards.....	17c
C. SPECIFIC PROVISIONS.....	18
1. Permitted Uses.....	18
a. Residential.....	18
b. Commercial/Office.....	18
c. Commercial/Office/Residential.....	18
d. Neighborhood Business.....	19
e. Commercial.....	19
f. Public.....	19
2. Standards for Residential Development.....	20
a. Housing Unit Size Breakdown.....	20
b. Density.....	21
c. Land Coverage.....	21
d. Building Height and Bulk.....	21
e. Elevator Requirements.....	21
f. Community Outdoor Spaces and Facilities.....	22

CONTENTS (CONTINUED)

	<u>PAGE</u>
g. Private Outdoor Space	22
h. Play Lots	23
i. Light and Air	23
j. Noise and Privacy	23
k. Living Unit Standards	24
3. Submission Requirements for Potential Developers	24
V. GENERAL OBJECTIVES, STANDARDS AND CONTROLS FOR REHABILITATION	26
INTRODUCTION	26
A. RESIDENTIAL REHABILITATION	27
1. General Objectives of Residential Rehabilitation	27
a. Planning and Design Objectives	27
b. Health Objectives	28
c. Safety Objectives	28
2. General Standards for Residential Rehabilitation	28
a. Facility Standards	28
b. Maintenance Standards	29
c. Space and Use Standards	30
d. General Sanitary Standards	30
e. Off Street Parking	30
B. NON-RESIDENTIAL REHABILITATION	31
1. General Objectives of Non-Residential Rehabilitation	31
a. Planning and Design	31
2. General Standards for Non-Residential Rehabilitation	31
a. Applicability of Standards	31
b. Fire Safety	31
c. Off-Street Loading and Parking	32
3. Structural and Facility Standards	32
a. Maintenance	32
b. Stairs	32
c. Plumbing	32
d. Electrical	33
e. Noxious Uses	33
f. Physical Character	33
C. MISCELLANEOUS	33
D. VARIATION FROM STANDARDS	33
E. ENFORCEMENT OF OBJECTIVES, STANDARDS AND CONTROLS ..	34
1. Inspection and Notice	34
2. Acquisition by the City	34
VI. METHOD OF RELOCATION	34
A. ANALYSIS OF FAMILY AND BUSINESS NEEDS	35
1. Schedule of Families to be Displaced	35
2. Family Income	35
3. Rents Now Being Paid	35
4. Schedule of Housing Eligibility	35
5. Business Relocation Needs	35
B. METHOD OF RELOCATION	36
1. Relocation Office	36
2. Method of Temporary Relocation	37
3. Tenant Relations	37
4. Evictions	37
C. AVAILABILITY OF SUFFICIENT SUITABLE LIVING ACCOMMODATIONS	37
1. Accessibility of Housing	37
2. Comparisons of Estimated Relocation Needs and Availability of Accommodations	37

PAGE

22
22
23
23
23
24

pers

26
26

27
27
27
28
28
28
28
29
30
30
30

31

31
31

31
31
31
32
32
32
32
32
32
32
33
33

33

33

TROLS .. 34
34
34

34

35
35
35
35
35
35

36
36
37
37
37

37
37

cas and 37

CONTENTS (CONTINUED)

VII. METHOD OF LAND ACQUISITION, CLEARANCE AND SITE PREPARATION 38

VIII. METHOD OF LAND DISPOSITION 38

IX. MODIFICATION AND DURATION OF REDEVELOPMENT PLAN 38

 A. MODIFICATION 38

 B. DURATION 38

X. MAPS 39

XI. URBAN RENEWAL PLAN 39

XII. FINANCIAL OBLIGATION 39

XIII. OFFICIAL ACTIONS TO CARRY OUT THE PLAN 39

LIST OF MAPS

1. Project Location
2. Boundary Description
3. Building Coverage
4. Existing Land Use
5. Street Changes
6. Existing Zone Classification
7. Proposed Zoning Plan
8. Redevelopment Plan
9. Electric System
10. Water Mains
11. Sanitary and Storm Sewer Systems
12. Telephone System
13. Gas Mains
14. Proposed Land Use

REDEVELOPMENT PLAN FOR
 CHARTER OAK-SOUTH GREEN PROJECT SECTION I
 CONNECTICUT R-112

I. INTRODUCTION

CHARTER OAK-SOUTH GREEN, SECTION I (hereinafter called the "Project Area") is located south of Hartford's Central Business District. (See Map No. 1 entitled, "Project Location," attached hereto). The Project Area contains 89.8 acres of land including streets, is predominantly residential in character and is deteriorated and substandard. A detailed description of the Project Area boundaries appear in Section II of this Redevelopment Plan.

In accordance with the provisions of Chapter 130 of the Connecticut General Statutes, 1968 Revision, as amended, this Project Area is one of several shown on a map prepared by the Commission on the City Plan entitled, "Map No. 4, Redevelopment and Urban Renewal" and is part of the City's General Plan.

This Redevelopment Plan has been prepared by the Hartford Redevelopment Agency (hereinafter called the "Agency") in accordance with the provisions of Chapter 130 of the Connecticut General Statutes, Revision of 1968, which provides that the Redevelopment Agency may prepare "... a redevelopment plan... which shall include: (1) a description of the redevelopment area and the condition, type and use of the structures therein; (2) the location and extent of land uses proposed for and within the Project Area; (3) location and extent of streets and other public utilities, facilities and works within the area; (4) schedules showing the number of families displaced by the proposed improvement, the method of temporary relocation of such families at prices and rentals within the financial reach of such families and located within a reasonable distance of the area from which they are displaced; (5) present and proposed zoning regulations in the redevelopment area; (6) any other detail including financial aspects of redevelopment which, in the judgement of the redevelopment agency authorized herein, is necessary to give it adequate information."

The Redevelopment Plan provides for the improvement of the Project Area by the acquisition of land within said Area; clearance by demolition of acquired structures within the clearance section, the rehabilitation of structures in the conservation areas, and the widening, relocating and/or closing of certain streets and utilities in compliance with the present General Plan of the City for the Improvement and development of the City as a whole. The acquired project land will be sold or leased for redevelopment in accordance with the provisions of the Redevelopment Plan.

II. DESCRIPTION OF THE PROJECT AREA AND THE CONDITION, TYPE AND USE OF THE STRUCTURES THEREIN

A. DESCRIPTION OF PROJECT AREA

1. General Boundary Definition:

1. General Boundary Definition:

The Project Area is generally bounded on the north by Charter Oak Avenue; on the east by Nepaquash Street and Huyshope Avenue; on the south by Wyllys Street, Wethersfield Avenue, Van Block Avenue and Annawan Street; and on the west by Franklin Avenue, Maple Ave. and Main Street.

2. Detailed Boundary Description:

- Beginning at the point of intersection of the easterly street line of Main Street and the southerly street line of Charter Oak Avenue; and running along said southerly street line of Charter Oak Avenue;
- thence S76-25-34E 336.83 feet to the west street line of Charter Oak Place;
- thence S77-45-30 E, 54.91 feet to the east street line of Charter Oak Place;
- thence S77-40-43 E 137.19 feet to a jog in said street line;
- thence S12-48-17 W 2.00 feet to a jog in said street line;
- thence S77-40-43 E 1238.50 feet to the point of intersection of the south street line of Charter Oak Avenue and the east line of Taylor Street;
- thence N11-14-43 E 70.01 feet across Charter Oak Avenue to the point of intersection of the north street line of Charter Oak Avenue and the east street line of Taylor Street.
- thence S77-40-43 E 888.47 feet along the northerly street line of Charter Oak Avenue to the point of intersection of said street line and the northeasterly street line of Sheldon Street and Charter Oak Avenue;
- thence S49-10-59 W, 89.45 feet across Charter Oak Avenue and the point of intersection of the southerly street line of Nepaquash Street and the southerly street line of Charter Oak Ave.
- thence S49-36-17 W, 230.00 feet along said southerly street line of Nepaquash Street to the easterly street line of Huyshope Avenue;
- thence S40-23-43 E, 1142.92 feet to the point of intersection of the easterly street line of Huyshope Avenue and the southerly street line of Weehasset Street;
- thence S49-36-17 W, 330.01 feet to the point of intersection of the southerly street line Weehasset Street and the westerly street line of Van Block Avenue;
- thence N-40-23-43 W, 1555.78 feet along the west street line of Van Block Avenue to the point of intersection of the west street lines of Van Block Avenue and the southerly street line of Wyllys Street;
- thence S69-21-17 W, 1286.66 feet along the south street line of Wyllys Street to an angle point;

- thence S63-10-47 W, 685.50 feet continuing in said street line to the point of intersection of street lines at the southeast corner of Wyllys Street and Wethersfield Avenue;
- thence S11-09-55E, 1497.10 feet in the easterly street line of Wethersfield Avenue to an angle point;
- thence S5-53-02 E, 514.82 feet continuing along said street line to a point marking the extension of the southerly street line of Annawan Street;
- thence S81-12-19 west 1107.67 feet along the south street line of Annawan Street and its western extension to the point of intersection in the westerly street line of Franklin Avenue;
- thence N7-24-26 W, 744.99 feet along the westerly street line of Franklin Avenue to the point of intersection of street lines at the southwest corner of Maple Avenue and Franklin Avenue;
- thence N21-03-12 E 258.34 feet along the south easterly street line of Maple Avenue to the point of intersection of street lines of the southeast corner of Maple Avenue and the east street line of Franklin Avenue;
- thence N20-22-37 E, 987.50 feet along the easterly street line of Maple Avenue to an angle point in said street line;
- thence N39-47-25 E, 74.79 feet and continuing along said street line to an angle point in said street line;
- thence N22-50-48 E, 108.64 feet to the point of intersection of street lines at the northeast corner of Wyllys Street and the east street line of Main Street;
- thence N3-20-45 W, 44.50 feet, continuing in the east street line of Main Street to an angle point;
- thence N15-38-43 E, 509.44 feet, continuing along the east street line of Main Street;
- thence S80-39-02 E, 112.51 feet across Main Street to a point in the east street line of Main Street;
- thence N2-14-51 W 25.91 feet to a point;
- thence N0-48-05 E, 316.84 feet continuing along said street line to an angle point;
- thence N3-51-06 E, 512.51 feet, continuing along said street line to an angle point;
- thence N5-27-31 E, 93.76 feet, continuing along said street line, to the point of beginning.
- The above described parcel contains 89.8 acres.

3. Present Land Use:

This predominately residential Project Area contains the following land use breakdown:

USE	NO. ACRES	PERCENT OF TOTAL
Residential	37.6	41.9
Non-Residential	29.3	32.6
Streets	22.9	25.5
	89.8	100.0%

4. Present Use and Type of Structures

The Project Area contains a total of two hundred and seventy-four (274) primary structures. The breakdown of their use and type follows:

USE	NUMBER	TYPE	CONSTRUCTION
Exclusively Res.	181	2, 2½, 3, 3½, 4	Story Brick; Frame, Brick & Frame
Industrial	5	1, 2, 3	Story Brick; Brick & Metal
Commercial	46	1, 2, 2½, 3	Story Brick, Frame, Concrete Block
Institutional	11	2, 2½, 3	Story Brick
Mixed Res./Commercial	25	2, 3, 4, 5	Story Brick & Frame
Mixed Res./Church	2	2½, 3	Story Brick
Mixed Res./Commercial/Institutional	2	3	Story Brick
Mixed Res./Institutional	2	3	Story Brick

B. CHARACTERISTICS OF THE PROJECT AREA

A Residential Structural Survey undertaken by the Agency staff and a Non-Residential Structure Survey carried out by an architect of the Agency disclosed the following:

1. Residential Conditions

a. Condition of Dwelling Units

Of the 1440 dwelling units in the Project Area 606 or 42.1% were rated as substandard by reason of lack of proper facilities, extensive deterioration and dilapidation, basic structural deficiencies, or a combination thereof. In addition, there are 362 rooming units of which 210 or 58.0% are substandard.

b. Condition of Residential Structures

Of the 212 residential structures in the Project Area 110 or 52% were rated as substandard with an additional 78 having deficiencies.

2. Non-Residential Conditions

Of the 62 non-residential structures in the area 27 or 44% were rated substandard with an additional 16 having deficiencies.

3. Age of Structures

By and large, the Project Area structures are old, obsolete and blighted. Their ages range as follows:

Age	Number	Percent of Total
Less than 25 years	11	4
Between 25 and 49 years	31	11
Between 50 and 75 years	232	85
Over 75 years old	0	0
Total	274	100%

4. Adverse Neighborhood Conditions:

The Project Area contains a mixture of incompatible substandard land uses. A large area in the heart of the project contains an industrial use that is detrimental to the surrounding residential area. The project proposes to eliminate these aspects of the industrial use which are detrimental and to retain a major portion of industrial activity as a source of employment for neighborhood residents. Traffic congestion, resulting from too-narrow streets and inadequate off street parking stifle and endangers the residential character of the area. There is an extremely high percentage of the area in street use which has created hazardous intersections. All of these environmental conditions coupled with seriously blighted buildings make this an area in need of renewal.

5. Findings

Whereas the majority of the structures in the clearance area are substandard and unsafe by virtue of their deterioration, age and inadequacy, and since neighborhood conditions exist contrary to a suitable residential environment, the project clearance area is found to be deteriorated, substandard area which is detrimental to the health, safety, morals and welfare of the community.

III. RATIONALE OF PROPOSED DEVELOPMENT

A. GENERAL PROVISIONS OF THE REDEVELOPMENT PLAN

The Redevelopment Plan provides for the acquisition of Properties within the Project Area at fair market value; Sale for rehabilitation or demolition of acquired structures; relocation and abandonment of utilities; the installation of site improvements and the disposition of the improved land by sale or lease at a fair market value for the uses specified in Section IV B below (see Map No. 2 "Redevelopment Plan" attached). Such disposition of the improved land shall be made under suitable safeguard and conditions to be imposed upon redeveloper(s) under the terms of the sale or lease contracts. In addition to disposing of land for new development, the Redevelopment Plan designates certain structures for rehabilitation and establishes design controls to assure conformity to the overall redevelopment of the area. There are many structures scheduled for rehabilitation and they shall be brought under the controls of the "Property Rehabilitation Standards" of this Plan.

B. GENERAL PURPOSES OF PROJECT

1. Preserve these structures, especially on Congress Street, and including portions of Charter Oak Place and Wethersfield Avenue, for which physical restoration is both feasible and desirable. The Agency encourages conventional rehabilitation in certain other areas from a standpoint of retaining neighborhood identity, while not inhibiting proper land assembly. Objectives of rehabilitation are:
 - a. Renewal of deteriorating areas to a long term, sound condition.

- b. Substantial improvement of individual properties and living conditions so as to justify providing financial assistance for the construction or reconstruction of public facilities and improvements.
 - c. Restoration and maintenance of structures to be retained within the Project Area, creating a neighborhood environment to a degree which will achieve and sustain optimum health, social, economic and aesthetic values for the entire area.
 - d. Establishment of a continuing program to maintain the renewed individual properties, public facilities, and improvements.
 - e. Prevention of the spread and/or recurrence of blight.
 - f. Increase the number of owner occupants in the area.
2. To retain and enhance the character of the neighborhood by providing for new commercial and community facilities and decent new housing designed and constructed in a manner intended to promote a well planned and economically diverse community.
 3. Clearance of substandard, deteriorated and deteriorating areas and uses which are detrimental to the health, safety, morals, and general welfare of the community.
 4. Contribute toward the prevention, control and eventual termination of pollution and the spread of blight.
 5. Strengthen the City's tax base increasing taxable values in the Project Area.
 6. Provide open space and other human amenities consistent with a modern standard urban living and environmental design.
 7. Provide for needed street improvements to eliminate unsatisfactory circulation in and through the area.
- C. RELATIONSHIP OF REDEVELOPMENT PLAN TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been designed in accordance with the long range objectives for the development of this area as outlined by the General Plan for the City of Hartford and the Community Renewal Program. These objectives are as follows:

1. Creation of a well balanced in-town neighborhood with a new school.
2. Improvement of the existing street system with emphasis on off street parking and loading facilities, decreased street area and separation of neighborhood through traffic.
3. Development of commercial shopping accommodations with off-street parking and loading facilities.

D. STREET CHANGES AND UTILITIES

Street changes proposed by this Plan are designed to accomplish two basic objectives: (1) to preserve neighborhood integrity and sense of well being and (2) to implement city-wide plans for circulation.

To protect the neighborhoods from the adverse effects of traffic, this plan will eliminate certain hazardous intersections and limit the intrusion of through traffic from residential areas. To accomplish this objective, portions of Morris Street (Dean to Franklin), Myllys Street (Union to Charter Oak Avenue), Van Block Avenue (Charter Oak Avenue to Myllys), and Taylor Street (Charter Oak Avenue to Myllys) will be abandoned. The southern portion of Governor Street will be realigned to an improved intersection with Lisbon Street. (Refer to Map No. 5).

The elimination of a dangerous six-way intersection at the north end of Congress Street will be treated in a manner consistent with the final development of Congress Street. Congress Street may either be made one way north-bound or partially closed with adequate provision for turn-around. (See Map 5)

City-wide circulation plans call for the re-alignment of Myllys Street to link up with Columbus Boulevard and provide access to the CBD. Myllys Street will be widened along the north side and Union Street along the east and west sides to accommodate traffic coming from Columbus Boulevard, improve traffic flow, and provide adequate buffer to adjoining neighborhoods. The Myllys Street widening will be from Main Street (east of Barnard Park) to Union Street.

Map. Nos. 9 - 13 attached to this Plan show existing utilities including new installations, relocations and removals. These relocations of utilities will be made in accordance with the new street system. All utilities in Congress Street will be upgraded, sewers will be separated and all overhead utilities will be relocated underground.

E. COVENANTS AND CONDITIONS

Properties designated as "Not to acquire" are shown on Map No. 8. Owners will be expected to bring such properties into compliance with controls and regulations of Section V of this Plan.

The Redevelopment Agency shall require in all agreements, leases, deeds, and other instruments from or between the Agency and to or with the re-developer or existing property owner who is permitted to remain in the Project Area, by covenant riding with the land or other appropriate provisions that said property owners, purchasers, or lessee of land in the Project Area shall:

- a. agree to develop and use the land in accordance with the Redevelopment Plan; and
- b. agree to begin and complete improvements in the Project Area within the period of time determined by the Agency to be reasonable. Provisions may be made for the extension of such time limits with the approval of the Agency; and
- c. agree not to effect or execute any agreement, lease, conveyance, or other instrument whereby land in the Project Area is restricted upon the basis of race, creed, or color, in the sale, lease, use or occupancy thereof; and
- d. agree in order to prevent speculation in the project Area that the property shall be developed and used in accordance with the Redevelopment Plan or such Plan as modified with the approval of the Agency; that all the required improvement of buildings shall begin within a period of time which the Agency fixes as reasonable and that all transfers of property by the redeveloper shall, within time limits described above, be subject to the consent of the Agency.

IV. CONTROLS ON LAND USE AND BUILDINGS

A. INTRODUCTION

The following land use and building controls are designed to insure the proper execution of the Redevelopment Plan for the Charter Oak-South Green Section I neighborhood.

It is the intent of the Plan to redefine this area to serve as a transition between the CBD and residential neighborhoods immediately to the south. As such, the Area will generate commercial, office and residential reuses equipped with necessary shopping, community facilities and environmental amenities. The Agency anticipates a potential range of development of 450-700 new dwelling units and 150-275 restored units to serve a wide range of family sizes and incomes. Developers should give special attention to the relationship of new construction to existing and rehabilitated buildings, circulation patterns and orientation with respect to dominant landmarks and topographic features in the neighborhood.

A special feature of this Plan recognizes the desire on behalf of the Agency to restore the buildings and environment along Congress Street to approximate its late 1800's period and character. Proposals for restoration by developers must be approved by the Agency, who will be guided by restoration plans prepared by the Agency under prior consultant contract.

These controls are in keeping with local objectives and the overall plan of development for the City of Hartford. They do not attempt to anticipate every possible design solution, but rather define basic limits within which the architect (s) is encouraged to operate with the greatest creative freedom, in order to provide an outstanding

development of superior quality. The Agency considers these controls to be the minimum required in the interest of public health, safety, comfort, convenience and the general welfare of the community. Any variation from the letter and intent of these requirements must be accompanied by a statement of justification from the developer. Such requests must be in writing and will be reviewed by the Agency with final judgement to be rendered by the Agency.

1. Property to be Acquired

All property scheduled for acquisition is shown on Map 3 entitled "Redevelopment Plan."

Any property scheduled for acquisition pursuant to this Urban Renewal Plan which the Agency determines is capable of rehabilitation may be redesignated as Not To Be Acquired (NTBA) provided that the owner(s), after being requested by the LPA within a reasonable time, undertake(s) rehabilitation in conformance with the Urban Renewal Plan and the Minimum Property Standards set forth herein, unless acquisition is necessary in order to carry out rehabilitation by the Agency because:

1. rehabilitation on a structure by structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives of the Urban Renewal Plan, and/or
2. it is necessary to make residential structures available for use of low or moderate income families.

In the absence of a property owner interested in rehabilitation/restoration, the Agency may dispose of acquired property as is for rehabilitation or clear the land for new development.

2. Property Not to be Acquired

The following properties will not be acquired as they are considered to be structurally sound and their use compatible with the objectives of the Redevelopment Plan. All such properties shall, however, be subject to the general rehabilitation controls stated in Section V. Upon final detailed inspection of these properties, owners may be required by the Agency to make specific property repairs in order to fulfill the objectives of this Plan.

Tract and parcel designations listed below are taken from maps entitled "Charter Oak-South Green Section One Property Maps Nos. 1, 2 and 3," on file in the offices of the Hartford Redevelopment Agency.

<u>Parcel Number</u>	<u>Owner</u>	<u>Use</u>
2-1	M. & A. Restoe	Residential
2-2	S. & F. Mish	Residential
2-3	A. Glebocki	Residential
2-4	J. Wadowski	Residential
2-8	S. & F. Mish	Mixed Residential
2-14	G. Kene	Residential
2-15	M. Semagin	Residential
2-16	T. & E. Nakol	Residential
3	A. Keppleman*	Commercial
8-2	Capewell Mfg.*	Industrial
9-1	St. Cyrils & Methodius	Religious
9-2	Italian Gospel Hall	Religious
9-4	City of Hartford	Park
10-1	S.D. & S. Rubin	Residential
13-2	F. Mann	Mixed Residential
10-3	L. St. John	Mixed Residential
10-16	St. Peters Church*	Religious
10-19	Daughters of Holy Chost of Htfd*	Religious
10-20	M. Hock	Mortuary
10-21	M. Herbst	Residential
10-22	Z. Wernick	Residential
10-28	I. Greenhut, Trustee	Residential
10-29	I. Greenhut	Residential
10-32	B. Prince & H. Berstein	Residential
11	City of Hartford	Park
13-1	C. & D. Podnetsky*	Mixed Residential
13-21	T. Keller*	Office
13-22	L. & M. Realty	Residential
13-25	S. Waszkelewicz	Mortuary
13-27	S. Wolan	Residential
13-28	P. & A. Gabrielle	Residential
14-1	P. Sheltz et al	Residential
14-8	Walter Talarski & Gregory Kenc	Residential
14-22	Ukr. Catholic Church of Hartford	Religious
14-25	117 Wethersfield Ave. Corp.*	Commercial
14-26	M. Pane	Residential
15-6	W. Fritz	Residential
15-8	M. Petrecca	Residential
15-9	P. & G. Giblisco	Residential
15-10	L. Lissandrello	Residential

<u>Parcel Number</u>	<u>Owner</u>	<u>Use</u>
15-11	A. Mancarella	Residential
15-12	S. Homicki	Residential
15-13	S. & A. D'Ambrogio	Residential
15-15	G. & M. Acosta	Residential
15-18	S. Lucca	Residential
15-19	R. Zalewaski	Residential
15-20	S. Hogan	Residential
15-22	S. & M. Bors	Residential
15-24	A. & M. Ciccarello	Residential
15-25	J. & P. Esquivano	Residential
15-27	M. Pivarczyk	Residential
15-28	H. Chalastra	Residential
15-29	B. & W. Mirecki	Residential
16-1	G. Stephenson	Residential
16-2	J. Winiarski	Residential
16-3	F. Lew	Residential
16-4	M. Bednarz	Residential
16-15	R. & P. Formica	Residential
16-16	P. & M. Citro	Residential
16-17	C. Natitus & J. Wisted	Residential
16-18	A. & C. Wheeler	Residential
16-19	S. & S. Chudy	Residential
16-20	F. Hamel	Residential
16-21	J. Churcho	Residential
16-22	A. Howaniec & N. Coiro	Residential
16-23	K. Dalenta	Residential
16-24	J. & J. Marczak	Residential
16-25	J. Nyèz	Residential
16-26	E. Bonetti et al	Residential
16-27	R. Fiorello	Residential
16-28	R. & A. Alvarez	Residential
16-29	S. & E. Davidson	Commercial
16-31	A. & L. Stoltz	Residential
16-32	W. Giegl	

*Indicates that a portion of the property will be acquired.

B. GENERAL PROVISIONS

The purpose of this section is to establish the basic controls which must be enforced for all new development regardless of type.

1. Definition of Terms

Unless otherwise defined, terms relating to land use and buildings appearing in this Plan shall be as defined in the City of Hartford Zoning Ordinance adopted on February 26, 1968 with amendments to date, and the City of Hartford Technical Codes with amendments to date.

2. Conformity with Local Codes

The development of all parcels within the Project Area shall be in accordance with the Zoning Ordinance of the City of Hartford adopted February 26, 1968, with amendments to date; the City of Hartford Technical Codes with amendments to date, and the Charter Oak-South Green Section I Redevelopment Plan as adopted by the Hartford Redevelopment Agency and approved by the Court of Common Council. The requirements that shall be the most restrictive with respect to a particular matter shall govern. If subsequent amendments to the above documents provide for stricter controls, these stricter provisions shall prevail. During the period for which these controls and regulations

are in effect, any new construction, expansion, or reuse of the property must be in compliance with the controls and regulations as set forth in this document.

3. Temporary Structures

No temporary buildings or structures other than a contractor's office and/or contractor's storage shed used in conjunction with on-site construction shall be permitted on any tract or lot within the Project Area.

4. Interim Uses

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 a 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 said tract or parcel.

5. Signs

The only signs permitted shall be those which would, in the opinion of the Agency, produce a desirable visual effect within the Project Area. A design proposal for any permanent sign must be submitted for Agency review and must conform to the following regulations and criteria:

- 1) The primary function of any sign, other than directional signs, shall be for the purpose of identification of the business or activity on the premises where the sign is located. Signs shall be clear and legible, simple and functional in style and appearance.
- 2) Outdoor advertising signs or billboards shall not be permitted.
- 3) Flashing signs or similar visually distractive or glaring signs, incompatible with the pre-dominantly residential character of the neighborhood shall not be permitted.
- 4) The total area of signs for any business shall be limited in size to not more than 1.5 square feet per linear foot of the facade or building wall to which they are affixed.
- 5) Signs shall be erected parallel to the building face and those projecting more than 12 inches from the face of the building shall not be permitted.
- 6) Signs painted directly onto walls of buildings shall not be permitted.
- 7) Roof signs shall not be permitted.

- 8) Temporary signs may be displayed for the purpose of sale, rent or lease of the premises (not to exceed two (2) square feet); or identifying building construction proposed or in progress on the site; the identification of the building contractor, owner, architect, etc. (not to exceed 12 square feet in area).

6. Landscaping

All land not built upon must be suitably landscaped with grass, turf, shrubs and trees or other landscape material of appropriate type and size, and shall be incorporated in the design scheme so as to generally enhance the Project Area. Landscape planning must establish a harmonious relationship among all environmental elements of the Plan, such as buildings, driveways and parking areas, lighting, planning, etc., and especially with the pedestrian network as noted in the Plan.

Walkways shall be defined as elements separate from driveway and parking areas. This may be accomplished by a change in materials, landscaped buffer strips, etc.

Visual screening of any feature which would detract from a pleasant residential environment shall be provided. Consideration shall also be given to the location of planting so as to avoid damage to subsurface utilities planned with the Project Area.

Wherever possible, the developer shall retain on the site as many of the existing landscaping features such as trees and shrubbery which are in good condition and which can be utilized in an integrated landscape design for the area. The developer shall submit, in addition to his proposed development scheme, a map locating all tree cover on the site indicating those trees to be removed.

7. Curb Cuts

The Agency reserves the right to review and rule on all curb cuts within the Project Area. Although generally permitted, no curb cuts will occur in the following instances:

- within 75 feet of a street intersection; does not apply for cul-de-sacs.
- within 75 feet of another curb cut where each serves the same or different grouped parking facility.
- further than 750 feet north of the intersection of the north street line of existing Morris Street and the east street line of Maple Avenue.
- further than 200 feet west of the intersection of the south street line of Wyllys Street and the west street line of Wethersfield Ave.
- within 100 feet of the intersection of the south street line of existing Morris Street and the east street line of Franklin Avenue.

- within 150 feet of another curb cut on Maple Avenue
- within 150 feet of another curb cut on Main Street
- within 150 feet south of the intersection of Main Street with Charter Oak Avenue.

8. Off Street Parking and Loading

The Agency encourages multiple use of parking facilities where possible, to achieve better land utilization. Dual use of parking facilities may result in the construction of less actual spaces than required separately by the standards below. Where dual use is proposed, the developer must demonstrate availability of space for the uses intended at the hours of greatest need.

a. Residential Parking

Residential off-street parking shall be provided on the basis of not less than 1.5 spaces for each dwelling unit. The developer shall also include in his parking plan additional space for second cars and guest parking, the final amount subject to the approval of the Agency.

This standard will not, as a rule, be applied to those residential properties slated to remain in the area. In such cases, however, property owners may be required to provide additional parking by purchasing land from the Agency in accordance with the Rehabilitation Section of this Plan. (Section V)

Where housing is designed specifically for elderly residents the parking standard may be reduced to 5 spaces per dwelling unit. Additional consideration for guest parking shall also be made.

Parking may be provided in garages, carports or in open lots on or adjacent to the lot being served. Where group parking areas or garages are used, they shall be within reasonable walking distance to the dwelling(s) being served. A maximum distance of 250 feet is considered a desirable guide for this purpose.

Walkways shall be provided for safe and convenient access to each living unit. Walkways shall be defined as elements separate from driveway and parking areas. This may be accomplished through design by a change in materials, landscaping, buffer strips, etc.

Open parking areas other than driveways must be screened from adjacent streets and residences by landscaping, masonry wall or other approved means. Landscaping shall be required within a parking area to subdue the mass effect created by vehicular parking in all areas containing more than 10 cars.

All parking areas must be paved, lighted and adequately drained. Lighting and drainage shall be arranged so as to reflect away from adjoining residential premises.

Driveway locations shall be designed so that they will in no way impede the flow of traffic on any of the abutting streets.

In the Agency's review procedure, preference will be given to designs including covered parking serving principal structures. A "bonus" of additional permitted land coverage is offered the developer who provides covered parking in accordance with Section IV C.2c. of this Plan. Top decks of such parking structures should be considered a potential source for recreation and open space for the tenants. Adequate landscaping shall be provided, in such cases, along with close integration with the housing function for ease of access. Space used in this manner may be used to meet open space requirements of this Plan.

For each high rise building a service entrance, separate from pedestrians, shall be provided with sufficient loading and maneuvering space near an elevator serving all residential floors. Attention should be given to screening service areas from view at ground level and from the street.

In design of parking facilities and circulation, adequate provision shall be made for emergency vehicular and service access.

b. Non-Residential Parking

Every tract, lot or parcel shall include sufficient area for off-street parking to serve the building (s) and use (s) located thereon. Parking standards shall be applied in the following manner, according to the type of use proposed:

- 1) Retail Commercial/Shopping - 1 space for every 600 square feet of gross sales area, including space occupied by fixtures and equipment used display or sale of merchandise.
- 2) Office - 1 space for every 500 square feet of gross office space devoted to walk-in customers or patron service.
- 3) Wholesale/ Industrial - no requirement
- 4) Theater - 1 space for every 4 persons permitted occupancy (suggested)

Parking spaces shall be at least 18 feet by 9 feet for self parking areas or 18 feet by 8 feet for attendant parking. Up to 30% of all spaces in a development may be set aside for compact cars at a minimum width of 7 foot 9 inches.

The above standards will not, as a rule, be applied to those non-residential properties slated to remain in the area. In such cases, however, property owners may be required to provide additional off street parking by purchasing land from the Agency in accordance with the Rehabilitation Section of this plan.

Parking cars shall be confined to side and rear yards with the possible exception of parking which serves shopping facilities. Any parking in front of properties, however, will be subject to additional Agency review.

Open parking areas, other than driveways, must be screened from adjacent streets by landscaping, masonry walls or other approved means. Suitable landscaping and screening shall be provided to subdue the mass effect created by parking of twenty (20) or more cars in any given area. Landscaped median strips or islands shall be preferred in areas where thirty (30) or more cars are parked.

Driveway locations shall be designed so that they will in no way impede the flow of traffic on any of the abutting streets and shall be no closer than seventy-five (75) feet from any street intersection.

Off-street provisions shall be made for servicing all buildings. The developers of business and/or commercial reuse must demonstrate that sufficient off-street loading facilities will be provided to meet the needs the specific reuse proposed but, in any event, at least one loading space shall be provided for each 20,000 square feet of useable floor area. Each loading berth shall be at least 50 feet long, 12 feet wide and 15 feet high. All such berths must be adequately paved, lighted, drained and screened from adjacent residential or public uses. Care should be taken to design loading areas to provide adequate space for standing and turning of vehicles so as to avoid interference with public use of access drives, walkways and streets.

9. Building Setbacks

The need to establish comprehensive setback controls is fourfold: (1) to ensure a design continuity which will help blend new construction with existing neighborhood character; (2) to protect views of major community landmarks; (3) to develop safer sight distances at street intersections, and; (4) to offer design flexibility by eliminating strict setback distances where a development is large enough to promote alternative solutions to the environmental reasons for setbacks (e.g. traffic noise, hazards, etc.).

For the purpose of this Redevelopment Plan, all new buildings must be located a minimum distance from the respective street lines as indicated below:

a. 30 Foot Setback Required

Charter Oak Avenue; southside Main Street to Charter Oak Place

Wethersfield Avenue; Wyllys St. to Morris Street

b. 20 Foot Setback Required

Charter Oak Place; westside

Charter Oak Avenue; southside Charter Oak Place to Governor St.

Van Block Avenue; eastside Neraquash to Sequassen Streets

c. 15 Foot Setback Required

Morris Street; southside Dean Street
to Wethersfield Avenue

Franklin Avenue; eastside Morris Street
to Annawan Street

Governor Street; westside Charter Oak
Avenue to Wyllys Street

Huyshope Avenue; westside Charter Oak
Avenue to Weehasset Street

Morris Street; northside Maple Avenue
to Wethersfield Avenue

Nepaquash Street; both sides Van Block to
Charter Oak Avenue

Sequassen Street; south side Van Block
to Huyshope Avenue

Weehasset Street; northside
Van Block to Huyshope Avenue

Wyllys Street; southside Maple to
Wethersfield Avenue

d. 10 Foot Setback Required

Wyllys Street; northside Main
Street to Charter Oak Place

Main Street; eastside Charter Oak Ave.
to Wyllys Street

Charter Oak Avenue.-southside Union Street
to Vredendale Avenue.

In lieu of strict setback provisions, the developer must give particular attention to the location and treatment of buildings within the design concept and demonstrate the following:

- that noise, fumes, and hazards along any of the abutting streets can be overcome through better design
- that lack of visual interest created by straight line building adhering to a predetermined setback can be improved through flexible design controls
- that a more pleasant streetscape can be created through flexible setback control
- that the benefit of more flexible setback requirements can result in a more imaginative utilization of land and create more useable and aesthetic arrangement of buildings and open spaces. Where parcels are not covered by one of the above provisions, existing setbacks shall prevail.

10. Property Inspection and Program Monitoring

Periodic inspection of all properties may be made during the period of this Redevelopment Plan. The purpose of such inspections is to ensure that properties are being adequately maintained at standards consistent with this Plan and the codes of the City of Hartford, without major deterioration or creation of hazardous, blighting influences.

The Agency also reserves the right to examine, or cause to be examined, the extent to which social services required under certain FHA mortgage programs are being administered. The Agency may require periodic reports from project sponsors in this pursuit. All conclusions will be forwarded to the appropriate FHA insuring office, upon receipt and evaluation of the above information.

11. Anti-Pollution Controls

No use shall be permitted within the Project Area which is noxious or offensive by reason of the emission of noise, dust, smoke, odor, vibration, excessive light or dangerous runoff which might pollute the natural streams and watercourses. Nor shall any activity be permitted which may become an annoyance or nuisance to the proposed residential development. In any event, the burden of proof shall be placed on the potential developer(s) to prove compliance with the intent of this Plan.

There shall be no outside burning by either public or private owners, with the exception, by permit, of land clearing operations in connection with construction.

The determination of whether a proposed development might prove to be noxious, hazardous or pollutant-prone, shall be made by Agency. Where reasonable doubt exists as to the character of the intended use, the Agency will seek the guidance of other city departments and agencies, or any other public or private body which may affect the decision of the Agency.

The following Standards of Performance are set forth as a guide to evaluate developer's compliance to this Section of the Plan.

- a. NOISE. Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance standards hereinafter prescribed provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured, for the purpose of this comprehensive amendment, shall be those noises which cause rapid fluctuations of the needle of the sound level meter, with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

At no point on the boundary of a Residence or Business District shall the sound intensity level of any individual operation or plant (other than the operation of motor vehicles or other transportation facilities) exceed the decibel level in the designated octave bands shown on the following table:

<u>Octave Band</u>		<u>Maximum Permitted Sound Level (decibels)</u>	
<u>(Frequency, cycles Per Second)</u>		<u>Along Residence District Boundaries</u>	<u>Along Business District Boundaries</u>
0	to 75	72	75
75	to 150	67	70
150	to 300	59	63
300	to 600	52	57
600	to 1,200	46	52
1,200	to 2,400	40	45
2,400	to 4,800	34	40
above	4,800	32	38

- b. SMOKE AND PARTICULATE MATTER. The emission of smoke or particulate matter in such manner or quantity as to endanger or to be detrimental to the public health, safety, comfort, or welfare, is hereby declared to be a public nuisance and shall henceforth be unlawful.

For the purpose of grading the density of smoke, the Ringelmann Chart, published and used by the United States Bureau of Mines, shall be employed. The emission of smoke or particulate matter of density greater than No. 2 on the Ringelmann Chart is prohibited at all times, except as otherwise provided hereinafter.

The emission, from all sources within any lot area, of particulate matter containing more than ten percent by weight of particles having a particle diameter larger than 44 microns is prohibited.

Dust or other types of air pollution, borne by the wind from such sources as storage areas, yards, roads, and the like, within lot boundaries, shall be kept to a minimum by appropriate private landscaping, paving, oiling, fencing, or other acceptable means. Emission of particulate matter from such sources in excess of the weight limitation herein specified is prohibited.

The emission of more than eight smoke units per hour per stack is prohibited, including smoke or a density in excess of Ringelmann No. 2. However, during one one-hour period in each 24 hour day, each stack may emit up to 16 smoke units when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and than for not more than three minutes.

- c. TOXIC OR NOXIOUS MATTER. No use shall, for any period of time, discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in such concentrations as to be detrimental to, or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property or business.
- d. ODORS. The emission of odorous matter in a quantity which exceeds those proportions shown in Table III "Odor Threshold", Chapter 5 of "Air Pollution Abatement Manual" copyrighted 1951 by Manufacturing Chemists Association, Inc. Washington, D.C. is prohibited.
- e. FIRE AND EXPLOSION HAZARD. No activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted, or are used as customarily incidental to the operation of a principal use in such quantities, and in a manner conforming with applicable performance standards set hereafter.

Such materials shall include, but shall not be confined to: all primary explosives such as TNT, thereof such as nitro-cellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as acetylides, tetrazoles, perchloric acid, perchlorates, chlorates, hydrogen peroxide in concentrations greater than 35% and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

The storage and use of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

Said materials or products shall be stored or utilized within completely enclosed building or structures having incombustible exterior walls.

All such buildings shall be set back at least 20 feet from lot lines or in lieu thereof, shall be protected throughout by an automatic fire extinguishing system installed.

The storage, utilization, or manufacture of flammable liquids or materials which produce flammable or explosive vapors shall not be permitted, exclusive of storage in underground tanks.

- f. VIBRATION No commercial operation or activity shall cause at any time ground transmitted vibrations in excess of the limits set forth below. Vibration (the periodic displacement, measured in inches, of earth) shall be measured at any point along a Residence District boundary line with a three component measuring instrument shall be expressed as displacement in inches.

<u>Frequency</u> (Cycles per second)	<u>Maximum Permitted Displacement</u> <u>Along Residence District Boundaries</u> (in inches)
0 to 10	.0003
10 to 20	.0005
20 to 30	.0002
30 to 40	.0002
40 and over	.0001

- g. GLARE OR HEAT Any operation producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along lot lines.

- h. RADIATION HAZARDS The use of radioactive materials within the Project Area is prohibited.

C. SPECIFIC PROVISIONS

The overall physical goal for redevelopment of Charter Oak-South Green Section I is to revitalize the entire Project Area with a program that features the introduction of new development and selective retention and improvement of existing properties, institutions and other sources of community identity. This section of the Redevelopment Plan describes the type of development proposed and sets down controls established by the Agency designed to promote that type of development.

For the purposes of this Redevelopment Plan, the Project Area is divided into six general reuse categories for which land may be purchased and developed.

- *Residential
- *Commercial/Office
- *Commercial/Office/Residential
- *Neighborhood Business
- *Commercial
- *Public

This Redevelopment Plan promotes to every possible extent, the preservation of the many buildings in this Project which have been considered to possess architectural/historic significant. Most of these have been nominated for inclusion in the National Register of Historic Places. The Agency will seek interested parties to undertake the renovation of these many structures located primarily in the Congress Street, Wethersfield Avenue, Charter Oak Place and Nuyshope Avenue areas. The Agency's objectives for restoration are:

- * Improve the building to code standard
- * Upgrade the property to meet the rehabilitation requirements as found in Section V of this Plan.
- * Undertake a period restoration of the building facade(s), roof, etc. (exterior) to the extent feasible.
- * Dispose of buildings by sale or lease, in bulk or individual purchase for the purposes of preservation.
- * Promote maximum opportunity for home ownership and individual expression in the interior redesign of the structure.

A sketch illustrating one concept for the restoration of Congress Street is shown at the rear of this Plan, as an indication of the potential which exists with this type of renewal treatment.

1. PERMITTED USES

a. Residential

Tracts: A1a, A1c, A1d, A1f, A1g, B1, C1, C4, E5, F1 and F3.

The goal for housing development is to provide a variety of housing types which would serve to accommodate the needs of different family sizes and income groups. Renovation of existing structures or construction of duplex, townhouse, row or atrium units and high rise is permitted within the allowed densities of Section IV 2b.

Tracts A1a, A1d, A1f, and A1g are small parcels which may be made available for either: (a) rehabilitation to remove substandardness, or (b) sale to abutting owners to provide parking and open space.

b. Commercial/Office

Tracts: A3, A4, A7, A9, A11, E1b, E4 and F2

The Agency anticipates a growing demand for development relating to the expanding Hartford Hospital medical complex and State Capitol Center adjacent to the Project Area. Preferred use of the above tracts aims at capturing this potential at highly prominent locations for the development of business services, professional offices, retail and cultural uses. Institutional and public uses serving the neighborhood or general community shall be permitted.

c. Commercial/Office/Residential

Tracts: A2, E1a, E3, and K

An added dimension of residential use is provided commercial/office developments on the above tracts. The Agency will consider proposals using one or a combination of uses described in a or b above.

Special mention must be made for the Agency's desire to restore existing buildings on tracts A2. These structures are predominantly residential in design and use. Proposals for restoration, however, may consider mixed reuse to include professional offices not to exceed the lesser of one floor or 50% of the structure. Preference will be given the type of office use which generates limited demand for public access and parking in Tract A2 (eg. architect, accountant, attorney, advertising, etc.). The Agency will limit the number of buildings containing mixed use in order to maintain the predominant residential character of a restored Congress Street.

The Plan provides for the preservation of the building on Tract N, known as the "Colt Hill Housing". Residential or Commercial reuse may be considered without restrictions on the mix.

d. Neighborhood Business

Tract: B3, G2, J2.

Those business uses normally associated with a neighborhood retail facility are encouraged. A supermarket on tract G2 is of prime consideration. Other suggested uses might include: pharmacy, dry cleaners, laundromat, bank, tailor, barber, and beauty shops, specialty shops, restaurants, cafe, professional offices and other retail and personal services as approved by the Agency.

The Agency greatly encourages the type of development which would lend itself to attracting retail tenants displaced by public action from other parcels in the area, or from other areas of the City.

Uses prohibited from these tracts include:

- Special construction trade services
- Heating and plumbing equipment

This Plan calls for the clearance of Tract G2 for the reuses stated. The Agency, however, recognizes the architectural/historic significance of the Industrial Atlantic Screw Works Building located on this tract and desires to promote its preservation as an alternative to clearance. In order to encourage the preservation of this building, therefore, the Agency will permit reuse of the existing structure for either the above stated uses or for continued industrial use in accordance with existing zoning district requirements (I-2 Industrial). In the absence of rehabilitation, the building will be cleared and the zoning changed to accommodate the Neighborhood Business use.

e. Commercial

Tracts: K2, L.

These tracts shall be made available for uses such as wholesalers, laboratories, computer centers, offices, business and personal services, repair services and the like. Development must be visually attractive and generally free of noxious uses, hazards and pollutants so as to achieve the greatest level of compatibility with adjacent development.

The following commercial uses are excluded from consideration:

- *Contract construction services
- *Motor Freight transportation
- *Motor vehicle sales
- *Warehousing and storage services

f. Public

Tract: M.

This tract is created upon elimination of a number of intersecting streets. Its rouse will be for permanent public open space designed to enhance the beauty of the Church of The Good Shepard and Colt Memorial located on the south side just outside the Project.

2. STANDARDS FOR RESIDENTIAL DEVELOPMENT

a. Housing Unit Size Breakdown

The Redevelopment Plan anticipates a development potential for a range of 450-700 new dwelling units.

Suggested Housing Unit Breakdown

Eff and/or 1 Bedroom	50-60
2 Bedroom	30-40
3 or more Bedroom	20-0
	100-100%

The above unit breakdowns may be modified by the Agency upon evaluation of a written alternative with justification from the developer.

b. Density

Tracts of land on which new residential development is proposed, shall be developed in accordance with the densities listed below. While these densities are consistent with the City of Hartford Zoning Ordinance, the Plan places more stringent control in several instances. The purpose of this arrangement is to allow the Agency flexibility to grant a 'bonus' to the developer who submits a plan which successfully demonstrates better land utilization and better provision for parking, open space and other environmental quality. Upon Agency approval, therefore, a developer may design beyond the permitted density to the zoned density limit.

<u>Tract</u>	<u>Permitted Density</u>	<u>Zoned Density</u>	<u>Units Per Acre</u>
A1c, B1, C1	100 ppa	100 ppa	25-66
A2, C4, E1a, B5, F1, F3, K	150 ppa	225 ppa	56-150

Permitted and Zoned Density are stated in terms of people per acre. This roughly translates to the unit per acre ranges shown. Units per acre is shown as a guide only, with actual numbers to be computed using the suggested unit breakdown found in Section IVC2a above.

Planned Area and Planned Residential Development (PAD, PRD).

For greater flexibility in the arrangement of structures and uses, Planned Area Developments (PAD) are encouraged. Large areas encompassing one or more tracts and zoning districts may be developed on a comprehensive basis offering the developer greater freedom in the arrangement of structures, open space, land uses, and the pedestrian and vehicular circulation network. The objective is to demonstrate better utilization of the land on which the development is proposed.

In order to consider the PAD, a developer must have a minimum of 10 acres or an entire city block, whichever is lesser, and must propose for construction at least 2 principal structures within the PAD.

Any use is permitted which is already permitted for the Redevelopment tract or tracts included in said PAD proposal. The distribution of these uses, however, shall not be affected by zoning district or tract boundaries, when said land is in mutual ownership and the developer (s) applies for and receives PAD approval.

Requirements for land coverage, density, and floor area ratio will remain as stated previously, but will apply to the entire PAD, as opposed to the individual tract or zoning lot. Flexibility in the arrangement of yards, courts, building heights, open space and parking locations, as well as building grouping may be available.

Similar provisions exist for a Planned Residential Development (PRD) by the developer of 1 acre or more on which a minimum of 2 residential structures is proposed.

Approval of PAD or PRD is the responsibility of the Court of Common Council, upon review and recommendation by the Commission on the City Plan.

A harmonious spatial relationship between building and open space must be achieved no matter what development mechanism is utilized.

c. Land Coverage

The percent of land coverage permitted by the Plan is outlined below. Where applicable, developers may increase building coverage by providing covered parking located below or inside the principle structure.

Tract	Percent of Bldg. Coverage	%Bldg. Coverage with Covered Pk.
A1c, A2, B1, C1	25	40
E1a, E5, F1, G4	25	45
B3; E1b, G2, J, E3	50	-
H2, I	60	-
K	30	50
E4	NR	NR

d. Building Height and Bulk

The Floor Area Ratio (F.A.R.) technique shall be used to determine acceptable building height and bulk. F.A.R. is the total floor area of the building (s) on the tracts divided by the area of the tract.

Tract	Permitted F.A.R.
E3	1.5
A2; A3; B3, E1b, G2, J, K	2
A7, A9, A11	3
E4	4

F.A.R. will not be applied to residential development on remaining tracts. Instead, density provisions (section IV C2b) plus building coverage will serve as the control on both building height and bulk.

e. Elevator Requirements

Any dwelling unit or building more than three stories above finished grade shall be furnished with an elevator. Where drastic topographic changes allow for solutions with more than one finished grade, the Agency shall use its discretion in the enforcement of this Section.

f. Community Outdoor Spaces and Facilities

Certain community facilities such as day care centers, health clinics, etc. may be located in or near neighborhood shopping and commercial areas, in addition to those tracts already designated for this type of use. When located in a commercial area, care should be exercised to screen the facility from excessive noise vehicular movement or other adverse effects normally associated with the primary use.

A social service program shall be required in connection with the development of all low and moderate income family and elderly housing where units number 10 or more, or as required by FMA. The developer/sponsor shall be responsible for operating this program, which will be reviewed and approved by the Agency and other appropriate City Departments. The social service program shall include indoor space set aside for resident activities. It should consider some provision for homemaking, recreation and tenant relations programs.

Residential developers shall devote land to open space use according to the following schedule:

<u>Tract</u>	<u>Open Space Requirement</u>
E1a, E3, C4, F3, K	50 square feet/person
A2	90 s.f./p
E5, F1	100 s.f./p
A1 c, C1	175 s.f./p
D1	225 s.f./p

g. Private Outdoor Space

Private outdoor space in the form of patios or balconies is required for all living units with two or more bedrooms. It shall be considered desirable to provide similar spaces for all units in the development. These outdoor spaces should adjoin the main living area of each living unit and provide some degree of privacy for family related activities.

h. Play Lots

Developers of family housing shall provide play lots adjacent to the residential complexes and connected to the pedestrian network. They should have the following specifications:

- Accessibility without crossing any vehicular rights of way and architecturally integrated into the residential grouping.
- Each play lot should have a minimum area of 1500 square feet of useable open space, situated so as to allow for ease in supervision.
- The number of play lots is based on approximately 40-50 square feet per child.
- Play lots should be landscaped appropriately for utility and aesthetics.

- Play equipment should include low, simple and safe apparatus. Seating should be available for adults.

1. Light and Air

Both interior and exterior living spaces shall be designed to ensure the penetration of sunlight into the habitable space of all dwelling units in all seasons, without being excessive in summer. This may be accomplished by the use of careful siting and natural or mechanical sunscreens. Adequate ventilation for all living spaces and protection from excessive winter winds shall be provided by careful orientation and/or natural and manmade screening. Open court areas may be used to help achieve these requirements.

j. Noise and Privacy

Consideration should be given to ensuring indoor space, privacy and noise reduction from outdoor activity areas. A requirement of a 50 decibel wall or partition must be maintained between individual living units and between living units and corridors or other semi-public or public indoor spaces.

k. Living Unit Standards

In the development of the architectural designs, particular consideration shall be given to the establishment of attractive, practical and livable relationships between interior and exterior areas. Consideration shall be given to the effect of adjacent landscape planting at different seasons of the year. It is hoped that the designs submitted will represent a variety of architectural treatments and be indicative of the better contemporary trends in American architecture.

Proposed designs shall be capable of execution using materials and construction techniques normally available, shall provide for comfortable family living, and shall be capable of economic operation, use and maintenance under applicable climatic and other conditions prevalent in the City of Hartford. The living units shall offer a variety of styles, designs, layouts, and interior and exterior treatments.

Listed below are the type of interior spaces to be provided in each dwelling unit of one bedroom or more. The developer has the freedom and flexibility to design interior layouts incorporating these basic minimum spaces. Unless otherwise stated, interior design standards will reflect prevailing IBC minimum requirements. Where possible, the developer should consider designing above minimum standards striving for the best possible development.

- (1) Entry - The main door of each unit shall open into a modest entry area which shall be convenient to a coat storage closet
- (2) Living Room - This space shall be designated to offer ample space to accommodate family needs and living requirements. The size of the living room should be determined by the number of anticipated occupants. Access to private outdoor space is preferable from this room.
- (3) Dining Area - An area for formal or informal dining should be provided. The developer may wish to offer the options of combining this area with the living room for one large space or with the kitchen for a large country-style kitchen.
- (4) Kitchen - The developer shall include as standard fixtures for each unit a sink with garbage disposal, a range with oven, refrigerator and ample cabinets and counterspace.

- (5) Bathroom - Each unit shall be provided one full bath facility with appurtenant fixtures. A second half-bath shall be required in all units containing two or more bedrooms. Where possible, the developer should consider provision of two (2) full bath facilities in units containing four or more bedrooms. A shower would suffice as part of the second bath facility. Each bathroom shall be located so as to offer the optimum in privacy and accessibility from the bedroom(s).
- (6) Bedroom(s) - Bedrooms shall be designed to accommodate one double bed or two twin beds, each resting on the floor, as well as other standard items of bedroom furniture, such as a chest, dresser and chairs. Thought might be given to designing some potential for combining bedroom spaces to create a "dormitory."
- (7) Laundry Facilities - Space and service connections shall be provided for a separate washer and dryer within each low-rise residential unit. A utility sink shall also be included as standard equipment for each low-rise residential unit. Community laundry facilities including washers, dryers and utility sinks shall be provided in each high-rise residential structure.
- (8) Storage and Closet Space - A bulk storage area shall be provided in each unit, or may be combined in an area reasonably accessible to each unit in order to store outdoor furniture, bicycles, garden supplies, tools and the like.

A clothes closet having a minimum floor area of 12 square feet shall be provided in each bedroom. An entry closet with a minimum floor area of six square feet shall be provided. A linen closet with a minimum floor area of six square feet shall be located in or adjacent to the main bathroom. Provision shall be made for a broom closet in or adjacent to the kitchen.

- (9) Utility Space - Where each unit contains its own utility equipment for heat, hot water, electric panels, etc., adequate provision must be made to close off these facilities from the rest of the living unit. Laundry and utility spaces may be combined.
- (10) Basements - The Agency considers basements a preferable feature and thereby requires their provision in all residential structures. Laundry, bulk storage and utility spaces should be accommodated in the basement.

3. Submission Requirements for Potential Developers

All development proposals must be in keeping with the approved controls and reuses established by this Redevelopment Plan. Designs should reflect the most advanced architectural concepts and construction techniques in order to achieve an outstanding statement of architectural excellence. Design proposals shall be prepared in three stages by a registered architect:

- a. Initial Design Concept - the first submission to the Agency must effectively transmit the design concept as proposed by the developer. It is this phase upon which the Agency makes its selection of a tentative developer for redevelopment land.

The developer shall include in his first submission sketch plans of the proposal illustrating site treatment, typical floor plans, elevations, types of material and other graphic or written information which would: (a) more fully explain the development proposal, and (b) give sufficient evidence of the developer's intent to build in accordance with the Redevelopment Plan.

A rendered prospective may be necessary to help clarify the design concept. An aerial perspective or simple block-form model may be requested by the Agency; if so, it shall be of appropriate scale showing each building as it relates to the overall development of the site and immediate surroundings.

- b. Preliminary Design - Upon nomination as tentative developer the architect shall submit more detailed preliminary design based on the initial sketch plan. From this phase the Agency makes its official developer designation.

This second phase consists of developed proposals and corrections, along with additional information as requested by the Agency. Information submitted shall suffice for Planned Area or Planned Residential Development (PAD, PRD) review and shall include:

1) Site Plan: The size, shape and location of all buildings on the site is required along with marginal data including existing and proposed grades or an appropriate key for proper identification; streets, walks, parking, loading, driveways, pedestrian furniture and landscaping shall be clearly shown. This site plan shall also encompass those portions of adjoining sites which relate directly to the design proposal.

A base map of Charter Oak-South Green Section One will be made available for use at the scale of 1"=50'. This map shall remain the property of the Agency. All site information shall be shown on a plan drawn to a scale of 1"=50'.

2) Building Plans, Elevations and Sections:

A plan of each building type, including the basement plan, ground floor plan and other typical floor plans shall show the general layout of interior spaces and related exterior elements; all elevations showing heights, materials, and signs, longitudinal and transverse sections indicating the nature of construction. All building information shall be drawn according to the following scale schedule based on the greatest dimension of width, length, or height:

<u>Greatest Dimension</u>	<u>Scale</u>
Less than 100 feet	at least 1/4" - 1'0"
100 - 299 feet	at least 1/8" - 1'0"
300 - 400 feet	at least 1/16" - 1'0"

3) Outline Specifications: Outline specifications shall indicate the principal materials for all buildings including foundations and footings, structural materials, exterior and interior treatments, mechanical equipment, permanent appliances, parking and other paved areas outside of the building, landscaped areas including plant material shall be submitted.

4) Proposed Schedule: A schedule showing residential space allocations for the total number of proposed dwelling units, number and description of building types, number of dwelling units per building type, disposition of rooms and sizes for each typical dwelling unit and proposed rentals or sales schedule must be submitted.

c. Working Drawings and Specifications - Upon approval of the previous step, the developer may proceed to final working drawings or construction plans. Copies of these, along with detailed specifications must be submitted to both the Agency and the Department of Licenses and Inspections of the City of Hartford.

V. GENERAL OBJECTIVES, STANDARDS AND CONTROLS FOR REHABILITATION

INTRODUCTION

All properties in the Project Area designated "Not to be acquired" (refer to Property Map) must meet Minimum Property Rehabilitation standards established by the Redevelopment Plan. In no case will the property rehabilitation standards contained in the plan be less than those set forth in HUD PG-50, Rehabilitation Guide in FHA Circular No. 300, Minimum Property Standards. These Standards and requirements will be enforced by the Hartford Redevelopment Agency. The Agency shall inspect all properties slated to remain in the Project Area for violations of structural and environmental rehabilitation standards. Where Code violations are noted, the Agency will take steps necessary to effect their remedy by enforcement of the applicable code and ordinance provision. These include but are not limited to:

- Housing Code: City of Hartford (Chapter 43 Municipal Code) effective June 12, 1956
- Zoning Ordinance: City of Hartford; adopted February 28, 1968 with amendments
- Basic Building Code: State of Connecticut; effective October 1, 1970 with revisions

The Hartford Redevelopment Agency shall upon inspection, inform property owners of all deficiencies present whose character and continued existence would constitute an impairment to health, safety and public welfare or would seriously obstruct the accomplishment of Urban Renewal Plan objectives. The Agency may, upon inspection, advise a property owner that his building undergo extensive remodeling in keeping with the improved character of new development.

Failure to comply with Rehabilitation controls set by the Agency, or statement that the owner does not wish to comply, may result in the acquisition of said property by the Hartford Redevelopment Agency. Property owners shall be granted up to twelve (12) months from the date of notice, or such additional period as the Agency may determine, to comply with Rehabilitation Standards.

Upon acquisition of property the Agency shall either: (1) offer the property for sale subject to compliance with rehab requirements; or (2) demolish the structure(s) thereon and dispose of the land for reuse in accordance with the Redevelopment Plan.

A property which is non-conforming with respect to meeting land coverage, building setbacks or height requirements of this Plan may continue, provided that such non-conformity shall not be increased in the future. A property which is non-conforming by virtue of off street parking and loading requirements may continue to the extent that compliance is precluded by the size, shape, or topography of the lot. Where the Agency makes available Project Area land for removal or reduction of said non-conformity, the owner shall be required to purchase said addition at fair market value.

A. RESIDENTIAL REHABILITATION

1. GENERAL OBJECTIVES OF RESIDENTIAL REHABILITATION

a. Planning and Design Objectives

- 1) To arrest deterioration and revitalize existing structures which are generally sound in order that their continuance shall not in the future create a blighting influence on surrounding development.
- 2) To retain some of the quality and feeling of the present neighborhood identity.
- 3) To select for rehabilitation those structures which are generally sound, predominantly residential, non-nuisance generators, architecturally satisfactory, in conformity with new development and economically feasible for such rehabilitation.
- 4) To limit rehabilitation to cohesive groups of structures in order to achieve a major impact and so as to avoid irregular and undesirable disposition tracts.

b. Health Objectives

- 1) To provide comfortable living accommodations served by adequate heat, lighting, plumbing and sanitary facilities.
- 2) To reduce the risk of disease caused by vermin infestation and other pests.
- 3) To improve structural and environmental conditions thereby aiding the psychological and mental health of the residents.

c. Safety Objectives

- 1) To avoid injury as a result of unsafe structural or yard conditions.
- 2) To eliminate existing fire hazards and provide adequate protection against potential hazards.

2. GENERAL STANDARDS FOR RESIDENTIAL REHABILITATION**a. Facility Standards**

- 1) Heating System - Every dwelling unit shall be equipped with a thermostatically controlled heating system capable of generating adequate heat to all rooms. No space heaters or similar devices shall be acceptable under this heading. Each element in the system shall be free of fire hazards and properly maintained. Every dwelling unit shall have a means of regulating temperatures within the unit. The heating system shall be in such condition as to perform satisfactorily for at least 15 years from the date of inspection.
- 2) Electrical System - All habitable rooms and appropriate spaces in each dwelling shall be equipped with electrical service including a separate appliance circuit, where a kitchen facility is provided. Sufficient numbers of electrical outlets shall be supplied in each habitable room in keeping with prevailing electrical codes. Unsafe or hazardous electrical equipment shall be replaced. All common halls, stairways, and outside areas normally used after dark shall be adequately lighted.
- 3) Plumbing - All water lines shall provide adequate pressure consistent with prevailing standards. All waste lines shall be properly vented and connected to sanitary sewer systems. Every dwelling unit shall be provided with hot water from automatic facilities in safe operating condition and capable of providing an adequate supply of hot water to bathroom and kitchen on all floors of a multiple unit dwelling.

- 4.) Kitchen - Every dwelling unit shall be equipped equipped with a stove, oven, refrigerator and sink in proper working order. Space shall be provided for storage of food, utensils, etc. and adequate counter top workspace. Floors shall be covered with a non-absorbing material properly installed to protect it from water and moisture.
- 5.) Bathroom: Every dwelling unit shall contain a bathroom equipped with a water closet, lavatory and tub or shower fixture. Shared toilet facilities, between two or more units, shall not be permitted. Floors shall be covered with a non-absorbing material properly installed to protect it from water and moisture. Wall space shall be available for a mirror medicine cabinet and towel bars. Each bathroom shall contain at least one (1) double electrical outlet.
- 6.) Storage Space: Every dwelling unit shall contain adequate closet space for the storage of clothing and other personal goods. In addition, space shall be made available for storage of bulk items in a basement or other such facility. Facilities outside the dwelling unit shall be provided for the storage of garbage in approved receptacles and protected from vermin.
- 7.) Miscellaneous: Ceiling shall create no unpleasant sensation due to insufficient height. All steps shall be maintained in proper order and equipped with handrails as necessary. Window screens shall be provided for every working window. All windows shall be working windows unless some other mechanical means of ventilation is provided. Window casements shall be kept in proper repair in order to avoid draft conditions.

b. Maintenance Standards

Properties shall receive normal maintenance so as to avoid deterioration, hazardous conditions, blighting influences, and adverse visual appearance. This general condition applies to maintenance of both buildings and grounds.

- All painted surfaces shall be kept free of flaking paint both inside and out. No lead based paints shall be used and any existing lead based or other toxic finishes shall be removed, covered or otherwise rendered harmless.
- Roofs shall have a life expectancy of at least 10-15 years.
- All exterior appurtenances or accessory structures which serve no useful purpose or are deteriorated beyond repair, shall be removed by the owner, Porches, garages, carports, walls, sheds and fences are included.
- Accompanying a periodic extermination program, the owner shall repair and rat proof all foundation and porch holes and other likely sources of entry and harborage for vermin.

c. Space and Use Standards

The following standards are intended to provide each dwelling unit with space necessary to insure suitable living, sleeping, cooking, dining accommodations, storage, laundry and sanitary facilities.

- 1) Every dwelling unit in an attached, detached, or semi-detached single family, two or three family structure shall have not less than 1000 square feet of useable floor area. Dwellings in a multiple family structure shall have not less than 400 square feet of useable floor area. All figures are exclusive of basements, attics or community spaces.
- 2) Access to all parts of a dwelling unit shall be possible without passing through a public hallway.
- 3) Access to each living room and bedroom and to at least one bathroom shall be possible without passing through any bedroom.
- 4) A bathroom shall not be used for passage to a habitable room, hall, basement or to the exterior of the dwelling unit.
- 5) All yards shall be suitably graded to afford good drainage, and shall be adequately landscaped and/or paved.
- 6) All residential buildings must conform to density standards regarding maximum numbers of persons per acre.
- 7) On site parking shall occur in side and rear yards only.

d. General Sanitary Standards

- 1) Every dwelling unit shall be provided with adequate garbage and rubbish disposal facilities. Containers for garbage and trash disposal shall be watertight and conform to City standards for adequacy.
- 2) Every structure and yard shall be kept free of rodents and other vermin and of the litter and rubbish which act as harborage for such pests. Where evidence of infestation occurs, the property owner shall present the Agency with receipts from a bonafide contractor who has examined the premises and carried out the necessary repairs and extermination services.
- 3) All basement or cellar windows and crawl spaces shall be equipped with tight fitting screens or other material to prevent entry of vermin.

e. Off-Street Parking

At least one parking space shall be provided each dwelling unit in accordance with City policy. The Agency may require property owners with small lots to acquire adjacent Project lands for off-street parking. Where no such land is available, said properties may continue in non-conformity subject to Agency approval.

B. NON-RESIDENTIAL REHABILITATION

1. GENERAL OBJECTIVES OF NON-RESIDENTIAL REHABILITATION

a. Planning and Design

- 1.) To reduce congestion and hazards caused by inadequate off-street parking and loading facilities.
- 2.) To improve the physical plant and visual character of properties to be consistent with the demands of new development.
- 3.) To provide for adequate transition between non-residential and residential structures.

2. GENERAL STANDARDS FOR NON-RESIDENTIAL REHABILITATION

a. Applicability of Standards

All structures and properties within the Project Area devoted in whole or in part to non-residential uses, which are not to be acquired, shall be rehabilitated by their owners in conformance with the requirements stated herein.

Adherence to these standards does not relieve the owner from the responsibility of compliance with the related state and local codes and ordinances. Failure to set forth herein any provisions of any such code or ordinance shall not be deemed to make such provisions inapplicable.

b. Fire Safety

- 1) Fire Protection - Each non-residential unit in a structure which is not of fireproof construction, shall by means of fire walls, fire doors, extinguishers, sprinklers, or other means, demonstrate adequate fire protection.
- 2) Egress - Each floor of every structure shall have at least two means of egress located as far apart from each other as feasible. At least one exit shall lead directly to the outside. There shall be no point in the building more than 100 feet from an exit or stairway leading to an exit. Basements shall have an exit direct to the outside at a location readily accessible on the ground to a street. The Agency may modify this requirement upon finding that due to special limiting factors, such as the location of a structure on a lot or in relation to adjacent structures, direct access to the outside cannot feasibly be provided.
- 3) Heating - All facilities which require heating such as offices, certain industrial and storage facilities, buildings for public assembly, institutional buildings and merchant establishments shall be provided with adequate heating properly vented.

c. Off-Street Loading and Parking

- 1.) Off-street Loading - Sufficient off-street loading shall be provided in accordance with Section IV B.8 of the Plan. Each of the berths shall be sized to accommodate all vehicles between the building and the street right-of-way line. The Redevelopment Agency may modify this requirement if a physical limitation makes it infeasible to provide such a facility, provided on-street loading will be allowed only at such times as will minimize interference with traffic.
- 2.) Parking - Off-street parking shall be provided in accordance with the requirements of the City Section IV B.8 of the Plan. The Redevelopment Agency may modify this requirement with regard to existing development upon finding that (a) sufficient parking spaces, either public or private are available within a reasonable distance of the individual structure or (b) special limiting factors, such as topography or location of the structure on the lot or in relation to adjacent structures, make off-street parking on the lot physically infeasible.

3. STRUCTURAL AND FACILITY STANDARDS

- a. Maintenance - Every foundation, floor, wall, ceiling, window, exterior door and basement hatchway shall be reasonably weather-tight, water and rodent proof, shall be kept in good repair and where appropriate, shall be kept in sound working condition. All decayed, broken, or missing members shall be replaced with new materials of a quality and design equal to the original.

All roofs shall be in such condition as to have a reasonable life expectancy of at least ten (10) to fifteen (15) years. In addition, all rain water shall be properly drained so that the interior of the structure will be free from dampness where so required.

- b. Stairs - Every inside and outside stairway and other appurtenance shall be maintained in sound condition. All worn steps or risers shall be replaced with new materials of the same size and design.
- c. Plumbing - Plumbing fixtures waste and water pipes shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.
- d. Electrical - Every common hallway and stairway shall be lighted adequately. All common hallway and stairway lighting in multi-tenant structures will be connected to its own meter, commonly known as a house meter. The electrical inspector for the City of Hartford may order necessary repairs or replacement of the electrical system up to the standards of the National Electrical Code whenever he finds that the existing system is hazardous to occupants, employees, or the general public, or that it will not meet the building needs for the term of the Redevelopment Plan.

- e. Noxious Uses - No non-residential property within the Project Area shall be used in a noxious manner. The criteria for determining noxious uses shall be generally as follows:
- 1.) The emission of smoke, fumes, odors, dust, dirt or other objectionable byproducts.
 - 2.) Excessive noise or vibration.
 - 3.) Generation of excessive truck traffic
 - 4.) Effects adverse to the general character of the area or to immediately adjacent uses.
- f. Physical Character - The physical character and appearance of all non-residential properties shall be in harmony with buildings in the surrounding area. Such properties shall be physically improved when necessary to eliminate detrimental or blighting influences.

C. MISCELLANEOUS

1. All signs shall be subject to the controls established in Section IV B. 5 of the Redevelopment Plan.
2. Accessory buildings (eg. sheds; garages) shall be subject to the same objectives, standards and inspections which apply to residential or non-residential properties.
3. In such cases where additional landscaping will be required, the property owner will consult with the Agency staff for review of landscaping plans.
4. The Agency shall make available to property owners, a listing of bonafide contractors whose work on other rehabilitation and home improvements in the City has proven satisfactory.
5. All plans for exterior rehabilitation or modification of residential and non-residential structures within the project area shall be submitted to the Hartford Redevelopment Agency for review of the proposed work for compliance with the general objectives and standards of this Plan. Agency staff may be available for consultation on interior improvements.
6. Periodic inspections of all properties may be made during the term of this Redevelopment Plan. The purpose of such inspections is to ensure that properties are being adequately maintained at standards consistent with this Plan without major deterioration or creation of hazardous, blighting influences on surrounding development.

D. VARIATION FROM STANDARDS

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the LPA, providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinances.

E. ENFORCEMENT OF OBJECTIVES, STANDARDS AND CONTROLS

1. Inspection and Notice

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of Chapter V of this Plan, the Redevelopment Agency shall within 60 days after the inspection, give notice of such non-compliance to the owner and to any person or persons other than the owner whom the Redevelopment Agency may find to be responsible therefore.

Such notice shall be in writing, addressed to the owner and to such other responsible person or persons at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that the time allowed for the performance of any act required is not unreasonable.

2. Acquisition by the City

If, at the end of one year after such notification, satisfactory compliance with the standards and objectives of Chapter V has not been achieved, the City may acquire the property, by eminent domain if necessary. However, the property may be acquired at any time before one year with the consent of the owner.

VI. METHOD OF RELOCATION
 A. ANALYSIS OF FAMILY AND BUSINESS RELOCATION NEEDS

1. Schedule of Families to be Displaced

Race	COMPOSITION OF FAMILY DISPLACEDS*		Total
	Single Person Families	Two or More Person Families	
White	350	276	626
Black	0	4	4
Spanish	38	233	271
Total	388	513	901

*Not included in this list are 164 roomers and lodgers (154 white 10 Spanish)

Source: Site-Occupancy Survey undertaken by the Relocation staff during February and March, 1971 and January, 1973

The Agency will be responsible for rehousing all eligible relocatees to be displaced from the Project Area in accordance with Title I of the Housing Act of 1949, as amended.

2. Family Income

According to the Site Occupancy Survey, the average annual income per Project Area family is about \$5,412 for two or more person families, while the annual income for single person families is \$1,332.

3. Rents Now Being Paid

As reported on the Site-Occupancy Survey records, the average dwelling unit size is 3.7 units, renting for approximately \$27 per room per month. This figure compares with a Housing Department estimated average rental for each room per month of about \$32 for older dwelling units in Hartford.

4. Schedule of Housing Eligibility

a. The 513 Project Area families were distributed according to housing eligibility on the basis of family size, income, and the admission schedule of the Hartford Housing Authority as follows:

- 1) Three hundred and eighty-eight (388) two-or-more person families are eligible for low rent public housing.
- 2) Forty-eight (48) two-or-more person families are eligible for moderate rent public housing or 221 (d) (3) and 236 Housing.
- 3) Seventy-seven (77) two-or-more person families are eligible for private market housing accommodations.

b. The rentals each family can afford will be determined by using two standards, family size and family income. A gross rent to income ratio of .25 of family income will be the basis for determining the ability to pay rent.

5. Business Relocation Needs

A total of 82 business firms will be displaced from the Project Area. Since they differ in kind and size, there will be necessarily great variation in their relocation needs. The Agency will be responsible for assisting these commercial and industrial establishments to find suitable relocation

B. METHOD OF RELOCATION

1. Relocation Office

The Agency has established a Relocation Office, which is now under the jurisdiction of the Hartford Housing Department. The office activities will be closely coordinated with the Agency.

a. Relocation of families eligible for Public Housing:

- 1.) The Hartford Housing Authority will utilize its present organization procedures in handling the relocation of eligible families in low and moderate rental housing units. Priority will be given to families relocated from Redevelopment Projects.

The policy authorizing the relaxation of admission limits for low-rent public housing will be carried out in accordance with the Local Housing Authority Management Handbook issued by the Public Housing Administration; Part IV, "Leasing and Occupancy", and Section I, "Occupancy Policies".

b. Relocation of families eligible for Private Housing will be handled as follows:

- 1) The Relocation Office of the Hartford Housing Department will work in concert with the Agency to help locate private rental accommodations by maintaining a liaison with real estate agencies, rental agencies, rooming house and hotel operators, landlords and others who may have dwelling units which may be for sale or rent.
- 2) Private rental dwelling units obtained by the Relocation Office will be inspected in order to insure that such units are decent, safe, sanitary, and standard.
- 3) Once the private rental dwelling units have been inspected and certified, families will be placed in them as quickly as possible.

c. In cases where families have voluntarily relocated in private dwelling units, the Relocation Office will inspect such units in order to insure that they are decent, safe and sanitary.

d. Relocation of business establishments will be carried out in terms of the following four-point program:

- 1) The Relocation Office will conduct a detailed survey to determine relocation needs of individual business establishments located in the Project Area.
- 2) The Relocation Office will analyze the findings of the detailed survey of business establishments and will seek solutions to individual relocation problems on the basis of survey findings.
- 3) The Relocation Office will bring individual business operators together with local financial and real estate experts and with other appropriate persons in an effort to facilitate solutions to individual relocation needs.
- 4) A list of vacant business structures within the City of Hartford will be compiled by the Relocation Office on the basis of information supplied by realtors and others. This information will be made available to any business relocatees desiring it.

2. Method of Temporary Relocation

The use of temporary housing accommodations is not an assumed element in the Relocation Plan, and will be as a matter of general policy avoided. However, in case of necessity, such as a hazardous building condition, or to expedite demolition it may be necessary to temporarily relocate a small number of families within the Project Area. Such temporary housing will be given to preoccupancy inspection by the Relocation Office staff to determine if it is in a safe and livable condition and generally not less desirable than the previous quarters occupied by the family. The Relocation Office will maintain its responsibility to relocate these families into suitable permanent quarters as expeditiously as possible.

3. Tenant Relations

The Relocation Office will function as a tenant relations and information center in order to effectuate the relocation process with a minimum of hardship to the families and business establishments concerned as well as to foster good public relations and ensure the success of the program.

4. Evictions

It will be the policy of the Agency to avoid evictions except in the following situations and only as a last resort:

- (a) Non-payment of rent except where failure to pay is based on local agency's failure to keep premises in habitable conditions.
- (b) Maintaining a nuisance or use of premises for illegal purposes.
- (c) A material breach of the rental agreement.
- (d) Refusal to accept one of a reasonable number of offers of standard accommodations.
- (e) The eviction is required by State or local law.

C. AVAILABILITY OF SUFFICIENT SUITABLE LIVING ACCOMMODATIONS

1. Accessibility of Housing

All public housing facilities available for relocatees are within Hartford and easily accessible to transportation and places of employment throughout the Greater Hartford Area.

The LPA has deleted from the availability of housing resources those units to be demolished and/or renovated in Bellevue Square and those units to be renovated in Charter Oak Terrace when work on their modernization program begins. We have reflected the renovated units in Bellevue Square in our fourth year of displacement activities as new low income, HUD-assisted rental housing.

2. Comparisons of Estimated Relocation Needs and Availability of Accommodations

The following information on the annual supply of the various types of housing accommodations is based upon (1) the present number of low and moderate rental public housing units and the number of vacancies which occur per annum, and (2) the number of private housing units in Hartford, and an estimate based upon the most reliable information currently available, of the annual turnover in these units.

	<u>Annual Supply</u>
* Federally aided low rent Housing Projects	551
State-aided moderate rent Housing Projects	179
Private Rental Market (\$10,000 and over)	600

Federally Financed
Housing (Section 236)
New Construction and
Units Scheduled for Rehab.

Elderly- 305

Families ~ 1142

*Based on a twelve month survey conducted by the Hartford Housing Authority.

VII. METHOD OF LAND ACQUISITION, CLEARANCE AND SITE PREPARATION

The real property to be acquired for the purposes of redevelopment shall be acquired by purchase or gift and with the approval of the Court of Common Council of the City of Hartford by the exercise of the power of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes, Revision of 1968 as amended.

Upon acquisition of the property, the Agency will demolish the buildings and structures, remove the debris, rough grade the land, install utilities and provide a new street system in the Project Area.

VIII. METHOD OF LAND DISPOSITION

After clearance and preparation of the real property acquired for redevelopment, the Agency will sell or lease the clearance tracts to one or more redevelopers (except that land designated for street use). The price will be based on fair value. In determining the fair value of said real estate properties, the Agency will have the benefit of appraisals or market analyses made by competent independent appraisers employed by the Agency under contract. The property will be disposed of as a unit or in parcels, or as the Agency may determine what will best serve the objectives of this Redevelopment Plan.

The redevelopers selected will be required to work in close cooperation with the Agency staff, and will be obliged to develop the area according to each design plan. Each redeveloper shall be expected to commence construction within twelve (12) to eighteen (18) months from the date of selection or in any event within ninety (90) days after the conveyance of the cleared land in the Project Area. Any contract for sale or lease hereunder shall be approved by the Hartford Court of Common Council before its approval by the Redevelopment Agency.

IX. MODIFICATION AND DURATION OF REDEVELOPMENT PLAN

A. MODIFICATION

This Redevelopment 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 his successor or their successors in interest affected by the proposed modifications. Where the proposed modification will substantially change the Redevelopment 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 Redevelopment Plan and any modification thereof shall be in full force for a period of forty (40) years commencing on the date of approval of this Plan by the Court of Common Council of the City of Hartford.

X. MAPS

Maps - Number 1 through 14 attached hereto, are hereby incorporated within and made part of the Redevelopment Plan.

XI. URBAN RENEWAL PLAN

This Redevelopment Plan constitutes the Urban Renewal Plan for the Charter Oak-South Green Section I Project. Wherever the term "Redevelopment Plan" is used herein, the term "Urban Renewal Plan" may be substituted and vice-versa.

This Redevelopment Plan recognizes the mixed use character of the Charter Oak-South Green Project Area, which serves as a transition between residential neighborhoods to the south and the CBD to the north. As such, this Project conforms to a Category V, non-residential reuse project, as defined in HUD Urban Renewal Manual RRM 7205.1 to contain a predominance (51%) of land in non-residential use.

In the event certain mixed use tracts permitting residential reuse are developed for purposes other than residential, the Agency may transfer residential development rights, in equivalent acreage, to other tracts in the Project Area where underlying zoning permits and where the addition of residential use is deemed appropriate.

XII. FINANCIAL OBLIGATION

A three million (\$3,000,000) bond ordinance to cover the local cash requirements plus ineligible project costs was approved by the voters of Hartford on November 7, 1972.

In accordance with the provisions for state financial assistance for urban renewal projects under Chapter 130 of the General Statutes, of the Agency has applied for a reservation of funds amounting to 50% of the local share of the net project costs.

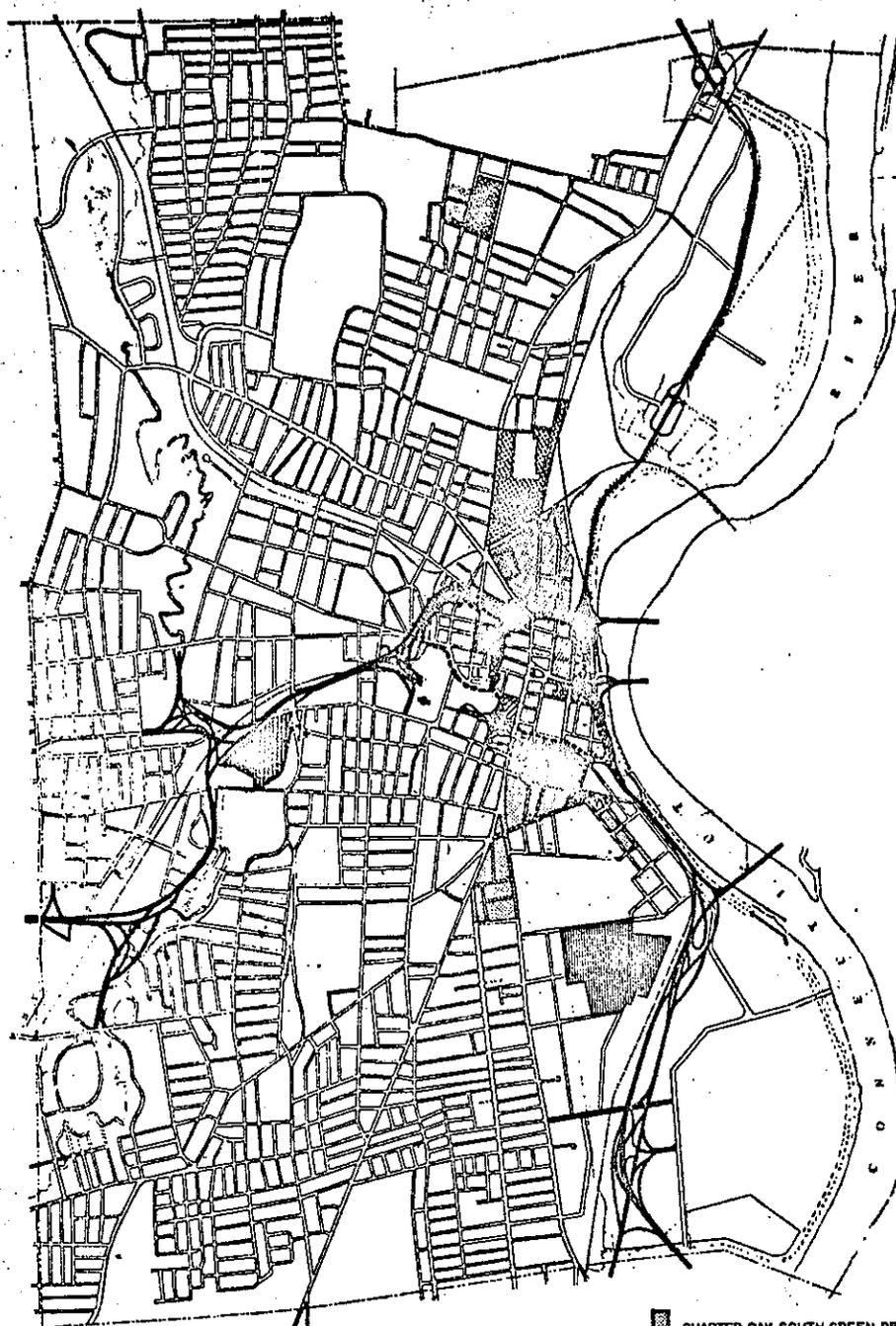
XIII. OFFICIAL ACTIONS TO CARRY OUT THE PLAN

The Agency will act in accordance with Chapter 130 of the Connecticut General Statutes, Revision of 1968, as amended, to secure review and approval of the Redevelopment Plan. The Agency shall request the Commission on the City Plan to submit a written opinion on the Redevelopment Plan prior to the Agency's approval of said Plan. The Redevelopment Agency shall hold a public hearing on the Redevelopment Plan, after which the Agency may approve said Plan if the Agency finds:

1. The area in which the proposed redevelopment is to be located is a redevelopment area; and
2. The carrying out of the Redevelopment Plan will result materially in improving the conditions in such area; and
3. Sufficient living accommodations are available within a reasonable distance of such area or as provided for in the Redevelopment Plan for families; and

4. The Redevelopment Plan is satisfactory as to site planning in relation to the comprehensive or general plan of the municipality, and except when the Agency has prepared the Redevelopment Plan, the construction and financial ability of the redeveloper to carry it out.

After approval of the Redevelopment Plan by the Redevelopment Agency, the Plan shall be referred to the Court of Common Council for approval by the latter body.



PROJECT LOCATION MAP

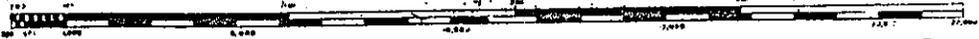
-  CONN R-111 SOUTH ARSENAL PROJECT
-  CONN R-72 TRUMBULL STREET PROJECT
-  CONN R-67 UNDERWOOD PROJECT
-  CONN R-51 BUSHNELL PLAZA PROJECT
-  CONN R-49 FRONT-TALCOTT PROJECT
-  CONN R-26 WINDSOR STREET PROJECT
-  CONN R-24 VAN BLOOM AVENUE PROJECT
-  UR CONN 1-1 FRONT-MARKET PROJECT
-  UR CONN 1-2 FRONT-MARKET PROJECT
-  EXTENSION OF THE FRONT-MARKET AREA (Non Federal Aid)
-  CONN R-77 SHELDON-CHARTER OAK PROJECT (Sec A)
-  CONN R-84 BARBOUR-CHARLOTTE PROJECT
-  GARDEN-WAVERLY PROJECT (Non Federal Aid)
-  CENTRAL BUSINESS DISTRICT

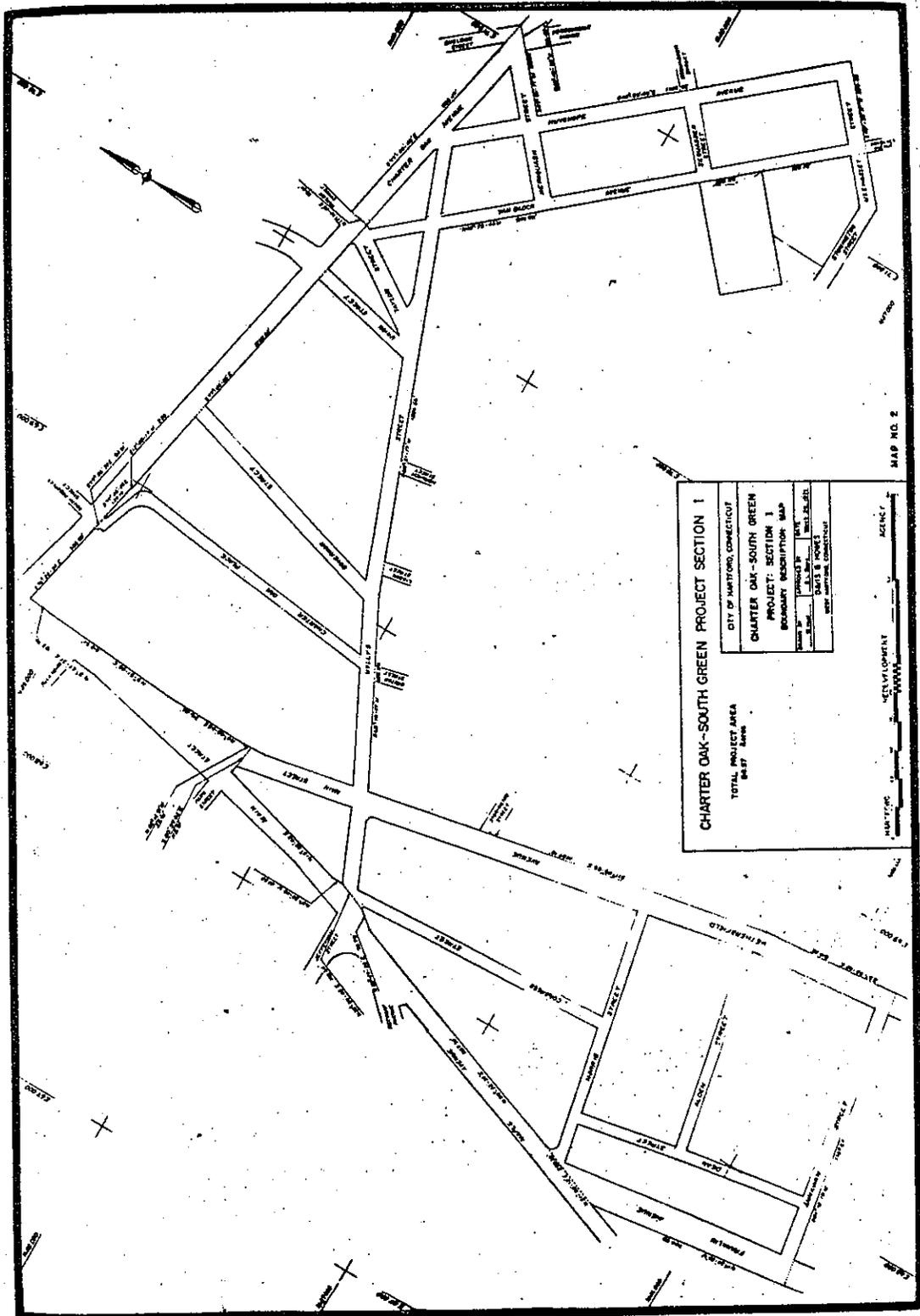
-  CHARTER OAK SOUTH GREEN PROJECT (Section 8)
-  COLT PARK SOUTH PROJECT

 HIGHWAY EXISTING OR UNDER CONSTRUCTION (Federal Aid)

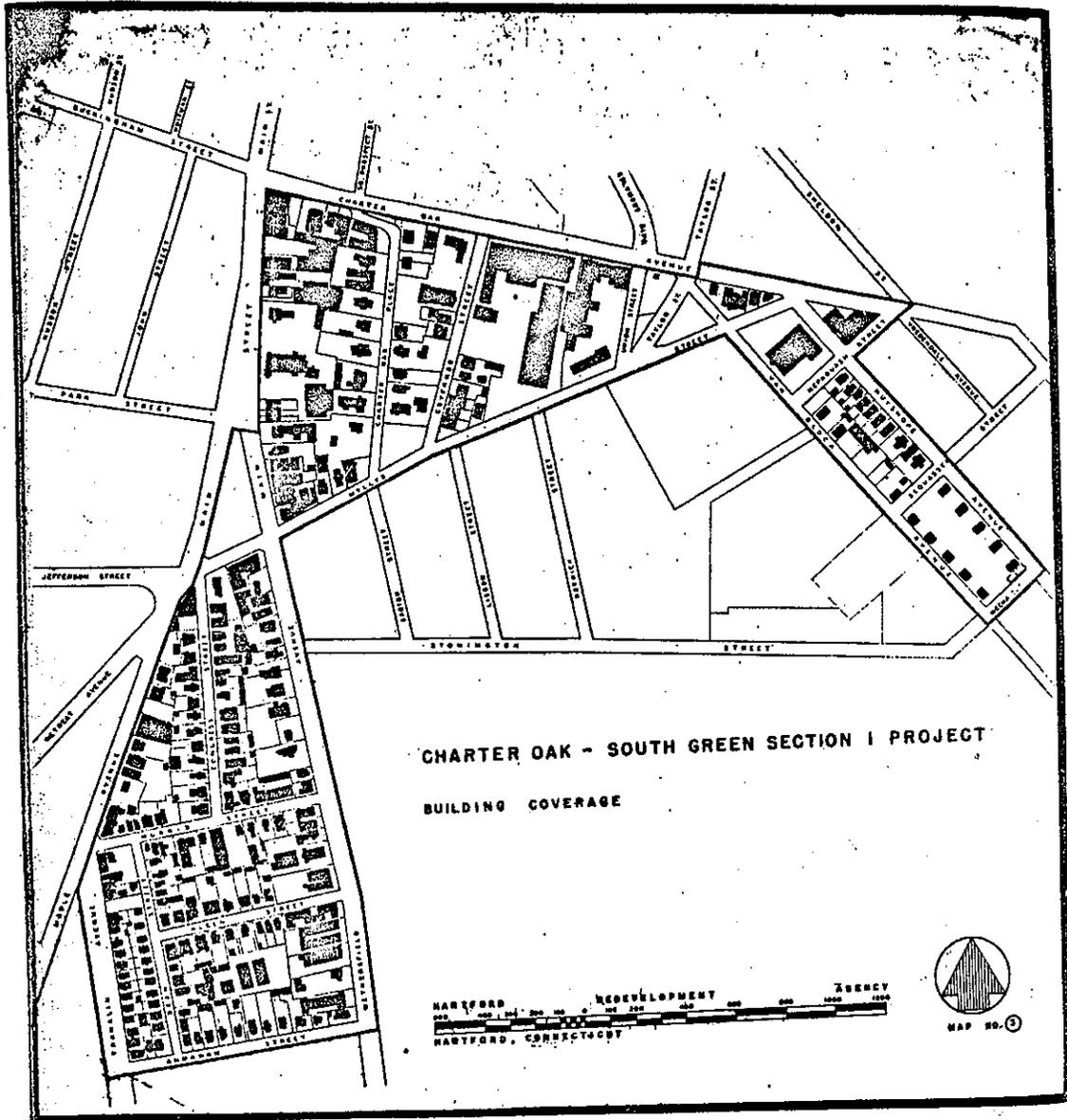


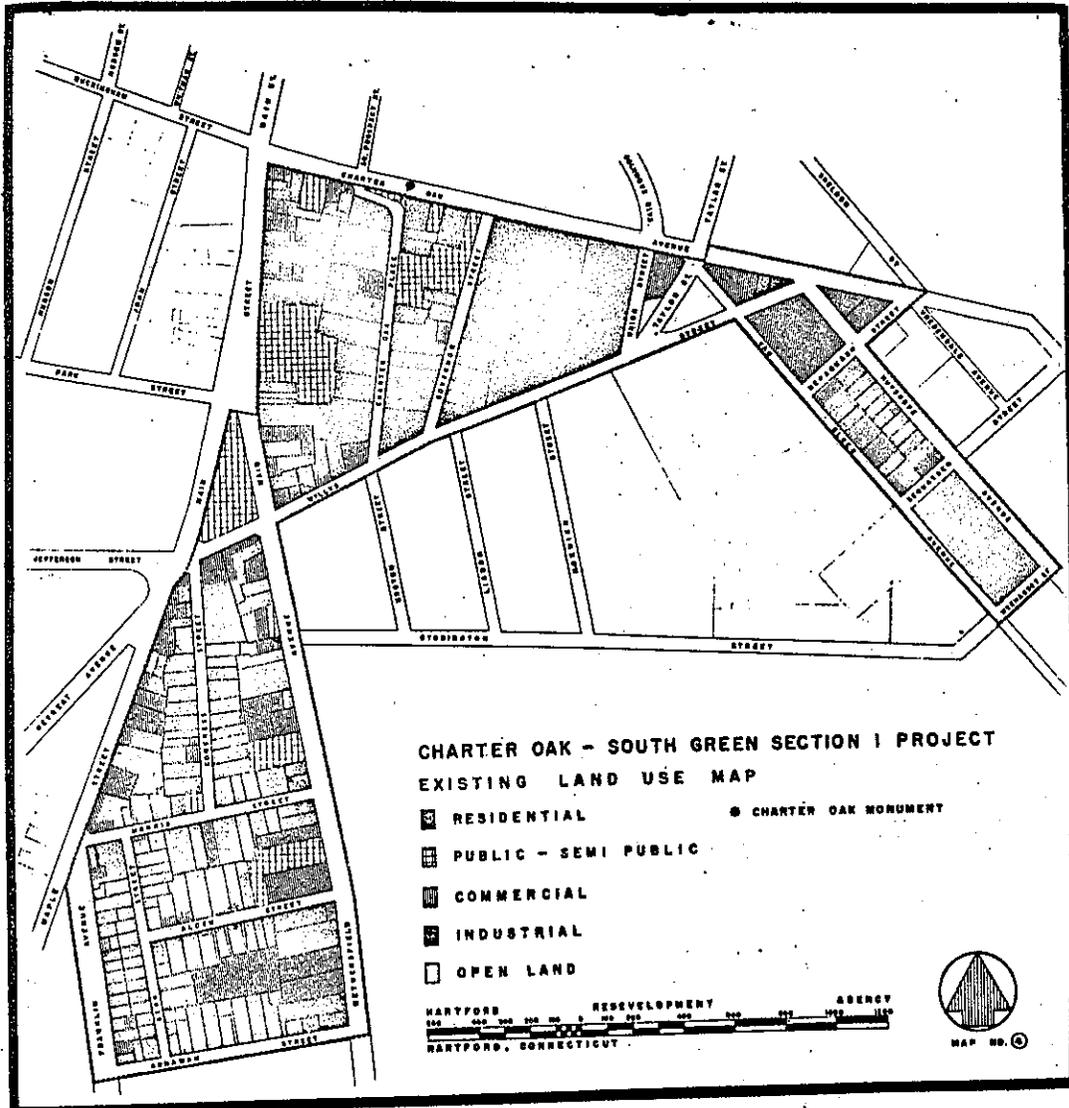
HARTFORD REDEVELOPMENT AGENCY HARTFORD, CONNECTICUT

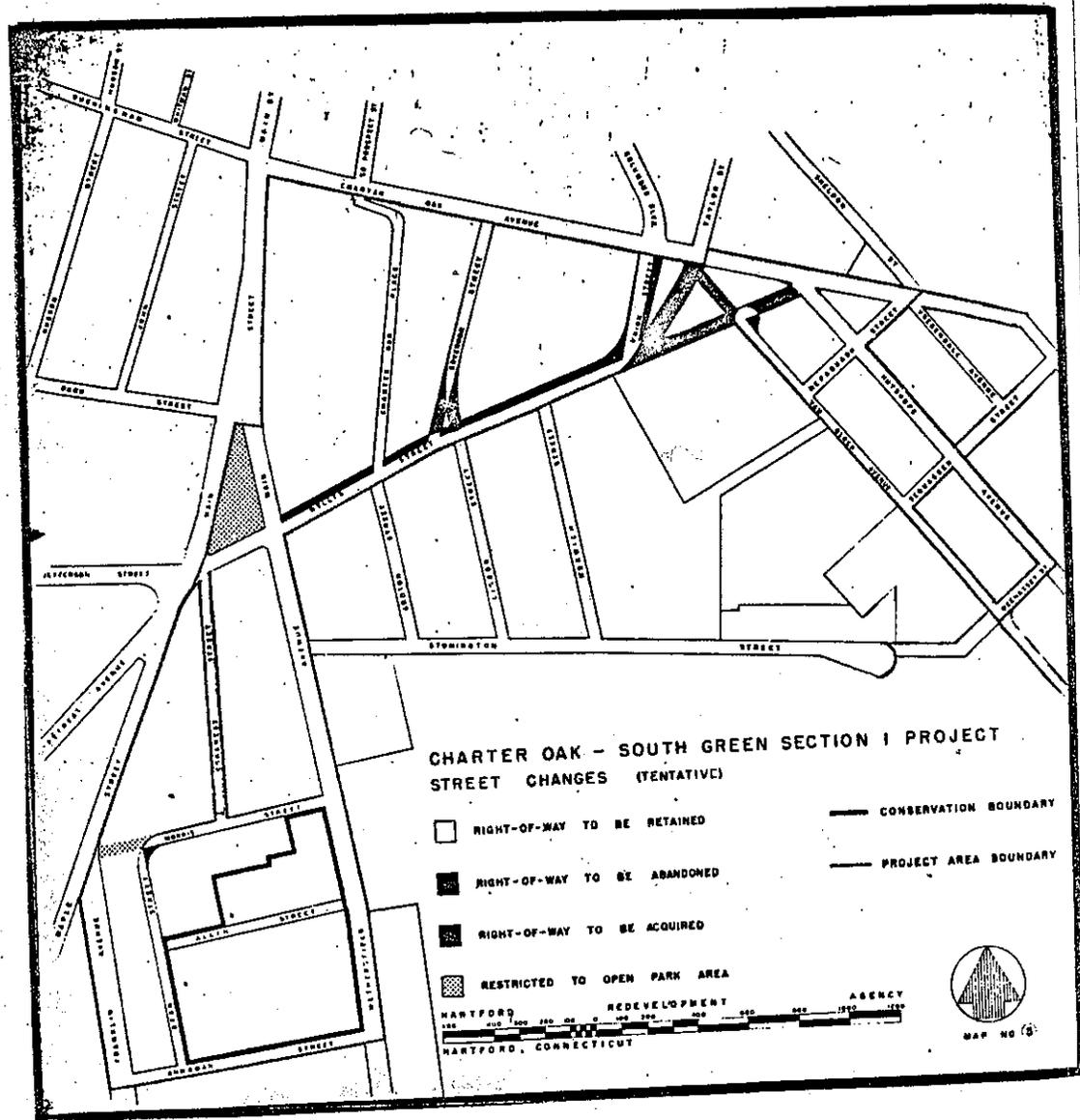


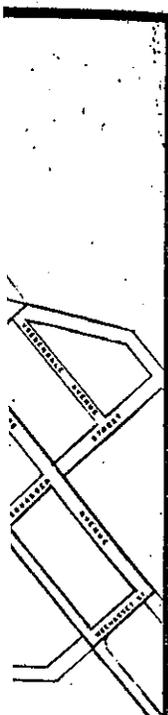
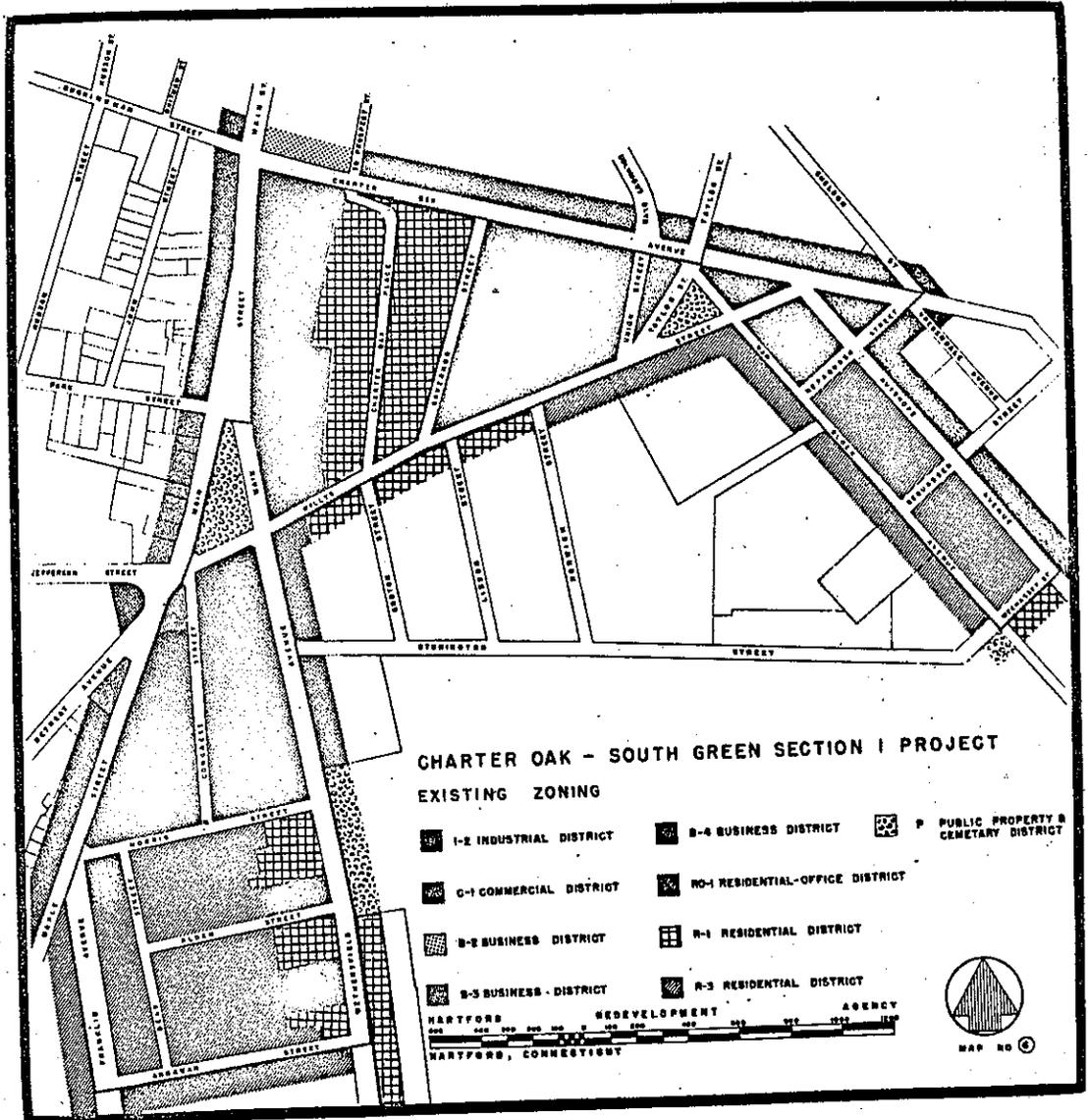


Section 1
Total Area: 60.17







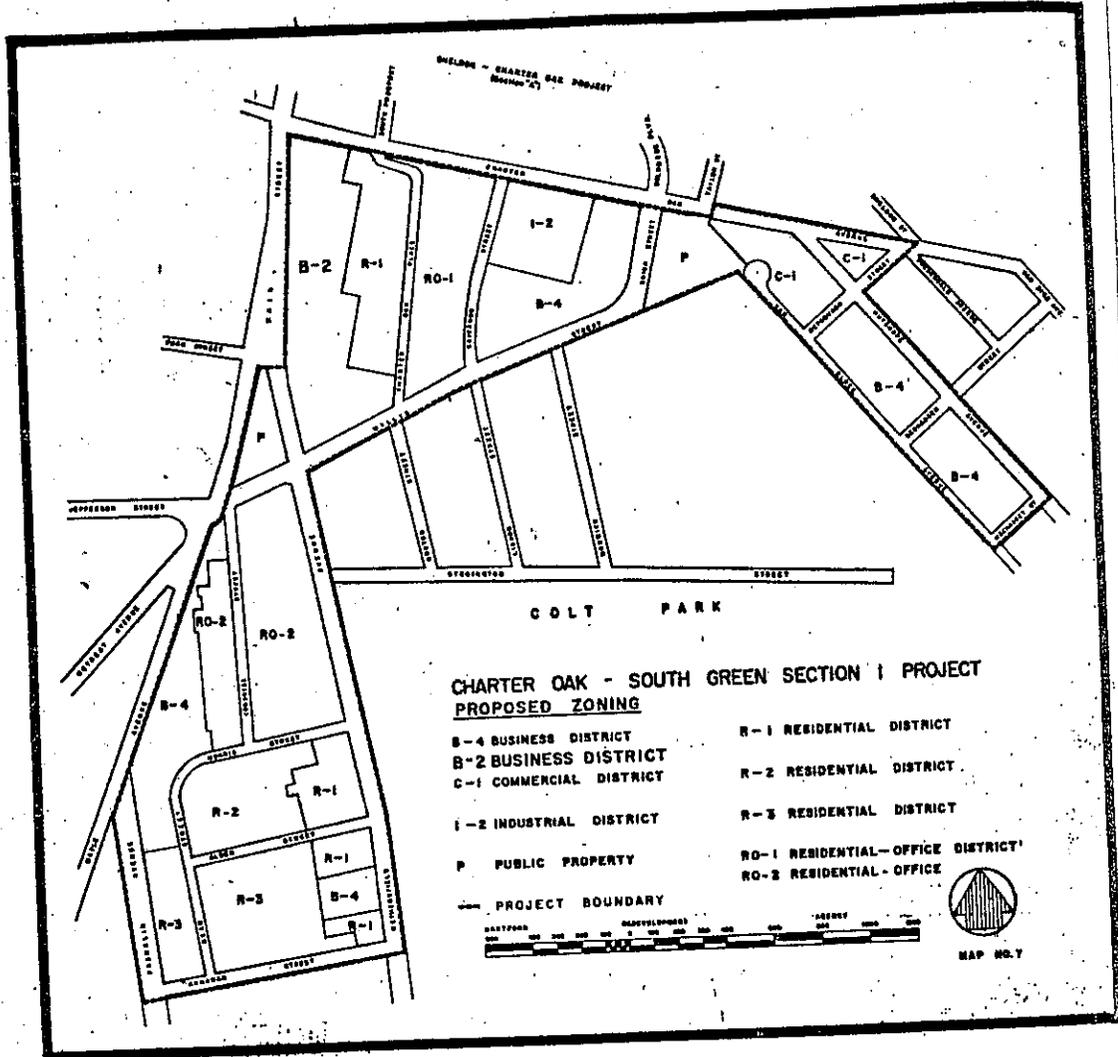


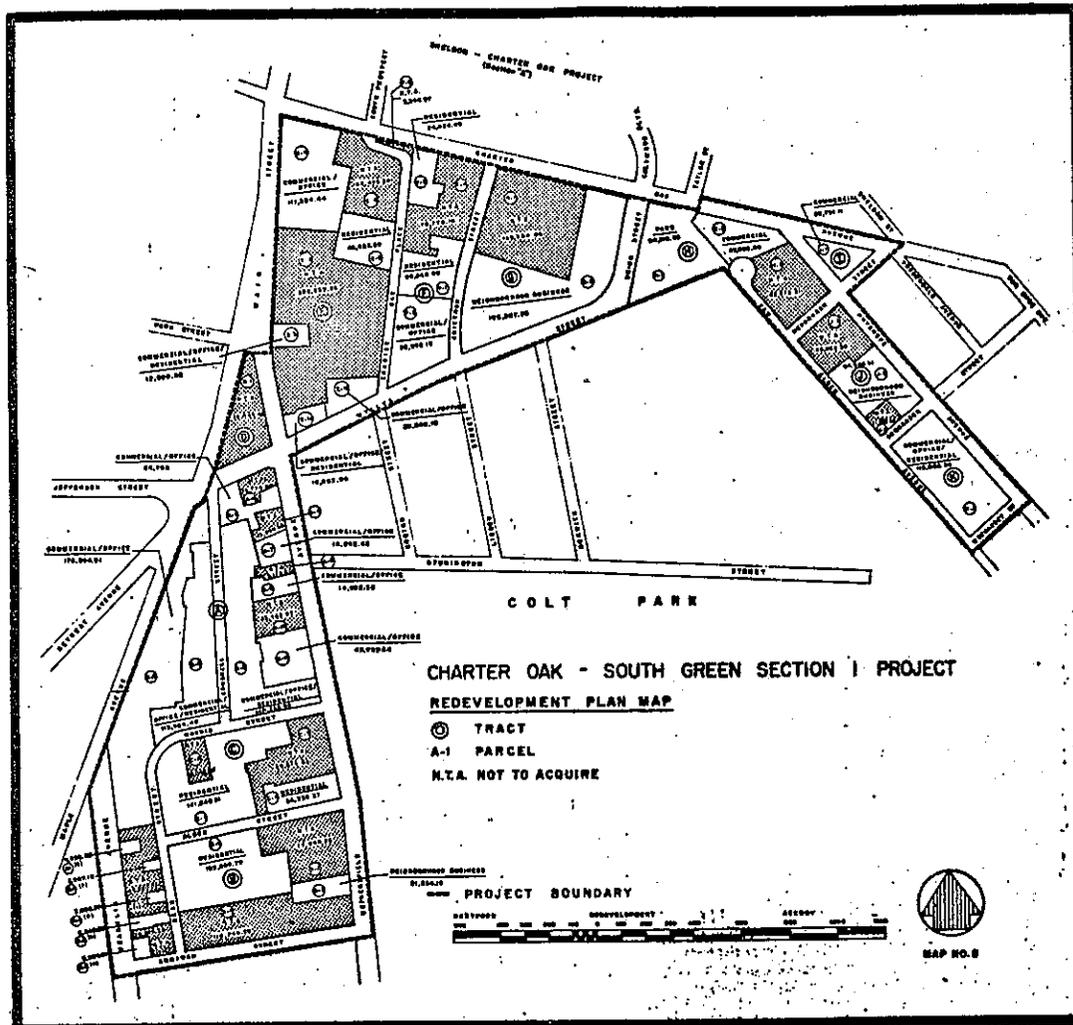
PROJECT

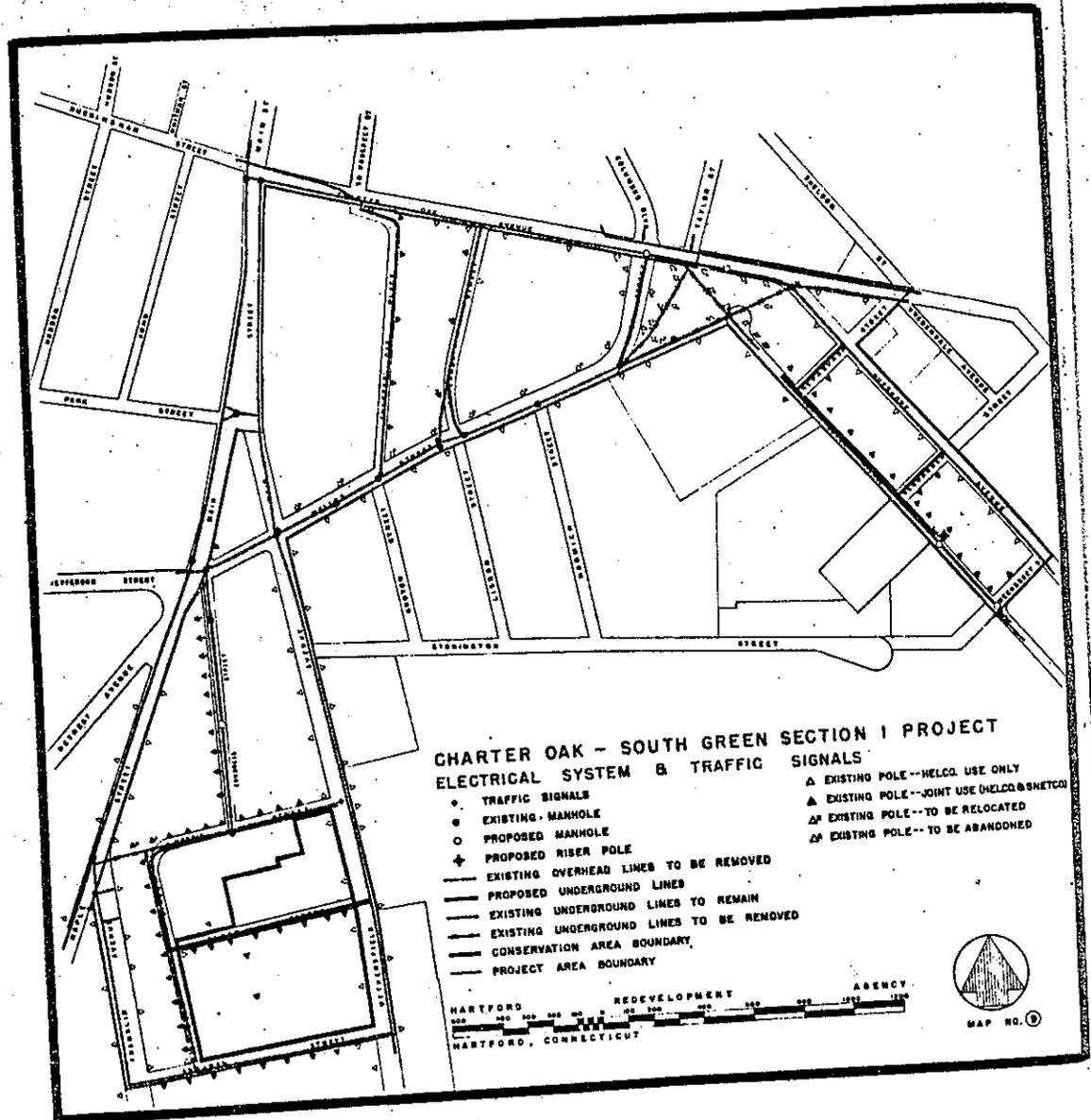
BOUNDARY

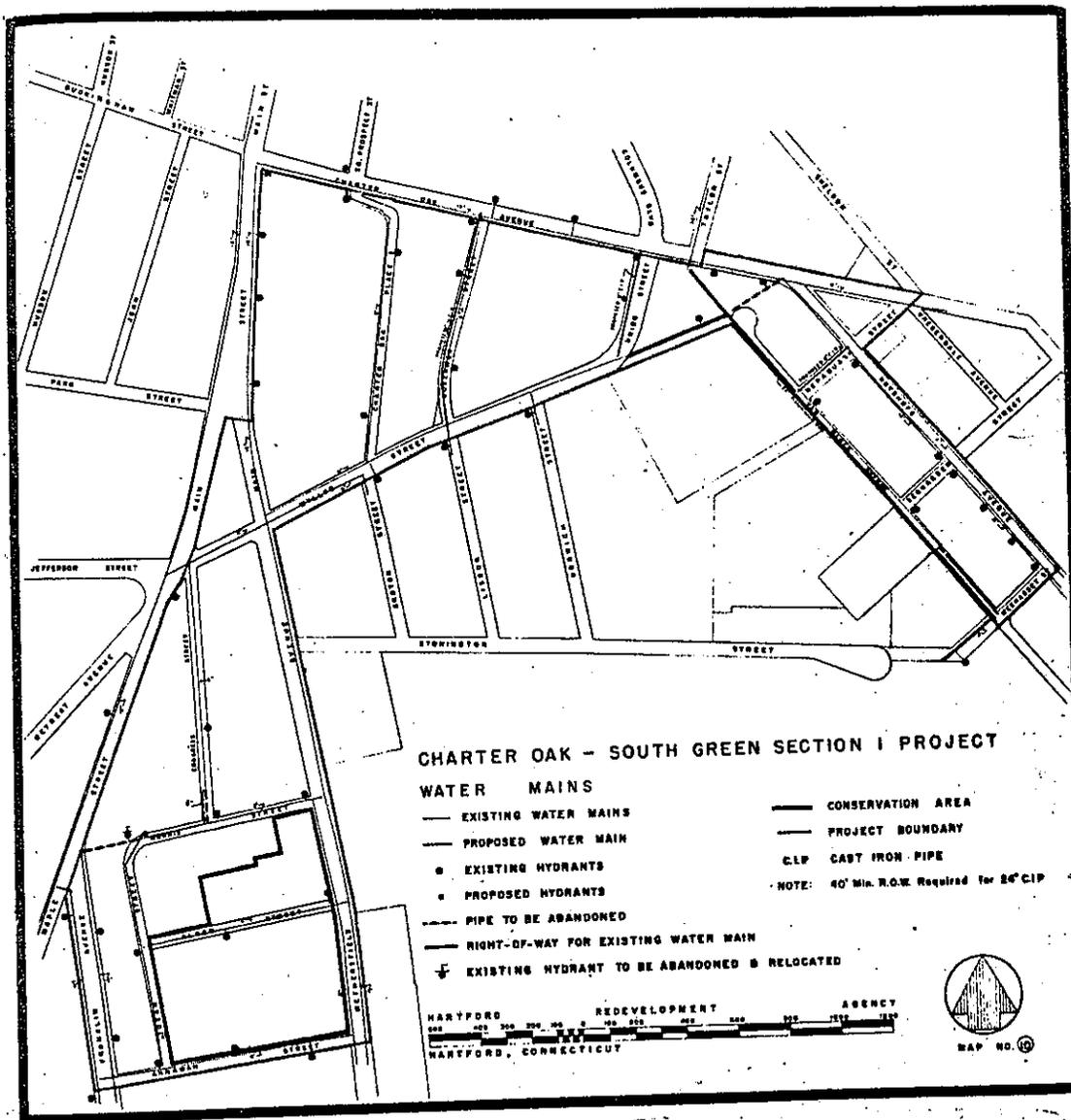
AREA BOUNDARY

MAP NO 5

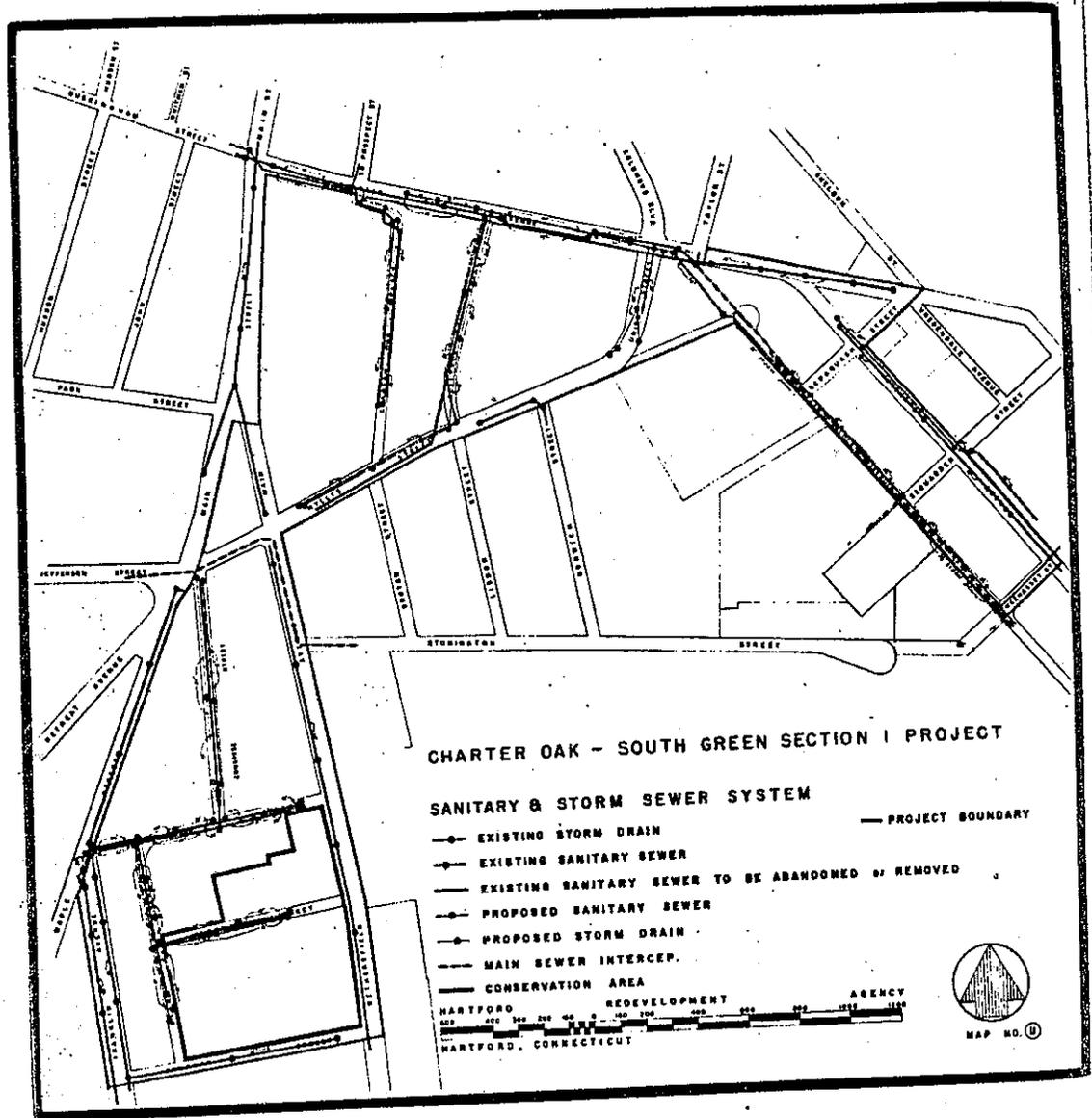


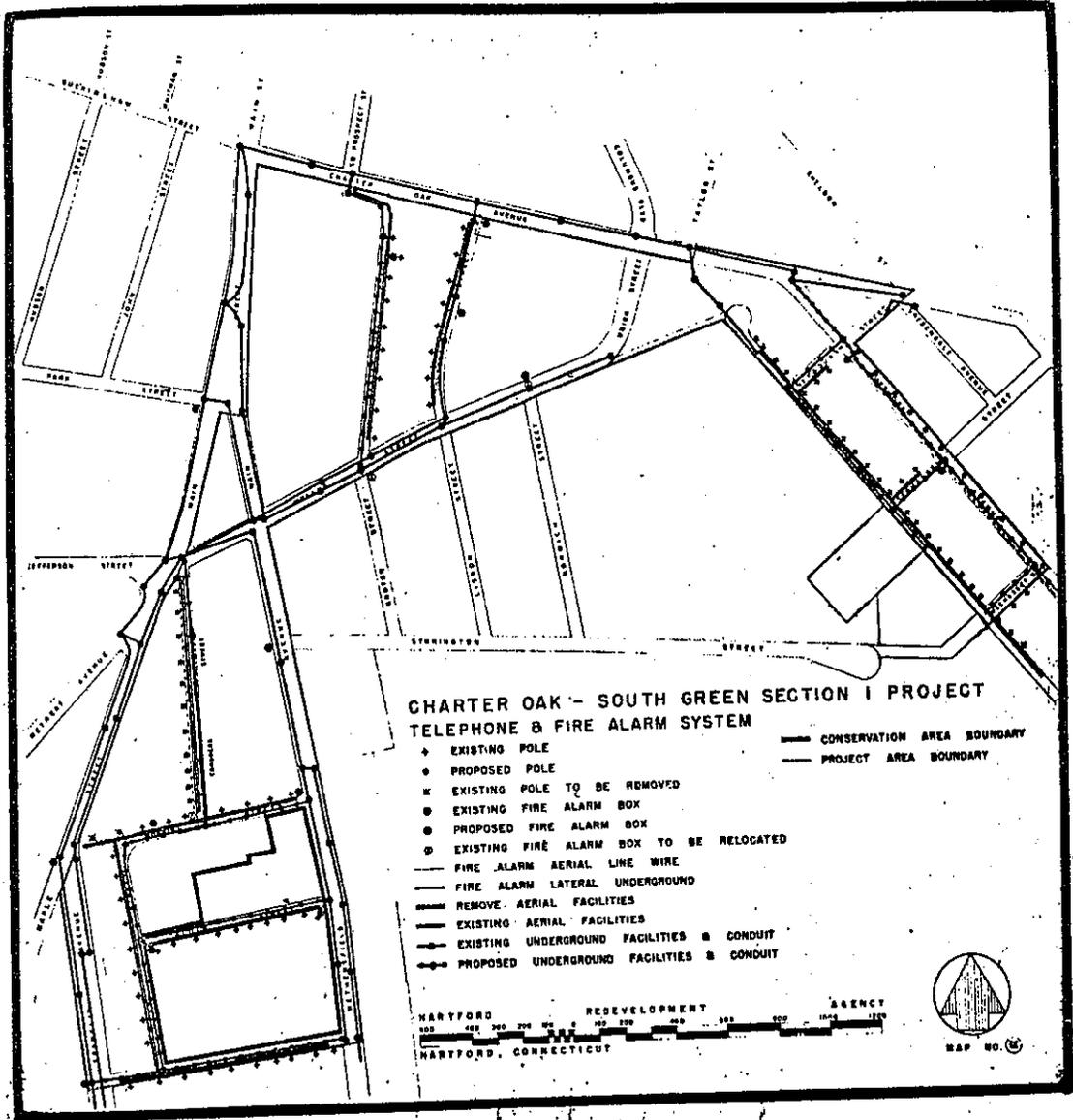


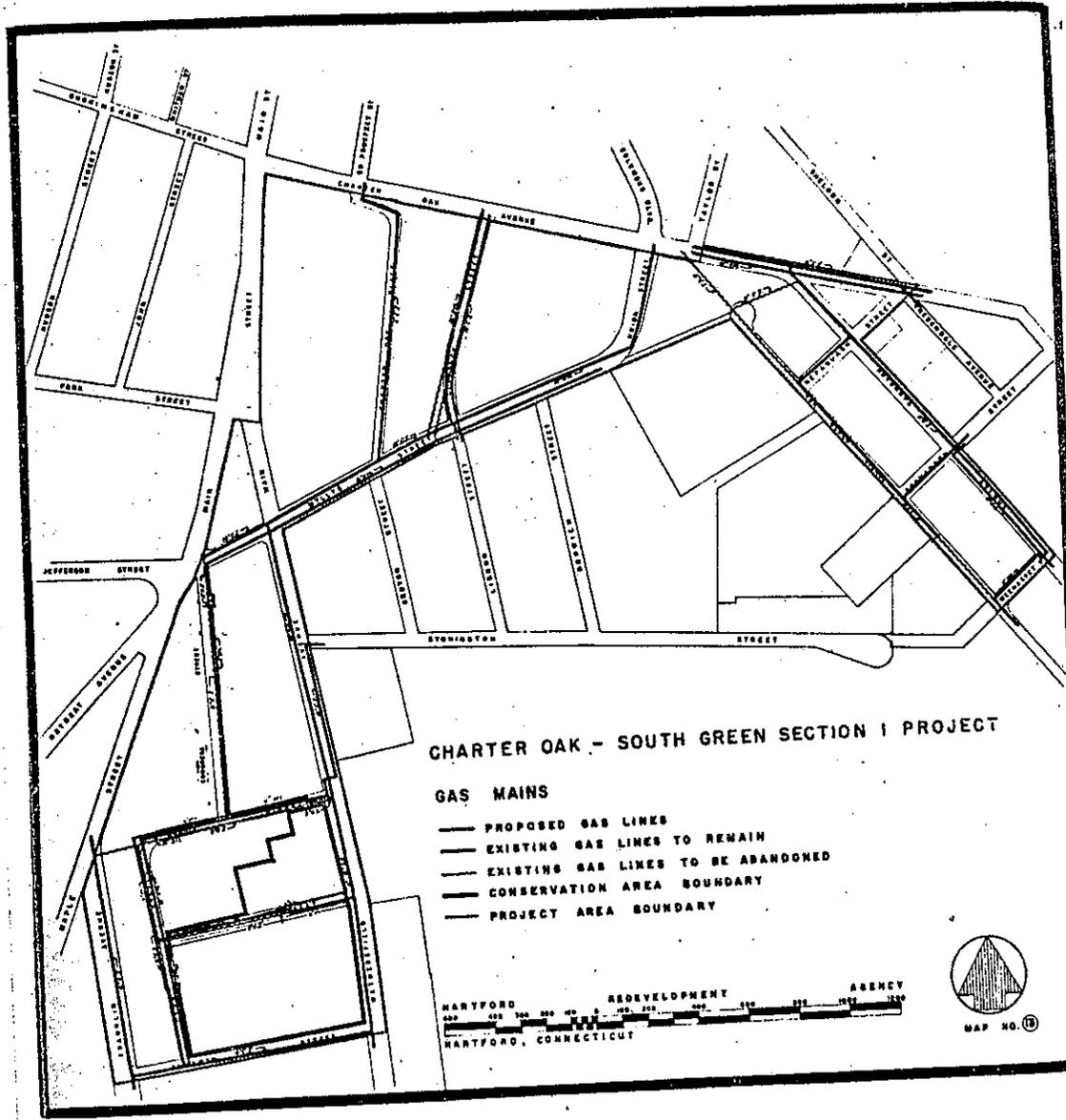




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 HARTFORD, CT.

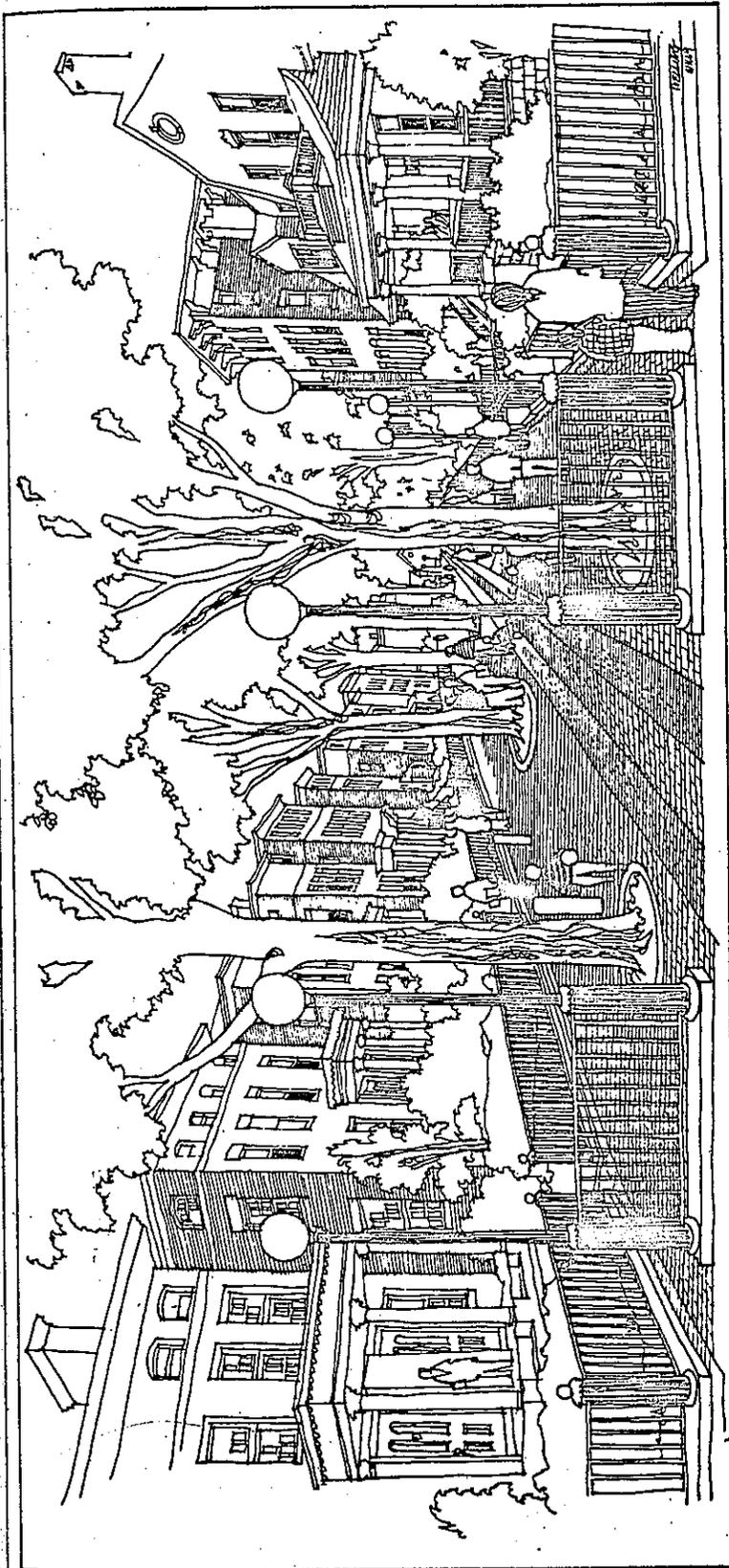






Rec. for Record MAR 31 1977

at 12:13 A.M. Robin J. Ballivan Town Clerk



A PROPOSAL FOR

HISTORIC AREA RENEWAL

JANUARY 1976

CONGRESS STREET

CHARTER OAK · SOUTH GREEN
REDEVELOPMENT PROJECT AREA

PREPARED FOR THE HARTFORD REDEVELOPMENT AGENCY BY THE HARTFORD ARCHITECTURE CONSERVANCY

