

November 18, 1993

Park/Broad Street
(Master copy Please return to file)

REDEVELOPMENT PLAN
FOR
PARK-BROAD 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**

ACKNOWLEDGMENTS

Hartford Redevelopment Agency

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

Preparation of the Park-Broad Street Plan was the primary responsibility of Jeanne Chambers, the team leader, along with Gerry Maine from the Department of Planning. Architectural assistance in the preparation of the Plan was provided by Marian Waligora with technical assistance from Lucille Bonadies, Margaret Brown and Roland Klee of the Planning Department.

I. INTRODUCTION

The Park/Broad Street Project (hereinafter called the "Project") is within the Frog Hollow neighborhood (see Map Number 1 Project Location), and is the heart of Hartford's Hispanic retail/commercial district. Since 1980, this area has thrived as a major commercial area for hispanic goods and services and cultural events. It is located southwest of the State Capitol and Court complex. Retail and commercial uses in the area have been solidified with assistance from the City of Hartford's Neighborhood Development Initiative (NDI) facade program and the support of active neighborhood organizations.

One building in particular has been an eyesore, The Lyric Theater. Embodied in the Lyric is a historical and cultural landmark for people who grew up in this area and who fondly remember the leisure activities the Lyric offered. Since 1982 several studies/plans and reuse proposals have been generated in anticipation of redeveloping this block including full re-use of the Lyric. During this 11 year period the Lyric has greatly deteriorated and it is now the major rodent generator in the area. Neighborhood residents and businesses have been unable to eradicate rodents because of the protection the abandoned Lyric gives the pests.

The Park Street Corridor is one of the most successful commercial strips in Hartford. The street is crowded with people and cars. The east/west corridor runs from Main Street past the court and state offices, to the Parkville neighborhood to the west. This transportation corridor carries both local and inter-town traffic. Businesses in the area want to remain there and there are few, if any, vacant storefronts.

Open market vendors on streets and sidewalks are permanent fixtures of the streetscape. There are few legal parking spaces on the street. Bus stops are frequently filled with cars causing buses to load and unload in the travel lane. This adds to the congestion of the street.

This area has responded affirmatively to revitalization efforts. The proposed improvements will solidify the Park and Broad Street area as the heart of Park Street.

This Redevelopment Plan (hereinafter called the "Plan") provides for the creation of an off-street parking lot (94 spaces) behind the retail properties

on Park Street. It will also provide an additional two buildings of mixed-use design at the street line of 539-545 Park Street and a residential building at 890-896 Park Street. The theater and residential portion of the Lyric building on Broad Street is slated for demolition.

II. DESCRIPTION OF THE PROJECT AREA

A. General Boundary Description

The Project Area is generally bounded on the north by Park Street on the east by Wolcott Street, on the west by Broad Street, and on the south by 900 Broad Street; the property owned by the State of Connecticut known as 920 Broad Street, and 17 Wolcott Street.

The above contains 109,234 SF or 2.51 acres

C. Present Land Use and Zoning

This project contains the following land use breakdown:

<u>USE</u>	<u>ESTIMATED # OF ACRES*</u>	<u>PERCENTAGE OF TOTAL</u>
Mixed Use	1.40(61,007 sf)	56
Residential	.12(5,160 sf)	5
Retail/Commercial	.52(22,487 sf)	20
Vacant	.47(20,580 sf)	19
* Excluding Streets	2.51(109,232 sf)	100%

Refer to map #3 Existing Land Use

The project area is presently zoned B-4 on Park Street with properties fronting Wolcott and Broad in an R-2 zone.

Refer to map #2 Existing Zone and Map #4 Property Map for Block Designations.

D. PRESENT USE, TYPE & CONDITIONS OF STRUCTURES

1. The Project Area contains a total of thirteen (13) principal structures.

The breakdown of their use and type are as follows:

<u>USE</u>		<u>TYPE</u>
Mixed Use	2	4 story brick
	5	3 story brick
Residential	1	3 story brick
Commercial	3	1 story brick
	1	3 story brick
Institutional	1	1 story brick

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	6	40%
Fair	5	33%
Poor	4	27%
Total Buildings	15	100%

Of the (15) fifteen structures located in the Project Area two are vacant.

III. GENERAL PURPOSES OF THE PROJECT

The Park/Broad Street Project's major objective is to eliminate factors which prevent this neighborhood from fully realizing it's commercial potential. The problems of parking, rats and vacant or underutilized land can be solved by the implementation of the redevelopment program for this area.

Demolition of buildings which house a major rat problem will make the existing housing units safer and more attractive living spaces. Development of an off street parking lot which can be utilized by both businesses and residents will help alleviate congestion in the Park Street corridor. Development of new mixed-use buildings at the street line of 539-553 Park Street would add retail space and complete the 500 block of Park Street.

Rehabilitation of the front facade section of the Lyric Theatre, allowing for a creative reuse of the third floor will compliment improvements to existing businesses in the block.

This plan will provide ownership housing opportunities for at least 38 percent of the rehabilitated housing units and to provide business ownership opportunities where feasible for neighborhood residents.

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

This goals and recommendations include:

- * Stimulating neighborhood revitalization
- * Supporting the preservation of existing housing stock

* Using public programs to attract and leverage new housing production and 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 time period within which the real property located in the Project is slated to be acquired is to occur within sixty (60) months after the approval of the Plan by the Hartford Court of Common Council, the legislative body of the city. The rationale for this is that although there will be a total commitment for funding the entire Project, the funding needed to undertake all of the Project activities may not be in place at the beginning of the execution period.

The Plan provides for the acquisition of a total of nine (9) parcels of which two (2) contain no buildings.

B. REHABILITATION

Preservation of (5) five structures situated on those properties designated as to be acquired, as shown on Map number 6, Proposed Activity 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), 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.

Rehabilitation of 517-523, 531, 557-563, 569-573 and 597-603 Park Street designated as not to be acquired, as shown on Map Number 7 Development Plan will be governed by local codes and ordinances. The Agency shall arrange to have these structures 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 the rear of the Lyric Theater are slated for demolition. They are located at 547-553 Park Street, the rear of 577-581 Park Street and 866-868 Broad Street (rear of 585-593 Park Street). See Map Number 6 Proposed Activity. The rear of 577-581 Park Street and 585-593 Park Street are structures in poor condition. The property at 547-553 Park Street is in good condition, but is set behind building lines, and is underutilized.

The demolition of these structures will provide the land and access needed to develop a secure parking area in the rear of the retail establishments on Park Street. This parking is essential to the further health of this retail area. 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 an 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. Buildings in the project that are listed in the City's inventory of buildings on the National Historic Register include 507-513, 517-523, 557-563, 569-573, 577-581, 585-603 Park Street; 856-868, 874-878, 884-886 Park Street.. All properties located in the historic districts or listed on the Historic Register 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 four (4) businesses and

twenty (20) households will be displaced. The majority of households are in two to three bedroom units. The commercial operations include one retail establishment which can be relocated within the project area, a plating factory and two storefront churches.

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 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 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 serviced by Park, Broad and Wolcott Streets which have curbs and sidewalks. This project will create a public parking area behind retail establishments on Park Street.

Construction of a secured parking lot as well as sidewalk construction throughout the project will be required.

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 Park-Broad 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 Park-Broad 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).
- 7) Neighborhood Development Initiative (NDI) design guidelines for Park Street.

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. 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 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.

* 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.

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 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. Islands and strips shall be landscaped in entirety with grass or other ground cover and shall be planted with trees of at least 3.5 inch caliper at time of planting. Trees in planting strips shall be spaced apart at 30 feet on centers.

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 structures, 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 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:

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. Products 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.

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 unity 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.

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.

c. ZONING

The Park/Broad Street Project area is comprised of the B-4 and R-2 districts. The B-4 district is found on the Park Street frontage and contains seven parcels. The remaining four lots are zoned R-2 and located on Broad and Wolcott Streets behind the Park Street lots.

The B-4 district is a neighborhood retail district characterized by the traditional urban storefront business. Because it is oriented to pedestrian traffic, the B-4 district prohibits such heavy, space consuming uses as gasoline sales,

auto sales, and restaurants with drive-through windows. Dwelling units are permitted and can often be found on the upper floors of buildings containing street level retailers.

The R-2 district is a high density residential district commonly found in the city's older inner ring neighborhoods. The district permits up to 100 people per acre. This would permit up to four two-bedroom apartments on a standard 6,000 square foot lot.

Depending on the size of a project, most development proposals would be subject to design review in the B-4 district and site plan review in the R-2 district.

No zone changes are anticipated for the subject area as the current zoning configuration was adopted in 1990.

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 1.81 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 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.

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

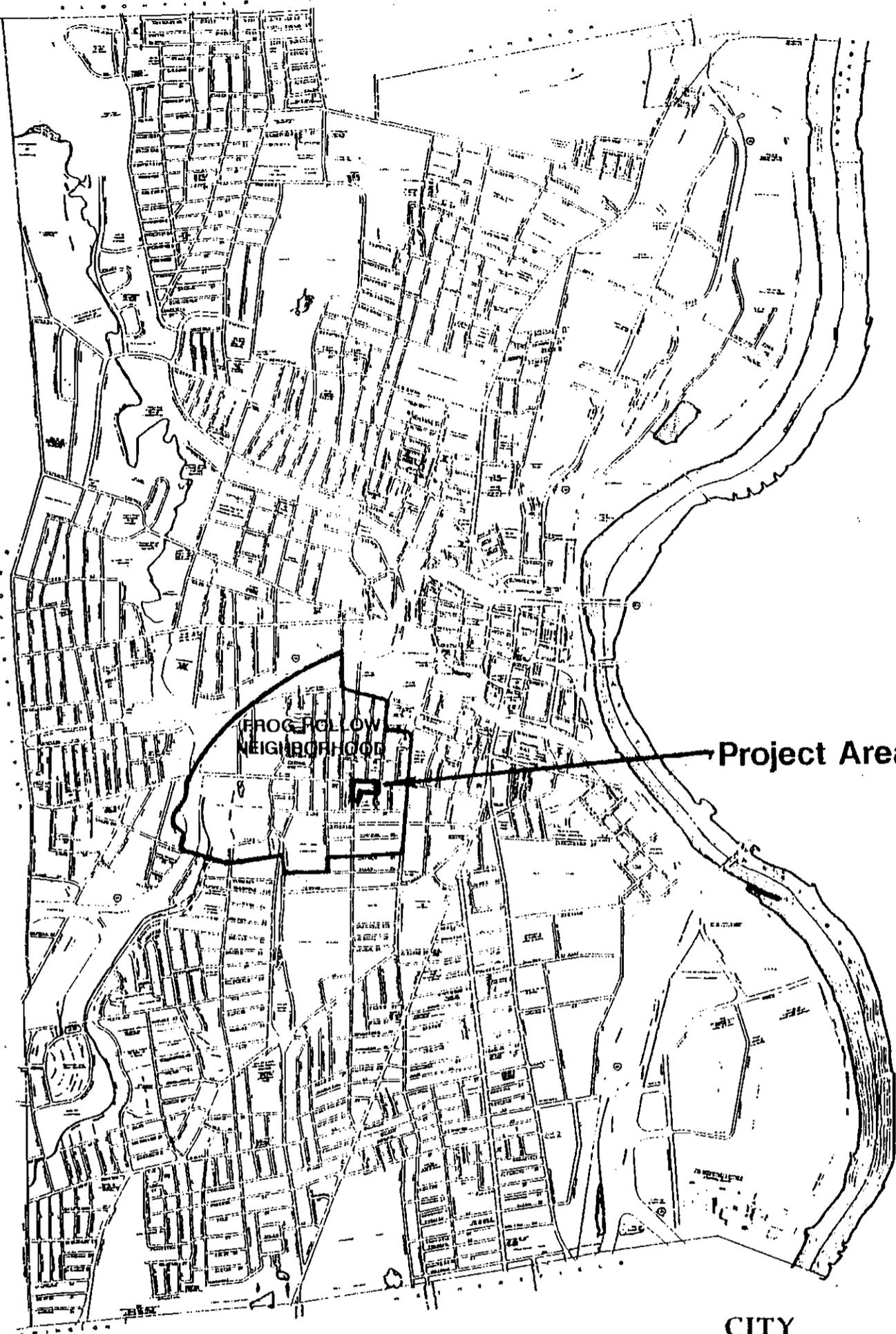
This Plan and any modification thereof shall be in full force for a period of thirty (30) years commencing on the date of approval of this Plan by the Court of Common Council.

X. FINANCING

The Park/Broad 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

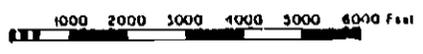
any other incidental expenses included by the Agency prior to land disposition.

Pk-Broad



FROG HOLLOW
NEIGHBORHOOD

Project Area



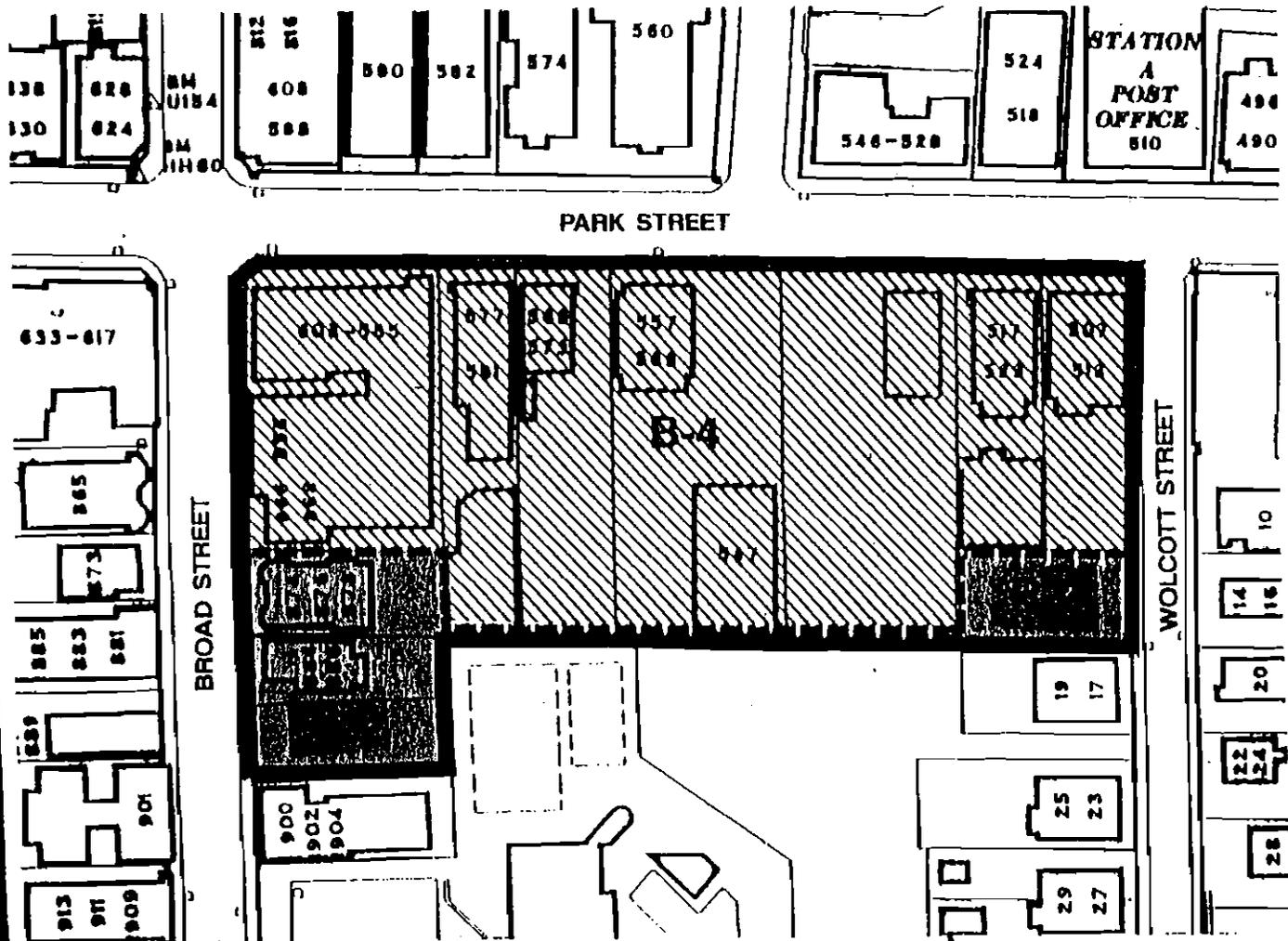
CITY
OF
HARTFORD

MAP NO. 1

PARK/BROAD STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY

PROJECT LOCATION



SCALE IN FEET
0 50 100

— Project Boundaries — 

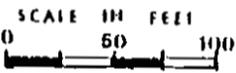
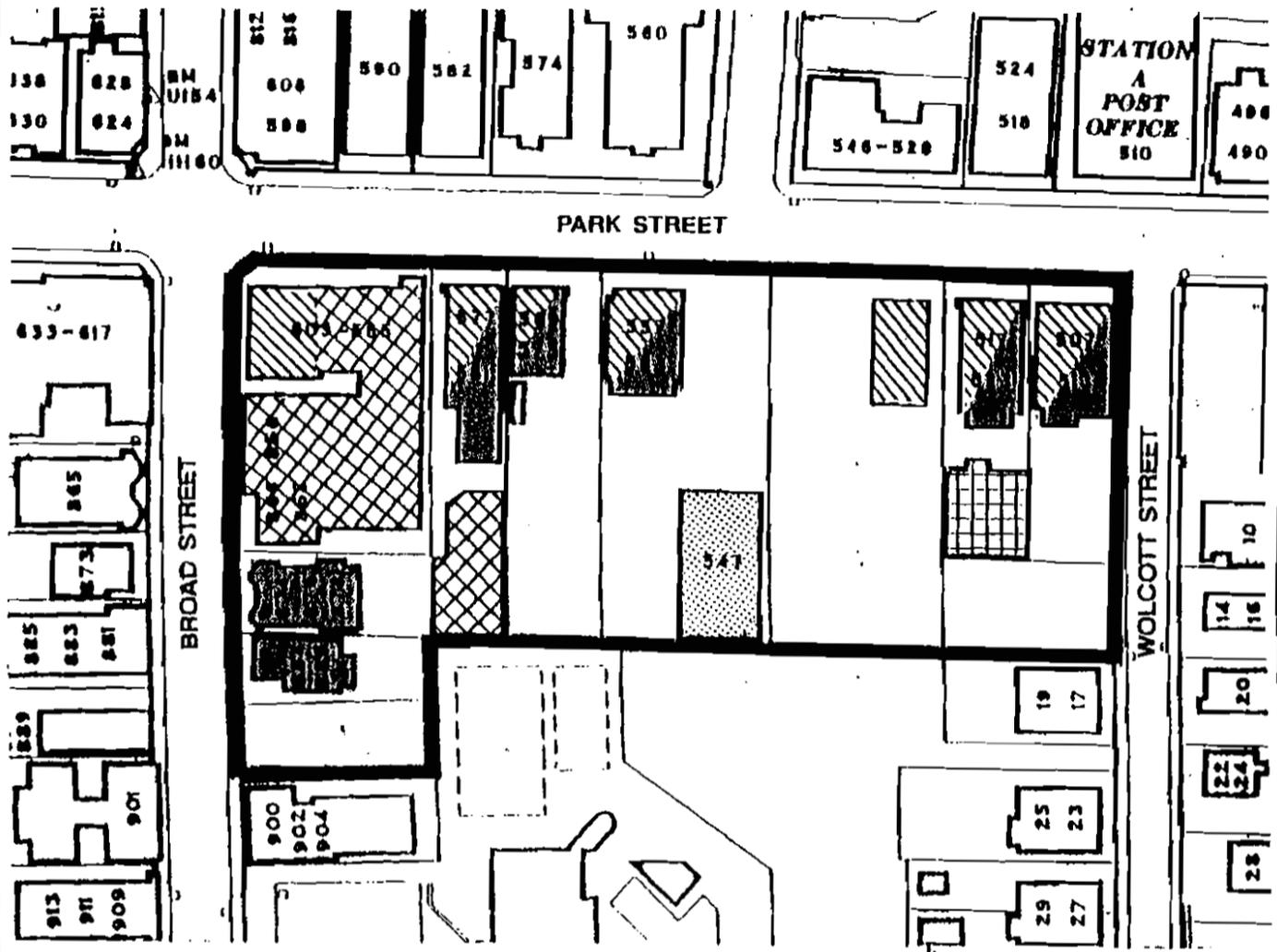
MAP NO. 2

PARK/BROAD STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY

EXISTING ZONING

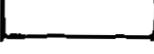
-  - B-4 BUSINESS DISTRICT (Neighborhood Business)
-  - R-2 Residential District

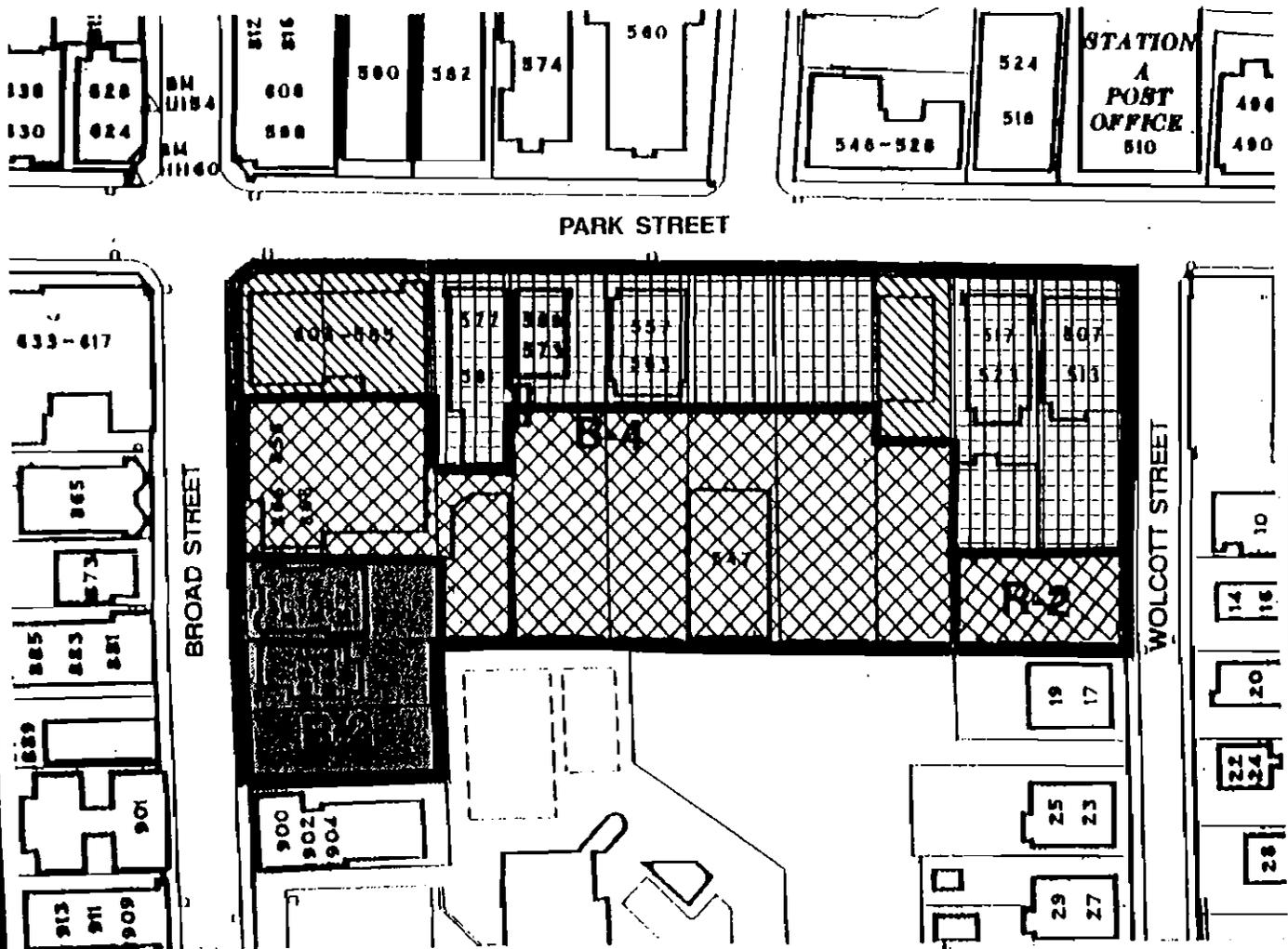


Project Boundaries



**MAP NO. 3
HARTFORD REDEVELOPMENT AGENCY
PARK/BROAD STREET PROJECT
EXISTING LAND USE**

-  - VACANT BUILDINGS
-  - COMMERCIAL
-  - MIXED USE (Retail/Residential)
-  - RESIDENTIAL (Multi-Family)
-  - INSTITUTIONAL
-  - RETAIL
-  - VACANT LAND



SCALE III FEET
0 50 100

— Project Boundaries 

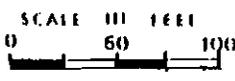
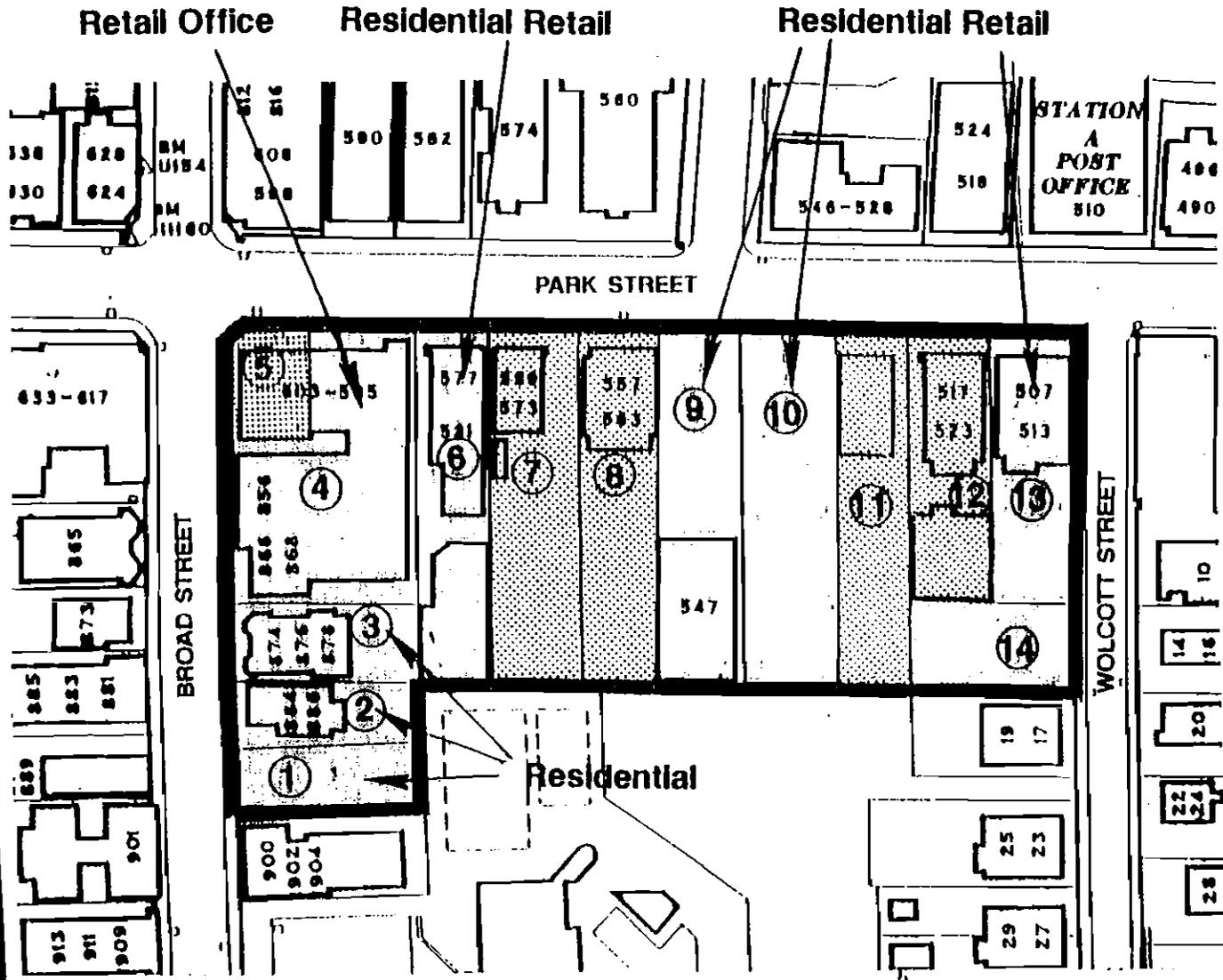
MAP NO. 5

PARK/BROAD STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY

PROPOSED ZONING AND LAND USE

-  - Residential
-  - Mixed Use
-  - Commercial
-  - Parking



Project Boundaries



MAP NO. 7
PARK/BROAD STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY
DEVELOPMENT PLAN

- - Parcel
- ▨ - To Acquire
- ▩ - Not to Acquire