

August 12, 1996 (Master copy Please return to file)

This is to certify that at a meeting of the Court of Common Council, August 12, 1996, the following RESOLUTION was passed.

**RESOLUTION OF THE COURT OF COMMON COUNCIL APPROVING
THE REDEVELOPMENT PLAN FOR THE WEBSTER STREET PROJECT**

WHEREAS, The Hartford Redevelopment Agency passed the following Resolution on June 18, 1996, and submitted same to the Court of Common Council for its consideration and approval:

**RESOLUTION APPROVING A REDEVELOPMENT PLAN FOR
WEBSTER STREET PROJECT**

WHEREAS, The Hartford Redevelopment Agency (Agency) has in accordance with the provisions of Chapter 130, Section 8-127, of the General Statutes of the State of Connecticut, as revised, prepared a redevelopment plan entitled "Redevelopment Plan for Webster Street Project (Plan)" and held a public hearing on said Plan on June 13, 1996, at 6:15 p.m. at the Municipal Building, 550 Main Street, Hartford, Connecticut; and

WHEREAS, The Agency finds that:

- a) The area in which the proposed redevelopment is to be located is within an approved study area of the City of Hartford and Hartford Redevelopment Agency;
- b) The carrying out of said Plan will result in materially improving conditions in such area;
- c) Said Plan is satisfactory as to site planning, relation to the comprehensive or general plan of the City of Hartford; and
- d) Sufficient living accommodations are available within a reasonable distance of such area for individuals displaced by the proposed the improvements; and

WHEREAS, The Agency submitted said Plan to the Commission on the City Plan of Hartford; and

WHEREAS, The Commission on the City Plan of Hartford has given its written approval on the Plan; and

WHEREAS, The Redevelopment Agency has requested that the Court of Common Council allocate CDBG funds pursuant to Title I of the Housing & Community Development Act Amendments of 1983, in which the elimination of slums and blight is one of the three National objectives of said Act, which funds are to assist in the implementation of the Plan;

WHEREAS, In order to accomplish the goals of the Redevelopment Plan pursuant to chapter 130 of the Connecticut State Statutes, the city may utilize its existing funding programs to reduce or eliminate substandard and blighting influences in the plan area;

NOW, THEREFORE, BE IT

RESOLVED, By the Agency as follows:

1. That the acquisition, by condemnation if necessary, of the properties shown on the list following, which list is made a part hereof, is hereby approved.
2. That the Executive Director is hereby authorized and directed to do any and all things necessary to carry out and effect the provisions of said Plan.

List of Properties to be Acquired

21-23 Webster Street
25-27 Webster Street
9 Crown Street*
15-19 Webster Street*
9-13 Webster Street
5-7 Webster Street*
1-3 Webster Street*

* Tentatively to be acquired as funds become available

WHEREAS, The Court of Common Council has received and considered the Redevelopment Plan for the Webster Street Project; and

WHEREAS, The Court of Common Council has approved \$106,200.00 in Year 22 Community Development Block Grant (CDBG) funding to carry out a portion of the Plan;

NOW, THEREFORE, BE IT

RESOLVED, by the Court of Common Council that the aforesaid resolution by the Hartford Redevelopment Agency is hereby approved; and

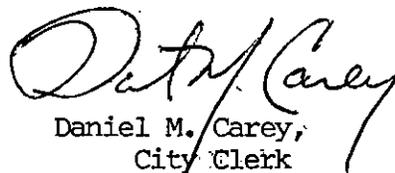
BE IT FURTHER

RESOLVED, that the Court of Common Council is making no funds available at this time for acquisition of the properties listed as tentatively to be acquired and therefore such properties will not be acquired at this time.; and

BE IT FURTHER

RESOLVED, that any substantial change, as interpreted by the Corporation Counsel, in the Plan shall be referred to the Court of Common Council for approval.

Attest:


Daniel M. Carey,
City Clerk

Copies to: City Manager, Corporation Counsel, Director of Finance, Director of Management and Budget, Director of Housing and Community Development, Grants Administration, Director of Redevelopment Agency, City Planning and Assessor.

REDEVELOPMENT PLAN
FOR
WEBSTER STREET PROJECT

Hartford Redevelopment Agency
10 Prospect Street
Hartford, Connecticut 06103

APPROVED BY THE HARTFORD
REDEVELOPMENT AGENCY ON
JUNE 18, 1996

APPROVED BY THE COURT OF
COMMON COUNCIL ON AUGUST 12, 1996

ACKNOWLEDGMENTS

Hartford Redevelopment Agency

Collin B. Bennett, Chairman
Rafael Lopez-Hernandez, Vice-Chairman
John Lupo, Jr., Commissioner
Cynthia R. Jennings, Commissioner
Steven D. Park, Commissioner

Madelyn Colón, Executive Director

Preparation of the Webster Street Plan was the primary responsibility of Jeanne Webb, the team leader and Jim Sequin, from the Department of Planning. Architectural assistance in the preparation of the Plan was provided by Leslie Brodacki from Planning and Joel Raphael from Raphael Architects. Technical assistance was provided by Elba Parizo and Donna Angell from the Redevelopment Agency and Carroll Violette and Roland Klee from the Department of Planning.

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I. INTRODUCTION

The Webster Street Redevelopment Project (hereinafter called the "Project") is within the Barry Square neighborhood (see Map Number 1 "*Project Location*"), and is located just south of Trinity College, Hartford Hospital and the Institute of Living. Until the last decade of the 19th century, most of the Barry Square neighborhood was farmland. Significant early development in the neighborhood was the founding of the Institute of Living (1822), one of the earliest psychiatric hospitals in the country. Another major development in the neighborhood's early history was the relocation of Trinity College to "Gallows Hill" in 1873.

Early development in Barry Square was intense. The neighborhood's oldest residential areas, essentially the blocks north of New Britain and east of Maple Avenue, were built as inexpensive rental homes. In these areas, lot coverage was high, yard space minimal and there was no space for off-street parking. Flat roof three-deckers, "perfect sixes", were popular with builders during this stage of development, 1900-20.

As one of the city's older neighborhoods, Barry Square's development era ended prior to World War II. The age and intensive use of this neighborhood's housing stock necessitates that Barry Square's residents carefully assess what should be done to preserve and maintain their neighborhood.

The Webster Theater is located in Barry Square and contained within the boundaries of the Project. The theater has been refurbished recently by the original owners as a modern performance venue. A conceptual revitalization plan for a portion of Barry Square is also proposed by the theater developers to include major street reconfiguration. Considering the funding needed to implement major infrastructure improvements, the Hartford Redevelopment Agency is proposing a

scaled down version of the revitalization plan which is the Redevelopment Plan for the Webster Street Project.

On the streets surrounding the Webster Theater to the south and west are solid frame housing stock in generally good condition. To the north are larger apartment complexes which are generally one and two bedroom units. All of these complexes are not fully occupied and some show neglect and blight.

Although the immediate Barry Square Area has been long considered a stable neighborhood, the area has recently exhibited some serious indicators of decline. A number of commercial establishments have closed, vacant and abandoned buildings have become apparent, several apartment buildings are vacant and the area has taken on a more blighted appearance. Barry Square is a fragile area which has not declined to the point of other Hartford neighborhoods, however it soon could if the decline is allowed to continue unchecked.

A number of neighborhood residents, businesspersons and other stakeholders are working to maintain Barry Square as a healthy and stable neighborhood. The Barry Square Revitalization Committee and the Maple Avenue Merchants Association working closely with HART and the City of Hartford have established the Maple Avenue Revitalization Group (MARG). MARG is a neighborhood controlled strategic planning committee organized to create a Neighborhood Revitalization Zone (NRZ) as specified in State of Connecticut Public Act 95-340. MARG will develop a strategic revitalization plan for Maple Avenue and the area bounded by Maple, New Britain and Fairfield Avenues. The proposed Plan for the Webster Street Project is a small area within the proposed MARG NRZ boundary. It is consistent with MARG discussions to date and will be developed in close consultation with MARG. It is expected that the Plan will be part of a comprehensive and coordinated effort to revitalize the Maple Avenue/Barry Square Area.

To fully impact the neighborhood, a much more extensive plan, including the

block between Crown Street and New Britain Avenue is recommended. For this reason, the Hartford Redevelopment Agency authorized that the area from New Britain Avenue on the north, Webster Street and Maple Avenue on the east, Mountford Street on the south and Ellsworth Street on the west be studied for future implementation. However, the Plan for the Project will eliminate the most immediate blight for the neighborhood and create an opportunity for more intense commercial development between the Post Office at Barry Square and the Webster Theater.

This Redevelopment Plan provides parking for 60 cars and up to 30,000 square feet of commercial development adjacent to the Webster Theater and the Post Office in the Project Area.

II. DESCRIPTION OF THE PROJECT AREA

A. General Boundary Description

The Project Area contains properties at 1 through 31 Webster Street and 9 Crown Street.

The Project area is generally bounded on the north by the Webster Theater, on the east by Webster Street, on the south by King Street and Maple Avenue and on the west by property owned by Gersham F. Flynn known as 13-15 Crown Street and Angelo Cicchello known as 14-16 King Street.

B. Detailed Boundary Description

Said area is more particularly bounded and described as follows:

Beginning at the point marking the intersection of the northerly street line of Crown Street and the easterly street line of Ellsworth Street;

Thence northerly along the said easterly street line of Ellsworth Street a distance of 145 feet of more or less to a point;

Thence easterly along land of now or formally of Michelle Mozzicato a distance of 390 feet more or less to a point in the west street line of Webster Street;

Thence southerly along the said west street line of Webster Street, a distance of 485 feet more or less, to the point of intersection of the said westerly street line of Webster Street and the northerly street line of King Street;

Thence westerly along the northerly street line of King Street, a distance of 138.5 feet more or less to a point;

Thence northerly along land of now or formally of Angelo Cicchiello and Gersham Flynn, partly by each, a distance of 290 feet more or less to a point in the south street line of Crown Street;

Thence running across Crown Street on a line making an angle of 180 degrees with the previous line, a distance of 50 feet to a point in the north street line of Crown Street;

Thence westerly along the said north street line of Crown Street a distance of 235 feet more or less to the point and place of beginning.

C. Present Land Use and Zoning

The Project Area contains the following land use breakdown:

<u>Use</u>	<u>Estimated No. of Acres*</u>	<u>Percentage of Total</u>
Commercial	56,696 sf (1.30 acre)	57%
Office	7,210 sf (.17 acre)	7%
Residential	9,525 sf (.22 acre)	10%
Mixed	14,250 sf (.33 acre)	14%
Vacant	12,225 sf (.28 acre)	12%

* excluding streets

Refer to Map No. 3 *Existing Land Use*

The Project Area is presently zoned B-3 and R-4 in Block 1, which includes the Webster Theater and properties immediately to the west of the Theater on Crown

Street. Block 2, which is bounded by Crown, Webster, and King Streets is zoned B-4 and R-4 presently.

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

D. Present Use, Type and Conditions of Structures

The Project Area contains a total of eight (8) principal structures and three (3) accessory structures. The breakdown of their use and type is as follows:

<u>Use</u>	<u>Number</u>	<u>Type</u>
Commercial	1	2 story brick
Residential	2	2 story frame
Mixed Use	2	3 story brick
Office	1	2-1/2 story frame
Vacant	2	2 and 2-1/2 story frame

An exterior survey of the buildings carried out by Agency and city staff disclosed the following:

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Good	1	12%
Fair	2	25%
Poor	3	38%
Vacant *	2	25%

Of the eight (8) principal structures located in this Project Area, two (2) are occupied, four (4) are partly occupied, and two (2) are vacant.

* Vacant buildings are in poor physical condition.

III. GENERAL PURPOSES OF THE PROJECT

The primary goal of the Webster Street Project is to provide for adequate parking, open space and complementary retail and commercial uses to support the Webster Theater revitalization effort.

These goals and recommendations include:

- stimulating neighborhood revitalization
- eliminating blighting influences

IV. PROPERTY ACTIVITY

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 of Hartford . This acquisition period is necessary because the Project may be developed in phases. The rationale for this is, that although there will be a commitment for funding, 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 two (2) parcels of privately-owned property, and the tentative acquisition of five (5) parcels of privately-owned property.

B. Rehabilitation

Rehabilitation of the Webster Theater at 31 Webster Street, designated as not to be acquired, as shown on Map Number 6, Development Plan will be governed by local codes and ordinances. Architectural signs and identifi-

dition built into the structures' original design, including the marque, are to be restored and maintained in operable condition. 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

The Plan proposes demolition of seven (7) principal structures located at 1, 5, 9, 15, 21 and 25 Webster Street, and 9 Crown Street. See Map Number 6 Development Plan. The majority of these structures are in poor condition or vacant. The acquisition and demolition of these structures will provide the land needed to assemble .99 acre of land for disposition. 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.

D. Reuse

See Map #4 Property Map, for block and parcel number designations.

Block 1, Parcel 1

This Plan supports the continued use of this parcel as the location for an entertainment/theater use. Parking will be provided on the western portion of the parcel.

Block 2, Parcels 1, 2, 3, 4, 5, 6, and 7

These parcels would be assembled and used for a commercial/retail development with associated off-street parking. It is expected up to 30,000 square feet of commercial/retail space and up to 60 parking spaces could be accommodated on this site.

An interim use for Parcels 1 and 2 would be for landscaped public open space. This interim use would serve to support and beautify the main entrance to the theater.

E. Historic District

This Plan is not located in any historic district. No structure is listed on the National Register of Historic Places.

V. DISPLACEMENT AND RELOCATION

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 package stores and a bar, 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 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 Maple Avenue, New Britain Avenue and Webster Street which have curbs and sidewalks. This area is serviced by all major utilities. New storm sewers are being installed at Barry Square. Sidewalk ramps in Barry Square, sidewalks for the Webster Street Theater, as well as the intersection of Campfield Avenue, will be installed through the City Department of Public Works.

Interim streetscape improvements with passive recreation opportunities will be constructed on selected properties acquired by the Hartford Redevelopment Agency. The City may utilize City, Federal and other funding to reduce or eliminate the blighting influences of structures designated as tentatively to be acquired.

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 Webster 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 Webster 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.

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.

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-solid proportion, solid-to-void rhythms, materials, texture, color, and the relationship of architectural details and roof shapes.
- 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. The following general requirements are stipulated for all areas of the Plan:

- 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 rehabilitation 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 or 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 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) 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.
 - 5) All parking areas are to be paved and curbed.
 - 6) Parking areas that abut adjacent property are to be screened with a masonry wall or other architectural or land scape divide that will effectively screen cars from view.

* 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.

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.

- 4) 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 Area.

6. Landscaping

All areas not occupied by a 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 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 written 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 vein 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 an external face of the building does not exceed ten percent of the overall area of the 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 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.

- a) 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.
- b) Internally illuminated signs are prohibited.
- c) No more than three type faces and one logo type are permitted on any sign. Product trademarks are prohibited.
- d) Operable awnings, with the name of the on-premises establishment, are permitted in addition to other permitted signs

- e) 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.
- f) Free standing signs and signs which advertise goods and services not procured on the plot on which such sign is located are prohibited.
- g) Roof top signs are prohibited.
- h) All sign requests are to be submitted to the Redevelopment Agency for review and formal approval prior to application for a sign permit.

8. Additional Requirements for Submission

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 project area is comprised of three different zoning districts (see Map #2 Existing Zoning). The Webster Theater frontage is zoned B-3, which is a general lineal business zone. The B-3 zone allows all retail uses including heavy automobile oriented businesses, such as car sales and rental, restaurants with drive-through windows and limited auto repair. It also allows residential uses of one, two, three and multi-family homes. The properties from 1 to 25 Webster Street are zoned B-4. The B-4 district is a neighborhood retail business district that is characterized by the traditional urban storefront business. As it is oriented to pedestrian traffic, the B-4 district prohibits such heavy commercial operations as gasoline sales, auto sales and restaurants with drive-through windows. Residential uses are also permitted and are often found on the upper floors of structures with ground level retailers.

The remainder of the project area, to the rear of the Webster Theater and Crown Street is zoned R-4.

It is proposed to change the zoning on one parcel of property now zoned R-4 to B-4 on Crown Street (see Map #5 Proposed Zoning).

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 approximately one acre. The property will be sold in such tracts as the Agency deems most appropriate for the implementation of this Plan.

The Agency will publicly announce the availability of land and solicit proposals from interested redevelopers using the standard Agency Request For Proposals (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 Plan 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

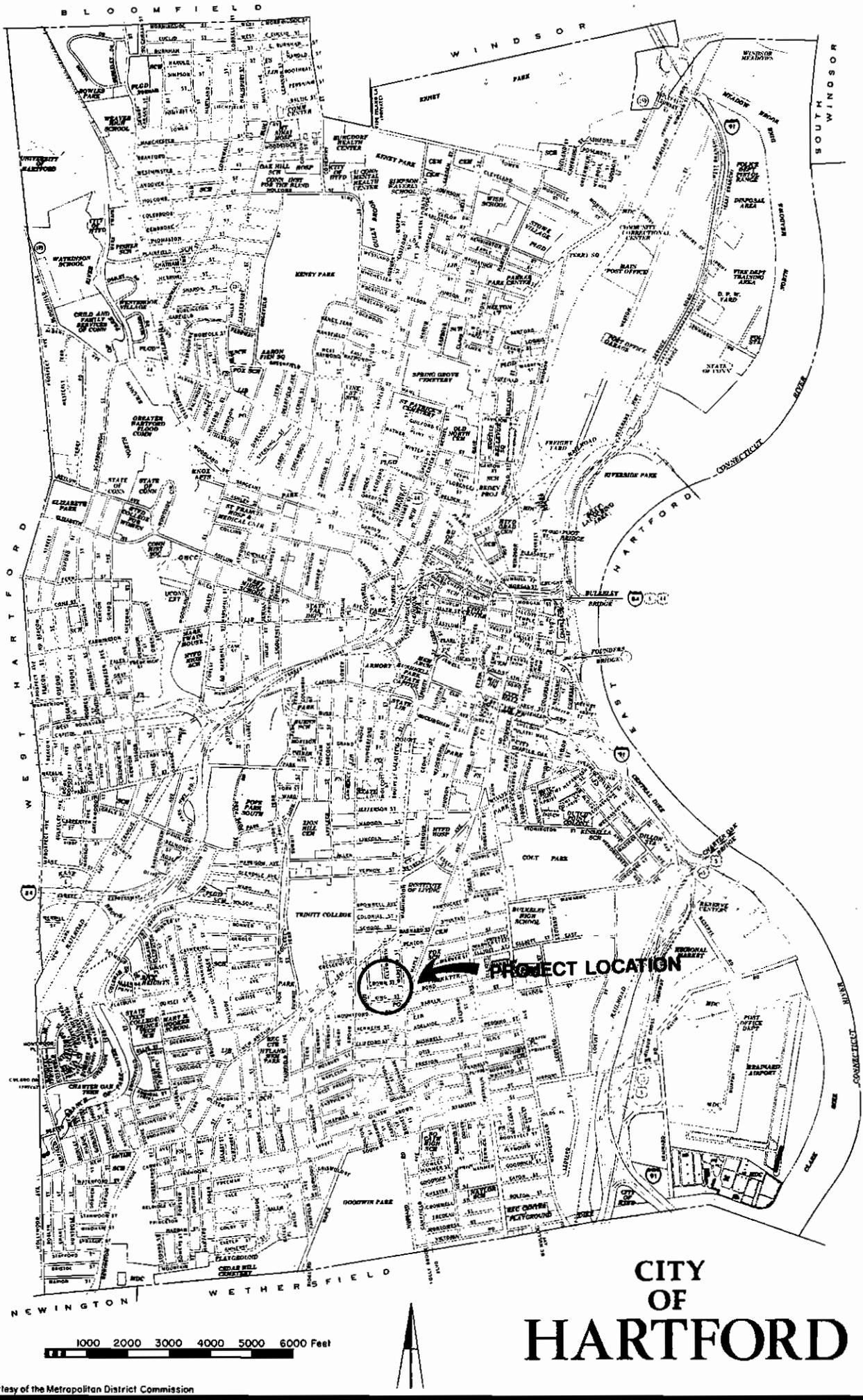
This Plan and any modification thereof shall be in full force for a period of twenty (20) years commencing on the date of approval of this Plan by the Court of Common Council.

X. FINANCING

The Project activities will be financed through the City of Hartford's Community Development Block Grant Program, State sources or private donations. 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.

XI. MAPS

Maps Number 1 through 6 attached are hereby incorporated within and made part of this Plan.



Map courtesy of the Metropolitan District Commission

COMC

WEBSTER STREET REDEVELOPMENT PROJECT HARTFORD REDEVELOPMENT AGENCY

MAP #1

PROJECT LOCATION

ELLSWORTH STREET

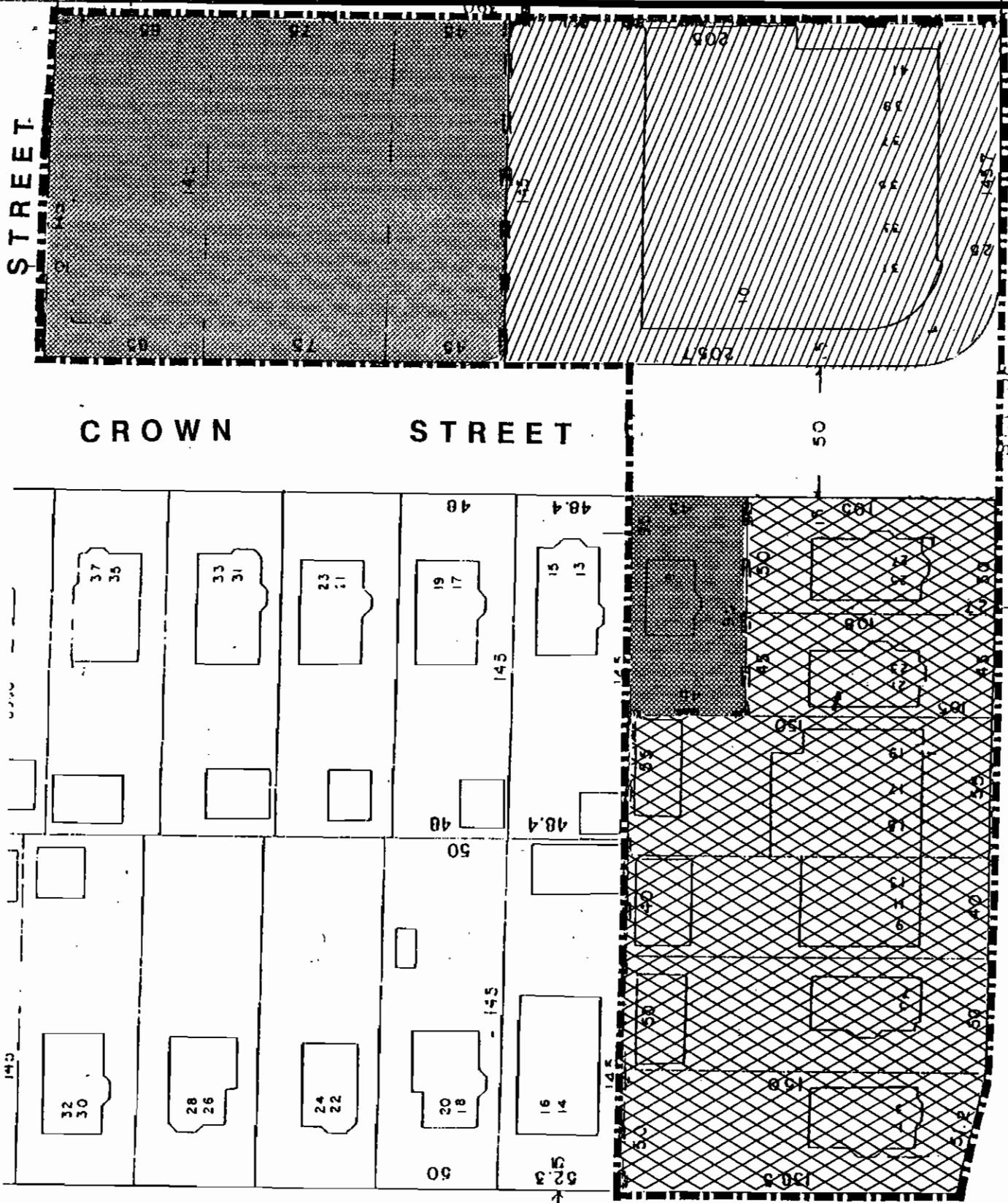
WEBSTER STREET

CROWN STREET

STREET

KING STREET

STREET



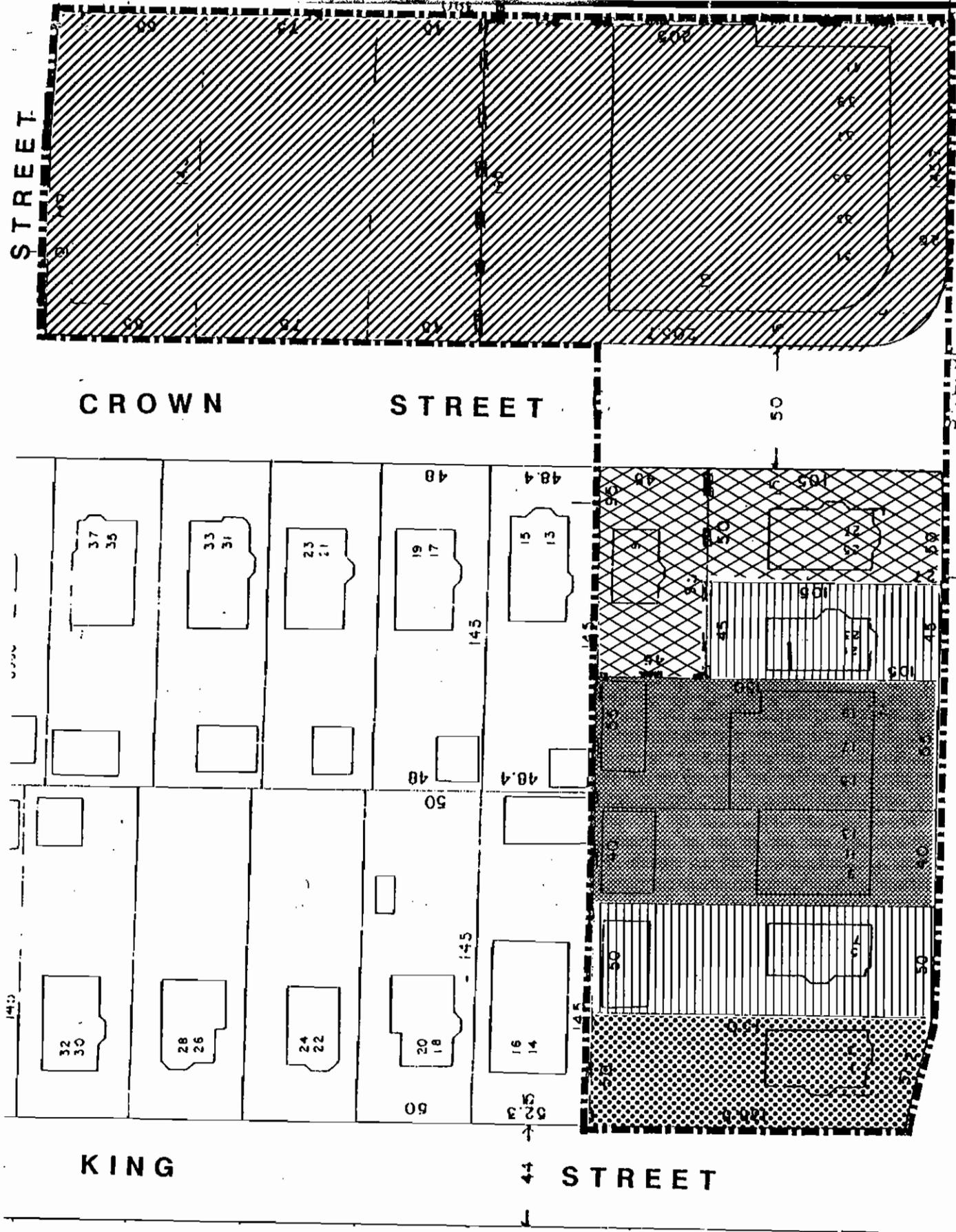
ELLSWORTH STREET

WEBSTER STREET

CROWN STREET

WEBSTER STREET

KING STREET



**WEBSTER STREET REDEVELOPMENT PROJECT
HARTFORD REDEVELOPMENT AGENCY**

MAP #3

EXISTING LAND USE

COMMERCIAL 

VACANT 

OFFICE 

RESIDENTIAL 

MIXED USE 

PROJECT BOUNDARY 

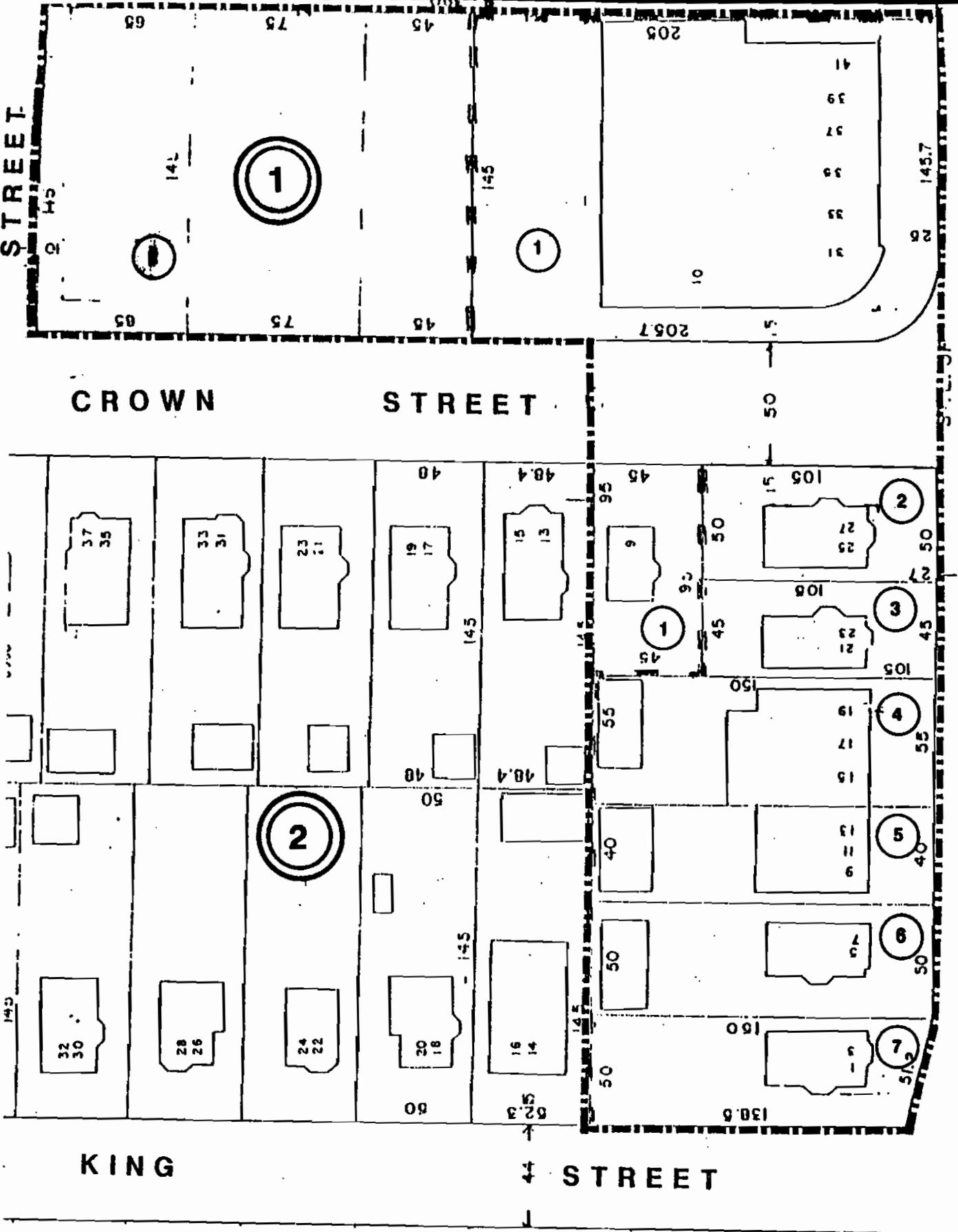
ELLSWORTH STREET

WEBSTER STREET

STREET

CROWN STREET

KING STREET



**WEBSTER STREET REDEVELOPMENT PROJECT
HARTFORD REDEVELOPMENT AGENCY**

MAP #4

PROPERTY MAP



BLOCK NUMBER



PARCEL NUMBER

 PROJECT BOUNDARY



Property Acquisition

		<u>Not To Be Acquired</u>	<u>To Be Acquired</u>
1-1	Albert H. Shulman 31-41 Webster Street	29,870 s.f.	
1-2	Webster Company 22-28 Crown Street	26,826 s.f.	
2-1	Rafael G. Adorno 9 Crown Street		* 4,275 s.f.
2-2	Richard Zakazewski 25-27 Webster Street		5,250 s.f.
2-3	Richard Zakazewski 21-23 Webster Street		4,725 s.f.
2-4	Daniel R. O'Leary 15-19 Webster Street		* 8,250 s.f.
2-5	John J. Bairos, Trustee 9-13 Webster Street		* 6,000 s.f.
2-6	Jeffrey M. Siegel, Trustee 5-7 Webster Street		* 7,500 s.f.
2-7	Albert E. Nevins 1-3 Webster Street		* 7,210 s.f.
	TOTAL	56,696 s.f.	43,210 s.f.

* Tentatively to be acquired as funds become available

ELLSWORTH STREET

WEBSTER STREET

R - 4

B - 3

CROWN STREET

STREET

R - 4

B - 4

KING STREET

WEBSTER STREET REDEVELOPMENT PROJECT HARTFORD REDEVELOPMENT AGENCY

MAP #5

PROPOSED ZONING



R - 4 TO B-4



PROJECT BOUNDARY



ELLSWORTH STREET

STREET

WEBSTER STREET

STREET

CROWN STREET

STREET

50

THEATER WITH ANCILLARY RETAIL

COMMERCIAL RETAIL

KING STREET

STREET

WEBSTER STREET REDEVELOPMENT PROJECT HARTFORD REDEVELOPMENT AGENCY

MAP #6

DEVELOPMENT PLAN

 NOT TO BE ACQUIRED

 TO BE ACQUIRED

 TENTATIVELY TO BE ACQUIRED

 PROJECT BOUNDARY

 TRACT

 PARCEL

NOT TO SCALE

