Upper Albany
(Master copy Please return to file)

RESOLUTION MODIFYING
REDEVELOPMENT PLAN FOR
UPPER ALBANY PROJECT

As Recorded in Volume 2013, Page 1

WHEREAS, Parcel No. 2-1 shown on the "Upper Albany Property Map" of the Upper Albany Project is identified as "not to be acquired"; and

WHEREAS, a portion of Parcel No. 2-1 identified as Tract A-1a on a map entitled "Upper Albany Project, Block Bounded by Woodland Street, Homestead Avenue, Milford Street and Albany Avenue", dated April 14, 1982, and revised in November, 1982, Daybook Number 010799, and on file in the City Engineer's office, is necessary for the proposed development of the Upper Albany Shopping Center;

NOW, THEREFORE, BE IT

RESOLVED, that the Upper Albany Urban Renewal Plan is hereby modified to show that portion of Parcel Number 2-1, identified as Tract A-1a, as "to be acquired".

CERTIFICATION

I, Lawrence L. Thompson, Executive Director-Secretary of the Hartford Redevelopment Agency, do hereby certify that the above resolution was adopted at a duly-called meeting of the Hartford Redevelopment Agency held on June 15, 1983, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Redevelopment Agency office, 550 Main Street, Hartford, Connecticut.

Lawrence L. Thompson

Lawrence L. Thompson
Executive Director-Secretary

October 9, 1984

This is to certify that at a meeting of the Court of Common Council, October 9, 1984, the following RESOLUTION was passed.

RESOLUTION OF THE COURT OF COMMON COUNCIL
MODIFYING THE REDEVELOPMENT PLAN FOR THE UPPER ALBANY PROJECT

WHEREAS, The Hartford Redevelopment Agency passed the following resolution on August 16, 1984 relative to the modification of the Redevelopment Plan for the Upper Albany Project:

RESOLUTION MODIFYING
REDEVELOPMENT PLAN FOR
UPPER ALBANY PROJECT

WHEREAS, Reuse Parcel C-2 is shown on the "Upper Albany Project Redevelopment Map (map no. 8)" as Industrial, open space, parking uses; and

WHEREAS, It has been determined that the rehabilitation of one or more structures located on Reuse Parcel C-2 for residential use under the Urban Homesteading Program is a more appropriate use.

NOW, THEREFORE, BE IT

RESOLVED, That the Upper Albany Renewal Plan is hereby modified to show Reuse Parcel C-2 as a residential reuse, and such other changes to said Plan as shown on the attached sheet are hereby approved,

NOW, THEREFORE, BE IT

RESOLVED, By the Court of Common Council that the above Resolution be, and is hereby approved.

Attest:

Sebastian A. Santiglia,
City Clerk.

Copies to: City Manager, Corporation Counsel, Development Director, Redevelopment Agency Director, and City Plan Commission.

V

August 16, 1984

UPPER ALBANY PROJECT

REDEVELOPMENT PLAN CHANGES

Redevelopment Plan Changes are as follows:

Section IV. C.2.c (Permitted Uses) - page 17

Delete Tract C-2 from industrial use

Section IV C.2.b. (Permitted Uses) - page 16

Add Tract C-2 to residential use

Map # 7, Proposed Zone Classification

Show R-4 instead of I-2 as the proposed zone for the area which comprises Tract C-2.

Map # 8, Redevelopment Plan

Show the new redevelopment use for Tract C-2 as "Residential"

V
G.1.

RESOLUTION MODIFYING
REDEVELOPMENT PLAN FOR
UPPER ALBANY PROJECT

WHEREAS, Reuse Parcel C-2 is shown on the "Upper Albany Project Redevelopment Map (map No. 8)" as Industrial, open space, parking uses; and

WHEREAS, It has been determined that the rehabilitation of one or more structures located on Reuse Parcel C-2 for residential use under the Urban Homesteading Program is a more appropriate use.

NOW, THEREFORE, BE IT

RESOLVED, That the Upper Albany Renewal Plan is hereby modified to show Reuse Parcel C-2 as a residential reuse, and such other changes to said Plan as shown on the attached sheet are hereby approved.

CERTIFICATION

I, Lawrence L. Thompson, Executive Director-Secretary of the Hartford Redevelopment Agency, do hereby certify that the above resolution was adopted at a duly called meeting of the Hartford Redevelopment Agency held on August 16, 1984, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Redevelopment Agency office 550 Main Street, Hartford, Connecticut.

Lawrence L. Thompson

Lawrence L. Thompson
Executive Director-Secretary

August 16, 1984

UPPER ALBANY PROJECT

REDEVELOPMENT PLAN CHANGES

Redevelopment Plan Changes are as follows:

Section IV. C.2.c (Permitted Uses) - page 17

Delete Tract C-2 from industrial use

Section IV C.2.b. (Permitted Uses) - page 16

Add Tract C-2 to residential use

Map # 7, Proposed Zone Classification

Show R-4 instead of I-2 as the proposed zone for the area which comprises Tract C-2.

Map # 8, Redevelopment Plan

Show the new redevelopment use for Tract C-2 as "Residential"

V
G.1.

RESOLUTION MODIFYING
REDEVELOPMENT PLAN FOR
UPPER ALBANY PROJECT

WHEREAS, Reuse Parcel C-2 is shown on the "Upper Albany Project Redevelopment Map (map No. 8)" as Industrial, open space, parking uses; and

WHEREAS, It has been determined that the rehabilitation of one or more structures located on Reuse Parcel C-2 for residential use under the Urban Homesteading Program is a more appropriate use.

NOW, THEREFORE, BE IT

RESOLVED, That the Upper Albany Renewal Plan is hereby modified to show Reuse Parcel C-2 as a residential reuse, and such other changes to said Plan as shown on the attached sheet are hereby approved.

CERTIFICATION

I, Lawrence L. Thompson, Executive Director-Secretary of the Hartford Redevelopment Agency, do hereby certify that the above resolution was adopted at a duly called meeting of the Hartford Redevelopment Agency held on August 16, 1984, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Redevelopment Agency office 550 Main Street, Hartford, Connecticut.

Lawrence L. Thompson

Lawrence L. Thompson
Executive Director-Secretary

August 16, 1984

UPPER ALBANY PROJECT

REDEVELOPMENT PLAN CHANGES

Redevelopment Plan Changes are as follows:

Section IV. C.2.c (Permitted Uses) - page 17

Delete Tract C-2 from industrial use

Section IV C.2.b. (Permitted Uses) - page 16

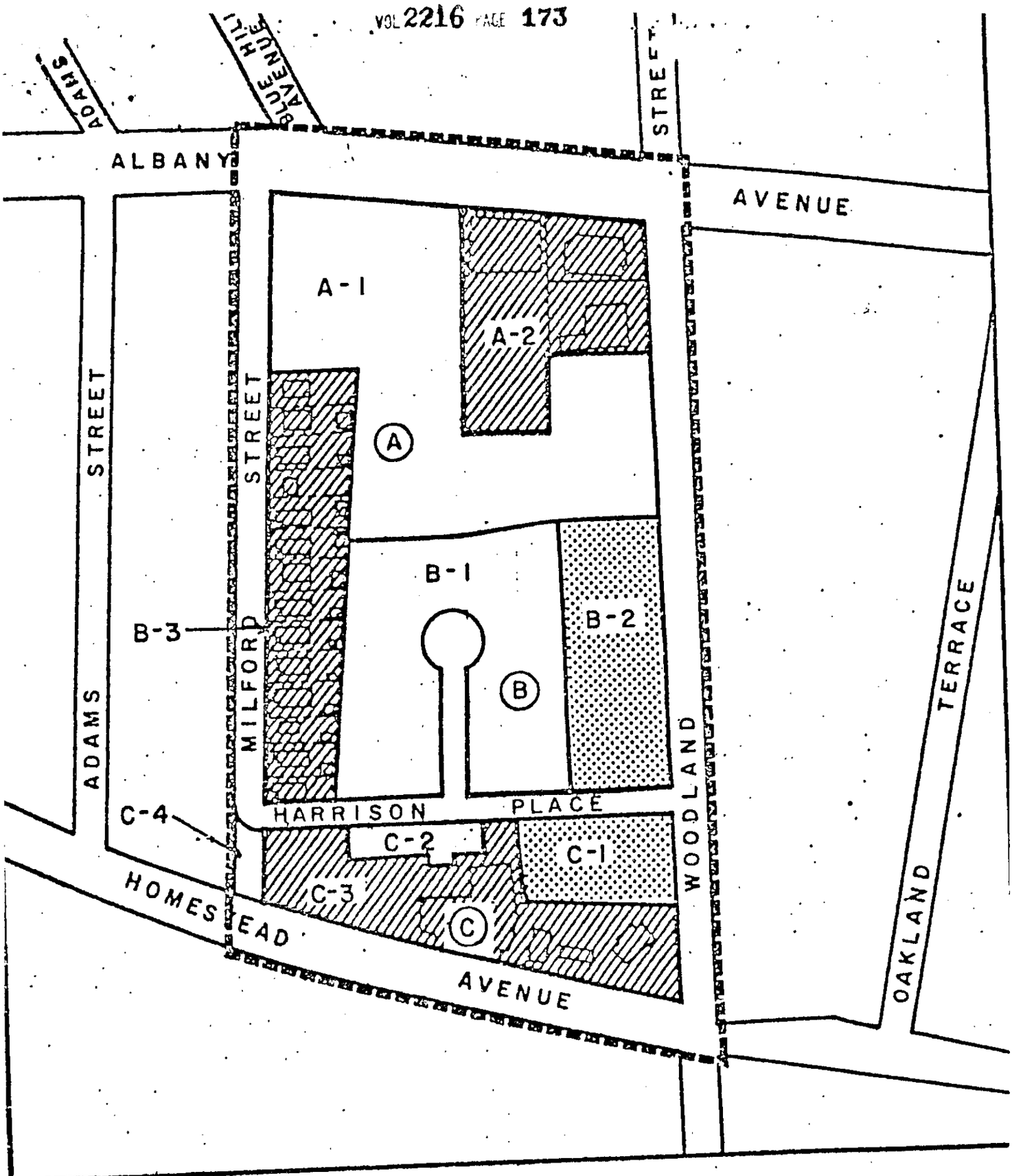
Add Tract C-2 to residential use

Map # 7, Proposed Zone Classification

Show R-4 instead of I-2 as the proposed zone for the area which comprises Tract C-2.

Map # 8, Redevelopment Plan

Show the new redevelopment use for Tract C-2 as "Residential"



UPPER ALBANY PROJECT

REDEVELOPMENT MAP

TO BE ACQUIRED

NOT TO ACQUIRED

TRACT

A-1 PARCEL

PROJECT BOUNDARY

REHABILITATION

PARCEL NO.	AREA SQ. FT.‡	REDEVELOPMENT USES
A-1	193,237	RETAIL/OFFICE, RESIDENTIAL
A-2	80,545	
B-1	133,238	RESIDENTIAL
B-2	72,700	RESIDENTIAL
B-3	34,105	
C-1	35,475	RESIDENTIAL
C-2	13,738	INDUSTRIAL, OPEN SPA[illegible], PARKING
C-3	86,720	
C-4	5,500	INDUSTRIAL, OPEN SPACE PARKING

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 8

RESOLUTION MODIFYING
REDEVELOPMENT PLAN FOR
UPPER ALBANY PROJECT

As Recorded in Volume 2013, Page 1

WHEREAS, Parcel No. 2-1 shown on the "Upper Albany Property Map" of the Upper Albany Project is identified as "not to be acquired"; and

WHEREAS, a portion of Parcel No. 2-1 identified as Tract A-1a on a map entitled "Upper Albany Project, Block Bounded by Woodland Street, Homestead Avenue, Milford Street and Albany Avenue", dated April 14, 1982, and revised in November, 1982, Daybook Number 010799, and on file in the City Engineer's office, is necessary for the proposed development of the Upper Albany Shopping Center;

NOW, THEREFORE, BE IT

RESOLVED, that the Upper Albany Urban Renewal Plan is hereby modified to show that portion of Parcel Number 2-1, identified as Tract A-1a, as "to be acquired".

CERTIFICATION

I, Lawrence L. Thompson, Executive Director-Secretary of the Hartford Redevelopment Agency, do hereby certify that the above resolution was adopted at a duly-called meeting of the Hartford Redevelopment Agency held on June 15, 1983, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Redevelopment Agency office, 550 Main Street, Hartford, Connecticut.

Lawrence L. Thompson

Lawrence L. Thompson
Executive Director-Secretary

REDEVELOPMENT PLAN

FOR THE

UPPER ALBANY PROJECT

Hartford Redevelopment Agency
550 Main Street
Hartford, Connecticut
July, 1976.

REDEVELOPMENT PLAN CONTENTS PAGE

I. INTRODUCTION..... 1

II. DESCRIPTION OF PROJECT AREA AND THE CONDITION 2-4
TYPE AND USE OF THE STRUCTURES THEREIN..... 2
A. DESCRIPTION OF PROJECT AREA..... 2
1. General Boundary Description..... 2
2. Present Land Use..... 2
3. Present Use and Type of Structures..... 3

B. CHARACTERISTICS OF THE PROJECT AREA..... 3-4
1. Structural Conditions..... 3
2. Age of Structures..... 3
3. Adverse Neighborhood Conditions..... 4
4. Findings..... 4

III. RATIONALE OF PROPOSED DEVELOPMENT..... 4-6
A. GENERAL PROVISIONS OF THE REDEVELOPMENT PLAN 4
B. GENERAL PURPOSES OF PROJECT..... 4
C. RELATIONSHIP OF REDEVELOPMENT PLAN TO DEFINITE LOCAL OBJECTIVES..... 5
D. STREET CHANGES AND UTILITIES..... 5
E. COVENANTS AND CONDITIONS..... 6

IV. CONTROLS ON LAND USES AND BUILDINGS..... 7-23
A. INTRODUCTION..... 7
1. Property to be Acquired..... 7
2. Property Not to be Acquired..... 7
B. GENERAL PROVISIONS..... 8
1. Definition of Terms..... 8
2. Conformity with Local Codes..... 9
3. Temporary Structures..... 9
4. Interim Uses..... 9
5. Signs..... 9
6. Landscaping..... 10
7. Curb Cuts..... 11
8. Off-Street Parking and Loading..... 11
a. Residential Parking..... 11
b. Non-Residential Parking..... 12
9. Building Setbacks..... 13
10. Property Inspection and Program Monitoring..... 14
C. SPECIFIC PROVISIONS..... 15
1. Urban Design Criteria..... 15
2. Permitted Uses..... 16
a. Neighborhood Business..... 16
b. Residential..... 16
c. Industrial..... 17
3. Standards for Residential Development..... 17
a. Housing Unit Breakdown..... 17
b. Density..... 18
c. Land Coverage..... 18
d. Building Height and Bulk..... 19
e. Outdoor Spaces and Community Facilities..... 19
f. Light and Air..... 20
g. Noise and Privacy..... 20
h. Living Unit Standards..... 21

CONTENTS (CONTINUED) PAGE

3. Submission Requirements for Potential Developers 23

V. GENERAL OBJECTIVES, STANDARDS AND CONTROLS FOR REHABILITATION..... 23-33
INTRODUCTION..... 23
A. RESIDENTIAL REHABILITATION..... 25
1. General Objectives of Residential Rehabilitation..... 25
a. Planning and Design Objectives..... 25
b. Health Objectives..... 26
c. Safety Objectives..... 26
2. General Standards for Residential Rehabilitation..... 26
a. Facility Standards..... 26
b. Maintenance Standards..... 28
c. Space and Use Standards..... 28
d. General Sanitary Standards..... 29
e. Off Street Parking..... 29

B. NON-RESIDENTIAL REHABILITATION..... 29
1. General Objectives of Non-Residential Rehabilitation..... 29
a. Planning and Design..... 29
2. General Standards for Non-Residential Rehabilitation..... 30
a. Applicability of Standards..... 30
b. Fire Safety..... 30
c. Off-Street Loading and Parking..... 31
3. Structural and Facility Standards..... 31
a. Maintenance..... 31
b. Stairs..... 31
c. Plumbing..... 32
d. Electrical..... 32
e. Noxious Uses..... 32
f. Physical Character..... 32

C. MISCELLANEOUS..... 33

D. VARIATION FROM STANDARDS..... 33

E. ENFORCEMENT OF OBJECTIVES, STANDARDS AND CONTROLS..... 33
1. Inspection and Notice..... 33

VI. METHOD OF RELOCATION..... 33-

A. ANALYSIS OF FAMILY AND BUSINESS RELOCATION NEEDS..... 33
1. Schedule of Families to be Displaced..... 33
2. Family Income..... 34
3. Rents Now Being Paid..... 34
4. Schedule of Housing Eligibility..... 34
5. Business Relocation Needs..... 34

B. METHOD OF RELOCATION..... 35
1. Relocation Office..... 35
2. Method of Temporary Relocation..... 36

I. INTRODUCTION

"The Upper Albany area is experiencing rapid transition in economic, social and physical terms. Buildings are deteriorating at an increasingly rapid rate into unsafe, uninhabitable places for people; the area has also undergone significant changes in the composition of its residents. Increasingly, much of the neighborhood is an area attractive only to people in the lower socio-economic level. Apartment vacancy rates are high, and the real estate market is generally slack. Abandonment is not yet a significant phenomenon, but the process leading to it appears well underway -- especially toward the eastern end of the area.

"Despite a downward trend in recent years, however, Upper Albany does have major assets. It is the natural site for a commercial regeneration in North Hartford and now houses many of the black community's social and business institutions. Its housing stock is amenable by rehabilitation, with two and three-decker structures predominating on gracious, treelined streets. And it has a strong and growing community organization that is dedicated to neighborhood recovery." *

The Upper Albany Redevelopment Project (hereinafter called the Project Area) is located in the northwest section of the City. The Project's 20.4 acres are situated between major circulation corridors of Albany and Homestead Avenues. It is a predominantly residential area with mixed uses including retail, office and industrial uses. A more detailed description of the Project Area appears in Section II below.

This Project is being undertaken in accordance with the approval of a $3.32 million bond issue passed by the voters in November, 1974.

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 1958, 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 details including financial aspects of redevelopment which, in the judgement of the redevelopment agency authorized herein, is necessary to give it adequate information."

* Greater Hartford Process, Introductory Statement to Upper Albany Pilot Housing Proposal; 1974.

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.

Maps describing the present conditions and proposed changes in the Project Area (attached) are incorporated within and made part of this Redevelopment Plan.

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

A. DESCRIPTION OF PROJECT AREA

1. General Boundary Description

The Upper Albany Redevelopment Project Area is bounded on the North by Albany Avenue; on the East by Woodland Street; on the South by Homestead Avenue; and, on the West by Milford Street. (See Map No. 8.)

2. Present Land Use

This predominantly residential area contains the following land use breakdown:

USE	NO. ACRES	PERCENTAGE OF TOTALS
Residential	9.56	46
Commercial	2.01	10
Mixed (Res/Comm)	.40	2
Industrial	.86	4
Related Public	1.53	8
Vacant	1.20	6
Streets	4.90	24
TOTAL	20.46	100

3. Present Use and Type of Structures

"The Project Area contains 67 primary structures, whose type and use are as follows:

USE	NO.	TYPE	CONSTRUCTION
Residential	55	18 single; 37 multi-story	12 masonry/43 frame
Mixed Res/Comm.	2	3-story	masonry
Commercial	6	1 single; 5 multi-story	2 frame/4 masonry
Institutional	3	single story	masonry
Industrial	1	2-story	masonry
	67		

B. CHARACTERISTICS OF THE PROJECT AREA

"The Project Area is part of an older residential neighborhood located along the Albany/Homestead Avenue corridor. Much of the area consists of two and three-family residences, with larger apartment buildings and commercial uses much in evidence." *

This area was designated as a conservation area in the Community Renewal Program of 1965. Continued deterioration since that time resulted in several program proposals to remedy the problems of this area. Deterioration was stabilized for a time during the period of the Federally-Assisted Code Enforcement Program (1969-70). Continued decline has occurred since then and more vacant properties have resulted.

1. Structural Conditions

A survey of the structures in the Project Area revealed the following conditions:

CONDITION	NUMBER	PERCENT
Good	28	42
Fair	26	38
Poor	13	20
TOTAL	67	100

2. Age of Structures

AGE	NUMBER	PERCENT
less than 25 years old	5	7
25 to 50 years old	29	43
50 years and older	33	50
TOTAL	67	100

* Report to Commission on the City Plan, July 1974

3. Adverse Neighborhood Conditions

Aside from general deterioration, the Project Area suffers the following adverse conditions: (1) traffic intrusion and hazards occasioned by a jogged intersection at Harrison Street and Albany Avenue; (2) the presence of certain commercial activities interspacing residences poses a detriment to the quality of neighborhood life; (3) vacant parcels of land become breeding grounds for vermin, junk and litter; (4) adverse conditions in the area have caused the closing of the three major supermarkets serving this neighborhood; (5) the presence of industrial activity to the south poses an environmental concern which could adversely affect sount neighborhood development.

4. Findings

Whereas the majority of structures in the Project Area are found to be substandard by virtue of their deterioration and age, and since neighborhood conditions exist contrary to a suitable residential environment; and, since there exists a great need to improve shopping facilities and conditions in the Upper Albany Area, and, since this area has been designated as suitable for redevelopment, the Hartford Redevelopment Agency has found such to be in the best interests of health, safety and welfare of the neighborhood and the City.

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 C below (see Map No. 8 "Redevelopment Plan" attached). Such disposition of the improved land shall be made under suitable safeguards 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

The general objectives for redevelopment of the Project Area are: (1) to bring the area up to a level of development consistent with its location and economic potential; (2) to provide a nucleus for neighborhood identification and economic revitalization through the creation of a viable shopping center; (3) to help provide for the stabilization of the community;

(4) to provide land for new housing and the opportunity to up-grade existing housing; and (5) provide for needed street and other public improvements in order to up-grade the neighborhood infrastructure.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO DEFINITE LOCAL OBJECTIVES

This Redevelopment Plan has been designed in accordance with local objectives. The Commission on the City Plan in May of 1967 had officially made note of the need for public action in this area. The area was also designated for conservation treatment by the Community Renewal Program and was included as one of the neighborhoods to be treated under the Code Enforcement Program. City policy is now directed toward neighborhood stabilization. This area is critical because of its location to the improvement of three neighborhoods -- Upper Albany, Blue Hills and northern Asylum Hill. Because of its location, the Project Area is a good location for a shopping center. Further, the concept of concentrating retail facilities, as compared to "strip" commercial, is consistent with the goals as stated in the adopted City's Plan of Development. Public investment is looked upon as an important catalyst for private investment in the area. Public investment would also respond to the goals articulated by a very active and involved community organization -- UACO, and indicate the City's willingness to foster such public-private solutions to problems in the City's neighborhoods.

D. STREET CHANGES AND UTILITIES

Street changes proposed by this plan are designed to accomplish one specific purpose, namely to preserve neighborhood integrity and sense of well being. The Plan proposes to abandon the northern portion of Harrison Street to both eliminate a poorly located intersection on Albany Avenue and to help separate traffic between the proposed shopping center and residential areas. The southern portion of the street may remain with a cul-de-sac at its northern terminus.

Closure of that portion of Milford Street between Harrison Place and Homestead Avenue is also proposed. This would accomplish two things: (1) improve traffic flow on Homestead Avenue; and (2) reduce the amount of through traffic on Milford Street. Vehicular access to the residential portions of the Project would then be limited to Milford and Woodland Streets.

Streets within the Project will be repaired or re-constructed as required and street lighting, landscaping and the like, up-graded as needed.

Maps 9-13 attached to this Plan, show existing utilities and proposed changes, including new installations, relocations, and removals.

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 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, purchases, or leasee 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

It is the intent of this Redevelopment Plan to reverse the decline in part of Upper Albany, to serve as a catalyst for the stabilization of adjacent residential areas. The Plan calls for a combination of treatments including residential rehabilitation, clearance, new construction and creation of a shopping center serving as focus of the neighborhood revitalization.

The following land use and building controls are designed to insure achievement of Project objectives and proper execution of this Redevelopment Plan.

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 judgment to be rendered by the Agency.

1. Property To Be Acquired

All property scheduled for acquisition is shown on Map 8 entitled "Redevelopment Plan". A more precise Property Map is kept on file in the offices of the Hartford Redevelopment Agency. The Agency may dispose of acquired property as is for rehabilitation; may cause properties to be rehabilitated; or, may clear the properties 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.

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 Upper Albany 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 predominatly 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 conditions 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.

8. Offstreet 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.

Parking may be provided in garages, carports, driveways, 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 structure (s) being served. A maximum distance of 250 feet is considered a desirable guide for this purpose.

a. Residential Parking

Parking shall be provided for new residential construction on the basis of 1.5 spaces per dwelling unit. New construction as used herein, includes structures erected or moved to a site within the Project Area. Where new construction is designed specifically for the elderly, the above requirement may be reduced to .4 spaces per dwelling unit; additional consideration shall be given to guest parking.

The above requirement will not, as a rule be applied to buildings in the area slated for rehabilitation. In such cases, efforts will be made to increase the size of the existing parcel, so that adequate parking may be provided by the owner.

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 ten (10) cars.

Parking areas designated for more than five (5) cars must be paved, lighted and adequately drained. Lighting and drainage shall be arranged so as to reflect away from adjoining residential premises. Paving must be provided for all parking areas.

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

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 - One (1) space for every 500 square feet of gross sales area, including space occupied by fixtures and equipment used for display or sale of merchandise.

2. Office - One (1) space for every 500 square feet of gross office space devoted to walk-in customers or patron service.

3. Theater - One (1) space for every four (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 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 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 non-residential buildings. The developers of business and/or commercial reuse must demonstrate that sufficient off-street loading facilities will be provided to meet the need of 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 Setback

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

C. SPECIFIC PROVISIONS

The overall physical goal for the redevelopment of this portion of Upper Albany is to revitalize the entire Project Area with a program that features: development of a major new neighborhood shopping center; rehabilitation of existing residential structures where feasible; selective clearance of structures to provide sites for new development; and, upgrading the level of public improvements serving the area.

For the purpose of this Redevelopment Plan, the Project Area is divided into three general categories, for which land may be purchased and developed: Neighborhood Business, Residential and Industrial.

1. Urban Design Criteria

The developers of Project parcels shall consider the following urban design objectives in the preparation of their plans:

a. Commercial Shopping Center

- Create a strong visual and physical relationship to Albany Avenue

- Locate major vehicular entries on Albany Avenue and Woodland Street. Albany Avenue entry should have good in line relationship with Blue Hills Avenue to the north to reduce intersectional problems

- Create attractive, well-located pedestrian amenities

- Isolate loading and shipping function

- Create an attractive image through strict control of signs and integration of such signage into the shopping center design motif.

- Reduce the visual impact and confusion of large parking areas through the treatment of restricted circulation ways and landscaping.

b. Housing

- Arrangement of structures should reflect a good relationship to the street, preserving a fabric similar to surrounding areas

- Insulate the residential area from outside intrusions of traffic, noise and the like

c. Industrial

- Select only those types of industrial activities which are compatable with residential use to the north

- Restrict access to industrial uses to Homestead Avenue

- Provide adequate buffers to abutting residential uses.

2. Permitted Uses

a. Neighborhood Business

Tract A-1;

Those business uses normally associated with a neighborhood retail facility are encouraged. A supermarket is of prime consideration. Other suggested uses might include: pharmacy, dry cleaners, laundromat, bank, tailor, theater, barber, and beauty shops; specialty shops, restaurants, cafe, professional offices and other retail and personal services as approved by the Agency and generally permitted in the B-4 Zoning District.

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.

This Plan does permit the developer to combine his shopping center development with office and residential uses, provided that such uses are located above the first story of development and are permitted within the limitations of the B-4 Zoning District.

b. Residential

Tracts: B-1, B-2, C-1

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 c2b.

A primary goal of this Plan is to increase opportunities for home ownership in the Project Area.

c. Industrial

Tracts: C-2, C-4

Because of the inadequate size and location of these tracts, residential reuse is deemed inappropriate. These parcels may then be made available for industrial development consistent with abutting uses in this area. Any such development shall be limited to those uses permitted within the I-2 Industrial District with the following exclusions:

a. Fabricated Metal Products Mfg.
b. Go-Cart tracks
c. Firing ranges
d. Golf driving ranges
e. Lumber and Wood Products Mfg.
f. Paper and Allied Products Mfg.
g. Resource Production and Extraction Mfg.
h. Warehousing and Storage Services
i. Contract Construction Services
j. Fuel oil retail
k. Uses similar to those above deemed by the Agency to be incompatible with adjacent residential use.

These uses are hereby excluded from the Project Area by virtue of their likely negative impact on the residential uses immediately to the north. Any use of these tracts for industrial purposes shall include sufficient screening to act as a buffer between industrial and residential uses.

These parcels may also be developed for parking or open space in conjunction with the residential development. Parcel C3 will contain utility easements, limiting its use, in conjunction with abutting properties, to open space or parking.

2. Standards for Residential Development

a. Housing Unit Breakdown

The Redevelopment Plan anticipates the demolition of 9 residential structures containing 29 units and the creation of some 140 units through new construction and rehabilitation. A net gain in the number of units in the area of 68 new dwelling units is expected. A unit breakdown of the 140 units appears as follows:

BEDROOMS	NO. UNITS	PERCENT DISTRIBUTION
1	48	0-35
2	46	50-30
3	46	50-35
	140	100-100

These unit breakdowns may be modified by the Agency uopn a written alternative with justification from the developer.

b. Density

Tracts of land, on which new or rehabilitated housing is to be developed, whall be developed in accordance with the densities listed below:

TRACT	EXISTING ZONE	PROPOSED ZONE	PROPOSED DENSITY	UNITS/ ACRE
B-1	R-5	R-4	60 ppa	20-30
B-2	RO-1	R-1	225 ppa	40-50
C-1	C-1	R-1	225 ppa	30-40
A-1	B-4/R-5	B-4	225 ppa	56-150

Permitted densities are stated in terms of people per acre, which roughly translates to the units per acre ranges shown. Units per acre is shown as a guide only, with actual numbers to be computed using the suggested unit breakdowns found in Section IV C2a above.

Developers of land in the Project Area may want to consider the use of Special Development District zoning (SDD), which provides a more flexible regulation of land use. SDD zoning tailors regulations to the particular development area. SDD zoning permits uses and structures not permitted under existing zoning district regulations, provided they are consistent with this Redevelopment Plan. SDD would permit adjustment of re-use tract boundaries, provided such adjustment required no additional property acquisition than indicated by Map No. 8, and that the results were in compliance with overall Redevelopment Plan objectives.

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 principal structure.

TRACT	% BLDG. COVERAGE	% WITH COVERED PKG.
B-1	25	NA
B-2	25	45
C-1	25	45
C-2	25	NA
A-1	30	50

d. Building Height and Bulk

The Floor Area Ratio (F.A.R.) technique shall be used to determine acceptable building height and bulk for structures on the commercial tracts. In the case of Tract A-1 an F.A.R. of 2 shall prevail.

F.A.R. will not be applied to residential development on remaining tracts. Instead, density provisions, building coverage, parking requirements, open space requirements and yard conditions shall govern.

e. Open Space and Community Facilities

Developers of residential tracts shall devote land to open space use according to the following schedule:

TRACT	SQUARE FEET/ PERSON
B-1	300
B-2	50
C-1	50
A-1	50

In addition to the above requirements, the developer shall provide private open space in the form of patios, balconies or porches for all living units with two or more bedrooms. It shall be considered desirable to provide similar spaces for all units in the Project Area. These outdoor spaces are intended to adjoin the main living area of each dwelling unit and provide some degree of privacy for family-related activities.

Developers of family housing should consider provision of more "formalized" play facilities adjacent to their residential complex. As an example, the development of Tract C-2 for recreational purposes is suggested. Design of this space should reflect the age groups served, as well as its importance as a buffer to the industrial uses to the south.

h. 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 FHA 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 should 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 6 square feet shall be provided. A linen closet with a minimum floor area of 6 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 concept 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 designs 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 Upper Albany 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 traverse 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:

GREATEST DIMENSION	SCALE
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.

V. GENERAL OBJECTIVES, STANDARDS AND CONTROLS FOR REHABILITATION

INTRODUCTION

For the purposes of this Redevelopment Plan, the following controls refer to two (2) categories of rehabilitation contemplated: (1) properties designated Not to Be Acquired, and (2) properties designated To Be Acquired.

The Agency shall cause to be inspected, all properties designated Not to Be Acquired. Where Code violations are noted, steps will be taken necessary to effect their remedy through strict enforcement of the applicable code or 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 23, 1958, with amendments
Basic Building Code:		State of Connecticut; effective October 1, 1970, with revisions

The 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.

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. The Agency may make Project Area land available at Fair Market Value for removal or reduction of said non-conformity.

Properties which are purchased by the Agency and undergo rehabilitation will be subject to more strict controls. In such cases, all plans and specifications must be submitted to the Agency for review and approval prior to the issuance of appropriate building permits. The guidelines for rehabilitation, on which the Agency will base its approval, are presented below.

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, predominatly 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 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 building 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 bona fide 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.

3. 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 B8 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 feasible 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 Section IV B8 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 B5 of the Redevelopment Plan.

2. Accessary buildings (e.g., 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 bona fide 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 which is less restrictive than applicable state and local codes and ordinances. Where a more specific interpretation of the above objectives and requirements is necessary, it shall be provided by the Agency.

E. ENFORCEMENT OF OBJECTIVES, STANDARDS & 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 therefor.

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.

VI. METHOD OF RELOCATION

A. ANALYSIS OF FAMILY AND BUSINESS RELOCATION NEEDS

1. Schedule of Families to be Displaced

COMPOSITION OF FAMILY DISPLACEES

Race	Single person families	Two or More Person families	Total
White	1	1	2
Black	16	23	39
Span./Am.	7	11	18
TOTAL	24	35	59

Source: 1. Totals for single person families and two or more person families reflect information obtained from property owners in the area by staff of Upper Albany Community Organization, Inc..

2. Racial breakdown of families is projected on the basis of the racial breakdown of families that have been displaced from the Upper Albany area during the past three (3) years as the result of Housing Code Enforcement. This information is on file with the Department of Housing.

The Agency will be responsible for rehousing all eligible relocatees to be displaced from the Project Area in accordance with the State Uniform Relocation Act of 1971 (P.A. 838).

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 complied by the Relocation Office on the basis of information supplied by realtors and others. This information will be made available to any business relocatee 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. Nonpayment 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.

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.

	Annual Supply
*Federally-aided low-rent Housing Projects	379
State-aided moderate-rent Housing Projects	249
Private Rental Market ($10,000 and over)	300
Federally-financed Housing	
Sections 236 & 221(d)(3) turnover	198

*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 1958, 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. (See also Section)

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 Upper Albany Project. Wherever the term Redevelopment Plan is used herein, the term Urban Renewal Plan may be substituted and vice-versa.

XII. FINANCIAL OBLIGATION

A $3,320,000 bond ordinance to cover the total cost of this Project was approved by the voters of Hartford on November , 1974. Nothing herein precludes the Agency or the City from making future applications for State or Federal funding to underwrite the costs of this 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, Revision 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:

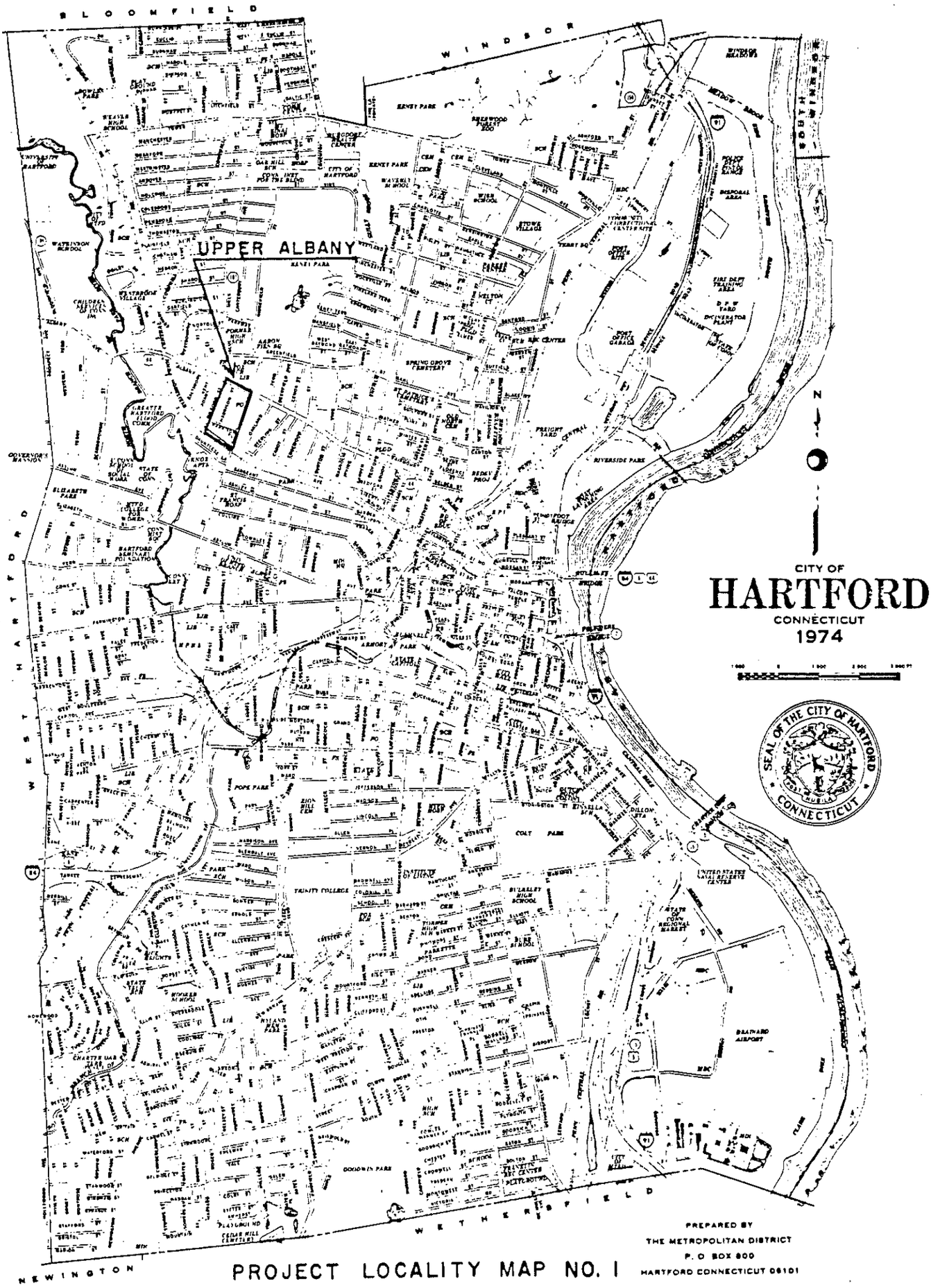
1. The area in which the proposed redevelopment is to be located is a re development area; and

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 are provided for in the Redevelopment Plan for families; and

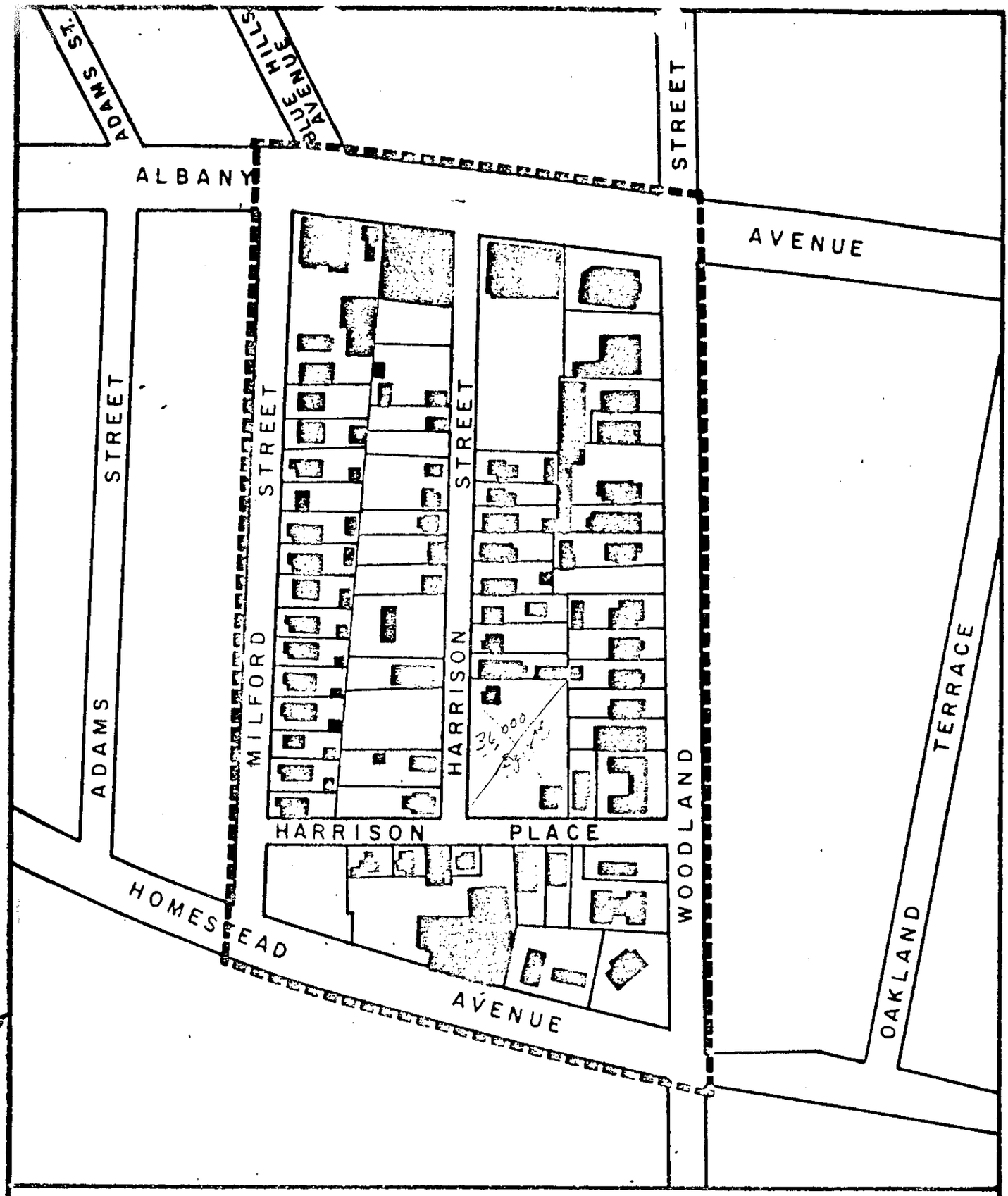
4. The Redevelopment Plan is satisfactory as to site planning in relation to the comprehensive or general plan of the municipality, and except when the Agency has prepared the Redevelopment Plan, the construction and financial ability of the redeveloper to carry it out.

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.



PREPARED BY
THE METROPOLITAN DISTRICT
P. O. BOX 800
HARTFORD CONNECTICUT 06101

PROJECT LOCALITY MAP NO. 1



UPPER ALBANY PROJECT

BUILDING COVERAGE MAP

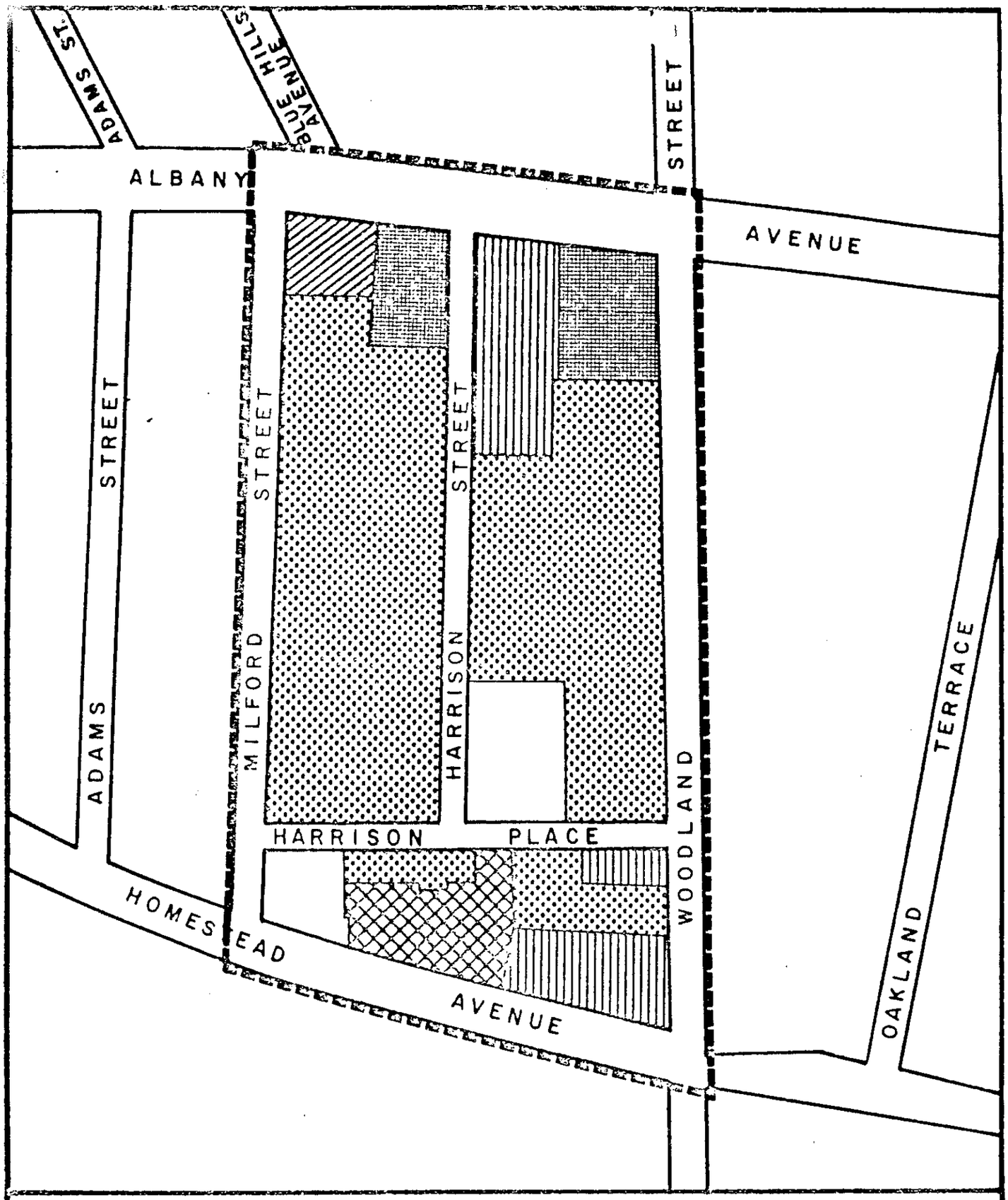
PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 3



UPPER ALBANY PROJECT

EXISTING LAND USE

- RESIDENTIAL
- RELATED PUBLIC
- MIXED (RES./COMM.)
- COMMERCIAL
- INDUSTRIAL
- VACANT LAND

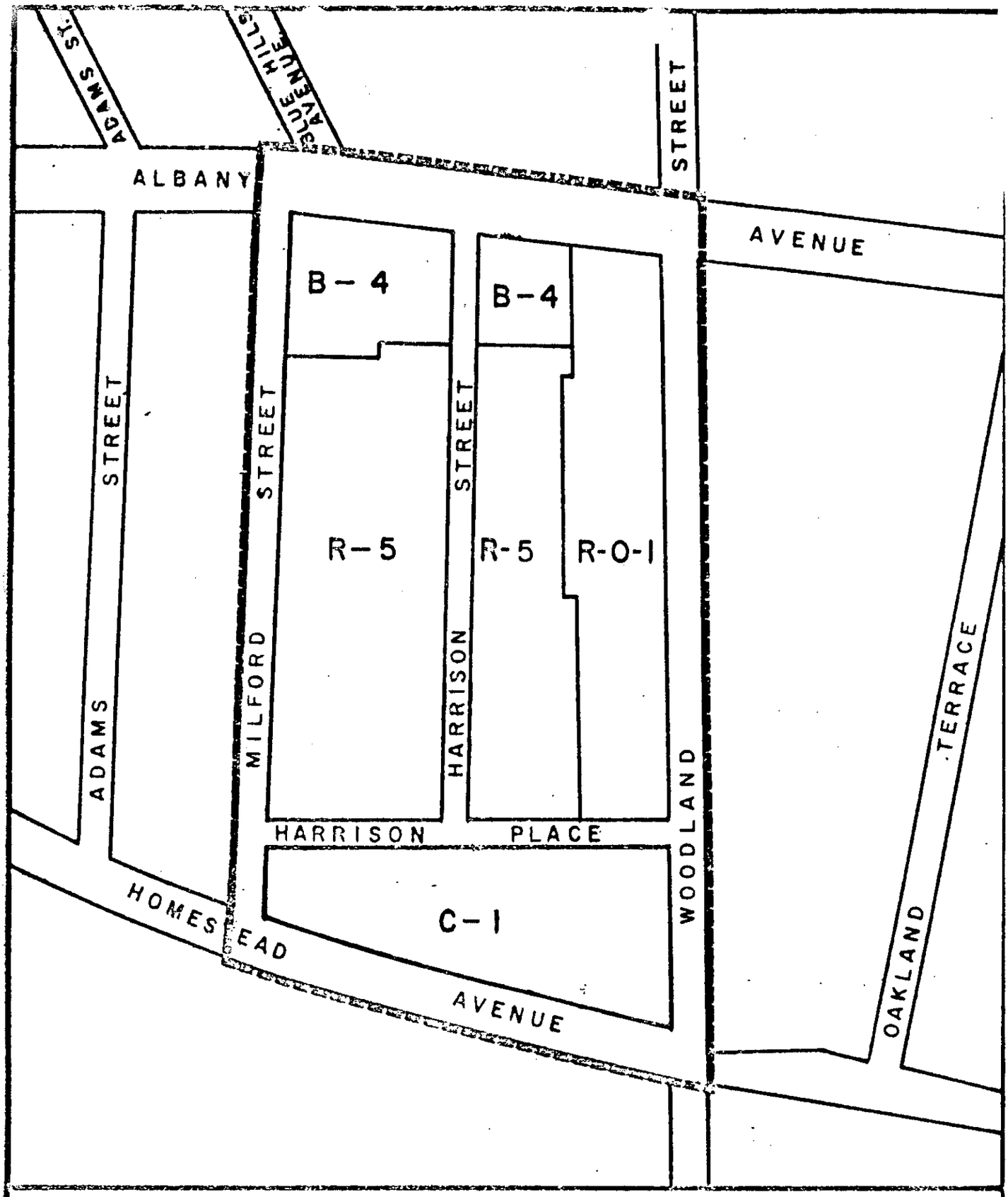
PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 4



UPPER ALBANY PROJECT

EXISTING ZONE CLASSIFICATION

R-O-I RESIDENTIAL - OFFICE

R-5 RESIDENTIAL

B-4 BUSINESS (NEIGHBORHOOD BUSINESS)

C-I COMMERCIAL

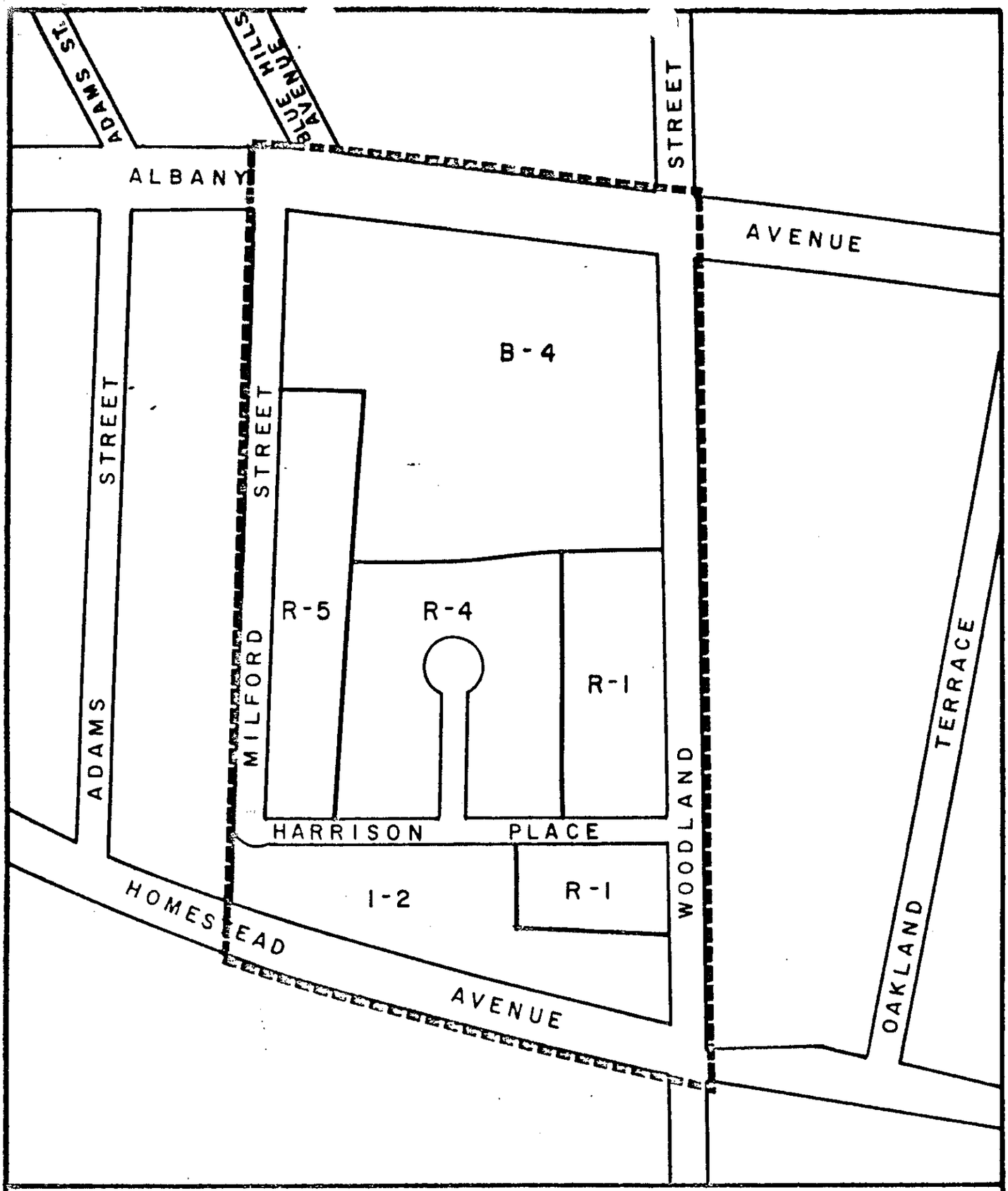
PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 6



UPPER ALBANY PROJECT

PROPOSED ZONE CLASSIFICATION

R-1 RESIDENTIAL
R-4 RESIDENTIAL
R-5 RESIDENTIAL
B-4 BUSINESS (Neighborhood Business)
I-2 INDUSTRIAL

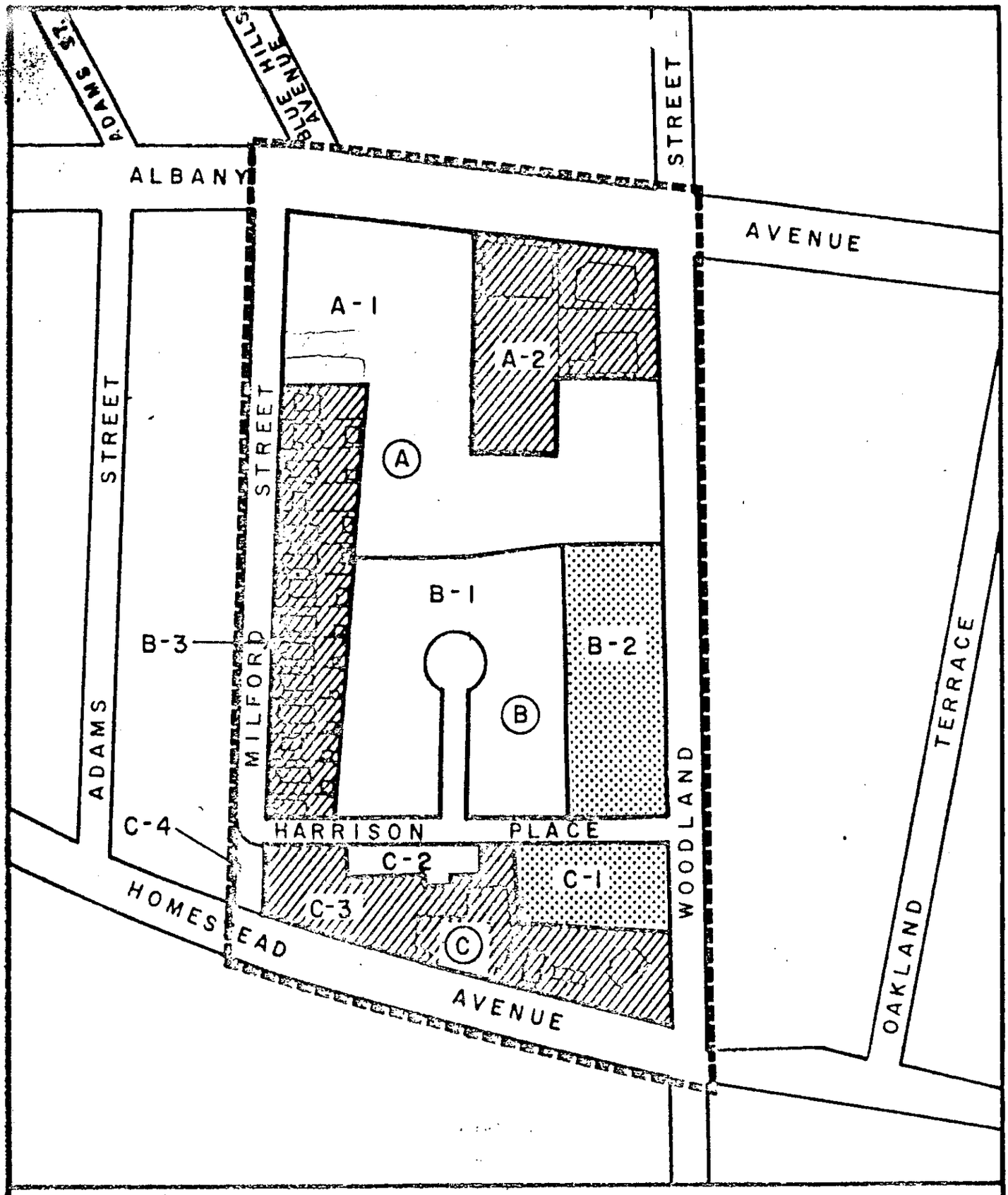
PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 7



UPPER ALBANY PROJECT

REDEVELOPMENT MAP

TO BE ACQUIRED

NOT TO ACQUIRED

TRACT

A-1 PARCEL

PROJECT BOUNDARY

REHABILITATION

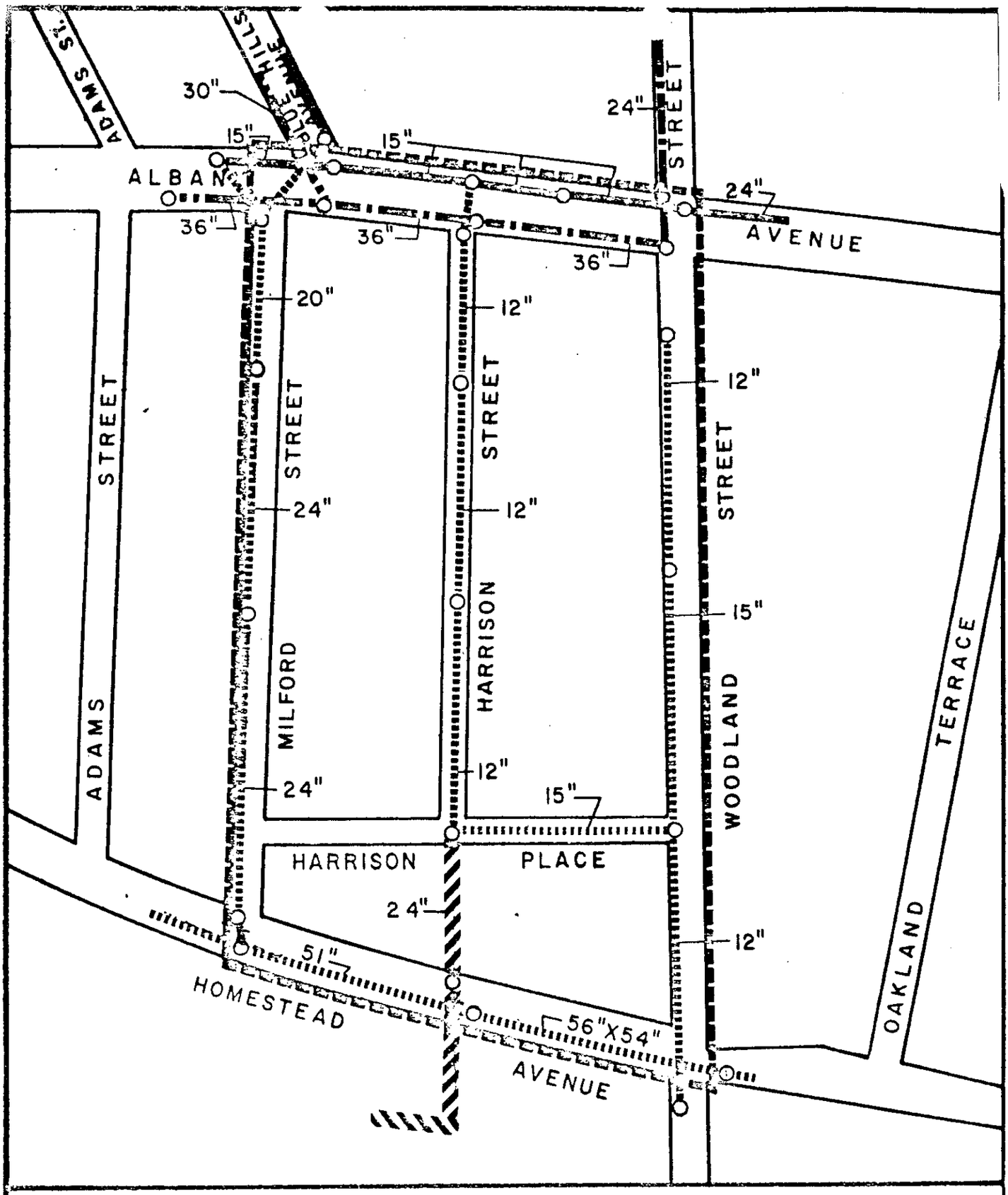
PARCEL NO.	AREA SQ. FT.±	REDEVELOPMENT USES
A-1	193,237	RETAIL/OFFICE, RESIDENTIAL
A-2	80,545	
B-1	133,238	RESIDENTIAL
B-2	72,700	RESIDENTIAL
B-3	64,105	
C-1	35,475	RESIDENTIAL
C-2	13,738	INDUSTRIAL, OPEN SPACE, PARKING
C-3	86,720	
C-4	5,500	INDUSTRIAL, OPEN SPACE, PARKING

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 8



UPPER ALBANY PROJECT

SANITARY & STORM SEWERS SYSTEM

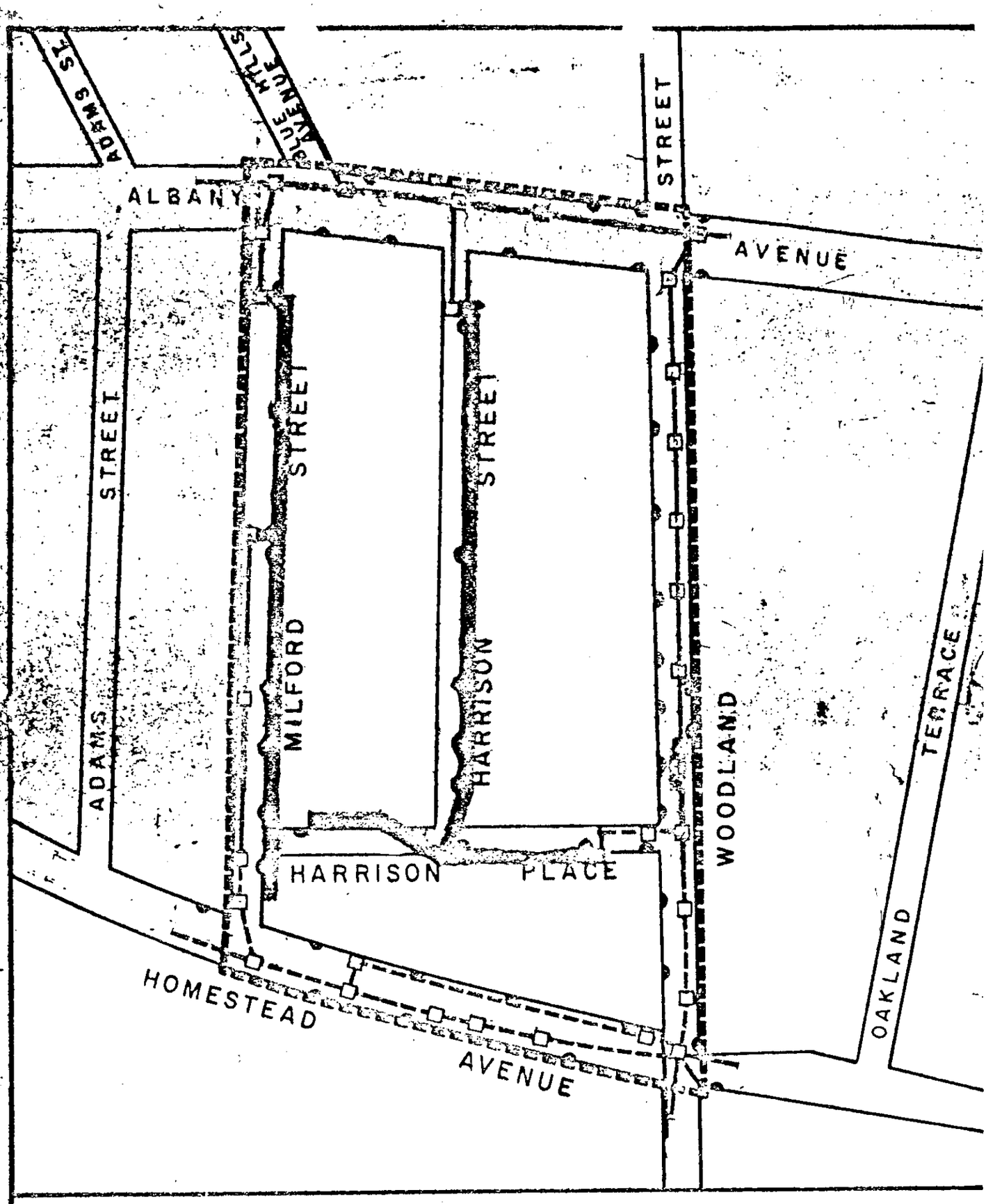
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING COMBINED SEWER
- EXISTING INTERCEPTOR SEWER
- PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 9



UPPER ALBANY PROJECT

ELECTRIC SYSTEM

- EXISTING UNDERGROUND LINES
- EXISTING OVERHEAD LINES
- EXISTING MANHOLES
- EXISTING STREET LIGHT POLES

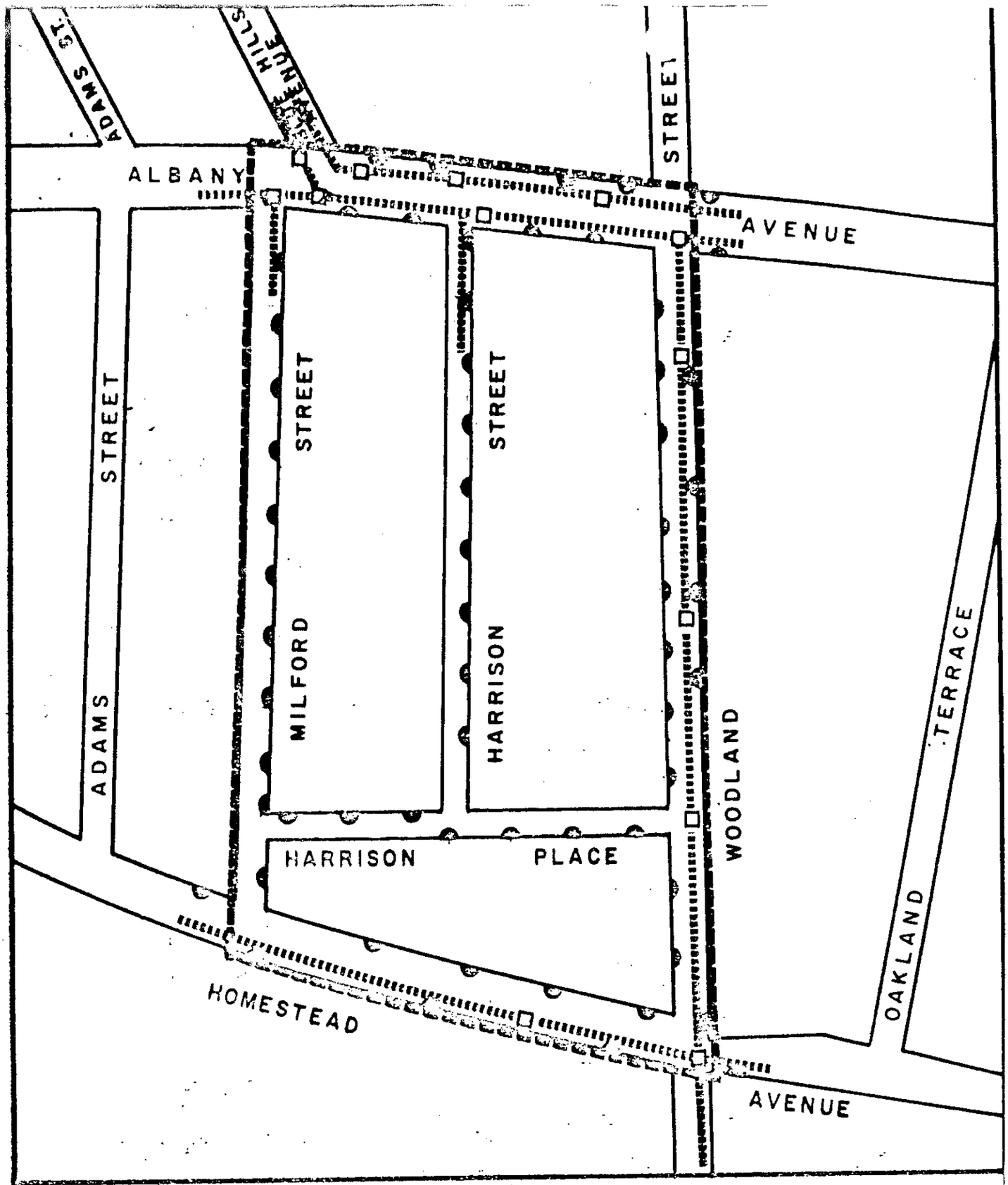
PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 11



UPPER ALBANY PROJECT

TELEPHONE SYSTEM

EXISTING UNDERGROUND FACILITIES

EXISTING UNDERGROUND VAULTS

EXISTING UTILITY POLES

PROJECT BOUNDARY

HARTFORD REDEVELOPMENT AGENCY

400 200 0 200 400 600

HARTFORD, CONNECTICUT

MAP NO. 12