

REDEVELOPMENT PLAN

FOR

PARK/SQUIRE/WOLCOTT STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY  
942 MAIN STREET  
HARTFORD, CONNECTICUT 06103

APPROVED BY THE HARTFORD  
REDEVELOPMENT AGENCY ON  
FEBRUARY 15, 1990

AMENDED BY THE HARTFORD  
REDEVELOPMENT AGENCY ON  
JULY 19, 1990

APPROVED BY THE COURT OF COMMON  
COUNCIL ON SEPTEMBER 24, 1990

ACKNOWLEDGEMENTS

Hartford Redevelopment Agency

Michael P. Peters, Chairman  
Collin B. Bennett, Vice-Chairman  
Edward N. O'Leary, Commissioner  
Denise L. Nappier, Commissioner  
Sharon F. Sherwood, Commissioner

Preparation of the Redevelopment Plan for the Park/Squire/Wolcott Street Project was the primary responsibility of Harvey Sinclair from the Hartford Redevelopment Agency, Margaret Johnson, Marina Rodriquez and Ralph Knighton from the Department of Planning, and Patricia Buckley from Development Policy. Technical assistance in the preparation of the Plan was provided by Fred Swiss and Lucille Bonadies from the Department of Planning.

## I. INTRODUCTION

The Park-Squire-Wolcott Street Project (hereinafter called the "Project") is located south of the City of Hartford's downtown within the Frog Hollow Neighborhood (See Map No. 1 Project Location). It is a deteriorated area of approximately 1.74 acres of land, some of which is vacant. The buildings in the Project area are in various stages of deterioration. Several are vacant, boarded up and in poor condition. The Frog Hollow neighborhood has over an extended period of time, remained largely neglected, and has become a neighborhood in transition. The area has become the subject of development interest due primarily to its proximity to the State Capitol Office complex, and other institutions. This has resulted in residential properties on the periphery of the area being lost to office uses, causing displacement of lower income residents. This trend has brought to the forefront the issues of containing non-residential uses and protecting existing housing from conversion to office or to high rent housing which has been addressed by the City's adoption of the Housing Preservation and Replacement Ordinance on January 1985. Also, Frog Hollow's proximity to downtown and its solid housing stock has generated renewed optimism about its future. The Project area is well situated in view of its proximity to the central business district and is accessible to good public transportation to and from the downtown area. It is adjacent to the Washington-Ward Street Project, a mixed-use office/commercial and residential (owner-occupancy) project. All of the above factors point to the Park-Squire-Wolcott Street area as a prime target for renewal.

This Redevelopment Plan (hereinafter called the "Plan") provides for the creation of approximately 14 units of new housing on Park Street and the preservation and rehabilitation of an additional 30 units on Squire Street, which supports the preservation of the existing housing stock. It represents an attempt to address the acute City-wide shortage of affordable housing, particularly owner-occupied housing. Also, this Plan calls for the creation of approximately 10,000 square feet of retail/commercial development along the Park Street frontage. This Plan proposes to change the B-3 zone along Park Street to the B-4 zone.

The proposed land uses within the Project area are in conformity with the City of Hartford's Plan of Development, approved by the Court of Common Council on January 27, 1986.

This Plan, which as been prepared by the Hartford Redevelopment Agency (hereinafter called "Agency") is in accordance with the provisions of Chapter 130 of the Connecticut General Statutes. Due to the small size of the Project, the Park-Squire-Wolcott Street Project has the potential to achieve visible results in a relatively short period of time, as well as to make a substantial impact on the area as a whole.

## II. DESCRIPTION OF THE PROJECT AREA

### A. General Boundary Description

The Project Area is generally bounded on the north by Park Street, on the west by Wolcott Street, and on the south by the properties at 29-31 and 30-32 Squire Street and 14-16 Wolcott Street, and on the east by Squire Street.

The area contains 75,912 square feet or 1.74 acres.

### B. Detailed Boundary Description

#### Tract A

A certain piece of parcel of land situated in the Town and County of Hartford, State of Connecticut, and being more particularly bounded and described as follows:

Beginning at the point of intersection of south Street line of Park Street and the east Street line of Wolcott Street, which point marks the north-west corner of herein described parcel;

Thence easterly along the said south street line of Park Street, a distance of 261.72 feet to the point of intersection of said south street line of Park Street and the west street line of Squire Street;

Thence southerly along the said west street line of Squire Street, a distance of 326.03 feet to a point;

Thence westerly along land of now or formerly Squire Street Associates, a distance of 130.17 feet to a point;

Thence northerly along lands of now or formerly Gladys King, Bettie Dixon and Christopher and Berta Blossom, partly by each a distance of 124.8 feet more or less to a point;

Thence westerly along land of now or formerly said Blossom, a distance of 130 feet to a point in the east street line of Wolcott Street;

Thence northerly along the said east street line of Wolcott Street, a distance of 200.3 feet to the point and place of beginning.

Said parcel containing 68,668 square feet (1.5764 acres).

#### Tract B

A certain piece or parcel of land situated in the Town and County of Hartford, State of Connecticut and known as 30-32 Squire Street. Said parcel is more particularly bounded and described as follows:

Beginning at a point in the easterly street line of Squire Street, which point is situated 269.58 feet north of the north street line of Ward Street as measured along the said easterly street line of Squire Street;

Thence northerly along the aforementioned easterly street line of Squire Street, a distance of 52 feet more or less to a point;

Thence easterly along land of now or formerly Jacques Picotin, a distance of 138 feet more or less to a point;

Thence southerly along lands of now or formerly Stella Mendutis and J.B.J. Associates partly by each, a distance of 52 feet more or less to a point;

Thence westerly along land of now or formerly J.B.J. Associates, a distance of 140.62 feet to the point and place of beginning.

Said parcel containing 7,244 square feet (0.1663 acres).

## C. Present Land Use and Zoning

This Project contains the following land use breakdown:

<u>Use</u>	<u>Estimated Number of Acres *</u>	<u>% of Total</u>
Residential	1.11 (48,593 sq. ft.)	64%
Non-Residential	.28 (12,045 sq. ft.)	16%
Vacant	.35 (15,274 sq. ft.)	20%
	<hr/>	<hr/>
TOTAL	1.74 acres	100%

\* Excludes streets

The Project Area is presently zoned B-3 on Park Street between Squire and Wolcott Street and the remaining areas on Squire and Wolcott Street are zoned R-2. Refer to Map Number 2 Existing Zoning and Map Number 3 Existing Land Use.

## D. Present Use, Type and Conditions of Structures

1. The Project area contains a total of ten (10) principal structures, and one (1) accessory garage structure.

The breakdown of their use and type is as follows:

<u>Use</u>	<u>Number</u>	<u>Type</u>
Residential	8	7-3 story brick 1-2 story woodframe
Mixed-Residential	2	1-3 story brick 1-3 ½ story brick
Garage	1	single story brick

2. An exterior survey of the buildings carried out by the Agency and City staff disclosed the following:

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Good		
Fair	1	10%
Poor	<u>9</u>	<u>90%</u>
TOTAL	10	100%

### III. GENERAL PURPOSES OF THE PROJECT

The overall goal of the Park-Squire-Wolcott Street Project is to transform an area which has long been neglected into a vibrant residential community which will provide quality, affordable sales and rental housing with some retail commercial development opportunities that will benefit the population of the neighborhood. The result envisioned would be the creation of approximately 44 new and upgraded existing housing units, with opportunities for some homeownership along with the creation of retail and commercial space on the lower floors fronting Park Street.

This Plan serves as a mechanism to achieve the above goal and incorporates several policy recommendations of the City of Hartford's Comprehensive Plan of Development and the Neighborhood Development Initiative (NDI) regarding Park Street.

The Neighborhood Development Initiative (NDI) include:

- \* Stimulating neighborhood revitalization.
- \* Supporting the preservation of the existing housing stock as well as new housing construction.
- \* Using public programs to attract and leverage new housing production and the rehabilitation of existing units.

IV. ACQUISITION, REHABILITATION, AND DEMOLITION

A. Acquisition

The real property to be acquired for the purpose of redevelopment shall be acquired by purchase, or by the exercise of the powers of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes.

The Plan provides for the acquisition of a total of eleven (11) parcels of privately-owned land, of which two (2) contain no buildings. If the present property owners prepare a plan in accordance with the following criteria these parcels will not be acquired by the Agency. Refer to Map No. 4 entitled "Property Map" for parcel number designations.

The owners of properties shown as "to be acquired" may request the Agency to consider a change of designation to "not to be acquired" provided that the following activities are completed within 180 days of the Agency's Preliminary Acquisition Notice:

1. Plans for new construction and/or rehabilitation have been approved by the Planning Department.

2. That evidence of financial resources, sufficient to complete the proposed construction, is presented to the Agency.

Construction shall start no later than thirty days following the Agency's acceptance and approval of items 1 and 2.

All property owners will be notified of this provision immediately following such approval.

B. Rehabilitation

Preservation of the seven (7) structures situated on those properties designated as to be acquired, as shown on Map Number 8, Proposed Activity will be offered for private rehabilitation. The six (6) Squire Street properties and 481-487 Park Street are historically significant properties which are in various degrees of deterioration will be offered for private rehabilitation. Rehabilitation will be in accordance with

local codes and ordinances, and the U.S. Secretary of the Interior Standards for Rehabilitating Historic Buildings (Revised 1983, a summary of these guidelines is included in Section VII of this Plan). The Agency will select those rehabilitation proposals which, in addition to meeting the requirements stated in this Plan, best preserve the architectural integrity of these structures. Rehabilitation of 10 Wolcott Street designated as not to be acquired, as shown on Map Number 9, Development Project will be governed by local codes and ordinances. The Agency shall arrange to have this structure inspected and where code violations exist, necessary steps will be taken to effect their remedy through enforcement of the applicable code or ordinance. If satisfactory compliance has not been achieved, the Agency may modify the Plan to acquire the property, by eminent domain if necessary. However, the Plan may be modified at any time to allow acquisition of the property if the owner consents to said acquisition.

#### C. Demolition

Two (2) principal structures plus a garage are slated for demolition under this Plan. They are located at 471-479 Park Street and 14-16 Wolcott Street (plus garage). See Map Number 8 Proposed Activity. These structures are in poor condition. The acquisition and demolition of these structures will provide the land needed to assemble a 1.47 acre disposition parcel. This will allow the new construction of a mixed-use development on Park Street that will complement existing uses along Park Street.

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

Any structure targeted for demolition must be evaluated according to Section 106 of the National Historic Preservation Act to determine its historical significance and architectural integrity.

#### D. Historic District

The project is located in the Frog Hollow Historic District. All

the properties are listed on the historic register and therefore, any action on these properties will require review and approval by the State Historic Preservation Officer and the National Advisory Council on Historic Preservation.

V. DISPLACEMENT AND RELOCATION

It is anticipated that approximately forty (40) households and five (5) businesses will be displaced. The majority of the residential units currently occupied are one room units. It is anticipated that most of the residential tenants to be relocated will be single member households. The majority of the commercial operations are small retail and/or service operations such as beauty salons and luncheonettes, which draw their clientele from the surrounding neighborhood.

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

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

Temporary housing accommodations will be used only in cases of necessity, i.e., a hazardous building condition or in order to expedite demolition activity or new construction. The funding for this project is part of the City of Hartford's Community Development Block Grant Program (CDBG), therefore, at least fifty-one (51) percent of the units rehabilitated and/or created in this project will be occupied by low and moderate income households as defined by those households whose incomes are at or below the Section 8 income limit. Any displaced households qualifying as low and moderate income households will be given priority in relocating back into the project area once the project is completed. The City of Hartford's Development Policy Department will monitor the use of these CDBG funds in accordance with federal regulations.

The displaced commercial and retail operations will be given priority in relocating back into the Project area.

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

#### VI. PROPOSED SITE IMPROVEMENTS

The Project area is currently serviced by Park, Squire and Wolcott Streets which have curbs and sidewalks and also serviced by all major utilities as shown on Map Number 5 and 6, Existing Utility Systems. At present, no street or site improvements are anticipated.

#### VII. CONTROLS ON LAND USES AND BUILDINGS

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

A. General Controls

The Redevelopment of all parcels and the rehabilitation/preservation of structures within the Project area shall conform to the following controls where applicable:

- 1) The Redevelopment Plan for the Park/Squire/Wolcott Project, as adopted by the Agency and approved by the Court of Common Council.
- 2) The City of Hartford Zoning Ordinance, adopted February 26, 1968 with amendments to date.
- 3) State of Connecticut Building Code with amendments to date.
- 4) Applicable Federal, state and local requirements for the provision of barrier-free units for persons with disabilities as well as the City ordinance and Agency policy for the provision of adaptable units.
- 5) U.S. Secretary of the Interior Standards for Rehabilitating Historic Buildings (revised 1983).
- 6) Neighborhood Development Initiative (NDI) design guidelines for Park Street.

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

In addition, the redevelopment of all parcels must be in conformance with the National Historic Preservation Act.

## B. Specific Controls

The following controls shall apply to all new construction in the project area.

### 1. Building Height

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

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

### 2. Building Design

a) New structures shall recognize in their design the architecture of neighboring structures in terms of overall proportion, window proportion, solid-to-void proportion, solid-to-void rhythms, material, texture, color, and the relationship of architectural details and roof shapes. Existing structures are faced, for the most part, with red brick laid in a running band with belt and water table courses. Windows have a height-to-width ratio of two to one or greater and are further accented with stone arches and with either stone lintels or segmental arches. Again, for the most part, roofs are flat with modest cornices or have shallow pitches with pronounced overhangs.

b) Exterior building cladding will be principally brick.

## 3. Parking

- a) Residential parking will be provided off street, at the ratio of 1.5 spaces per dwelling unit.
- b) Parking for commercial business uses will be provided off street, at the rate of one space for each 500 square feet of gross floor area.
- c) Development standards
  1. No parking stall is to be closer than five feet from any building or any property line.
  2. No more than nine parking stalls are to be in a single row without provision of a landscaped island that is at least nine feet in width, and eighteen feet in length. Each such island is to include at least two 4.5 inch caliper trees, and grass or other ground cover over the entire area of the island.
  3. All parking areas are to be paved.
  4. All the parking areas are to have 6" x 18" curbs, set with a seven-inch reveal.
  5. Parking areas that abut adjacent property are to be screened with a masonry wall or a landscaped earthen berm, or other architectural or landscape divide that will effectively screen cars from view.
  6. The perimeter of parking lots will be planted with deciduous trees, of a minimum 3.5-inch caliper, and an average 4.5 caliper, placed on thirty-foot centers.

7. Parking lots are to be lighted at night to a maintained one foot candle minimum. Light is to be sharply cut off at the property line, and no light source is to be visible from any residential unit in the project area.
  8. Photometric data are to be provided.
4. Loading areas, trash collection areas, and other obtrusive areas that are visible from adjacent properties, from residential units within the project area, or from public rights-of-way are to be screened from view by a solid wall, at least five feet in height, that is architecturally compatible with the buildings in the project area.
  5. All service areas are to be located in such a manner that neither pedestrian nor vehicular traffic will be blocked, either during vehicle maneuvering or when the vehicle is in the service area.
  6. Walk ways will be provided to each structure or living unit. They will be elements separate from driveways and parking areas.
  7. All areas not occupied by structure or not required for parking areas, driveways, walkways or loading areas are to be landscaped with grass, ground cover, trees, shrubs, or other plantings, or are to be improved as children's play areas, or improved as pedestrian areas with textured paving materials, seating and other pedestrian amenities.
  8. Street trees of a minimum 3.5 inch caliper and an average 4.5 inch caliper are to be planted at a ratio of one tree for every twenty feet of street frontage.

9. No tree which is greater than sixteen inch caliper or which is determined to be greater than forty years in age will be removed or relocated from the project area without specific approval of the Redevelopment Agency.
  - a. During construction, the area defined by the tree's drip line is to be surrounded by a construction fence. Storage of equipment or materials within this area is prohibited.
  
10. Signs
  - a. Signs are permitted only for the purpose of identifying on premises business establishments, and are to be one of the following types and sizes:
    - 1) Signs displayed on business premises with reference to any or all of the following: the business or activity carried on; the goods or services provided; and, the names and qualifications of the person, partnership, or corporation carrying on such business or activity or supplying given goods or services are limited to one sign not exceeding two square feet in area when:
      - a) the use is not on the ground floor or,
      - b) the use is on the ground floor and the establishment does not have shop windows equal in area to fifty percent of the establishment's street front elevation, measured to an overall height of eleven feet.
  
    - 2) Signs displayed on business premises with reference to all or any of the following: the business or activity carried on; the goods sold or the services provided; and the name and qualifications of the person, partnership or corporation carrying on such business or

activity or supplying given goods and services, provided that such activity is contained on the ground floor of the premises, and when;

- a) the shop or establishment in question has shop windows equal in area to fifty percent or greater of the shop's street frontage elevation measured to an overall height of eleven feet;
- b) the space occupied by such a sign on any external face of the building does not exceed ten percent of the overall area of that face measured to an overall height of eleven feet;
- c) the sign is architecturally compatible with the structure, and does not rise higher than two feet below the sill of any upper story window.

3) Signs of a temporary nature for the purposes of leasing or sale of the property on which they are located, and signs of a temporary nature advertising local events and activities. These signs are restricted in size to nine square feet and shall be removed promptly or within one week after the activity designated has ceased.

- b. Lettering painted on windows is exempt from the above area requirements providing its height does not exceed three inches and the total area of the copy does not exceed five percent of the glazed area of the window upon which it is applied.
- c. Internally illuminated signs are not permitted.
- d. No more than three type faces and one logo type are permitted on any sign. Product trade marks are prohibited.

- e. Operable awnings with the name of the on premises establishment, are permitted in addition to other permitted signs provided the copy applied to the awning does not exceed ten percent of the area of the awning.
- f. If multiple enterprises are to be found in a single structure, the permitted sign(s) of each enterprise are to be coordinated across the building face in terms of placement, proportion, and graphic quality.
- g. Free standing signs, signs in excess of nine square feet in area, and signs which advertise goods and services not procured on the plot on which such sign is located are prohibited.
- h. Roof top signs are prohibited.
- i. All sign requests are to be submitted to the Redevelopment Agency for review and approval prior to application for a sign permit.

11. Residential Open Space

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

<u>Unit Type</u>	<u>Persons/Unit</u>
Efficiency/studio	1.5
one bedroom	2.0
two bedroom	3.0
three bedroom	4.0

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

The following controls apply to all building rehabilitation and restoration work undertaken in the project area.

All renovated buildings will be reviewed by the Connecticut State Historic Preservation Officer and the National Advisory Council on Historic Preservation to assure their renovations are in accordance with standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Redevelopers shall submit an illustrative site plan demonstrating compliance with the above controls. The Agency may also require submission of a separate landscape plan, prepared by a registered landscape architect.

#### C. Zoning

The existing zoning of this area is B-3 (linear business), and R-2 (high density residential). See Map Number 2, Existing Zoning

The Plan proposes a zone change to B-4 (neighborhood shopping) for the Park Street portion of the project area; six parcels on Squire and Wolcott Streets will remain R-2. This new zone, shown on Map Number 7, Proposed Zoning and Land Use, would continue the residential character along Squire and Wolcott Streets and would create a mixed-use, residential and commercial district along Park Street; this conforms to the objectives of this Plan and the City of Hartford's Comprehensive Plan of Development.

#### VIII. LAND DISPOSITION

After the land has been prepared for redevelopment, the Agency will arrange for the sale of this property to one or more redevelopers for the uses specified in the Plan. The Project has a total disposition area of 1.63 acres. The property will be sold in such tracts as the Agency deems most appropriate for the implementation of this Plan. Reuse tracts, along with their appropriate designations, are shown on Map Number 9, DEVELOPMENT PLAN, attached to this Plan.

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

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

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

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

IX. MODIFICATION AND DURATION OF REDEVELOPMENT PLAN

A. MODIFICATION

This Plan may be modified at any time by the Agency, provided if it is modified after the lease or sale of real property in the Project

area, the modification must be consented to by the redeveloper or redevelopers of such real property or their successors in interest, whose interest is affected by the proposed modification. Where the proposed modification will substantially change the Plan as previously approved by the Hartford Court of Common Council, the modification must similarly be approved by said Court of Common Council.

B. DURATION

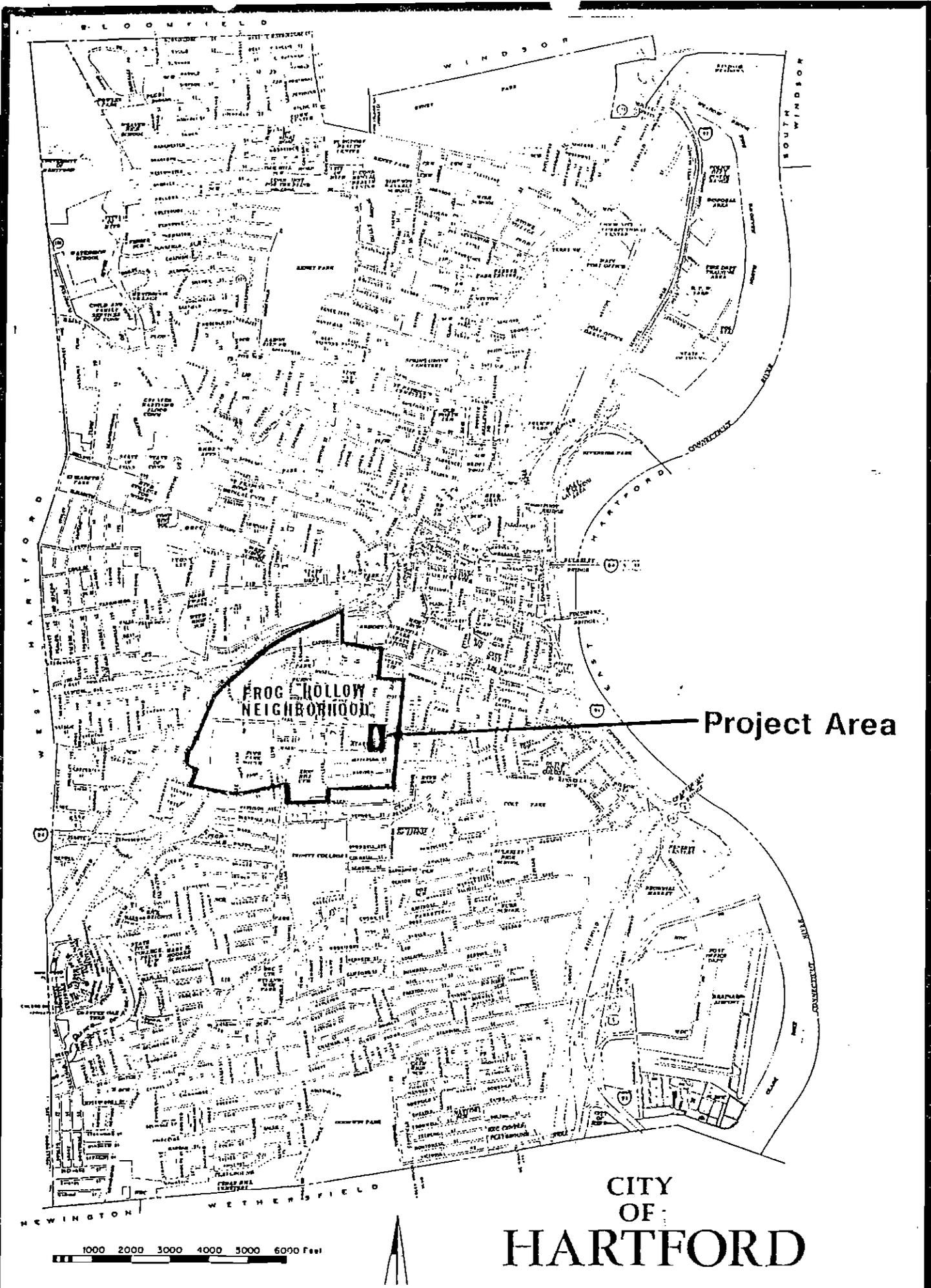
This Plan and any modification thereof shall be in full force for a period of thirty (30) years commencing on the date of approval of this Plan by the Court of Common Council.

X. FINANCING

The Park-Squire-Wolcott Street Project activities will be financed through the City of Hartford's Community Development Block Grant Program. These activities include acquisition, relocation, property management, demolition, and any other incidental expenses included by the Agency prior to land disposition.

XI. MAPS

Maps Number 1 through 9 attached are hereby incorporated within and made part of this Plan.



Project Area

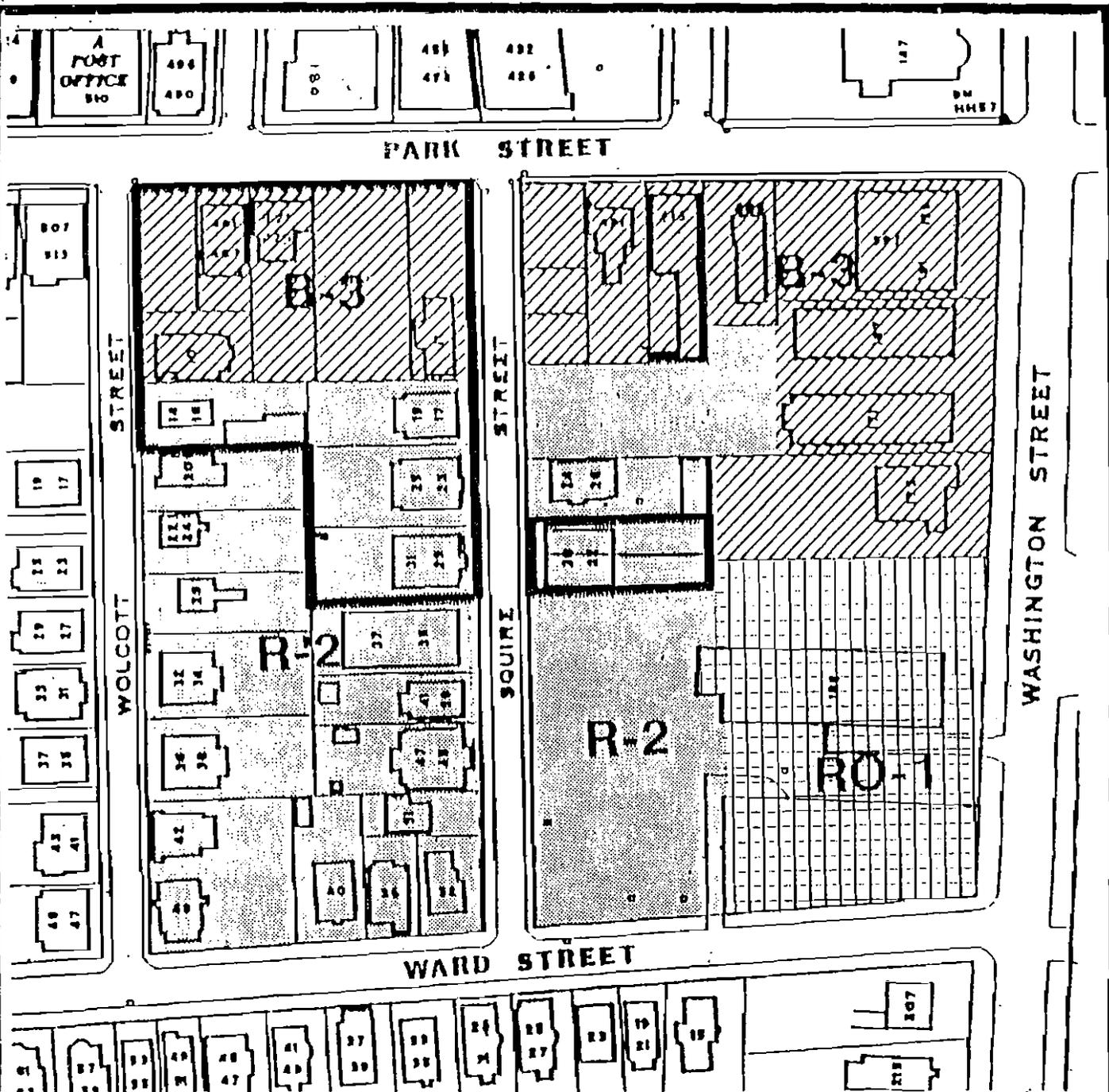
CITY OF  
HARTFORD

MAP NO. 1

PARK/SQUIRE/WOLCOTT PROJECT

HARTFORD REDEVELOPMENT AGENCY

PROJECT LOCATION



 Project Boundaries



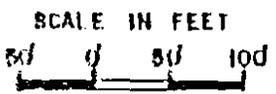
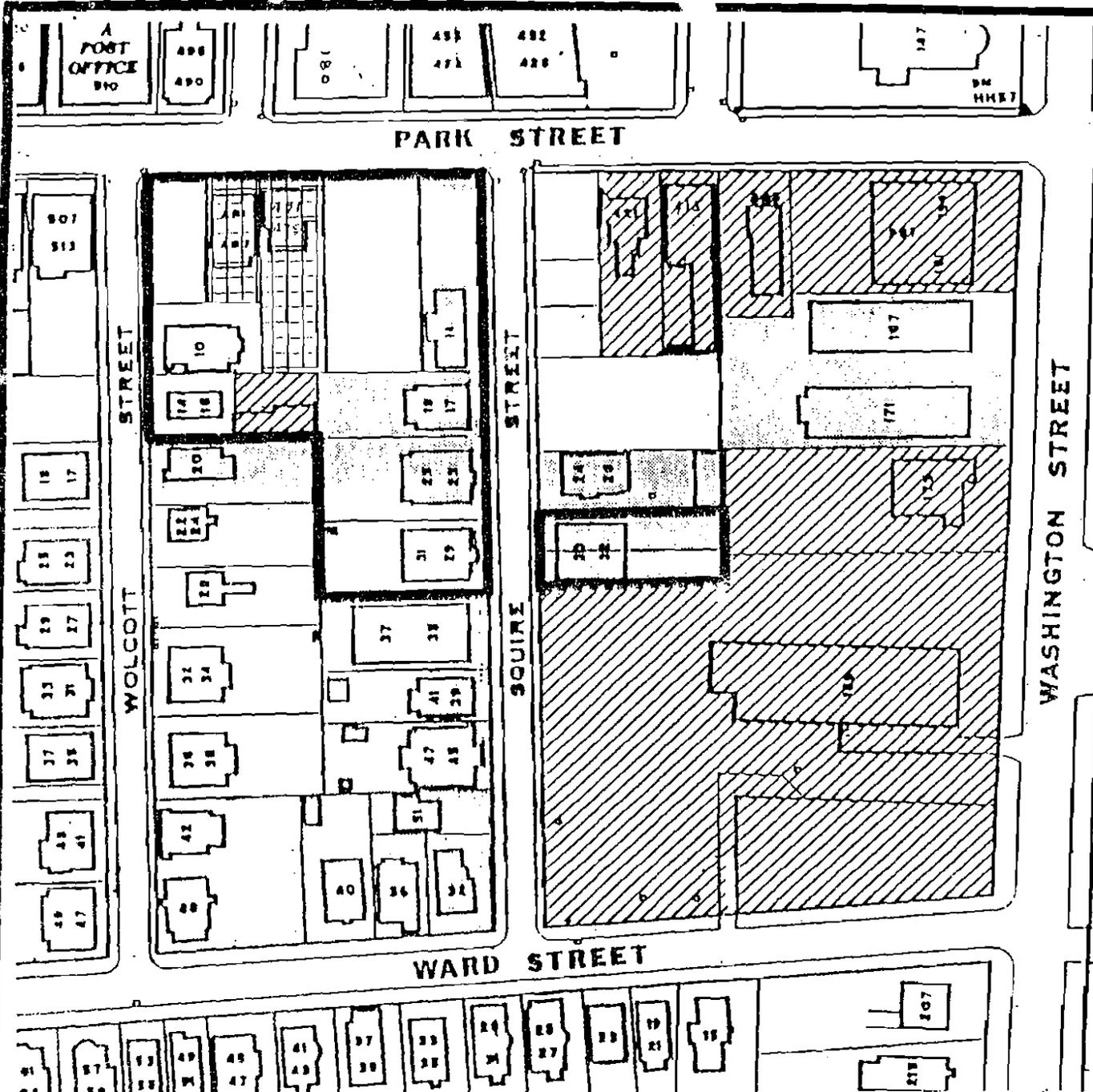
**MAP NO. 2**

**PARK/SQUIRE/WOLCOTT PROJECT**

**HARTFORD REDEVELOPMENT AGENCY**

**EXISTING ZONING**

-  - B-3 Business District - General Lineal Business
-  - R-2 Residential District - High Density
-  - RO-1 Residential - Office District



 Project Boundaries

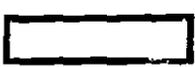


MAP. NO. 3

PARK/SQUIRE/WOLCOTT PROJECT

HARTFORD REDEVELOPMENT AGENCY

EXISTING LAND USE

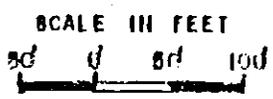
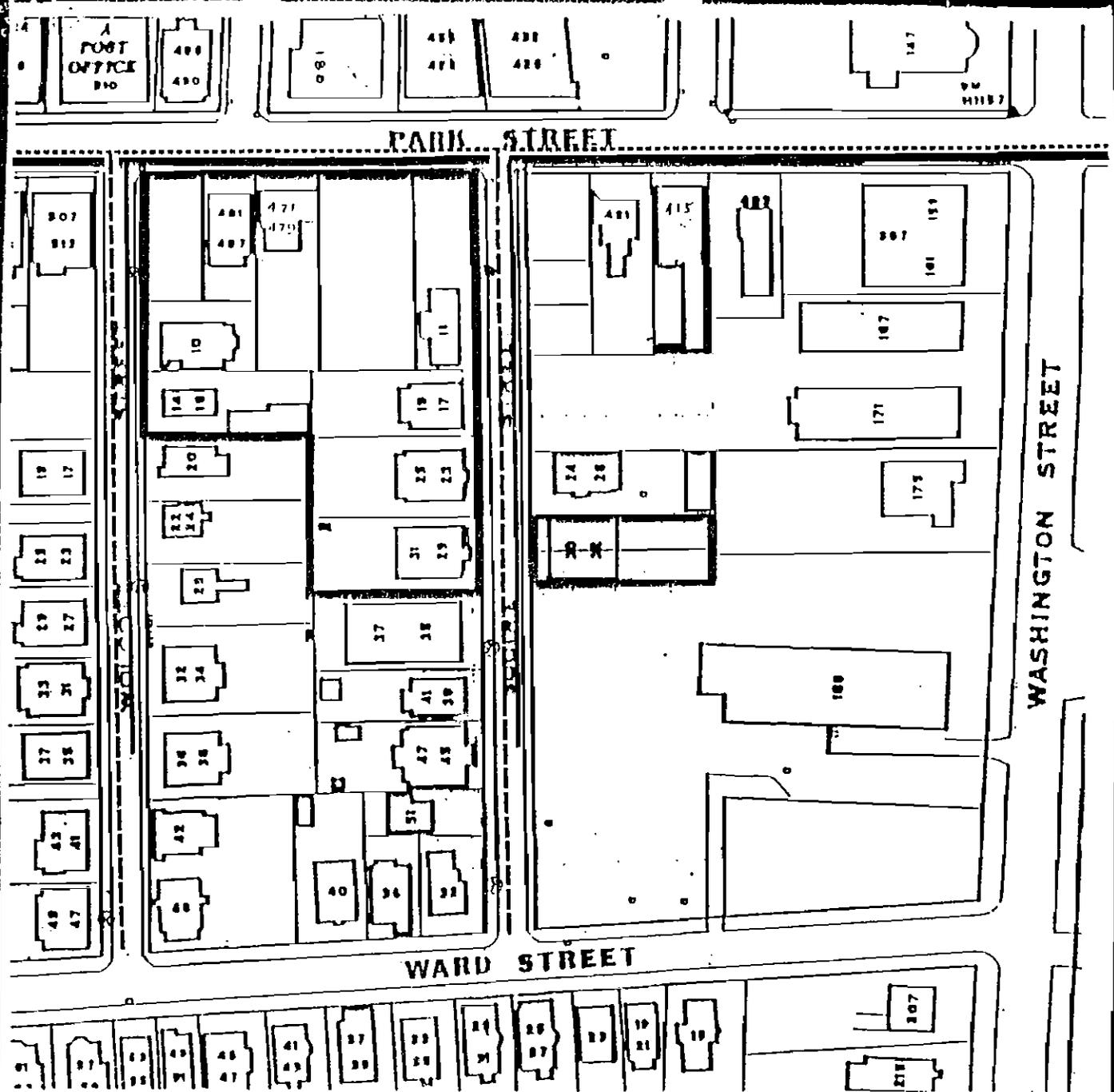
-  Residential
-  Mixed Use (Residential & Retail)
-  Business
-  Vacant

## PROPERTY ACQUISITION DATA

<u>Parcel #</u>	<u>Owner &amp; Parcel Address</u>	<u>Approximate Area to be Acquired*</u>	<u>Approximate Area not to be Acquired*</u>
①	Victor Hernandez 14-16 Wolcott St.	6,470 s.f.	
②	Hartford Housing Authority 10 Wolcott St.		4,500 s.f.
③	Comfed Savings Bank 489-495 Park St.	4,554 s.f.	
④	Victor & Rosa Hernandez 481-487 Park St.	4,545 s.f.	
⑤	Victor Hernandez 471 Park Street	7,500 s.f.	
⑥	Frank Citino 457-469 Park	10,720 s.f.	
⑦	Leslie & Stanley Ehrlich 11 Squire St.	7,500 s.f.	
⑧	Frank Citino 17-19 Squire St.	6,550 s.f.	
⑨	Putnam Heights Ltd. 23-25 Squire St.	8,030 s.f.	
⑩	29-31 Squire St. Associates 29-31 Squire St.	8,190 s.f.	
⑪	Jacques Picotin 30 Squire St.	3,490 s.f.	
⑫	Julio Rubin Decelis 32 Squire St.	3,520 s.f.	

\* This data is based on Assessor Property Maps.





 Project Boundaries



MAP NO. 5

PARK/SQUIRE/WOLCOTT PROJECT

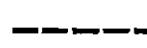
HARTFORD REDEVELOPMENT AGENCY

EXISTING UTILITY SYSTEMS

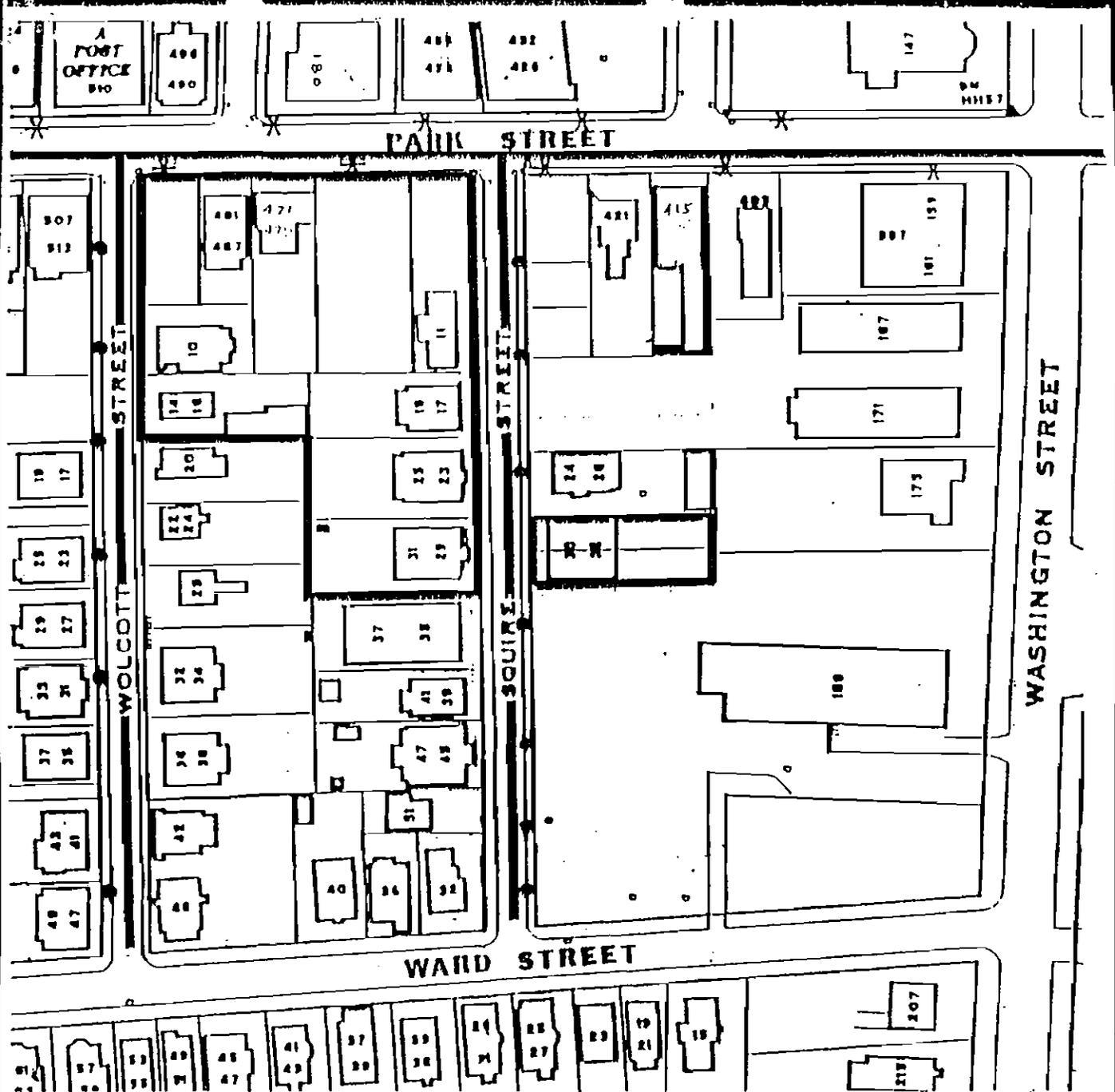
Sanitary & Storm Sewers:

-  18" Sewer
-  24" Sewer

Water Mains:

-  16" Main
-  30" Main

 Hydrants



**Project Boundaries**



**MAP NO. 6**

**PARK/SQUIRE/WOLCOTT PROJECT**

**HARTFORD REDEVELOPMENT AGENCY**

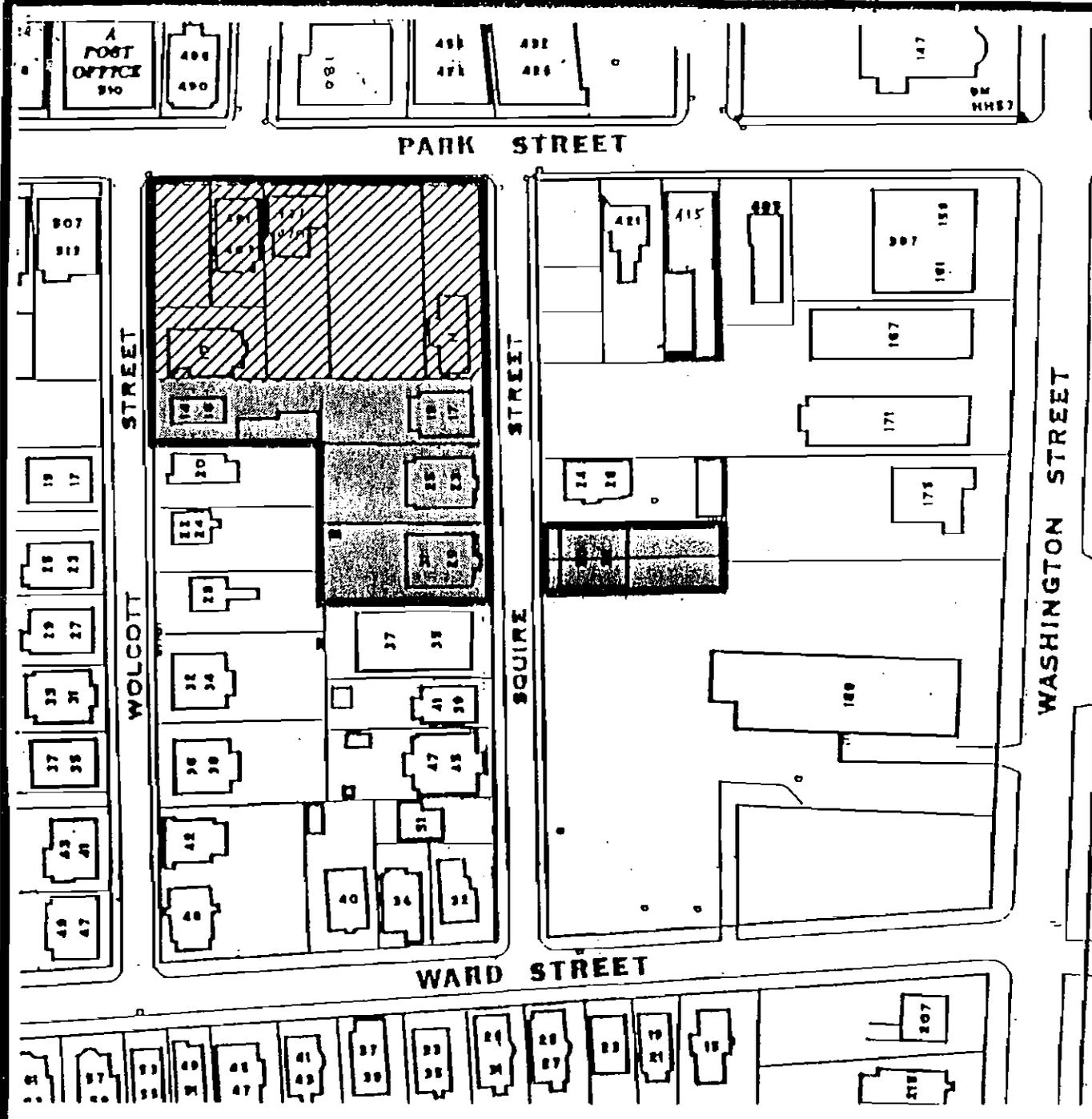
**EXISTING UTILITY SYSTEMS**

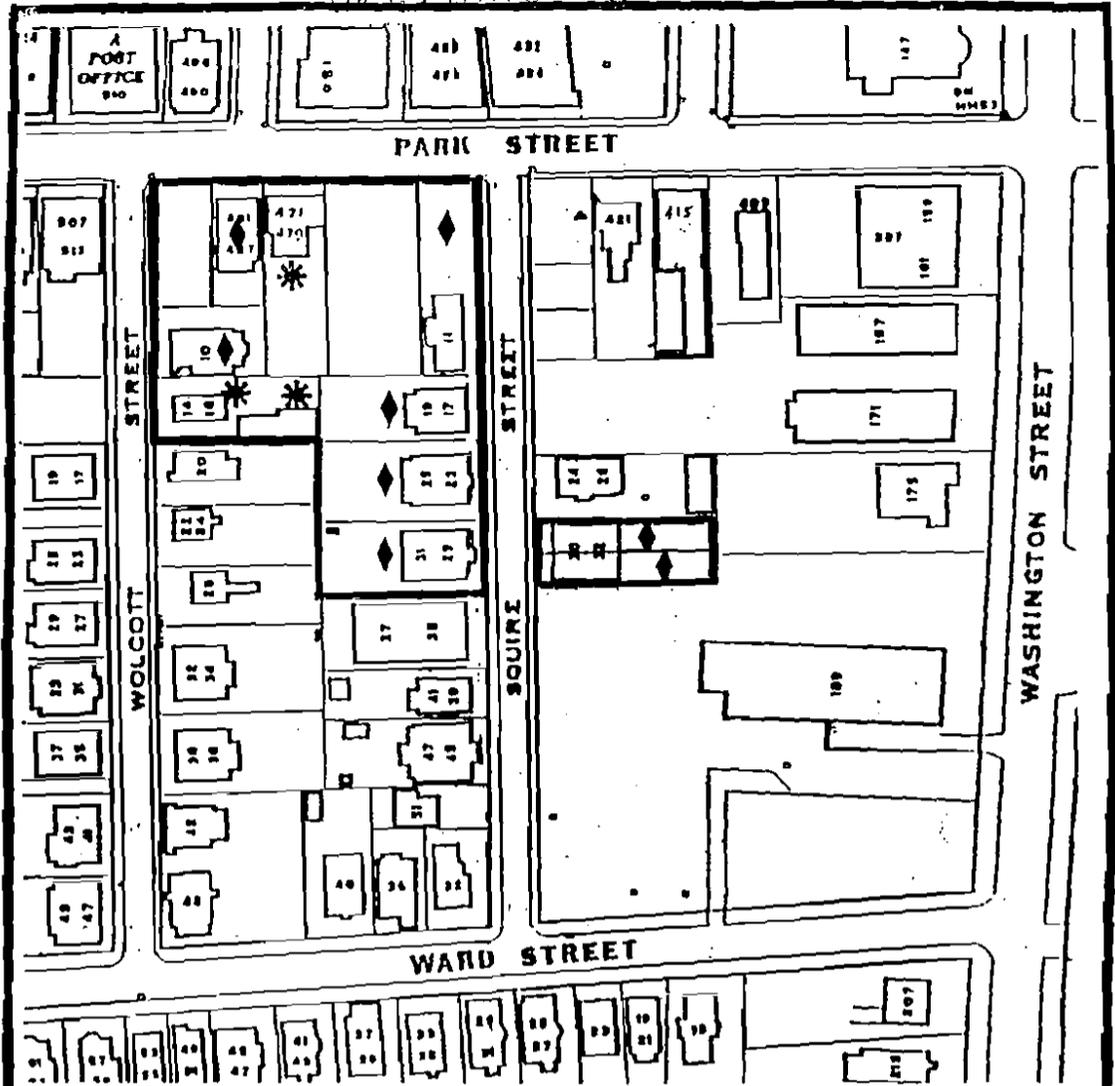
**Gas Mains:**

**Existing Gas Lines**

**Electric & Telephone Service:**

- Existing Overhead Pole Locations
- \* Existing Street Light Locations



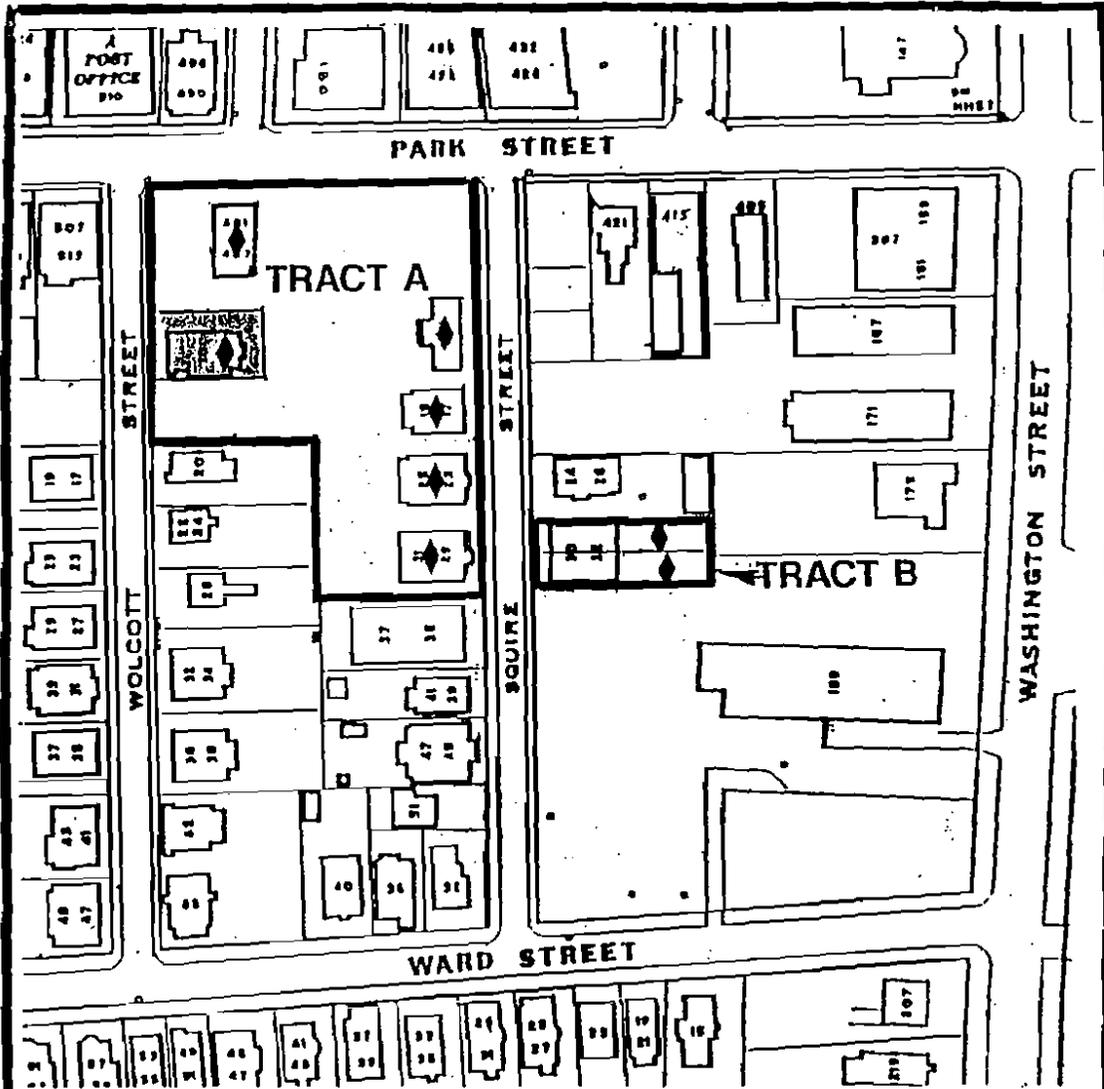


**Project Boundaries**



**MAP NO.8**  
**PARK/SQUIRE/WOLCOTT PROJECT**  
**HARTFORD REDEVELOPMENT AGENCY**  
**PROPOSED ACTIVITY**

- ◆ - Rehabilitation
- \* - Demolition
- - No Action



SCALE IN FEET  
 0 50 100

Project Boundaries



MAP NO. 9  
 PARK/SQUIRE/WOLCOTT PROJECT  
 HARTFORD REDEVELOPMENT AGENCY  
DEVELOPMENT PLAN

Tract A: Re-Use: 1.47 Acres, Mixed-Use Residential & Business

◆ - Rehabilitation

■ - Not To Be Acquired

Tract B:  
 ◆ - Rehabilitation

SEP 13 2000

Rec. for Record

at 10:16 A.M. *Daryl Carey* Town Clerk