

**REDEVELOPMENT PLAN
FOR
MAIN-ASYLUM-TRUMBULL
PROJECT**

**Hartford Redevelopment Agency
550 Main Street
Hartford, Connecticut
June 1975**

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REDEVELOPMENT PLANI. INTRODUCTION

Main-Asylum-Trumbull, hereinafter called the "Project Area", is located in the heart of the 100% retail district of downtown Hartford (See Map 1 entitled Project Location). The Project forms an important development keystone, flanked by the multi-million dollar Hartford Civic Center to the west and major retail district and Constitution Plaza to the east.

The area considered for redevelopment contains approximately 21.1 acres including streets (South Chapel, Church, Asylum, Trumbull and Main Streets). A description of the Project boundaries appears in Section II of this Redevelopment Plan.

This Redevelopment Plan has been prepared by the Hartford Redevelopment Agency, herein called the "Agency", in accordance with Chapter 130 of the General Statutes, Revision of 1958, as amended, 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 the land uses proposed for industry, schools, civic activities, open spaces or other categories of public and private uses; (3) the 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 and the availability of sufficient suitable living accommodations 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 judgment of the redevelopment agency authorized herein, is necessary to give it adequate information...."

This Redevelopment Plan establishes guidelines for the improvement of the Project Area. It provides for the acquisition of land and buildings, relocation of present occupants, rehabilitation or clearance of certain structures and the installation of public improvements and amenities necessary to support the proposed redevelopment. The acquired land, building and/or air space will be sold or leased for redevelopment, in accordance with the provisions of this Redevelopment Plan.

2.

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

A. DESCRIPTION OF THE PROJECT AREA

1. General Boundary Description

The Project consists of four blocks bounded on the north by the intersection of Main and Trumbull Streets, on the east by Main Street, on the south by Asylum Street and on the west by Trumbull Street. (See map 2)

2. Present Land Use

Downtown, retail/office uses characterize the Project Area. Of the 21.1 acres, 7.4 acres are in non-residential use, 8.8 acres in street use, 3.3 acres are vacant land and 1.6 acres are available for air rights development over Interstate I-84.

3. Present Use and Type of Structures

The Project Area contains 30 structures. The breakdown of use and type is as follows:

<u>USE</u>	<u>No.</u>	<u>TYPE</u>	<u>TYPE OF CONSTRUCTION</u>
Commercial	27	(1) Multiple Level	Reinforced Concrete
		(1) Single Story	Concrete & Brick
		(1) Single Story	Brick
		(1) Multiple Story	Brick & Concrete Block
		(1) Multiple Story	Concrete Block
		(1) Multiple Story	Concrete & Brick
		(21) Multiple Story	Brick
Commercial w/ Residential	1	Multiple Story	Brick
Public - Semi - Public, Inst.	2	(1) Multiple Story	Stone
		(1) Single Story	Stone

Total
All Structures 30

B. CHARACTERISTICS OF THE PROJECT AREA

A structural survey conducted for the Agency by an independent engineering consultant disclosed the following:

1. Structural Conditions

Sixty-four percent of the buildings in the Project Area contained positive deficiencies. Deficiencies covered type of construction, structural repair needed, electrical, plumbing and code violations. Nine structures had probable deficiencies while only one was found free from deficiency. The two buildings in the Christ Church Cathedral complex were not surveyed. (see map)

2. Age of Structures

There are several old structures in the Project Area. Ages range as follows:

	<u>No. of Structures</u>	<u>Percent</u>
Less than 25 years old	2.5	8
25-49 years old	7	23
50-75 years old	2	7
Over 75 years old	<u>18.5</u>	<u>52</u>
	30	100

3. Adverse Neighborhood Conditions

The Project Area suffers from a number of physical, environmental and economic deficiencies which have combined to cause considerable deterioration of this once prime commercial district. Aside from structural deterioration described above, lack of off-street parking and loading facilities, narrow and congested streets, along with extensive fire and building code violations have led to increased vacancy, under utilization of land and overall deterioration of the Project Area, placing it in need of renewal.

4. Findings

Whereas more than 60% of the structures in the Project Area possess positive structural deficiencies by virtue of their deterioration, age and inadequacy with respect to prevailing building codes, safeguards and design, this area is therefore found to be deteriorated, substandard and detrimental to the health, safety, and welfare of the community.

III. RATIONALE OF PROPOSED DEVELOPMENT

A. GENERAL PROVISIONS OF THE REDEVELOPMENT PLAN

This Redevelopment Plan provides for the acquisition of properties within the Project Area at fair market value, relocation of tenants, rehabilitation or demolition of structures, relocation and/or abandonment of utilities, installation of new utilities and site improvements and disposition of the improved land and/or air space by sale or lease at fair value for the use specified in Section IV B below (See Map B Redevelopment Plan).

Disposition of improved land shall be made under suitable safeguards and conditions to be imposed upon redevelopers under the terms of the sale or lease contract

Certain structures will be designated as Not to Acquire: Owners may be expected to improve these buildings in order to extend their life expectancy to meet the period of the Redevelopment Plan. Certain Other Structures will be designated as Tentatively To Acquire with purchase by the Agency subsequent to the owner's unwillingness to improve his property in accordance with this plan.

B. GENERAL PURPOSES OF PROJECT

- * Stimulate physical and economic revitalization of a substandard, deteriorated and deteriorating area whose existence constitutes an economic liability, and which impairs the sound growth and development of the City of Hartford
- * Contribute towards the arrest, control and the spread of blight in the downtown.
- * Attract residents back to the heart of the City by providing for the development of new housing resources.
- * Strengthen the City's tax base through increased investment in the Project Area.
- * Encourage a diversity of land uses in the downtown, capable of generating day and night time activity.
- * Provide for improved means of circulation for people and goods throughout the Central Business District.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been prepared in accordance with the long range development objectives for this area, as outlined in the Plan of Development for the City of Hartford; The Community Renewal Program, Downtown Hartford: The 70's; and the Hartford Parking Study/1969. Objectives adopted from these reports are as follows:

- * Broaden the spectrum of downtown activity while enhancing and reinforcing governmental, business, commercial and entertainment functions in a most intensive manner.
- * Encourage residential resettlement of the downtown.
- * Develop a pedestrian movement system that will become the unifying framework for all major downtown functions.
- * Improve supporting movement systems that bring people to, from and through the downtown and promote a balanced transportation system, which may lead to a reversal of the present reliance on the automobile.

D. URBAN DESIGN OBJECTIVES

Preferred consideration will be given to those redevelopment proposals which promote an integrated design concept and comprehensive plan for the total development of the Project Area. This plan shall emphasize an harmonious relationship between the Civic Center Complex and the Main Street retail center. The developer should be sensitive to:

1. Scale

There should be a careful integration of the scale and design of new structures with the old and with the prevailing character of the Central Business District. There should be intensive and varied uses particularly at street and pedestrian levels. Long, unbroken facades at ground level should be avoided. Particular attention must be given to the effect of building scale on Christ Church Cathedral, slated to remain.

2. Restoration

The Agency desires to achieve its development objectives by a combination of new construction and preservation of existing structures where practical. Special emphasis will be given to the block south of Pratt Street for this purpose.

3. Building Masses

The Plan envisions major building masses along the west side of Main Street to continue the character of development begin to the south. The design should exploit sensitive placement of high and low rise elements so as to achieve important visual foci, which highlight but do not adversely overshadow the Civic Center, Christ Church Cathedral or other structures to remain. Building placement should also allow for adequate penetration of sunlight into the interior of the blocks.

4. Pedestrian Facilities

Pedestrian movement shall receive high design priority, incorporating all of those means to enhance and encourage the pedestrian experience. The use of landscaped spaces, public outdoor sitting areas, pools, fountains, and works of art should be given serious consideration as integral parts of the design proposal. The objective is to achieve a lively and interesting environment which will attract people downtown, and thereby stimulate business and residential activity. The design shall further include:

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Physical separation of automobiles and pedestrians.

Alternative movement systems featuring environmentally controlled corridors and pleasant outdoor walkways.

Creation of a significant urban open space designed to attract people.

Strong east-west and north-south movement patterns connecting the Project Area with adjoining development.

5. Continuity

The Agency considers the location of the Project a prime advantage for development; being flanked by both the multi-million dollar Civic Center Complex and the 100% retail district. The Agency, therefore, aims to achieve a distinguished quality of development, which is capable of expressing its own impact and identity in addition to providing continuity of movement and purpose between these notable activity centers.

The Agency will prepare and have on file an Illustrative Site Plan as a solution which captures the above design objectives. This Plan is to be regarded as simply a design solution, not the Agency's blueprint for the project.

E. COVENANTS AND CONDITIONS

The Redevelopment Agency shall require in all agreements, leases, deeds, and other instruments (from or between the Agency, and to or with the redeveloper 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 lessees of land and/or air space 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

7.

- 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

The following land use and building controls are designed to insure the proper execution of the Redevelopment Plan for the Main-Asylum-Trumbull Project. It is the intent of this Plan to revitalize the character of this area as a predominantly commercial retail area with normally associated office and entertainment activities included. A special effort to introduce new residential opportunities to the area is a prime requirement of the Plan.

The following controls are consistent 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 redeveloper is encouraged to operate with the greatest creative freedom, in order to produce an outstanding development of superior quality. The Agency considers these controls to be the minimum required in the interest of public, health, safety, comfort and 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 subject to Agency approval.

A. GENERAL PROVISIONS

The purpose of this section is to establish the basic provisions 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.

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, the State Basic Building Code (October 1971) and the

Main-Asylum-Trembull Project 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 within the Project Area must be in compliance with the controls and regulations, as set forth herein.

3. Interim Uses

The Agency may, at its discretion, establish such interim uses as it deems desirable and feasible in the public interest on land and in buildings which have been acquired and not yet sold to a developer, provided such uses do not have an adverse impact on adjacent property or inhibit the disposition of said tract or parcel.

4. Signs

The developer shall present an overall sign plan for review and approval by the Agency. This Plan shall convey a well thought out and sensitive treatment of signs as both a commercial and public art media and as an integral feature of the design philosophy for the entire development. The Agency has the right to reject any sign proposal meeting local requirements, which, in the judgment of the Agency, does not visually or aesthetically represent the highest ideal of sign art and graphics.

In preparing his Plan, the developer shall conform to the following:

- a. The total area of signs for any business shall be limited in size to not more than 1.5 square feet for each lineal foot of lot frontage.
- b. The total area of all signs painted on or otherwise permanently affixed to all windows shall not exceed 5% of the above requirement.
- c. Signs attached parallel to a building can project no more than 15 inches from the building surface.
- d. Signs attached at right angles to a building, except marquees, can have no more than two faces and cannot project more than five feet from the building. Right angle signs may not extend higher than 30 feet above grade, the sill height of the first level of windows above the first story whichever is lower.

Sign plans like development plans shall be approved by the Agency prior to execution of a land sale agreement.

5. 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 amongst all environmental elements of the Plan, such as buildings, entranceways parking areas, lighting, etc., and especially with the pedestrian network as noted in the Plan.

Visual screening of any feature which would detract from a pleasant pedestrian environment shall be provided. (example: loading areas, transformer vaults) Consideration shall also be given to the location of planting so as to avoid damage to subsurface utilities planned with the Project Area.

6. Curb Cuts

Strict control over the number and location of curbcuts in the Project Area will be exercised by the Agency. The general aim is to facilitate traffic movement in the downtown, especially between I-84 and major traffic generators in the vicinity of the project.

Barring exceptional circumstances, there shall be no curb cuts of any kind within 75 feet of the intersection of any streets in the Project. In no instance shall a curb cut occur within 150 feet of another curb cut.

7. Off-Street Parking

The intent of this Plan is to limit the construction of new parking facilities in the Project Area. Non-residential parking is not required. If proposed by a developer, non-residential parking should be limited to short term serving retail and entertainment facilities. Large employers of office workers and the like shall encourage their employees to use transit services.

Parking must be provided to serve residential uses. Residential developers may satisfy parking requirements either by arrangement with existing parking facilities within 500 feet of the entrance of said residential facility or by construction of necessary parking facilities.

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

- a) Residential - 1.5 spaces per unit .
Where housing is designed specifically for the elderly, the parking standard may be reduced to .75 spaces per unit. Additional consideration should be given to guest parking.
- b) Hotel/Hotel - 1 space for every 2 guest rooms or residence units.

The following parking standards are included as a guide to developers, but will not necessarily be required.

- c) Commercial/Retail - 1 space for every 300 square feet of gross sales area, including space occupied by fixtures and equipment used for display and sale of merchandise, or 1 space for every 2 employees, whichever is greater.
- d) Theater and other Public Assembly - 1 space for every 4 seats, or 1 space for every 4 persons of permitted occupancy.

8. Off-Street Loading

Off-street provisions must be considered for servicing all buildings in the Project Area. Whether one or more developers are selected, an acceptable loading plan must be created, which assures access to off-street loading facilities in both new buildings and any existing structures slated to remain.

9. Building Height, Bulk, Coverage and Site Conditions

The Redevelopment Plan imposes no specific building height restrictions. Building height is, however, indirectly affected by a Floor Area Ratio requirement (F.A.R. = 10) and Permitted Lot Occupancy of 100%. The developer is encouraged to produce the most intensive design scheme within this framework.

The effect of building location, height, mass character and scale shall be carefully considered by the developer. Concern must be given to the relationship of new development to existing structures to remain, especially Christ Church Cathedral and Parish House.

The Agency reserves the right to establish special yard requirements and building setbacks in response to specific design proposals, if deemed necessary to achieve an improved site development, open space, or building relationship.

10. Street Layout and Utilities

Changes in the pattern of vehicular and pedestrian movement in and through the Project Area will be designed to best meet the requirements of the proposed redevelopment and its surroundings. Street changes are considered tentative and include the closure (partial or total) of Pratt and Church Streets. Flexibility exists to permit the widening of Asylum Street. While this plan shows no specific changes for Main Street, opportunities for altering its present function do exist and may be implemented through this Project.

A program of utility installations, removals and relocations may be carried out by the Agency relative to the requirements of the Project. (See Maps 9-12)

12.

11. Open Space

The Agency wishes to create a significant urban open space, which will serve as a visual focus to attract people to the area. This space should be designed to encourage a high level of use and activity year round day or night. It should preferably be located in the block north of Pratt Street offering strong accent to Christ Church Cathedral and pedestrian linkage between the Civic Center, Main Street shopping, Pratt Street and the development north of Church Street. Design of a street level or sub grade space is preferred over an elevated solution. Special emphasis should be devoted to the creation of attractively landscaped, "soft" areas. Fountains, works of art and the like should be considered as an integral part of this open space design.

12. Zoning

All but one block in the Project Area is zoned B-1, Central Business District. This zone permits a maximum intensity and variety of commercial, office, government, hotel, residential, cultural and entertainment uses. This Redevelopment Plan proposes to rezone the remaining block to conform to a B-1 zone district for the entire Project Area (see Map I). The Agency will undertake steps necessary to initiate this zone amendment.

Some general characteristics of the B-1 zoning district are as follows:

Maximum residential density	-	300 persons/acre
Maximum FAR	-	10
Minimum Lot area (Residential)	-	1 acre
Maximum Lot Occupancy (Res)	-	50 %
Minimum Lot Width (Res)	-	100 feet
Minimum Side Yard (Res)	-	20 ft. or hgt. adj.
Minimum Rear Yard (Res)	-	30 ft. wall
Minimum Usable Open Space	-	40 sq. ft. person

Where conflicts exist between the above zoning characteristics and Redevelopment Plan requirements the stricter provisions shall prevail.

13. Environmental Control

In order to ensure maintenance and improvement of environmental quality, strict review and control will be exercised over the planning and operation of the following reuses and combination of uses.

<u>Type of Source</u>	<u>Limits *</u>
Multi-Family Dwellings	630 units or more
Hotel/Hotel	630 room or more
Office	220,000 sq. ft. or more
School/College	1660 students or more
Shopping Center	90,000 sq. ft. or
Entertainment	1250 seats or more
Residential/Office	110,000 sq. ft. office 315 dwelling units
Office/Retail	110,000 sq. ft. office 50,000 sq. ft. retail
Residential/Retail	315 dwelling units 50,000 sq. ft. retail

Uses which exceed these limits must make application to the State Department of Environmental Protection for an Indirect Service Permit and Permit to Construct. They will be reviewed based on their impact on the air quality of the downtown, Hartford and the vicinity. Where proposed uses interfere with maintenance of air quality standards, the Agency may require the developer to make revisions to his plan to reduce environmental impact. Since the automobile is the primary source of concern in monitoring air quality, developers are encouraged to better utilize and promote public transit services as an alternate to on-site parking.

No use shall be permitted within the Project Area which is noxious or offensive by reason of emission, noise, dust, smoke, odor, vibration, or dangerous runoff. In any event, the burden of proof shall rest with the potential developer to demonstrate compliance with the intent of this Plan.

*Square Foot areas represent gross floor areas.

14. Illustrative Site Plan

The Agency will prepare a map, entitled Illustrative Site Plan to serve as a guide for potential redevelopers and others, to better understand the design objectives and intent of the Redevelopment Plan. The Illustrative Site Plan, on file in the Agency's offices, represents only one design solution for development under the controls exercised by this Redevelopment Plan.

B. SPECIFIC PROVISIONS

This portion of the Redevelopment Plan describes in more detail the type of development proposed and the assembly of land necessary to carry out the Project. Three reuse tracts have been created. Developers may submit proposals for the development of all or part of these tracts, although the Agency would prefer a single development entity for all three.

1. Preferrel Uses

Development of the Project Area shall include some or all of the following uses:

- a. Residential - housing, dormitory, hotel/motel.
- b. Retail/Commercial - shops and services normally associated with a Central Business District.
- c. Office - business and professional services normally associated with a Central Business District.
- d. Cultural and Entertainment - College, University, theaters, night clubs, restaurants and the like.

The Agency places high priority on the development of residential facilities, major retail and entertainment uses to supplement Civic Center activity.

2. Property to be Acquired

All property scheduled for acquisition is shown on the map entitled "Main-Asylum-Trumbull Property Map" on file in the offices of the Hartford Redevelopment Agency. The following tract and parcel designations are so indicated on said map:

<u>Tract/Parcel</u>	<u>OWNER</u>	<u>Existing Use</u>
1-1*	State of Connecticut	Vacant (Parking)
1-2	City of Hartford	Vacant (Parking)
2-1	City of Hartford	Vacant
3-2	North Vale Development Corporation	Office/ Retail
3-3	Doris Turwit, et al	Retail
3-4**	Standard Investment Co.	Vacant (Parking)
3-5	City of Hartford	Vacant (Parking)
3-6	S. L. Kaufman & M.W. Levy	Retail
3-7	Standard Investment Co.	Retail

* Portion to be acquired; remainder of parcel subject to release by the State of Connecticut.

** Portion to be acquired.

3. Property Not to be Acquired

All parcels listed below are designated not to be acquired by this Project. They have generally been deemed to be standard in condition and do not adversely affect the comprehensive revitalization of this area. Owners will, however, be subject to the controls found in Section IV of the Plan.

Tract and Parcel designations listed are taken from maps entitled "Main-Asylum-Trumbull Project Property Map" on file in the Offices of the Hartford Redevelopment Agency.

<u>Tract/Parcel</u>	<u>Owner</u>	<u>Existing Use</u>
3-1	Christ Church Cathedral	Religious
3-4*	Standard Investment Co.	Office/Retail
4-1**	Society For Savings	Office/Retail
4-12	Harold Konover	Office/Retail

*Partial (See B-2)

**Partial (See B-4)

4. Property Tentatively to be Acquired

The following parcels contain buildings which, because of their architectural significance, could remain and become an integral part of the overall development. These are buildings which have experienced deterioration, vacancies or both in sizable proportions over the years. Present owners may elect to retain ownership by agreeing to rehabilitate their building to Agency specification in order to conform to the overall redevelopment concept for the area. Within one year from the date of adoption of this Redevelopment Plan, the Agency will present final plans and requirements for rehabilitation of these properties. During that time period, Agency representatives will work with property owners to explain the rehab plan, enlist their support and work out necessary details and means to accomplish the rehab plan. Where owners do not wish to participate in the Project, or where acquisition is necessary in order to carry out the Agency's Plan, their property will be purchased and sold for rehabilitation or cleared by the Agency.

<u>Tract/Parcel</u>	<u>Owner</u>	<u>Existing Use</u>
1-1***	State of Connecticut	Vacant
4-1****	Society For Savings	Retail/Vacant
4-2	Jan Winkler, C. Cohen	Office/Retail
4-3	Charles Newman	Office/Retail
4-4	The Singer Co.	Office/Retail
4-5	Jan Winkler, et al	Office/Retail
4-6	Murray Rome Corp.	Office/Retail
4-7	Capitol Realty, Inc.	Office/Retail
4-8	Richard Dutton, et al	Office/Retail
4-9	Horton A. Elsner, et al	Office/Retail
4-10	William Seletsky	Office/Retail
4-11	Savitt, Inc.	Office/Retail
4-13	Ethel F. Donahue	Office/Retail

*** Portion designated tentatively to be acquired subject to release by State of Connecticut.

**** Portion tentatively to be acquired.

5. Standards For Residential Development

a. Housing Unit Breakdown

This Plan anticipates the development of at least 500 new residential units in the Project Area. A suggested housing unit breakdown would appear as follows:

Eff and/or 1 Br	80-70%
2 Br.	15-20%
3 Br. or suites	<u>5-10%</u>
	100-100 %

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

b. Density

High rise residential development may approach a maximum density of 300 persons per acre. This generally translates to 150 units per acre using the above breakdown.

c. Building Coverage

All principal residential structures shall occupy not more than 50 % of the lot area on which they are located. Combined residential/non residential structures are permitted, provided the requirements for maximum F.A.R. and Density are satisfied for the structure as a whole. Non-residential portions of such structures are not limited by percent of lot coverage, but residential portions may not occupy more than 50% of the lot area.

6. Submission Requirements For Potential Developers

The Agency shall prepare and publish an Illustrative Site Plan to demonstrate the objectives for the development of this Project. This Plan will indicate one of several possible solutions for the development of the Project Area. The sponsor is encouraged to indicate any variations and modifications of the Plan, which he feels would in fact facilitate the development of a more salutary project consistent with the objective of this Plan.

Initial contact with the Agency is made with a Letter of Interest prepared by the prospective developer. The Letter of Interest shall include but not be limited to, the following:

- Indication of interest in particular tract (s) or portion of tract.
- Program of contemplated improvements including proposed reuse, estimated size, cost and rough sketches.

17.

- Indication that proposed development will conform to all provisions of this Redevelopment Plan.
- Estimate the amount of time needed to firm up an offer to purchase and redevelop subject tract.
- Any additional information which will better explain and support the proposal.

Upon receipt of a Letter of Interest, the Agency will grant a Tentative Developer designation authorizing the selected sponsor to proceed to develop Preliminary Stage Plans. In the case where more than one proposal is of interest to the Agency, they may request more design detail and development information from the competing sponsors.

a. Preliminary Stage Plans

A registered architect shall prepare all Preliminary and Final Stage plan submissions. Designs should reflect the most advanced architectural concepts and construction techniques in order to achieve an outstanding example of architectural excellence.

The Agency will review all design plans and changes proposed by the developer. The Agency reserves the right to accept, reject or give conditional acceptance to any design plan received and, with reasonable promptness, shall disclose the results of its evaluation. In the Agency's considerations of the plan proposal it may seek the guidance of other City departments and appropriate semi-public or private groups who have a recognized interest in the Project.

This design stage shall consist of preliminary maps, plans, elevations, sections and proposed schedules for completion. An aerial perspective or block form model may be requested by the Agency in order to obtain greater understanding of the design concept. If so, it shall be of appropriate scale showing all the elements of the design proposal.

The preliminary stage should indicate the general nature of the proposals and shall include the following elements:

18.

- Site Plans

The architect should include existing and proposed grades and elevations, the size, shape and location of all buildings on the site with marginal data or an appropriate key for proper identification of streets, walks, location of parking, loading -- unloading areas, driveways, street furniture and landscaping. The site should also encompass the portion of adjoining sites which relate directly to the design proposal. All site information shall be shown on a plan and a profile drawn to a scale of 1" = 50'.

- Building Plans, Elevations and Sections

The architect should include the basement, ground floor plan and other typical floor plans, showing the general layout of interior spaces and related exterior elements, all elevations showing heights, materials and signs and 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	1/4" = 1'-0"
100 - 299 feet	1/8" = 1'-0"
300 - 400 feet	1/16" = 1'-0"

- Outline Specifications

Information requested here is simply to get a better feeling for the design proposal. It may either be shown on plan maps or in a written presentation accompanying the plans. The developer should indicate the type of construction, skin materials, other exterior finish and landscape materials. This is not intended to imply working specifications detail.

b. Final Stage Plans

The final stage will consist of finalized proposals, corrected or with additional submissions requested by the Agency, and also completed working drawings and specifications covering all phases of the proposed work as incorporated into the contract documents for construction. Construction plans will be reviewed and approved by the Department of License and Inspections of the City of Hartford.

Upon approval of all the above and submission of a Redeveloper's statement of Public Disclosure and Redeveloper's Statement of qualifications and Financial Responsibility, the status of Developer is conveyed by the Agency and land disposition agreements are executed so that construction may begin.

V. METHOD OF RELOCATION

A. ANALYSIS OF RELOCATION NEEDS

Information presented in this section is derived from a site occupancy survey of the area conducted by the Department of Housing and Relocation in June, 1973. Findings have been updated by means of a visual inspection.

1. Relocation Needs of Families and Individuals

There are no families or individuals residing in the Project Area.

2. Relocation Needs of Businesses

Surveys have found some 320 businesses (office, retail service, etc.) located in the Project Area. Of these, approximately 225 may be relocated to accomplish the objectives of this Plan. Thirty-seven businesses are located in buildings which will be acquired and razed. Another 188 businesses are located in buildings designated as tentative to Acquire. These businesses may not become part of the relocation workload.

Since these businesses differ widely in kind and size, there will be great variation in their relocation requirements as to location, space, parking, loading, etc. The Agency will be responsible for assisting these businesses to find suitable quarters elsewhere, preferably in the City.

3. Tenant Relations

The Department of Housing and Relocation will function as a tenant relations and tenant information center in order to effectuate the relocation process with a minimum of hardship to the business establishments concerned, as well as to foster good public relations and insure the success of the project.

4. Evictions

It will be the policy of the Redevelopment Agency to avoid evictions wherever possible. Evictions will be resorted to in only four instances:

- (a) Non-payment of rent
- (b) Maintaining a nuisance
- (c) Illegal or immoral use of premises

- (d) Failure to cooperate with the Redevelopment Agency, i.e., refusal to admit a relocation interviewer or to furnish necessary information, etc..

B. METHOD OF RELOCATION

- a. The City's Department of Housing and Relocation Services will provide staff and supervision of the relocation process for the Agency.
- b. Relocation of business establishments will be carried out in terms of the following four-point programs:
 - (1) A detailed survey to determine relocation needs of individual business establishments located in the Project Area will be conducted.
 - (2) Solutions to individual relocation problems will be made on the basis of the survey findings.
 - (3) Local financial and real estate experts and others will be made available in an effort to facilitate solutions to individual relocation needs.
 - (4) A listing of available commercial/retail space in the City of Hartford will be compiled on the basis of information supplied by realtors and others and said information will be made available to any business relocatee desiring it.

VI. 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 and by the exercise of the power of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes, Revision of 1953, as amended.

Upon acquisition of the property, the Agency will either cause to be rehabilitated or demolish buildings, remove the debris, fill and rough grade the land, install utilities and make the necessary public improvements in the Project Area.

VII. METHOD OF LAND DISPOSITION

The Redevelopment Agency will sell or lease property to a redeveloper or redevelopers on the basis of the fair value of such property for the uses specified in this Redevelopment Plan. In the Agency's determination of the fair value, it shall evaluate the findings of the appraisers and the marketability studies made by competent independent persons employed by the Agency under contract. The property will be sold or leased in such parcels as the Redevelopment Agency determines will best serve the effectuation of this Redevelopment Plan as a whole.

The Redevelopment Agency will publicly announce its intention to negotiate with interested persons, firms or corporations to redevelop and purchase or lease the real property acquired, or any part thereof, for the purposes designated in the Redevelopment Plan. The Agency, at its discretion, may give preference to those who have been displaced by governmental action (local, state or federal) from locations within the City of Hartford, if they qualify as suitable redevelopers based on requirements set forth in Section IV, "Controls on Land Use and Building," of this Plan. The Agency shall reserve the right to determine the best proposal submitted with regard to the disposal of any particular disposition tract or parcel. No offer or proposal shall be accepted until the Agency is assured of the financial competence of the prospective redeveloper to carry out such proposal.

The sale or lease of the real property within the Project Area shall be a condition to the development and use of the property in conformity with this Redevelopment Plan and shall be subject to all other conditions and restrictions contained therein. To assure proper development, the developer shall be required to submit his plans and other information in such detail as shall be required by the Agency for approval. The redevelopers selected will be required to work in close cooperation with Agency staff, and will be required to develop the area according to the approved design plan.

Map C shows the location and size of parcels available for development. Parcels may be further subdivided or combined to meet developer's needs. The development of larger parcels is preferred.

TRACT A = ± 13,490 sq. ft. or .31 acres
 TRACT B-3 = ± 130,150 sq. ft. or 2.99 acres
 TRACT C-1 = ± 71,300 sq. ft. or 1.64 acres
 TRACT D-1 = ± 117,500 sq. ft. or 2.70 acres
 TRACT E-2 = ± 9,775 sq. ft. or .22 acres
 TRACT E-3 = ± 63,300 sq. ft. or 1.91 acres

Tract C-1 consists of developable air rights over Interstate 84. These air rights are subject to release by the State of Connecticut.

Tract D consists largely of developable air rights over a public parking garage. A 1400-car garage is presently under construction by the City of Hartford. Plans call for five stories, three below grade, and sufficient loading capacity to support two 20-story structures above the garage.

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 land (and/or buildings) in the Project Area. Any contract for sale or lease hereunder must be approved by the Hartford Court of Common Council before its final approval by the Redevelopment Agency.

VIII. MODIFICATION AND DURATION OF REDEVELOPMENT PLANA. MODIFICATION

This Redevelopment Plan may be modified at any time by the Agency; provided 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 whose interest is affected by the proposed modification. 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.

III. MAPS

Maps Number 1 through 13, attached hereto, are hereby incorporated within and made part of the Redevelopment Plan.

IV. URBAN RENEWAL PLAN

This Redevelopment Plan constitutes the Urban Renewal Plan for the Main-Asylum-Trumbull Project. Wherever the term "Redevelopment Plan" is used herein, the term "Urban Renewal Plan" may be substituted and vice versa.

V. FINANCIAL OBLIGATION

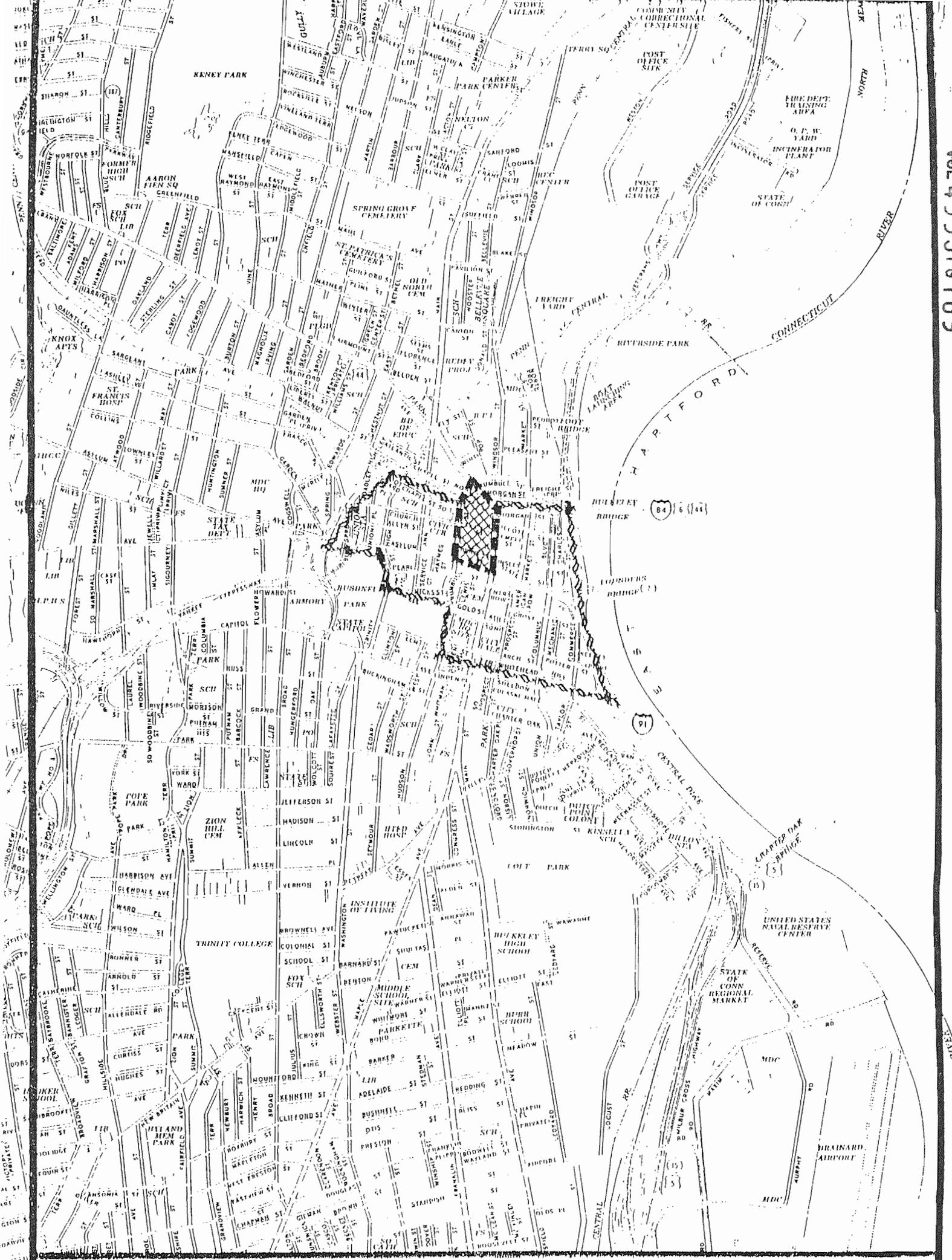
This Project is being undertaken by and is the financial responsibility of the City of Hartford. Funding for the execution of this Project has been assured by the approval of a bond ordinance of \$25 million on November 7, 1973. The City and Agency may elect to seek State or Federal funding, to underwrite the costs of the Project, whenever such funds are available and such sharing is found to be in the best interests of the City.

XIII. OFFICIAL ACTIONS TO CARRY OUT THE PLAN

The Agency will act in accordance with Chapter 130 of the Connecticut General Statutes, Revisions of 1958, 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. The Redevelopment Plan is satisfactory as to site planning in relation to the comprehensive or general plan of the municipality and, except when the Redevelopment 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.



MAIN-ASYLUM-TRUMBULL PROJECT
PROJECT LOCATION MAP

 CENTRAL BUSINESS DISTRICT

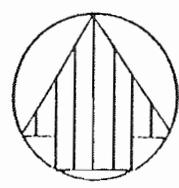
 PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

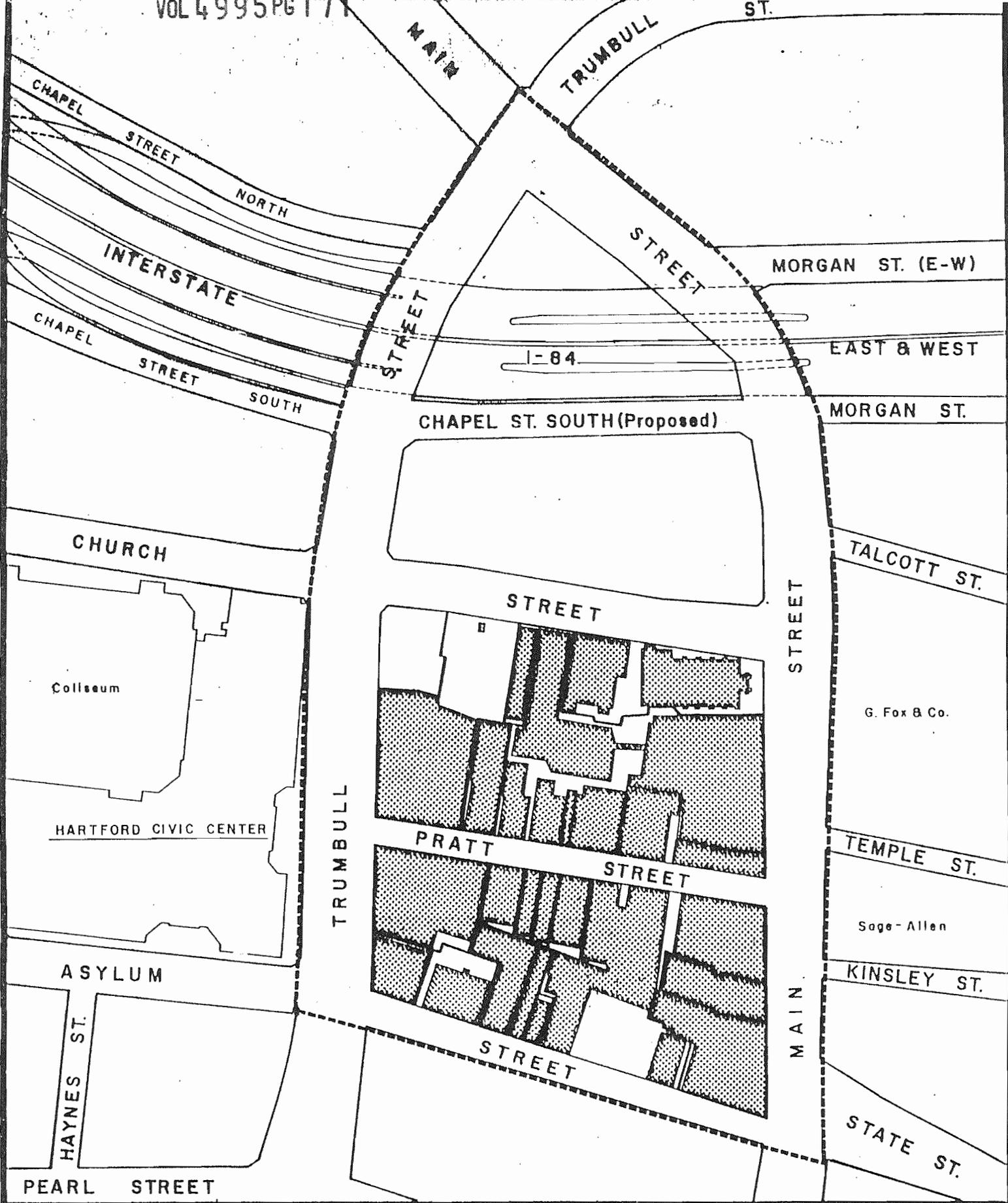
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HARTFORD, CONNECTICUT



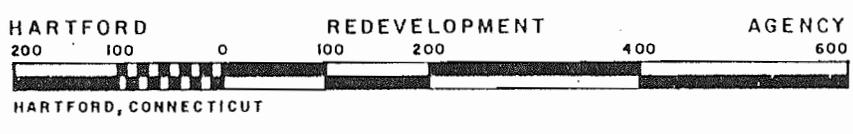
MAP NO. 1



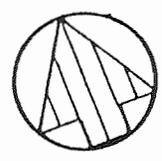
MAIN-ASYLUM-TRUMBULL PROJECT

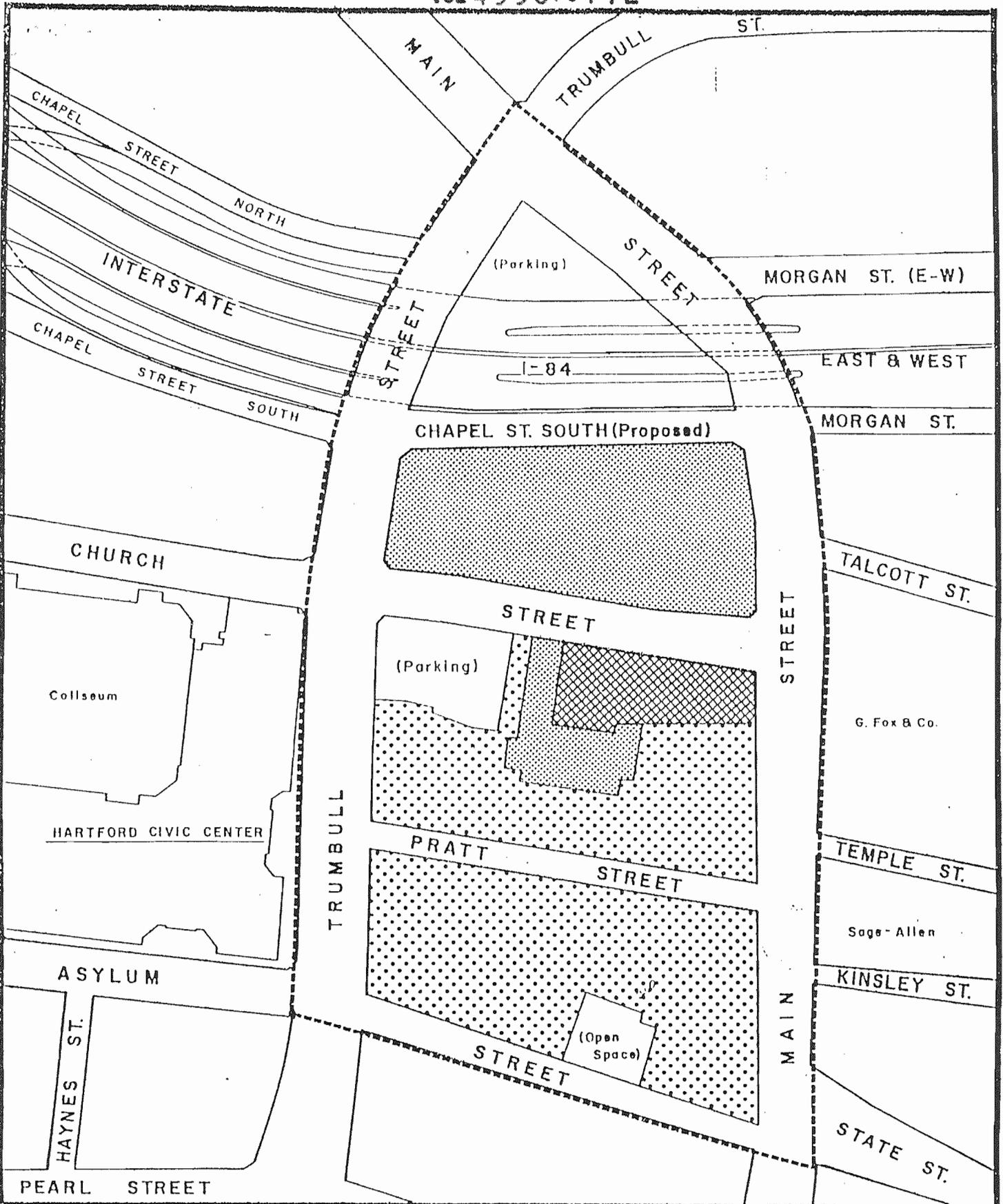
BUILDING COVERAGE MAP

-  STRUCTURES
-  PROPERTY LINE
-  PROJECT BOUNDARY



MAP NO. 3





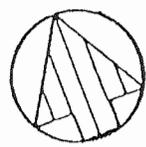
MAIN-ASYLUM-TRUMBULL PROJECT

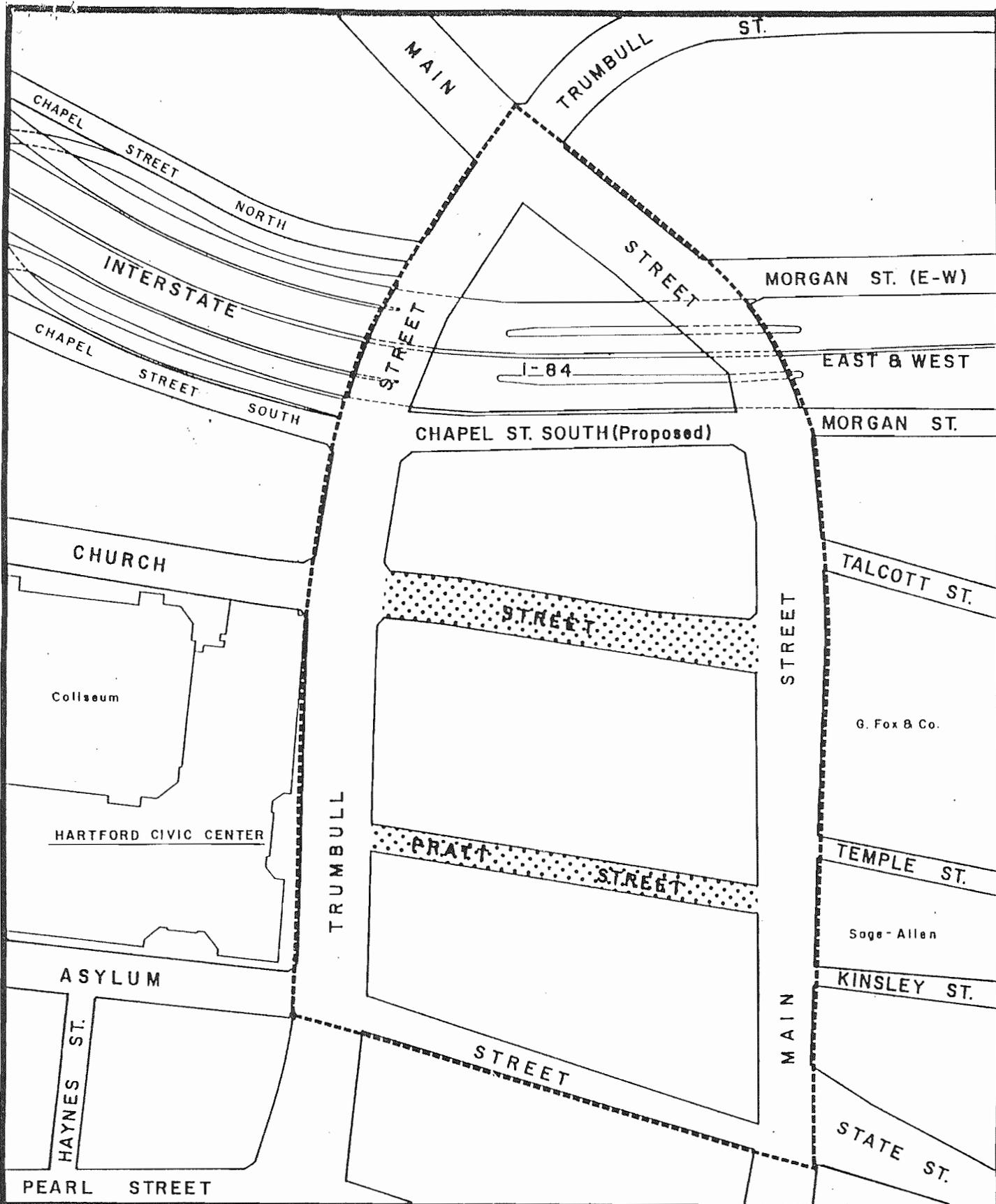
EXISTING LAND USE

-  OPEN LAND
-  RETAIL/OFFICE
-  PUBLIC/CHURCH
-  PARKING STRUCTURE
-  PROJECT BOUNDARY



MAP NO. 4

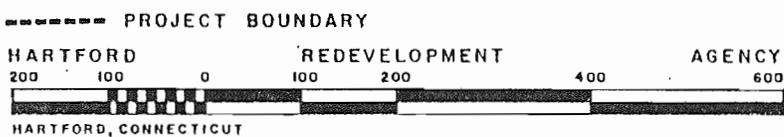




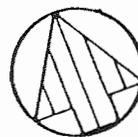
MAIN-ASYLUM-TRUMBULL PROJECT

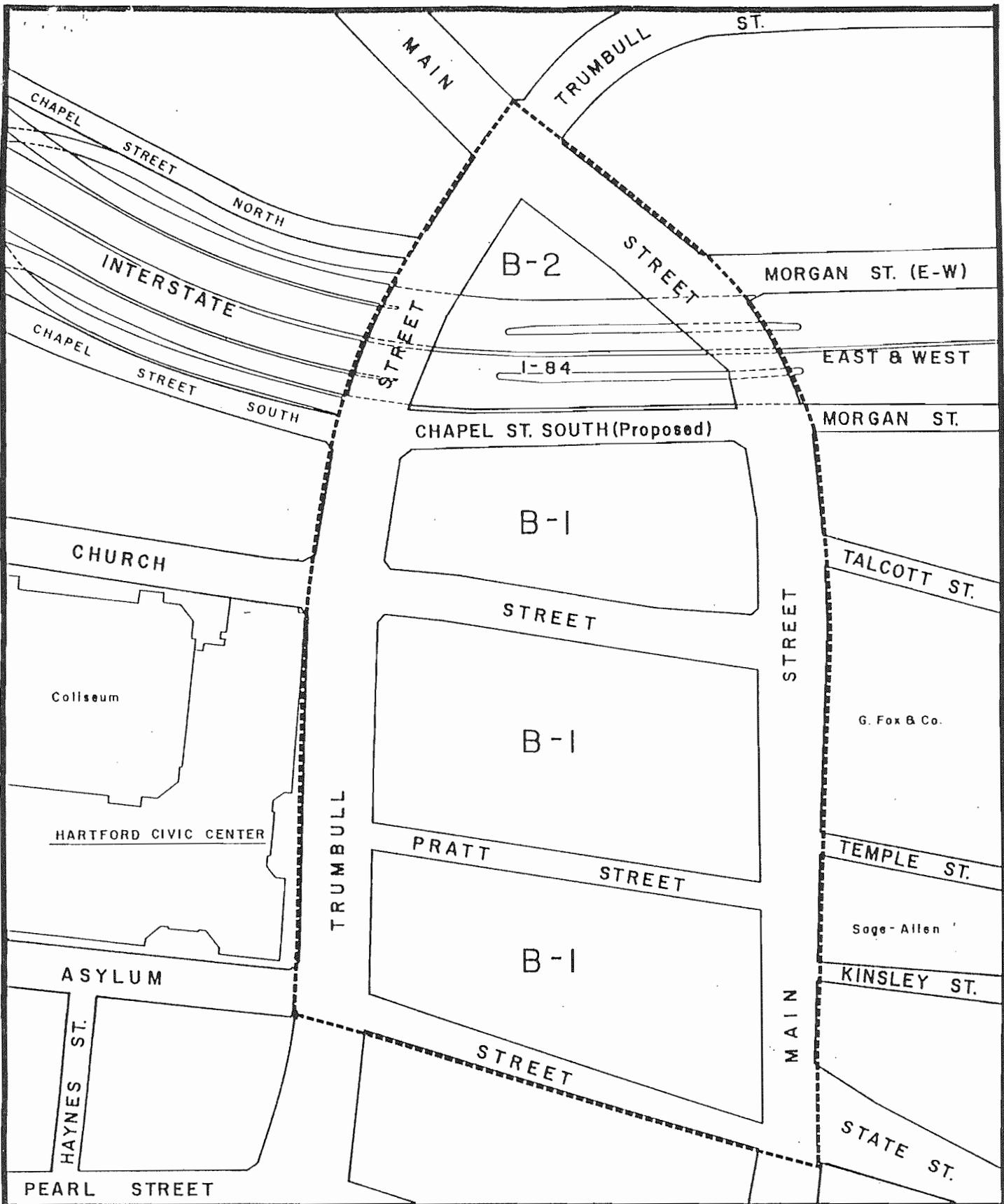
STREET CHANGES MAP (Tentative)

- RIGHT-OF-WAY TO BE RETAINED
- DISCONTINUED TO VEHICULAR TRAFFIC



MAP NO. 5





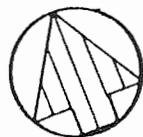
MAIN-ASYLUM-TRUMBULL PROJECT
EXISTING ZONE CLASSIFICATION

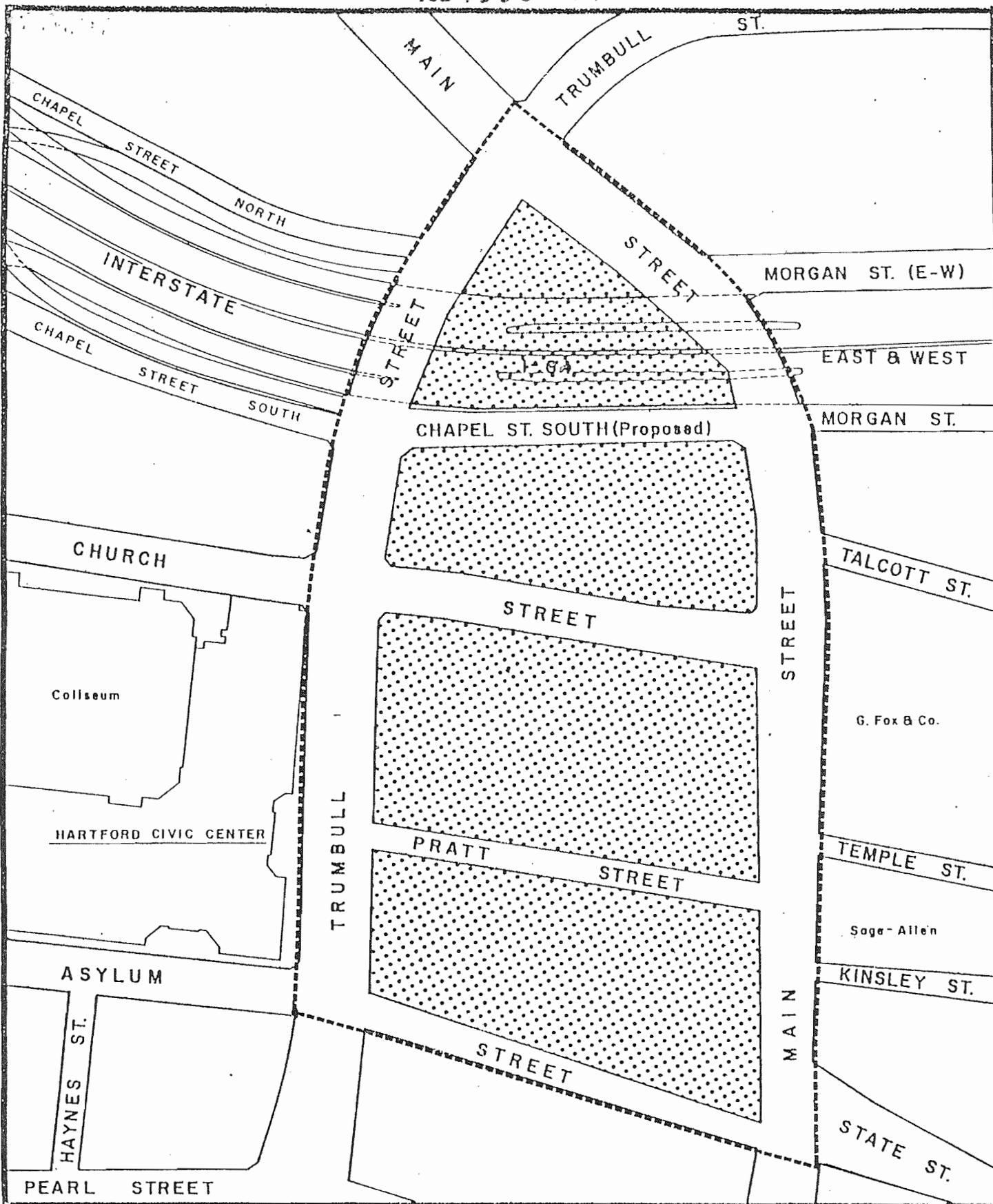
- B-1 BUSINESS DISTRICT (Central Business District)
- B-2 BUSINESS DISTRICT

----- PROJECT BOUNDARY



MAP NO. 6

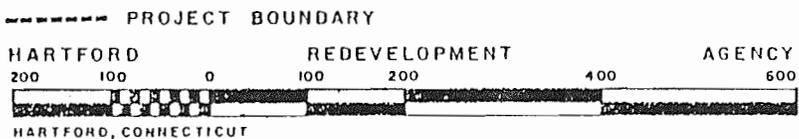




MAIN-ASYLUM-TRUMBULL PROJECT

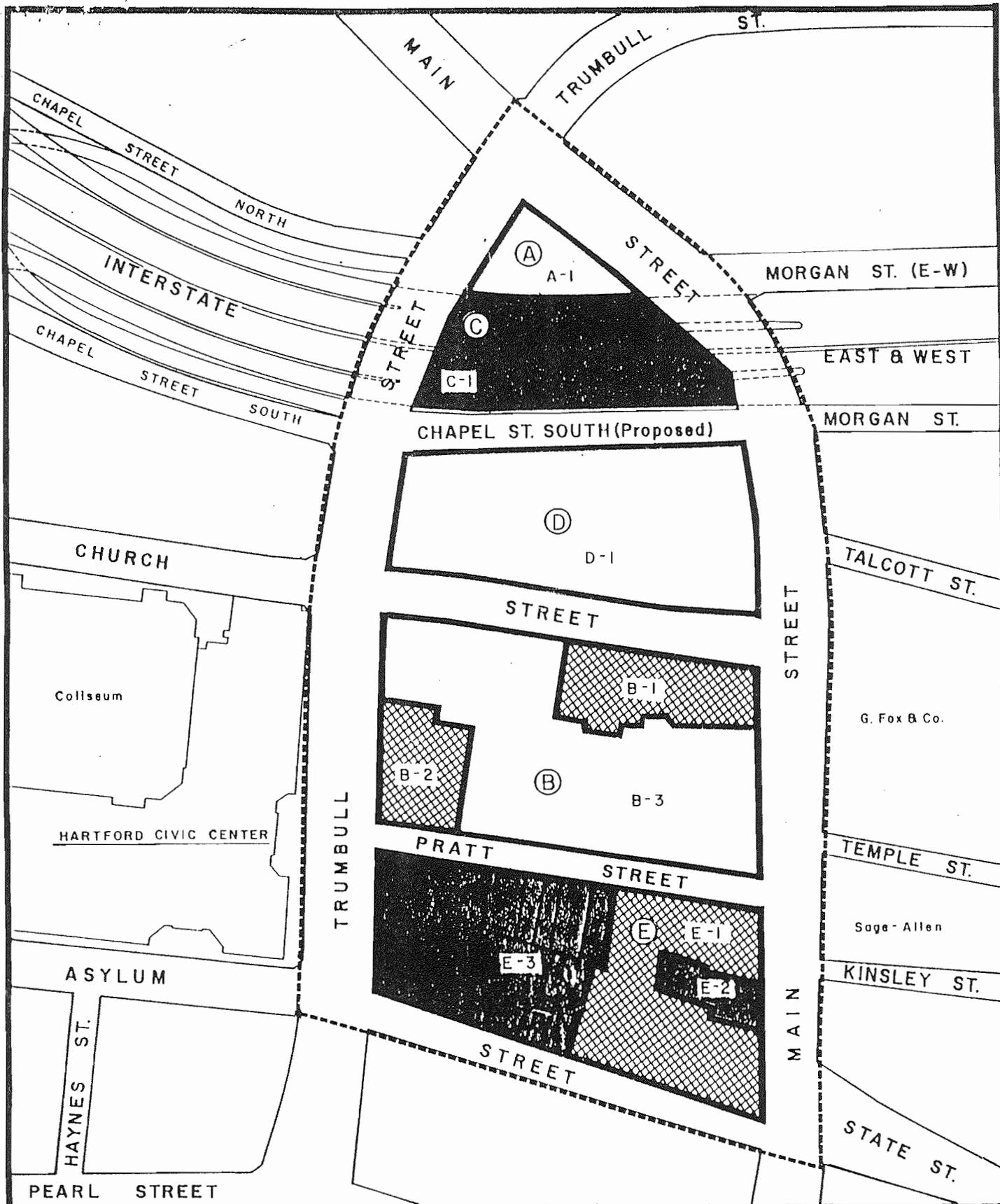
PROPOSED ZONE CLASSIFICATION

 B-1 BUSINESS DISTRICT (Central Business District)



MAP NO. 7



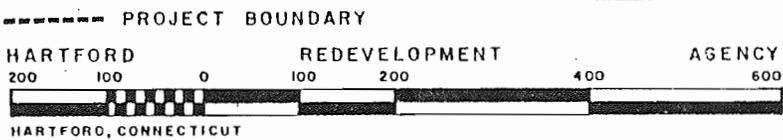


MAIN-ASYLUM-TRUMBULL PROJECT

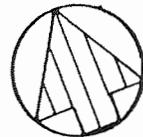
REDEVELOPMENT PLAN MAP

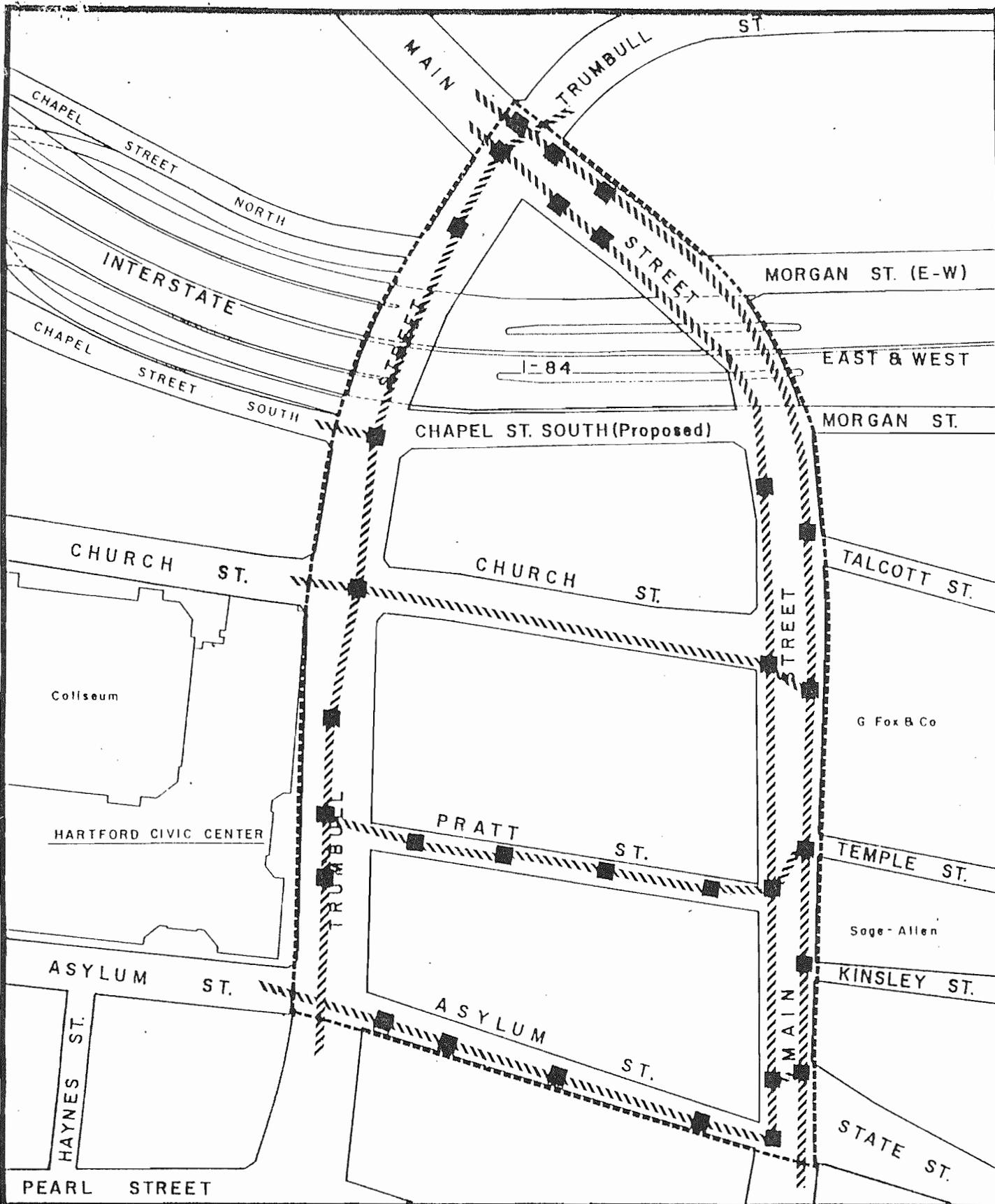
- TO BE ACQUIRED
- TENTATIVELY TO ACQUIRE
- NOT TO ACQUIRE
- TRACT
- A-1 PARCEL

PARCEL NO.	AREA Sq. Ft. ±	REDEVELOPMENT USES
A-1	13,490	COMMERCIAL/OFFICE
B-1	31,450	
B-2	25,275	
B-3	130,150	COMMERCIAL/OFFICE/RESIDENTIAL
C-1	71,300	COMMERCIAL/OFFICE/RESIDENTIAL
D-1	117,500	
E-1	65,700	
E-2	9,175	COMMERCIAL/OFFICE/RESIDENTIAL
E-3	83,300	COMMERCIAL/OFFICE/RESIDENTIAL



MAP NO. 8





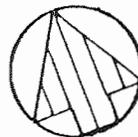
MAIN-ASYLUM-TRUMBULL PROJECT
EXISTING HELCO LINES

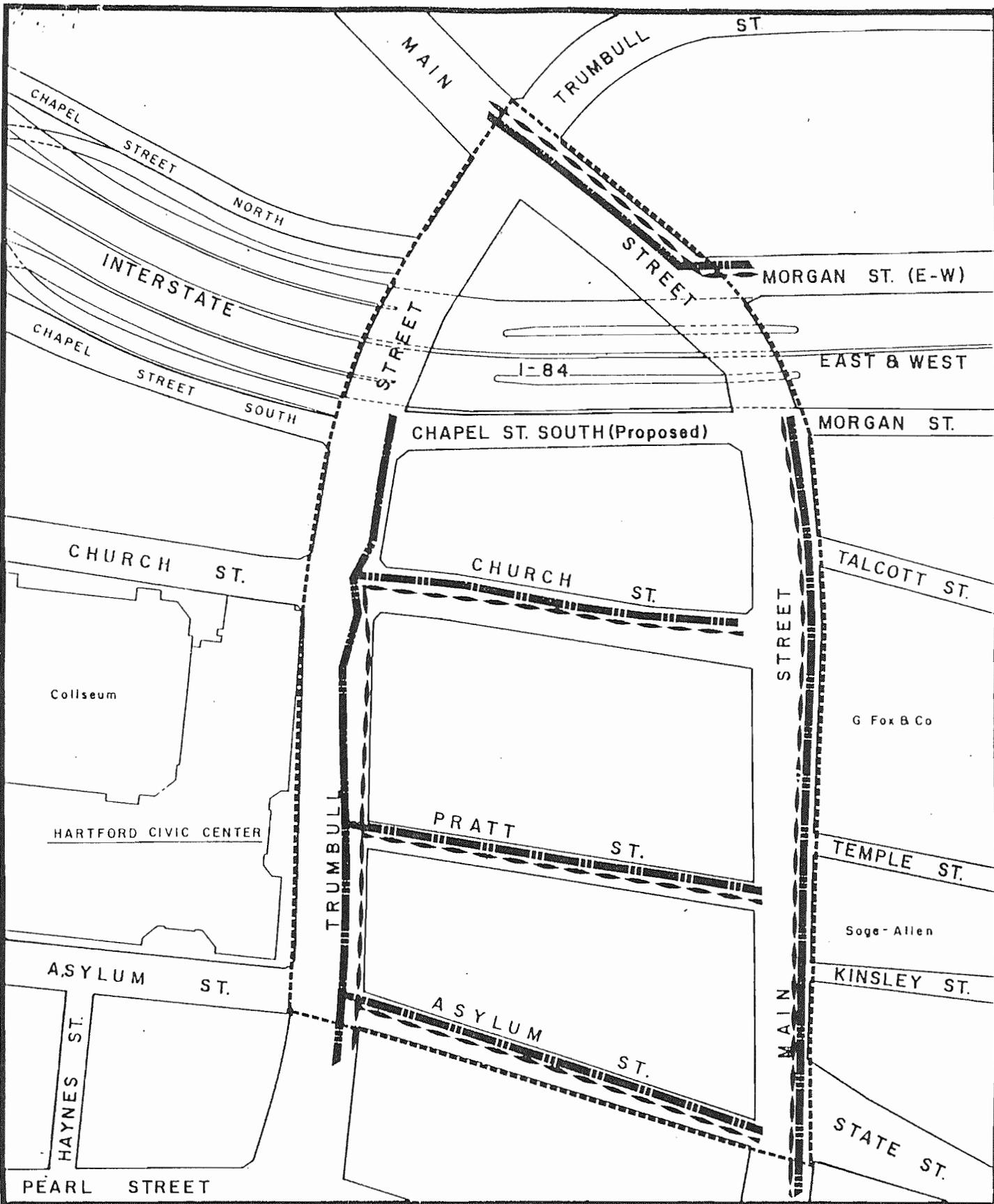
▨▨▨▨▨▨ HELCO LINES

----- PROJECT BOUNDARY



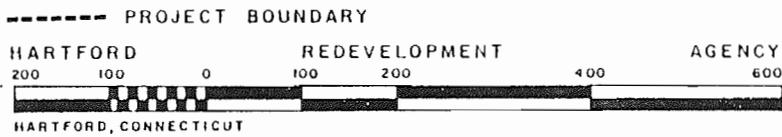
MAP NO. 9



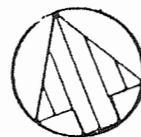


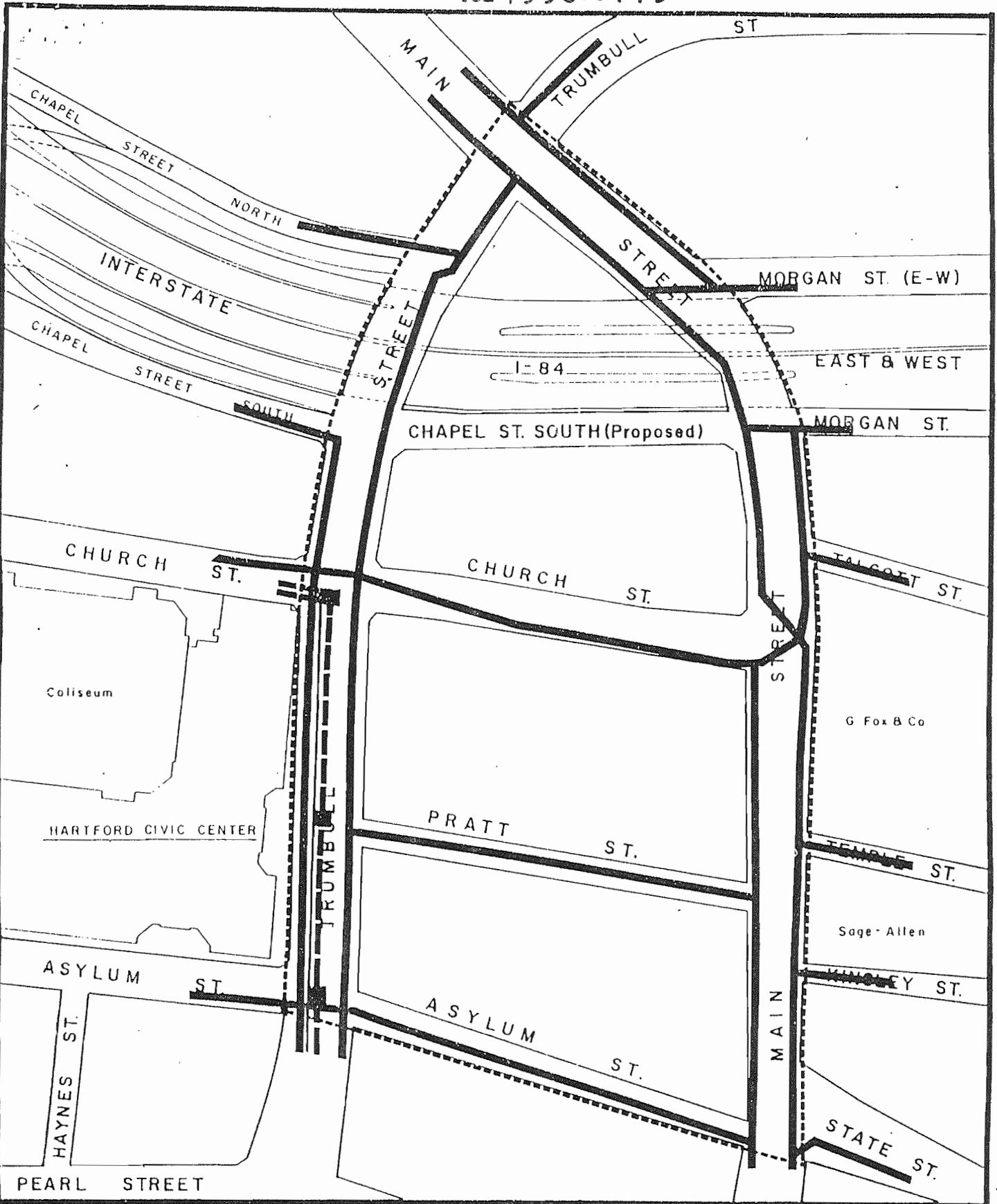
MAIN-ASYLUM-TRUMBULL PROJECT
EXISTING SANITARY & STORM DRAIN

▬▬▬▬▬ STORM DRAIN
 - - - - - SANITARY



MAP NO. 10





MAIN-ASYLUM-TRUMBULL PROJECT

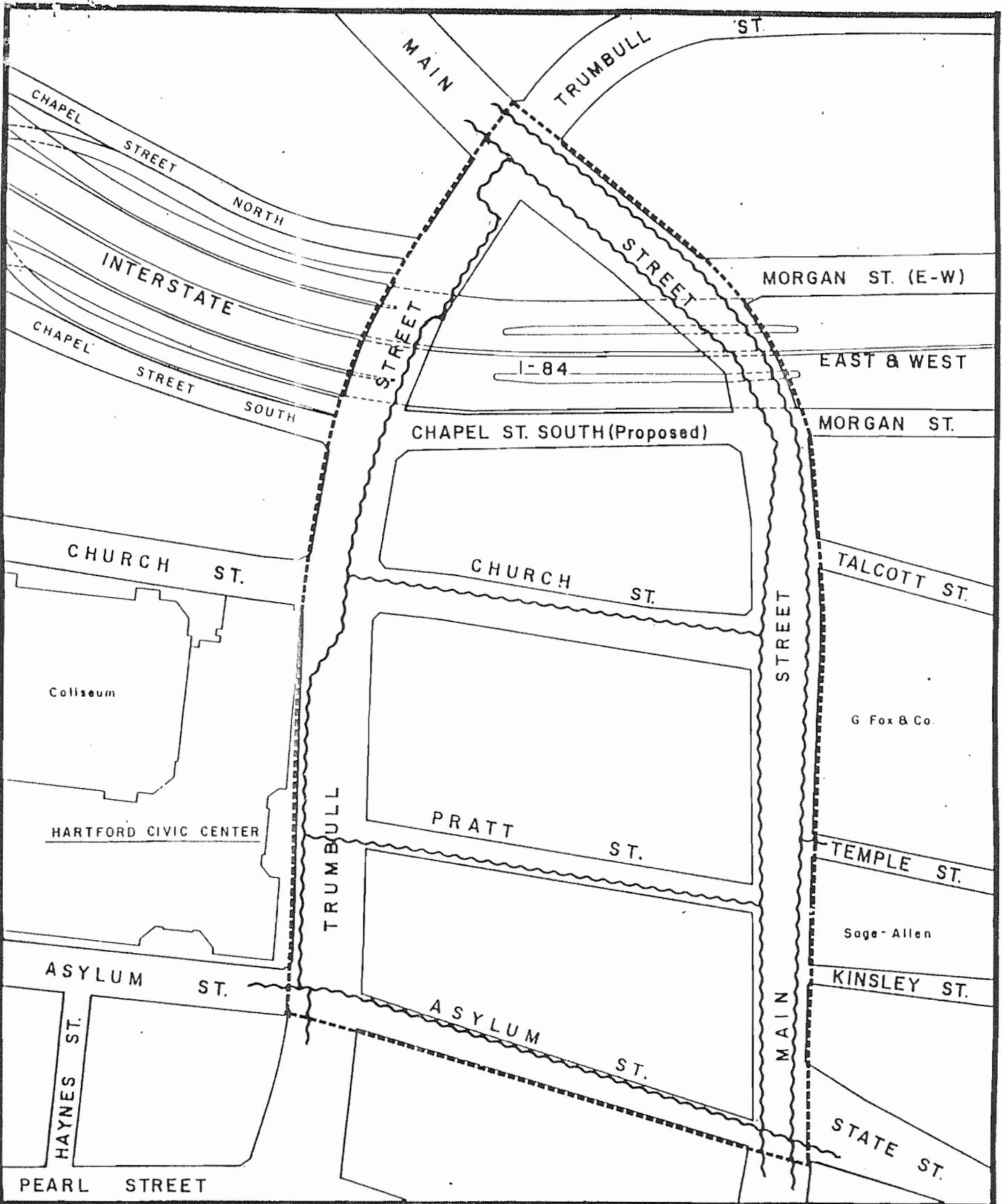
WATER SYSTEMS

-  WATER
-  CHILLED WATER SYSTEM - 20"
-  STEAM - 10"
-  PROJECT BOUNDARY



MAP NO II





**MAIN-ASYLUM-TRUMBULL PROJECT
EXISTING GAS LINES**

~~~~~ GAS LINES

----- PROJECT BOUNDARY



MAP NO. 12

