

Rec. for record

Lawrence-Grand Street

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(Master copy Please return to file)

WHEREAS, The Lawrence/Grand Redevelopment Plan was approved by the Court of Common Council on April 11, 1994; and

WHEREAS, No property has been previously conveyed in this project; and

WHEREAS, To create an optimum development, the acquisition and use of Parcel C-2 (52 Grand Street) in this development is now sought, and

WHEREAS, Certain modifications to the Plan are required in order to implement the optimum development of this block;

NOW THEREFORE, BE IT

RESOLVED, That the modifications to the Plan are required as shown below are hereby approved:

1. Change Section IV. Section B paragraph 1, line 5 to remove 52 Grand Street from the not to be acquired designation.
2. Change designation of "Not to be acquired" for Parcel C-2, Map No.7 of the Plan "To Be Acquired" and modify said Map No. 7 to correspond to the City Property Map.
3. Change designation of "Not to be acquired" for, Parcel #3-7, 52 Grand Street, Map No.4 Property Map, of the Plan to "To be Acquired" and modify said Map No.4 to correspond to the City Property Map.

CERTIFICATION

I, Madelyn Colón, 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, February 19, 1998, and that the said resolution is contained in the minutes of said meeting on file in the Hartford Redevelopment Agency Office, 10 Prospect Street, Hartford, Connecticut.



Madelyn Colón
Executive Director

November 18, 1993

REDEVELOPMENT PLAN
FOR
LAWRENCE/GRAND STREET PROJECT

APPROVED BY HARTFORD REDEVELOPMENT
AGENCY ON JANUARY 20, 1994

APPROVED BY THE COURT OF COMMON
COUNCIL ON APRIL 11, 1994

HARTFORD REDEVELOPMENT AGENCY
10 PROSPECT STREET
HARTFORD, CONNECTICUT 06103

ACKNOWLEDGEMENTS

Hartford Redevelopment Agency

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

Preparation of the Lawrence-Grand Street Plan was the primary responsibility of Jeanne Chambers, the team leader, along with Erma Esangbedo from the Department of Planning. Architectural assistance in the preparation of the Plan was provided by Les Brodacki with technical assistance from Margaret Brown, and Roland Klee from the Department of Planning. Engineering support was provided by Oswald Blint, City Surveyor.

I. INTRODUCTION

The Lawrence/Grand Street Project (hereinafter called the "Project"), is located north of Park Street, south of I-84 and southwest of the State Capitol in the City's Frog Hollow Neighborhood (See Map Number 1 Project Location). It is a deteriorated area of approximately 7.29 acres of land, including 47 buildings. Thirty-six percent of the buildings are vacant.

Homeownership is decreasing, representing barely 10 percent of the units in this area. Approximately 25 percent of housing units exist in buildings with 10 or more units. SRO units have increased from 0 to 5 percent of the housing units in this area. Census data reflects that 31 percent of the housing units in this area are substandard and 12 percent of units are overcrowded.

The housing stock is generally of brick construction originally built to house workers for neighborhood factories like the Sharps Rifle Company which led to the development of the Frog Hollow neighborhood between 1850 and 1900.

A window survey of the six block project area shows that of the 47 buildings included in the project area, a third are vacant, and a third are in very poor condition. The project is in a multi-family residential area. This neighborhood had been the focus of rehabilitation efforts in the late 1970's and early 1980's. Many of the buildings have undergone rehabilitation during the last ten years. Several large scale rehabilitation efforts, Billings Forge and Casa Nueva abutt the project area. These apartment complexes are well maintained and contrast sharply with the study area.

II. DESCRIPTION OF PROJECT AREA

A. The Project Area is generally bounded on the north by properties at 156-160 Russ Street on Block 1, properties at 164 Lawrence and 657 Broad Street on Block 3, and on Block 4 by 650-652 Broad Street, on the west by 109 Lawrence Street, 59 Grand Street and 123-125, 129-135, 137-139, 143, 145, 147, 149, 153-155, 157-159, 175, 177-179, 181-183, 185-187, 191 Lawrence Street, on the south by 109 Lawrence, 66 Lawrence Street, 49 Grand Street, and 41-45 Grand Street, on the east by 41-43 Grand Street, 42-44 Grand Street and properties at 650, 686-700, 670, 658-660, 650-652 Broad Street.

B. Detailed Boundary Description

Beginning at the point of intersection of the south street line of Russ Street and the east street line of Lawrence Street; Thence, southerly along the said easterly street line of Lawrence Street, a distance of 306 feet more or less to a point; Thence, easterly along the southerly line of 166-168 Lawrence Street, a distance of 115 feet more or less to a point; Thence, southerly along the westerly line of 655-657 Broad Street, a distance of 44 feet more or less to a point; Thence, easterly along the south property line of said 655-657 Broad Street and across Broad Street, a distance of 164 feet more or less to a point in the easterly street line of Broad Street; Thence, northerly along the said easterly street line of Broad Street, a distance of 68 feet to a point; Thence, easterly along the southerly line of 640-642 Broad Street, a distance of 159 feet more or less to a point; Thence, southerly, a distance of about 79 feet more or less, to the southwest corner of 107-109 Hungerford Street; Thence, easterly along the southerly line of 107-109 Hungerford Street, a distance of 36 feet more or less to the northeast corner of 670-676 Broad Street; Thence, southerly along the easterly line of the said 670-676 Broad Street, a distance of 74 feet to a point in the north line of 199-121 Hungerford Street; Thence, westerly along the said north line of 199-121 Hungerford Street, a distance of 36 feet more or less, to a point; Thence, southerly along the westerly lines of 119-121 and 123-125 Hungerford Street partly by AECH, a distance of 72 feet more or less to a point; Thence, westerly a distance of 7 feet to the northwest corner of 40 Grand Street; Thence, southerly along the west line of 40 Grand Street, a distance of 154 feet more or less to a point in the northerly street line of Grand Street;

Thence, southerly across Grand Street, a distance of 50 feet more or less to a point marking the northeasterly corner of 39 Grand Street; Thence, westerly along the southerly street line of Grand Street, a distance of 50 feet to the northeasterly corner of 41-43 Grand Street; Thence, southerly along the easterly line of 41-43 Grand Street, a distance of 99 feet more or less to a point; Thence, westerly along the northerly line of 764-766 Broad Street, a distance of 130 feet more or less to a point in the easterly street line of Broad Street; Thence, northerly, along the said easterly street line of Broad Street, a distance of 102.3 feet more or less to a point in the southerly street line of Grand Street; Thence, westerly along the southerly street line of Grand Street, a distance of 120.5 feet more or less, to a point; Thence, southerly along the easterly property line of 51 Grand Street, a distance of 108 feet more or less to a point; Thence, easterly, a distance of 4 feet more or less to a point; Thence, southerly along the westerly property line of 755 Broad Street, a distance of 47 feet more or less to a point; Thence, westerly along the northerly property line of 765-767 Broad Street, a distance of 31 feet more or less to a point; Thence, southerly along the easterly property lines of 114, 72, 68, and 66 Lawrence Street, partly by each, a distance of 156 feet more or less to a point; Thence, westerly along the southerly property line of 66 Lawrence Street, a distance of 106 feet more or less to a point in the easterly street line of Lawrence Street; Thence, northerly along the said easterly street line of Lawrence Street, a distance of 164 feet more or less to a point; Thence, westerly across Lawrence Street and along the southerly property line of 109 Lawrence Street, a distance of 171 feet more or less to a point; Thence, northerly along the westerly property line of the said 109 Lawrence Street, a distance of 51 feet more or less to a point in the southerly property line of 59 Grand Street; Thence, westerly along the southerly property line of the said 59 Grand Street, a distance of 25 feet more or less, to a point; Thence, northerly along the westerly property line of the said 59 Grand Street, a distance of 100 feet more or less to a point in the southerly street line of Grand Street; Thence, continuing northerly about 40 feet, to a point in the northerly street line of Grand Street, which point is the southwest corner of 123-125 Lawrence Street; Thence, still continuing northerly along the westerly property line of 123-125, 129-135, 137-139, 143,

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145, 147, 149-151, 153-155, 157-159, 175 and 177-179, partly by each, a distance of 664 feet more or less to a point; Thence, easterly along the southerly property line of 161 Russ Street, a distance of 45.5 feet more or less to a point; Thence, northerly along the easterly property line of the said 159-161 Russ Street, a distance of 145 feet more or less to a point in the southerly street line of Russ Street; Thence, westerly along the southerly street line of Russ Street, a distance of 94 feet more or less, to a point; Thence, northerly along the easterly lines of 174 Russ Street, 64-66 Babcock Street and 60-62 Babcock Street, partly by each, a distance of 174 feet, more or less to a point in the southerly line of 56-58 Babcock Street; Thence, southeasterly along the said southerly line of 56-58 Babcock Street; a distance of 46 feet more or less to a point; Thence, northerly along the easterly line of the aforementioned 56-58 Babcock Street, a distance of 19 feet more or less, to a point; Thence, easterly along the southerly line of 227 Lawrence Street, a distance of 25 feet more or less to a point; Thence, southerly along the westerly line of 213 Lawrence Street, a distance of 23 feet more or less to a point; Thence, southeasterly along the southerly line of 213 Lawrence Street a distance of 70 feet more or less to a point in the west line of 209-211 Lawrence Street; Thence, southerly along the said west line of 209-211 Lawrence Street and 150-152 Russ Street, partly by each, a distance of 140 feet to a point on the north street line of Russ Street; Thence, easterly along the said north street line of Russ Street and across Lawrence Street, a distance of 98.6 feet more or less to a point, working the north street line of Russ Street and the east street line of Lawrence Street, Thus, southerly across Russ Street to the point and place of beginning.

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C. Present Land Use and Zoning

This Project contains the following land use breakdown.

<u>Use</u>	<u>Estimated Number of Acres*</u>	<u>Percentage of Total</u>
Commercial	.28 (12,030 s.f.)	4
Mixed-Use	1.20 (52,410 s.f.)	17
Multi-Family	4.74 (206,327 s.f.)	65
Institutional	.08 (3,330 s.f.)	1
Vacant	.99 (43,495 s.f.)	13
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TOTAL	7.29 (317,592 s.f.)	100%

* excluding streets

This project area is presently zoned R-3 in Block 1 which includes 3 vacant parcels on Russ Street, in Block 2 which includes the properties on the west side of Lawrence Street north of Grand Street. Block 3 which includes the east side of Lawrence Street and the west side of Broad Street north of Grand is zoned R-3 with 2 parcels at the intersection of Broad and Grand Street zoned B-3. Block 4 which includes the properties on the east of Broad Street is zoned R-3 on Broad Street and R-2 on Grand Street.

On Block 5, the southern side of Grand Street east of Broad, 45 Grand is zoned R-3 and 41-43 Grand is zoned R-2. Block 6, which includes properties on the south side of Grand Street between Broad and Lawrence Street and the properties on the east side of Lawrence Street, south of Grand is zoned R-3. Block 7, which includes properties immediately south and west of the Lawrence and Grand Street intersection is zoned R-3.

Refer to Map No. 2 Existing Zoning and Map Number 4 Property Map for Block Designations.

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D. Present Use, Type and Conditions of Structures

1. The Project Area contains a total of forty-seven (47) principal structures and accessory structures. The breakdown of their use and type is as follows:

		<u>Type</u>
Commercial	1	One Story Brick
Mixed-Use	1	2-1/2 Story Brick
	1	2 Story Frame
	7	3 Story Brick
	1	3 Story Frame
Institutional	1	2 Story Frame
Multi-Family	5	2 Story Frame
	1	3 Story Frame
	3	2 Story Brick
	24	3 Story Brick
	1	4 Story Brick
	1	3 Story Stucco

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	5	
Fair	28	
Poor	14	

Of the 47 principal structures located in this Project Area, 32 are occupied, 4 are partly occupied and 11 are vacant.

III. GENERAL PURPOSES OF THE PROJECT

The primary goal of the Lawrence/Grand Street Project is to revitalize a historic neighborhood and provide adequate amenities which will encourage a livable neighborhood. These include a community center, recreation areas, parking and space for community gardens, which are not currently available. The existing housing in this area was developed between 1875 and 1916. The earlier structures are generally three decker flats and Italianate duplexes which have been converted to 6 family buildings. The later buildings 1890-1916 were multi-family buildings which range from 6-12 units. These later

developments left no yards and narrow alleyways between buildings, with lot coverage ranging from 50 to 90 percent.

The more recent rehabilitation undertaken in the 1980's during the real estate boom years left debt on these buildings which cannot be serviced by current rents in the current depressed real estate market.

There are presently 199 housing units in this project. This Plan will reduce the number of units in the area by 20 percent. Several buildings which are in poor condition will be demolished and the number of units in existing structures will be reduced when feasible. 38 percent of the rehabilitated units will be used to provide ownership housing opportunities.

Using the existing number of units, 82 additional off-site parking spaces would be required to conform to present zoning requirements. Through the reduction of the number of housing units in this area, the off-site parking requirement can be reduced to 49 allowing open space for play areas and community gardens to be developed.

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:

- * Promoting affordable homeownership housing
- * Minimizing displacement of low and moderate income households
- * Using public programs to attract and leverage the rehabilitation of existing units
- * Supporting the preservation of existing housing stock
- * Stimulating neighborhood revitalization

IV. ACQUISITION, REHABILITATION AND DEMOLITION

A. Acquisition

The real property to be acquired for the purpose of redevelopment shall be acquired by purchase, or by the exercise of the powers of eminent

domain granted to the Agency under Chapter 130 of the Connecticut General Statutes.

The time period within which the real property located in the Project is slated to be acquired is to take place within sixty (60) months after the approval of the Plan by the Hartford Court of Common Council (legislative body). This acquisition period is necessary because it may be necessary for the Project to be developed in phases. The rationale for this is that the funding needed to undertake all of the Project activities at one time will not be in place at the beginning of the execution period.

The plan provides for the acquisition of a total of thirty-three (33) parcels of privately-owned land, of which five (5) contain no buildings.

B. Rehabilitation

Preservation of the 20 structures situated on those properties designated as to be acquired, as shown on Map Number 8, Proposed Activity will be offered for private rehabilitation. Nineteen structures will tentatively not be acquired. 66, 68-70, 72-74, 116, 143, 145, 147, 149-151, 153-155, 157-159, 175, 181-183, 185-187, 191 Lawrence Street and 46, 48-50, 51, 52 Grand Street are designated as not to be acquired, as shown on Map Number 9, Development Project will be offered available services through the City of Hartford's Housing Rehabilitation Program. The City of Hartford's Housing Department has rehabilitation loan programs which can be used to upgrade these properties. Owners will be contacted to participate in such housing rehabilitation programs. Rehabilitation will be in accordance with local codes and ordinances, and the U.S. Secretary of the Interior Standards for Rehabilitating Historic Buildings (Revised 1983) for those properties that are listed on the historic register. A summary of these guidelines is included in Section VII of this Plan. The Agency will select those rehabilitation proposals which, in addition to meeting the requirements stated in this Plan, best preserve the architectural integrity of these structures.

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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

Seven (7) principal structures are slated for demolition under this Plan. They are located at 109, 111, 113 and 135 Lawrence Street, 54-56, and 57 and 59 Grand Street, and 681-685 Broad Street. See Map Number 5 Proposed Activity. These structures are in poor condition. This will allow development of open space, recreation, and required parking for the rehabilitation of existing units.

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

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

D. Historic District

This project is located in the Frog Hollow historic district. Most of the properties located in this project will require review and approval by the State Historic Preservation Officer and the National Advisory Council on Historic Preservation before any actions are initiated.

V. DISPLACEMENT AND RELOCATION

It is anticipated that approximately eighty-one (81) households and two (2) businesses will be displaced. It is anticipated that most of the residential tenants to be relocated can be relocated in the Frog Hollow

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neighborhood. The commercial operations are a package store, a furniture store, and a church, 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, which is the central relocation agency for the City of Hartford.

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

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

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

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

VI. PROPOSED SITE IMPROVEMENTS

The Project area is currently serviced by Lawrence, Grand and Broad Streets which have curbs and sidewalks. This area is serviced by all major utilities. There may be some curb and sidewalk construction work throughout the project as it is required for curb cuts because of poor condition.

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 Lawrence/Grand Street Project. Any variations from these controls must be justified by redevelopers in a written statement, with final determination to be made by the Agency.

A. GENERAL CONTROLS

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

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

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

In addition, the redevelopment of all parcels located in the Frog Hollow National Historic District shall be in conformance with the National Historic Preservation Act.

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

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

B. SPECIFIC CONTROLS

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

1. Building Height

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

a. The minimum residential floor to floor height will not be less than ten feet.

b. The minimum commercial floor to floor height will not be less than eleven feet.

2. Building Design

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

Generally, vintage Architectural Styles shall predominate regarding existing structures to remain as well as in new buildings proposed within the development.

3. Parking

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

- a) Residential parking will be provided off-street, at the ratio of 1.5 spaces per dwelling unit in new buildings. Parking for existing residential structures to be rehabilitated will be provided at the ratio of 1.0 space per dwelling unit.
- b) Parking for commercial business office uses will be provided off-street, at the rate of 1.0 space for each 500 square feet of gross floor area. *
- c) Parking for commercial retail business uses will be provided off-street, at the rate of 1.0 space for each 600 square feet of gross floor area. *
- d) Small parcels may be made available for sale to abutting owners to provide parking and open space.
- e) Development standards:
 - 1) Parking stalls shall not be located closer than ten (10) feet from any building containing residential units.
 - 2) Parking spaces shall be located a minimum of 3.0 feet from any building used for commercial retail and/or office purposes and also screened from any property line.
 - 3) Parking areas shall be provided with landscaped islands and strips to the maximum feasible between rows of parking stalls. Buffer landscaped strips, five (5) feet wide at minimum, shall be provided along front property lines. Long unbroken rows of

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

parking stalls are to be avoided, as much as possible, by the installation after every ten (10) stalls, of a landscaped island that is at least nine feet in width and eighteen (18) feet in length.

- 4) All parking areas are to be paved and curbed.
- 5) Parking areas that abut adjacent property are to be screened with a masonry wall or other architectural or landscape divide that will effectively screen cars from view.
- 6) The perimeter of parking lots will be planted with deciduous trees, of a minimum 2.5 to 3.5 inch caliper, placed on thirty-foot centers.
- 7) Parking lots shall be lit at night to a maintained minimum of one foot candle. Light is to be sharply cut off at property lines, and no light source is to be visible from any residential unit within and adjacent to the project area.

4. Screening and Location of Service Facilities

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

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

5. Walkways

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

6. Landscaping

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

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pedestrian areas with textured paving materials, seating and other pedestrian amenities. Street trees of a minimum 3.5 inch caliper are to be planted at a ratio of one tree for every twenty-five feet of street frontage where feasible.

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

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

7. Signs

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

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

a. the use is not on the ground floor or,

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

2. Signs displayed on business premises with reference to any or all of the following: the business or activity carried on; the goods sold or the services provided; and, the names and qualifications of the person, partnership, or corporation carrying on such business or activity or supplying given goods and services, provided that such activity is contained on the ground floor of the premises, and when:

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

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h. Roof top signs are prohibited.

i. All sign requests are to be submitted to the Redevelopment Agency for review and formal approval prior to application for a sign permit.

8. Residential Open Space

Open space is to be provided within residential properties of the project area on the basis of eighty (80) square feet per resident. Residential densities are determined by 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, as common open space that is accessible and available to all occupants of dwellings for which the space is required, or as a combination of private and common open space, provided that every dwelling unit has access to an area of open space. Open space located above ground level is to be structurally safe and adequately surfaced and protected. Open space is to be unobstructed to the sky except as follows:

1. Private open space such as porches or balconies may be roofed.
2. Portions of common open space, such as terraces and patios, may be roofed. The roofed portion may not exceed twenty-five percent of the single contiguous area of open space upon which it is located. Not more than fifty percent of the perimeter of the roofed section may be enclosed.

b. The required residential open space will not include streets or roadways open to vehicular traffic, parking areas, loading space or any areas where screening of the foregoing must be provided.

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9. Additional Requirements for Submission

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

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

To 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.

VII. ZONING

The project area is centered on Broad, Lawrence, and Grand Streets and covers portions of seven city blocks. Both sides of Broad and Lawrence Streets are zoned R-3, as are both sides of Grand Street with the exception of the northwest corner of Broad and Grand Street which is zoned B-3 and the area east of Broad Street, which is zoned R-2. The north side of Russ Street between Lawrence and Babcock Streets is also zoned R-3.

The B-3 district is a general commercial district that allows for heavy uses that generate heavy traffic and generally require large amounts of space for their operation. The district allows auto-related uses such as gasoline stations, car sales, and restaurants with drive-through windows. The B-4 district consists of the traditional urban neighborhood retailer and generally retains the pedestrian orientation of the storefront business district. Both business districts permit high density residential uses.

The R-2 district is a high density residential district which allows up to 100 people per acre in multi-family dwellings on a 6,000 square foot lot. This can accommodate four two-bedroom apartments on a standard lot. The R-3 district also allows multi-family housing on 6,000 square foot lots but density is limited to 75 people per acre. The R-4 district is a medium density residential district that allows three-family dwellings on a 7,000 square foot lot.

There are no zone changes contemplated for the project area.

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 4.25 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

- 20 -

their appropriate designations, are shown on Map Number 7, Development Plan, attached to this Plan.

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

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

- 21 -

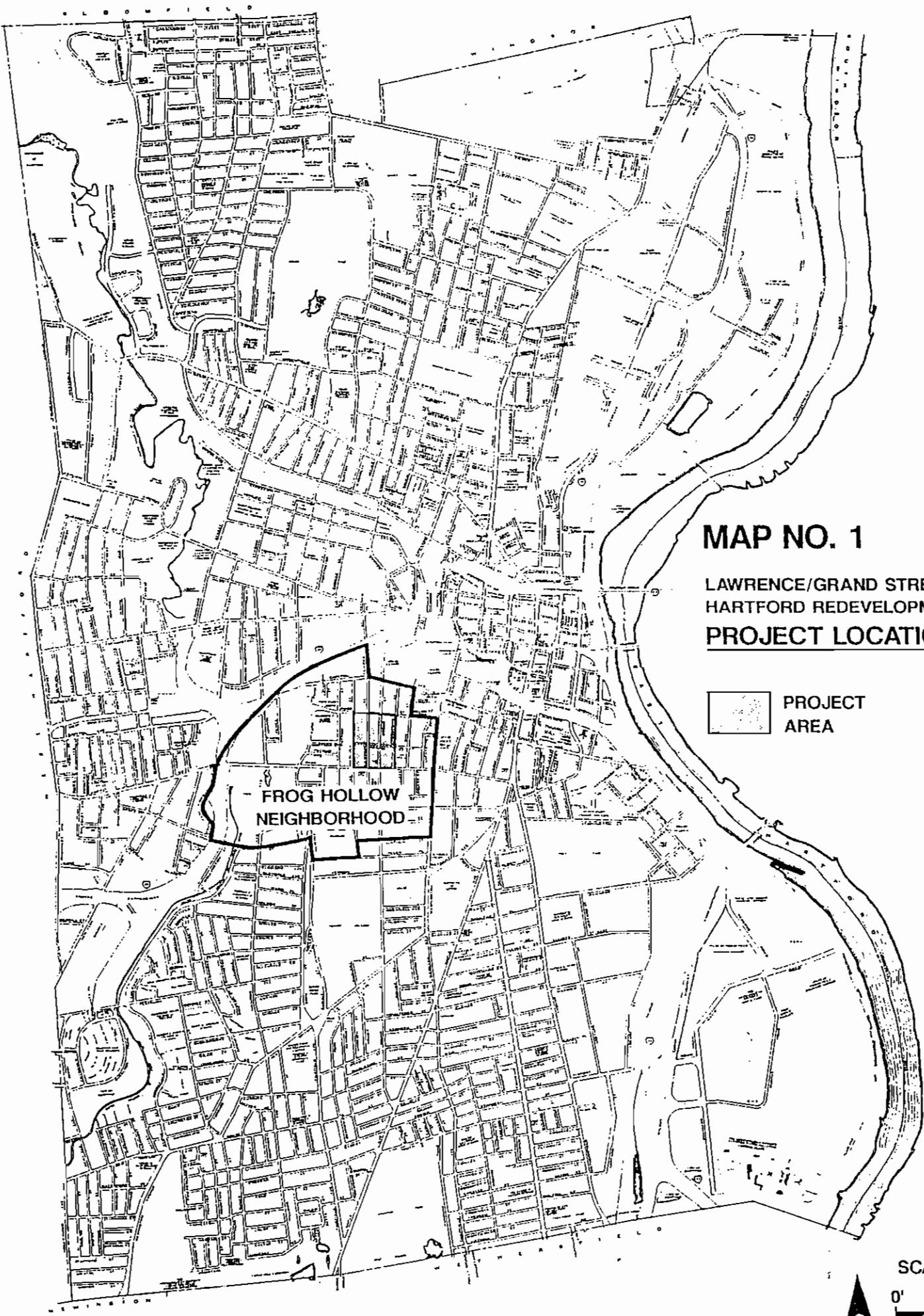
Council, the modification must similarly be approved by said Court of Common Council.

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



MAP NO. 1

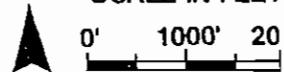
LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY

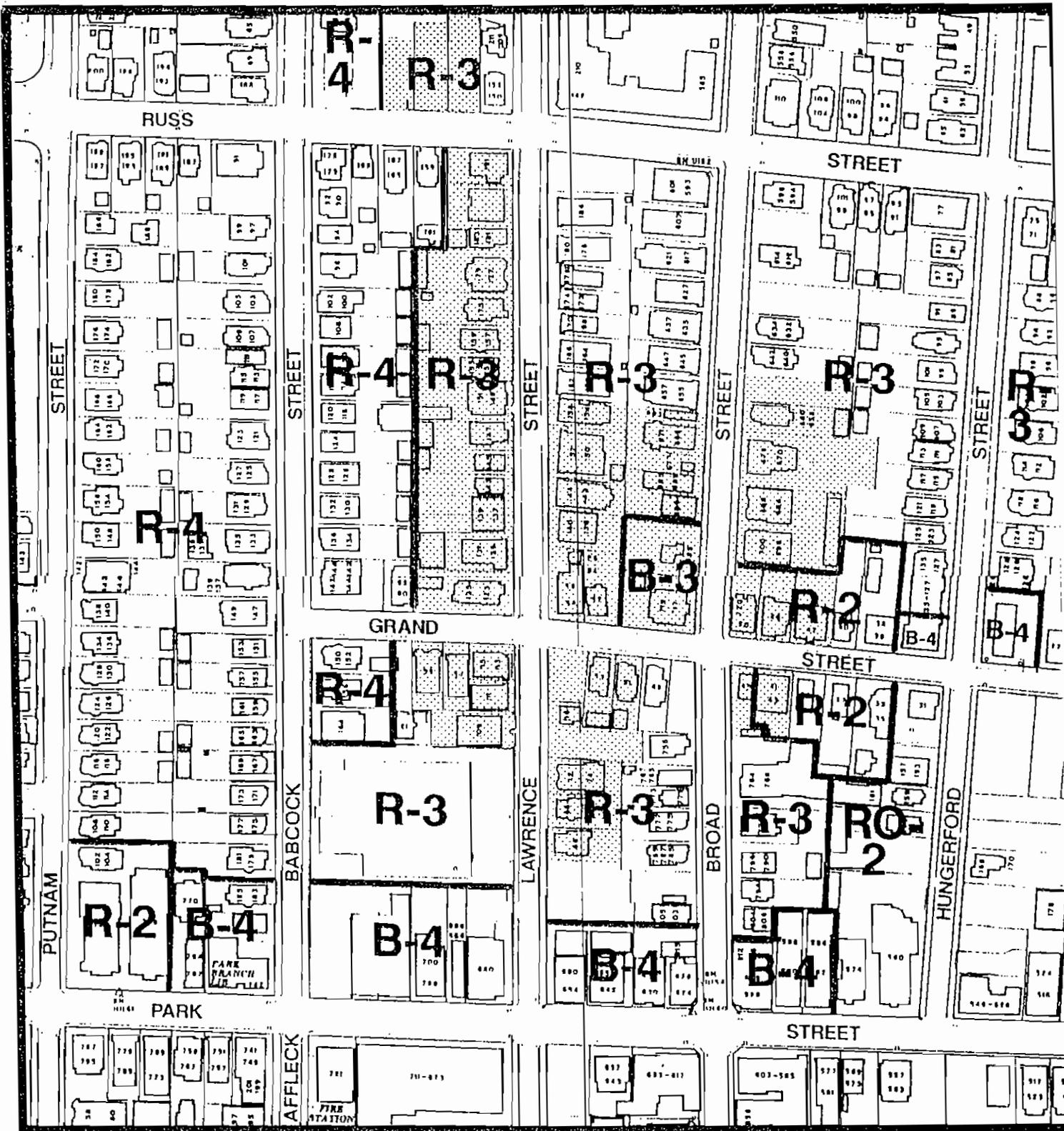
PROJECT LOCATION

 PROJECT AREA

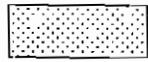
FROG HOLLOW
NEIGHBORHOOD

SCALE IN FEET





MAP NO. 2



PROJECT BOUNDARY

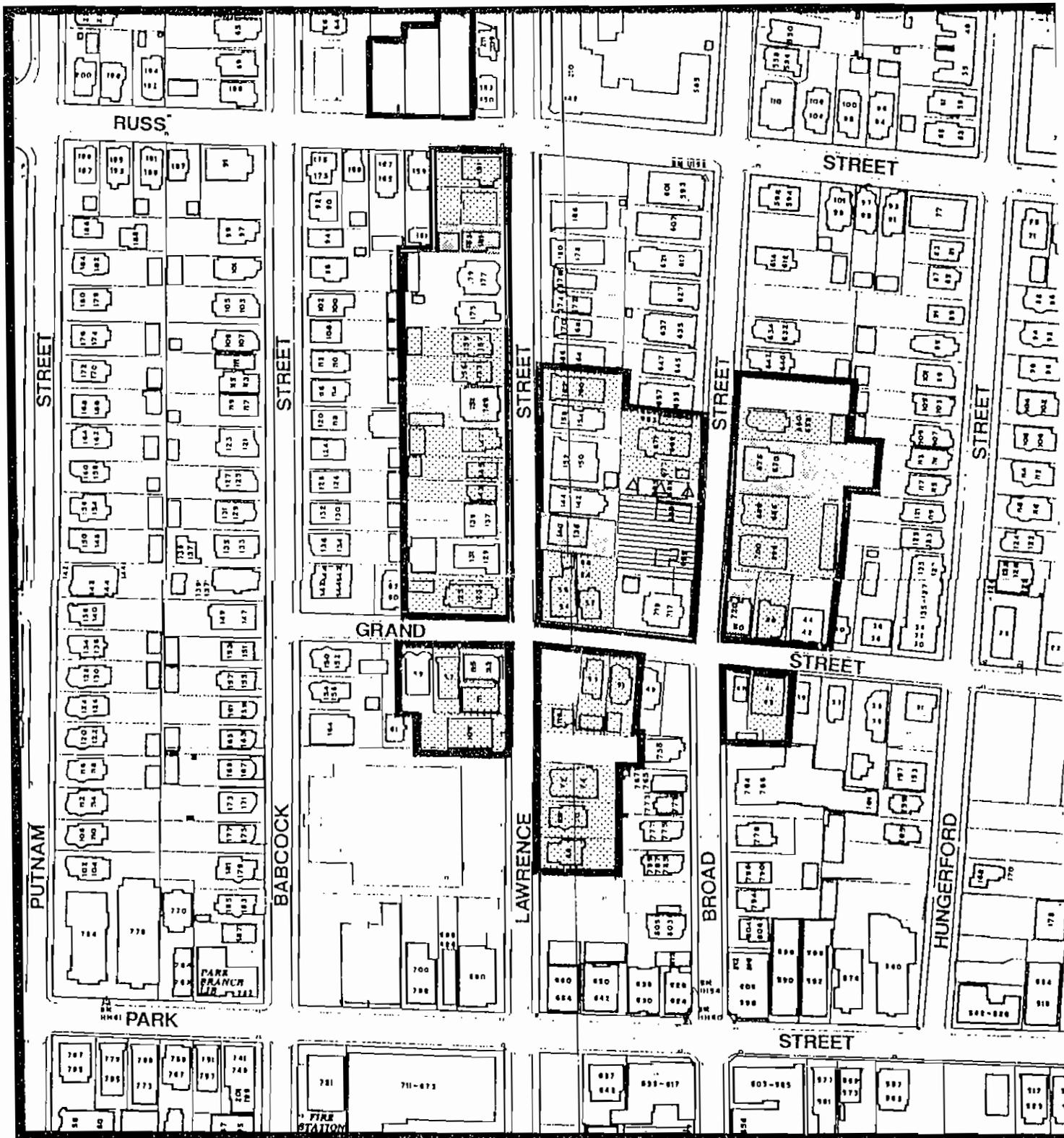


SCALE IN FEET
0' 100' 200'

**LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY**

EXISTING ZONING

- B-3 Business District - General Lineal Business**
- B-4 Business District - Neighborhood Business**
- R-2 Residential District - High Density**
- R-3 Residential District - Medium Density**
- R-4 Residential District - Medium Density**
- RO-2 Residential Office District**



SCALE IN FEET
 0' 100' 200'

MAP NO. 3

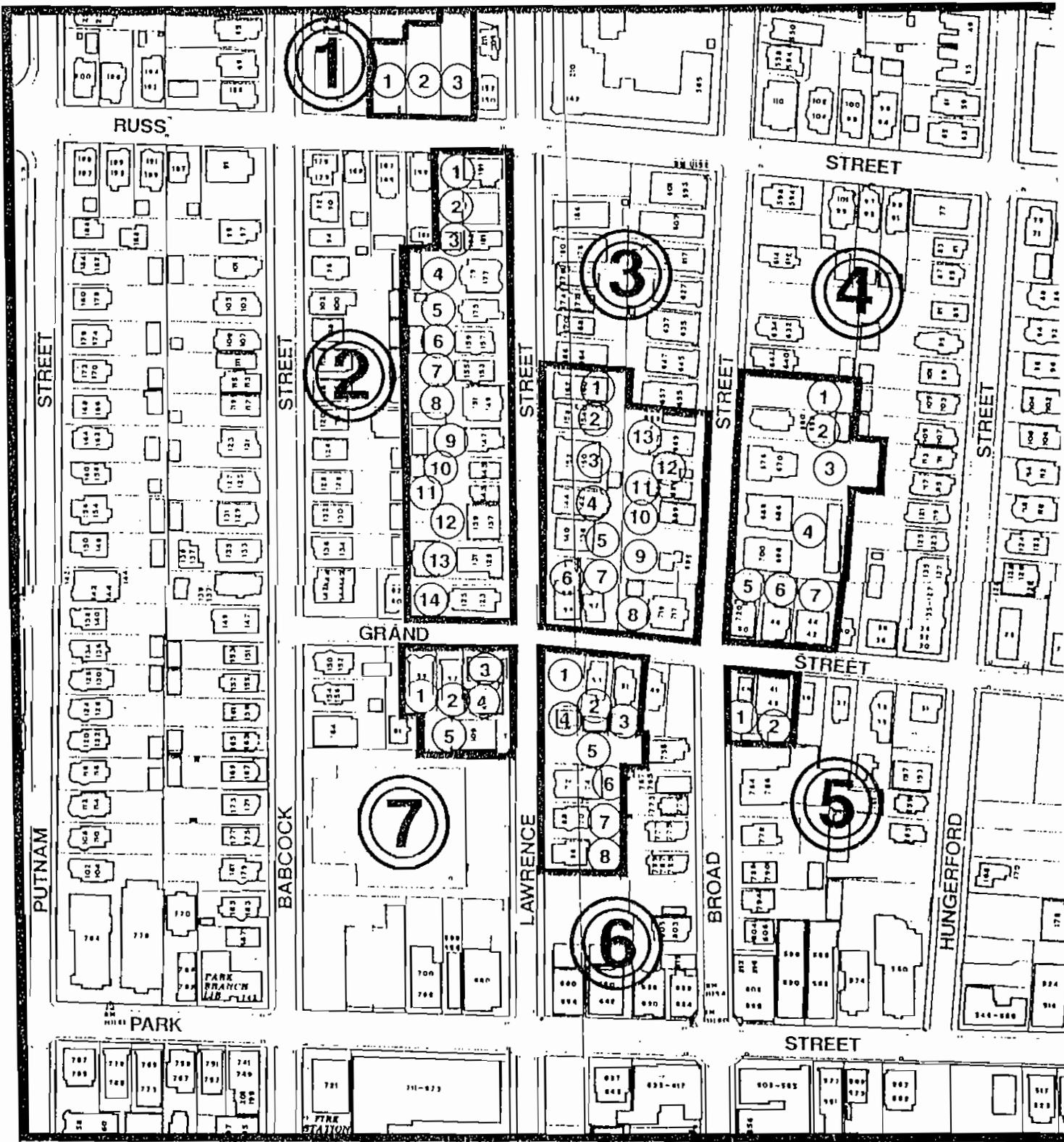
— PROJECT BOUNDARY



**LAWRENCE/GRAND STREET PROJECT
 HARTFORD REDEVELOPMENT AGENCY**

EXISTING LAND USE

-  Residential
-  Mixed Use (Residential and Retail)
-  Commercial
-  Institutional/Government
-  Vacant Land/Buildings



MAP NO. 4

— PROJECT BOUNDARY



SCALE IN FEET
0' 100' 200'

LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY

PROPERTY MAP



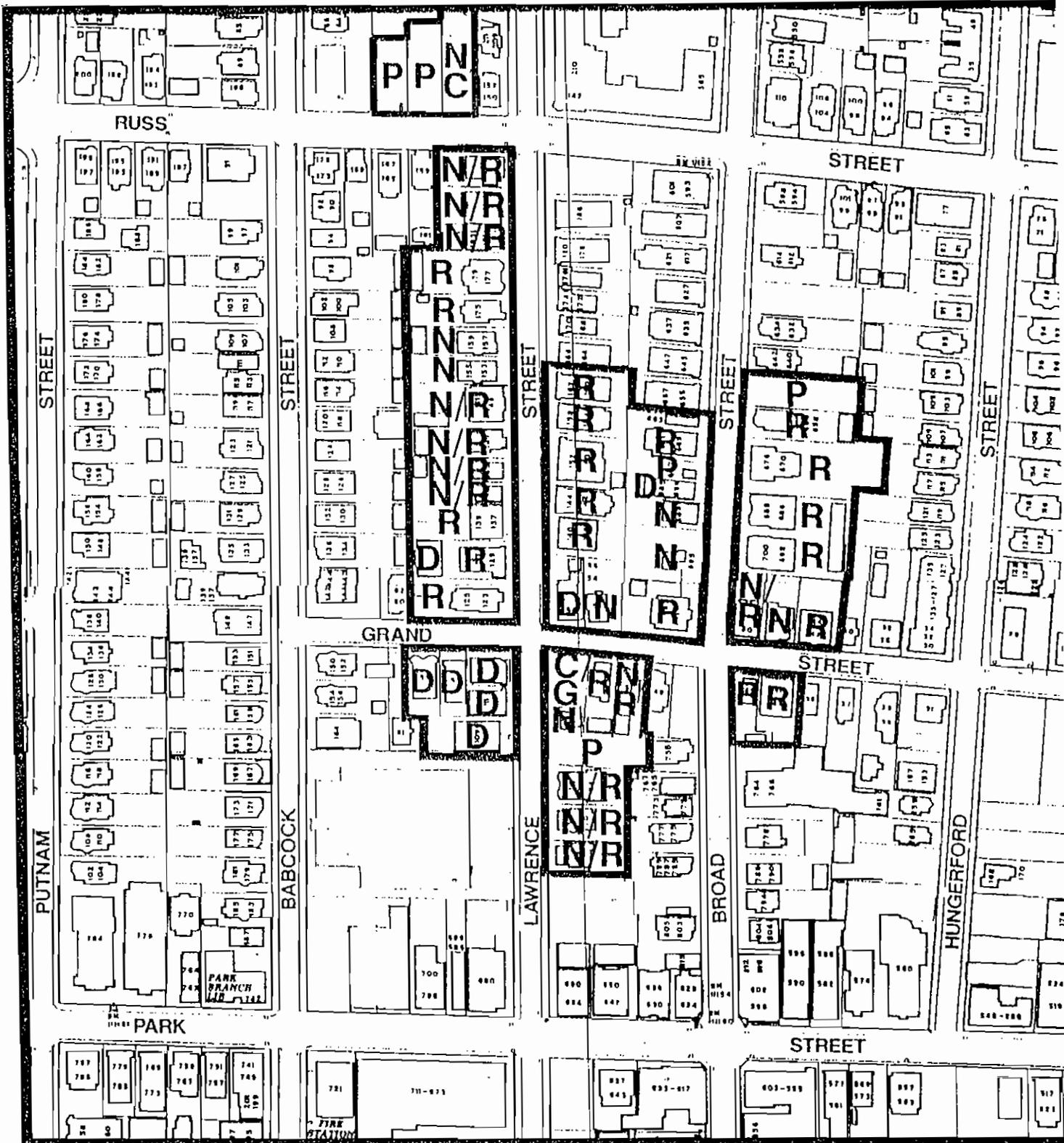
Block Number



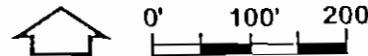
Parcel Number

PROPERTY ACQUISITION DATA

<u>Parcel Number</u>	<u>Owner and Parcel Address</u>	<u>Approx. Area To Be Acquired*</u>	<u>Approx. Area Not To Be Acquired*</u>
1-1	C.J. Picard, 164 Russ St.	10,426	
1-2	C.J. Picard, 164 Russ St.	6,900	
1-3	C.J. Picard, 164 Russ St.	6,815	
2-1	R. and A. Bobb, 191 Lawrence St.	5,100 (Gty)	5,100
2-2	A. and R. Moreno, 185 Lawrence St.		5,400
2-3	S. and B. Veloza, 181 Lawrence St.		4,000
2-4	M. and S. Makati, 177 Lawrence	10,725	
2-5	Milagros Vazquez, 175 Lawrence St.	6,570	
2-6	R. and M. Oliveira, 157 Lawrence St.		6,132
2-7	J. and E. Oliviera, 153 Lawrence St.		6,132
2-8	F. and M. Oliviera, 149 Lawrence St.		8,735
2-9	P. and C. Cruz, 147 Lawrence St.		5,840
2-10	Ana Rodriguez, 145 Lawrence St.		4,818
2-11	L. and N. Nugent, 143 Lawrence St.		4,818
2-12	T.J. Mancarella, 137 Lawrence St.	8,005	
2-13	T.J. Mancarella, 137 Lawrence St.	7,325	
2-14	R.C. Morrison, 123 Lawrence St.	8,735	
3-1	V.V. Batista, 160 Lawrence St.	5,330	
3-2	Tri-Star Realty, 154 Lawrence St.	5,140	
3-3	Tri-Star Realty, 150 Lawrence St.	8,260	
3-4	Tri-Star Realty, 142 Lawrence St.	4,800	
3-5	A. and K. Hirnschal, 136 Lawrence	5,830	
3-6	Dorothy Edite, 54 Grand St.	5,040	
3-7	M.D. Jones, 52 Grand St.		5,700
3-8	Belle Casa, Inc., 717 Broad St.	5,040	
3-9	Belle Casa, Inc., 695 Broad St.		8,050
3-10	Belle Casa, Inc. 689 Broad St.		3,980
3-11	Christians Gathered Together, 681 Broad St.	3,330	
3-12	Belle Casa, Inc., 677 Broad St.	3,270	
3-13	Tri-Star Realty, 663 Broad St.	6,890	
4-1	Avelino/Natalia Anjos, 650 Broad	6,794	
4-2	Juana Burgos, 658 Broad St.	6,636	
4-3	Tri-Star Realty, 670 Broad St.	15,280	
4-4	Tri-Star Realty, 686 Broad St.	17,687	
4-5	P. Santiago, 48 Grand St.		4,400
4-6	J. and E. Rivera, 46 Grand St.		5,600
4-7	Spectrum Group, 42 Grand St.	5,600	
5-1	Fairbrother/Rodgers et al, 45 Grand St.	3,830	
5-2	Linda Ahlstrand/John Facca, 41 Grand St.	4,775	
6-1	F.M. Cosgrove, 55 Grand St.	4,390	
6-2	E.E. Essien, 53 Grand St.	4,380	
6-3	E. Laureano, 51 Grand St.		4,840
6-4	J.L. Dillard, 116 Lawrence St.		2,702
6-5	D. Martin, 114 Lawrence St.	5,300	
6-6	C. O'Toole/M.Mangia, 72 Lawrence St.		5,300
6-7	A. and D. Grant, 68 Lawrence St.		5,457
6-8	E. and R Perez, 66 Lawrence St.		4,815
7-1	A.Kavanagh/R.Kavanagh/A. Marques, 59 Grand St.	4,600	
7-2	One 11 Corporation, 57 Grand St.	4,055	
7-3	A. Equiguren Rozas, 113 Grand St.	3,010	
7-4	One 11 Corporation, 111 Lawrence St.	3,110	
7-5	Salim/Hamida Akhtar, 109 Lawrence St.	6,210	
		<hr/>	<hr/>
		214,088 sf (4.915 acres)	101,819 sf (2.337 acres)



SCALE IN FEET

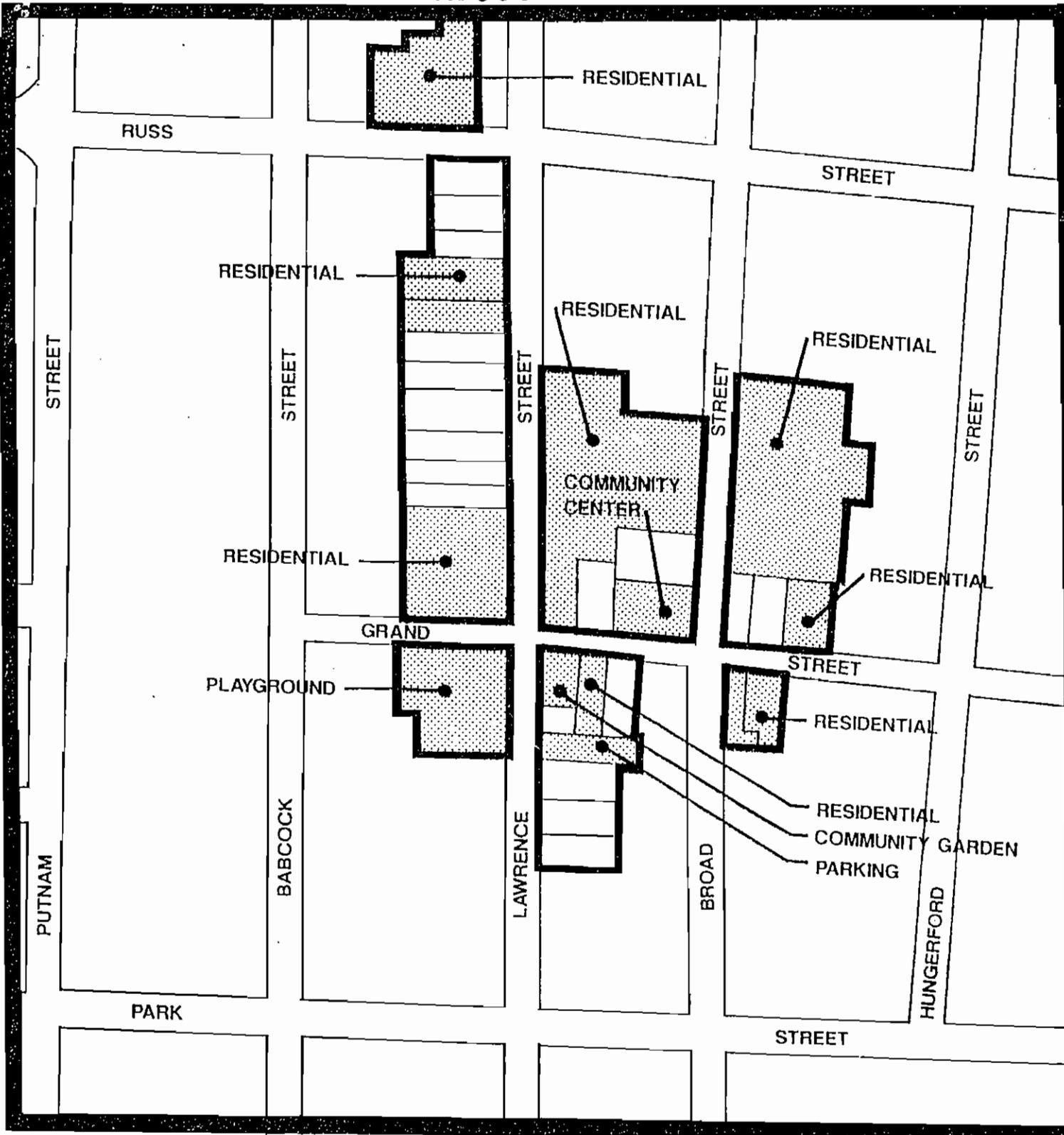


MAP NO. 5 **—** PROJECT BOUNDARY

**LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY**

PROPOSED ACTIVITY

- C/G** Community Garden
- D** Demolish
- N** Not to be Acquired
- R** Acquire & Rehab
- N/R** Not to be Acquired, will Rehab
- P** Parking
- N/C** New Construction



MAP NO. 6

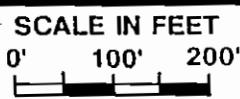
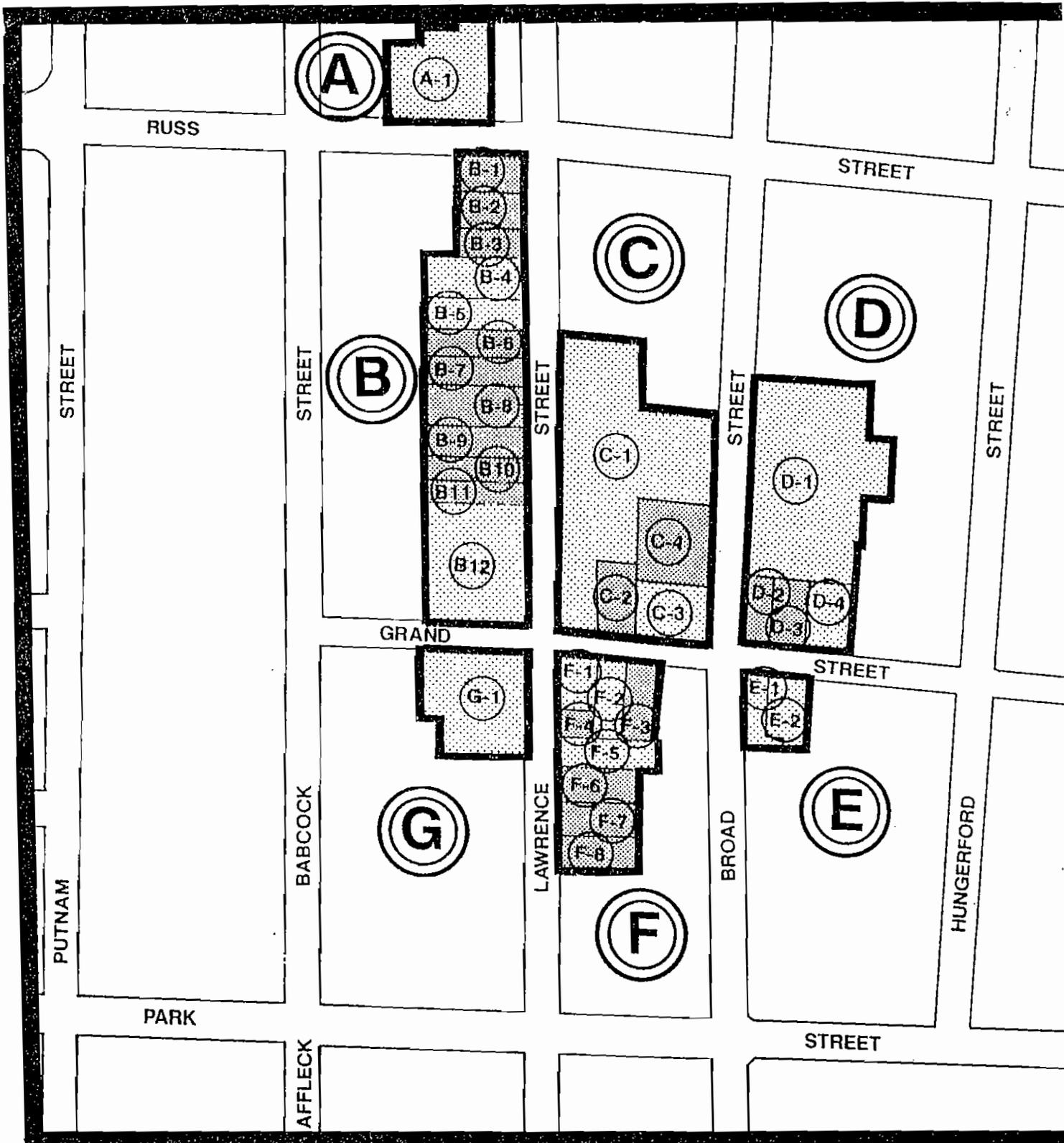
— PROJECT BOUNDARY



SCALE IN FEET
0' 100' 200'

**LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY**

PROPOSED USE



MAP NO. 7 ——— PROJECT BOUNDARY

**LAWRENCE/GRAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY**

DEVELOPMENT PLAN



Tract Number



Parcel Number



To Acquire



Not to Acquire