

**JANUARY 13, 1998**

**REDEVELOPMENT PLAN  
FOR  
SIGOURNEY/HOMESTEAD PROJECT**

**APPROVED BY THE HARTFORD REDEVELOPMENT  
AGENCY ON JUNE 18, 1998**

**APPROVED BY THE COURT OF COMMON  
COUNCIL ON JUNE 22, 1998**

**HARTFORD REDEVELOPMENT AGENCY  
10 PROSPECT STREET  
HARTFORD, CT 06103**

## ACKNOWLEDGEMENTS

### HARTFORD REDEVELOPMENT AGENCY

Collin B. Bennett, Chairman  
Rafael Lopez-Hernandez, Vice-Chairman  
David Kovacs, Commissioner  
John Lupo, Commissioner  
Sam Saylor, Commissioner

Preparation of the Sigourney/Homestead Plan was the primary responsibility of Jeanne C. Webb, with assistance provided by Gustavo Espinosa and Elba Parizo. Computer mapping assistance was provided by Margaret Brown of the Housing, Community Development and Planning Department and zoning consultation by Roland Klee.

## TABLE OF CONTENTS

	Page
1. Introduction	1
2. Description of Project Area	2
3. General Purposes of the Project	5
4. Property Activity	5
5. Displacement and Relocation	7
6. Proposed Site Improvements	7
7. Controls on Land and Buildings	8
8. Zoning	12
9. Land Disposition	12
10. Modification and Duration of Redevelopment Plan	13
11. Financing	14
12. Maps	14
Appendix #1 Demolition List	15
Map No. 1 Project Location	16
Map No. 2 Existing Zoning	17
Map No. 3 Existing Land Use	18
Map No. 4 Property Map	19
Map No. 5 Proposed Zone Change	20
Map No. 6 Proposed Use	21
Map No. 7 Development Plan	22

## 1. INTRODUCTION

The Sigourney/Homestead Redevelopment Plan is for a deteriorated, mixed use area in the Upper Albany neighborhood. It is part of a major development initiative by the City of Hartford which includes three city neighborhoods, Upper Albany, Clay Arsenal and Asylum Hill. The Asylum Hill neighborhood boundary is just south of the redevelopment plan area and Clay Arsenal is to the east.

The Tri-neighborhood initiative includes the Veeder Place Development, conceived in a former gauge factory in the midst of a dense residential area, which originally totaled 240,000 sf. When completed it will have 122,000 sf of rental space with 60,000 sf for parking. Veeder Place will create between 200 and 250 jobs targeted for low/moderate-income Hartford residents. At least 50% of the jobs will pay above the minimum wage.

The SHARP apartment rehabilitation program has renovated 198 apartments in the Asylum Hill neighborhood. The SHARP 20 program has targeted 20 units for renovation in the Sargeant-Ashley-Garden Street area to be completed in 1997-1998. The City's Housing Preservation Loan Program provides low interest loans for the moderate rehabilitation of both 1-4 units houses and multi-unit buildings occupied by low-moderate income owners and /or tenants. 6 buildings /15 units in the tri-neighborhood area have been completed or are underway.

Infrastructure improvements include the redevelopment of Sigourney Park - a city owned park, the realignment of Walnut/Garden and Homestead Streets, a major arterial realignment as well as street widening and bridge repairs on Woodland Street. The Sigourney/Homestead plan will integrate and showcase these major investments and create new parcels specifically geared to economic development.

This is a mixed - use redevelopment area. Commercial enterprises are interspersed with residential units on this major arterial corridor which reaches from the edge of West Hartford on the west and up to the major insurance companies in Asylum Hill on the east. The redevelopment of this area includes the preservation of useful housing units and demolition of units which are unsafe or obsolete. This redevelopment plan will include the creation of 3 parcels for new commercial development.

The Agency has been awarded a Brownfield Pilot Site Assessment grant in the amount of \$200,000. This Pilot is to assess vacant or underutilized sites for soil contamination and to prepare sites for redevelopment. The Sigourney/Homestead corridor is within our target area. This Pilot will be used in the predevelopment phase of project execution.

Generally, the plan will be implemented in the following manner:

Along the Sargeant Street Corridor, the City's housing preservation loan program will be offered to all homeowners. Housing Counselors will encourage owners to renovate and improve their properties. Vacant and abandoned buildings will be evaluated to determine the appropriateness for rehabilitation. All buildings which are unsafe will be demolished. These are listed in appendix #1.

Three buildings on the northeast corner of Edgewood/Homestead Street will be acquired and demolished to create a disposition parcel of 25,250 sf for uses in the B-4 zone, a neighborhood business zone.

Four parcels on the southwest corner which presently have a three family home, a vacant three family, an old gas station which contains a market and an auto repair shop located there will be assembled to create a parcel of 33,075 sf for uses in the C-1 zone, a commercial development zone.

And three parcels on the southeast side of the intersection of Sigourney and Homestead will be assembled to create a commercial disposition of approximately 111,475 sf.

Infrastructure improvements which will reconfigure the intersection of Walnut/Garden and Homestead Avenues will result in some land taking which may require working with existing property owners to maximize utilization of their property.

## **2. DESCRIPTION OF PROJECT AREA**

### **A. General Boundary Description**

The Project Area is generally located at the intersection of Homestead Avenue and Sigourney Streets, bounded on the east by Lebon Press known as 51-75 Homestead Avenue, and on the west by 140 Homestead Avenue. Assemblages on the southwest, southeast and north west corners will yield three new commercial or mixed use development parcels of approximately 3.9 acres.

### **B. Detailed Boundary Description**

A certain tract of land comprised of Seventeen (17) parcels which are shown on Assessor's map No. 606, block No. 1, parcels 8 through 11; Map No. 606, block 3, parcels No. 1, 2, 3, 40, 41, 42, 43, 44; Map No. 355, block 2 parcels 1, 4, 6, 22 and 23. Said sheet tract is more particularly described as follows:

Beginning at the point of intersection of the northerly street line of Homestead Avenue and the easterly street line of Edgewood Street;

Thence, northerly along the said easterly street line of Edgewood Street, a distance of Two Hundred Fifty and eight tenths (258.8) feet to a point marking the southwest corner of property known as 22-24 Edgewood Street,

Thence, easterly along the southerly line of land of now or formerly, Clarence G. Black, a distance of One Hundred Fifty (150 ) Feet, more or less to a point in the westerly line of property known as 353 Sigourney Street and belonging to now or formerly Mertie Hastings;

Thence, southerly along the westerly property lines of land of now or formerly the aforementioned Mertie Hastings and Sharon Bennett, partly by each, a distance of Ninety Three (93) feet more or less to a point;

Thence, easterly along the southerly line of land of said Sharon Bennett, a distance of Sixty Six (66) feet more or less to a point;

Thence, continuing easterly along land of said Sharon Bennett, a distance of Ninety (90) feet more or less to a point in the west street line of Sigourney Street;

Thence, southerly along the west street line of Sigourney Street a distance of One Hundred Forty One and one tenth (141.1) feet more or less to the point of intersection of the north street line of Homestead Avenue and the said west street line of Sigourney Street;

Thence, southerly across Homestead Avenue, a distance of Fifty and two tenths (50.2) feet to a point in the south street line of Homestead Avenue;

Thence, easterly along the said south street line of Homestead Avenue, a distance of Four Hundred Sixty Six (466) feet more or less to a point marking the northwesterly corner of property of now or formerly Lebon Press, Inc.;

Thence, southerly along the westerly property line of said Lebon Press, Inc., a distance of One Hundred Seventy Five (175) feet to a point marking the southwest corner of said property of Lebon Press, Inc.;

Thence, continuing in a line marking an angle of One Hundred Eighty (180) degrees with the previous line, a distance of Thirty Four (34) feet more or less, to a point in the northerly line of land of now or formerly National Railroad Passenger Corporation;

Thence, westerly along said northerly line of National Railroad Passenger Corporation, a distance of Four Hundred Twenty Three (423) feet, more or less to a point in the easterly street line of Sigourney Street;

Thence, northerly along the said easterly street line of Sigourney Street, a distance of Thirty Four and Seven Tenths (34.7) feet more or less to a point;

Thence, westerly, across Sigourney Street, a distance of Fifty (50) feet more or less to a point in the westerly street line of Sigourney Street, which point in the northerly property line of land of now or formerly National Railroad Passenger Corporation.

Thence, westerly along land of now or formerly National Railroad Passenger Corporation a distance of One Hundred Fifty Five (155) feet more or less to a point;

Thence, northerly a distance of Two feet more or less to a point;

Thence, westerly along property of now or formerly National Railroad Passenger Corporation a distance of One Hundred feet (100) more or less to a point marking the southeast corner of property of now or formerly Silvan Blake. Said property is known as 143-145 Homestead Avenue;

Thence, northerly along the easterly line of property of said Silvan Blake, a distance of One hundred Seventy Five (175) feet more or less to a point in the southerly street line of Homestead Avenue;

Thence, northwesterly across Homestead Avenue, a distance of Fifty Eight (58) feet more or less, to the point and place of beginning.

### C. Present Land Use and Zoning

<u>Use</u>	<u>Estimated No. of Acres*</u>	<u>Percentage of Total</u>
Residential	15,075 SF	10%
Neighborhood Business	41,090 SF	26%
Commercial	90,545 SF	57%
<u>Industrial</u>	<u>11,225 SF</u>	<u>7%</u>
<b>TOTAL</b>	<b>157,935 SF</b>	<b>100%</b>

The project area is presently zoned R-3, B-4, and C-1. Refer to **Maps No. 2, Existing Zoning and Map No. 3, Existing Land Use.**

#### **D. Present Use, Type and Condition of Structures**

The Project Area contains a total of twelve (12) 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	3	3 - 1 story brick
Residential	4	1 (2 story frame) 1 (2 1/2 story frame) 1 (2 1/2 story brick) 1 (3 story brick)
Mixed Use	4	3 (2 1/2 story frame) 1 (4 story brick)
Vacant	1	1 (3 story brick)

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	3	25%
Fair	6	50%
Poor	2	17%
Vacant	1	8%

Of the 12 principal structures located in the Project Area, 10 are occupied, 1 is partly occupied and 1 is vacant.

#### **3. General Purposes of the Project**

The primary goal of the Sigourney/Homestead Project is to eliminate blighting conditions which prevent further investment in this neighborhood. Creation of enhanced commercial uses can bring new dollars spent in the neighborhood, particularly on Homestead Avenue, a major commuter route into downtown. This project will also provide for complementary retail and commercial uses to support the VeederPlace revitalization effort.

#### 4. 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 8 parcels of privately owned property, and the tentative acquisition of 1 parcels of privately -owned property. Refer to **Map No. 4** entitled "**Property Map**" for parcel and number designation.

##### **B. Rehabilitation**

Rehabilitation of properties which are designated as not to be acquired will occur through the City of Hartford Housing Preservation Loan Fund. 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 7 principal structures located at 135, 139 and 140 Homestead Avenue, 14, 18-20 Edgewood Street and 319 and 325 Sigourney Street See **Map Number 7. Development Plan.** The acquisition and demolition of these structures will provide the land needed to assemble three parcels of 169,811 sf for disposition. Upon acquisition of the above properties, the Agency will arrange for the demolition of buildings, removal of debris and filling and rough grading of the land.

Any structure targeted for demolition in a historic district or listed in the City's inventory of buildings on the National 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**

None of the properties to be acquired are located in the Upper Albany Historic District. However, the Upper Albany Historic District is adjacent to those properties and three properties which are located in the plan are in the District.

## **5. DISPLACEMENT AND RELOCATION**

It is anticipated that nine (9) residential tenants and four (4) businesses will require relocation. The majority of the commercial operations are small retail and/or service operations such as a package store and bar which draw their clientele from the surrounding neighborhood, auto repair and a food business.

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 inter-departmental relationship with the Department of Housing and Community Development, which is the central relocation agency for the City of Hartford. Relocation assistance will be in accordance with State and federal requirements.

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.

## **6. PROPOSED SITE IMPROVEMENTS**

The Project area is currently serviced by Homestead Avenue and Sigourney Street. The Garden Street/Homestead Avenue intersection will be realigned in the spring of 1998, resulting in smoother traffic flow. The project will also cover costs for sidewalk construction and tree/greenbelt improvements along Garden Street to Sargeant Street. This will have a positive and direct impact on the Veeder Place project. The City has also received a \$67,000 Metrofund grant from the Connecticut Capital Region Growth Council towards this project. The City is seeking additional funds to cover costs associated with enhancements such as lighting, additional tree plantings and a gateway for the intersection island that will be created.

The intersection realignment will create an island within the traveled way that will be highly visible in the neighborhood. The City is proposing enhancement to the basic landscaping proposed for the island by including additional amenities into this space, including more elaborate paver finishes to the sidewalk areas, irrigation for the proposed landscaping, ornamental bollards for protection of pedestrians, and a "Welcome to the Upper Albany Neighborhood" sign. The City is proposing Urban Act Funds for this purpose.

The lighting standard and fixtures included in the roadway improvement project are standard aluminum poles with standard "cobra head " luminaires. The City is proposing to upgrade these proposed street lighting facilities with an ornamental light standard and fixture. This concept will be continued beyond the limits of the roadway improvement project along Homestead Avenue, Walnut Street and Sargeant Street.

## 7. CONTROLS ON LAND 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 Sigourney/Homestead 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 Sigourney/Homestead Redevelopment 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) State of Connecticut Department of Environmental Protection Transfer Act Site Assessment Guidelines and other Federal and State Statutes, regulations and laws governing environmental site identification, assessment and remediation to include but not be limited to CERCLIS, NPL, SARA, RCRA, Hazardous Waste Inventory for Connecticut, AST, OSHA, DOT regulation of hazardous waste.

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 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 stories nor less than two stories in height.

### **2. Building Design**

New structures shall be designed to be compatible with the surrounding neighborhood and be faced with high quality commercial materials.

### **3. Parking**

All parcels shall provide sufficient area for off-street parking to meet the needs of their tenants. Such parking are may be located within the side or rear yard, or within, beneath or on top of a building or parking structure within reasonable walking distance. Off-street parking areas shall be developed according to the following standards:

a. All surface parking areas including maneuvering lanes and driveways shall be suitably paved with a hard, dustless weather resistant surface, with adequate drainage and curbing.

b. Driveways shall be designed to provide safe and convenient access to parking areas. Driveway entrances or exits shall be located at least 75 feet from any street intersection.

c. All parking areas shall be adequately lighted.

d. The number of parking spaces required shall be based upon the number of persons employed on the premises, the number of users anticipated, and the type of use. Specific number of parking spaces shall be determined by reference to City of Hartford Zoning ordinances.

e. The spaces between parking areas and buildings shall be appropriately developed with landscaping and walks. The land surrounding parking areas shall be suitably landscaped. Large surface parking areas (for more than thirty cars) shall be subdivided by means of landscaped median strips or islands.

#### 4. Off-street Loading

Every tract or parcel involving the receipt or distribution of materials shall be provided with off-street loading facilities, as indicated in the City of Hartford Zoning Ordinances. All off-street loading areas shall be suitably paved, drained, and lighted. Loading areas shall be located to the rear of buildings, wherever possible, and screened off by use of walls, fences or landscape materials. There shall be adequate space provided for maneuvering trucks and trailers with minimum interference of public use of streets. Driveway entrances and exits shall be located at a safe distance from street intersections or at least seventy-five (75) feet away.

#### 5. Signs

The only signs permitted shall be those which would, in the opinion of the Agency, produce a desirable visual effect within the Project Area. A design proposal for any permanent sign must be submitted for Agency review and conform to the following regulations and criteria:

The only signs, other than temporary or directional signs, permitted in the project area shall be those identifying organizations, services or activities conducted on the actual premises where the sign is located. Outdoor advertising signs, billboards, roof-top signs and supporting structures shall not be permitted.

The Agency shall require all developers to submit detailed plans or shop drawings of proposed signs for approval prior to construction. No ground or pole signs shall exceed a height of 25 feet above grade at the sign location. There shall be no more than one pole sign per business activity.

Temporary signs shall not exceed 50 square feet in area and shall be removed promptly within one week after the activity designated has ceased. Existing signs in the Project Area which do not conform to the above requirements shall be removed or modified at the owner's expense, if deemed necessary by the Agency to assure a compatible visual environment in the Project Area. Such sign modifications shall be subject to the same submission and review procedures as proposals from developers.

#### 6. Landscaping

All land not built upon shall be landscaped with appropriate natural materials. Existing trees shall be retained wherever feasible. Developers shall

submit site plans, indicating all existing trees over 6 inches in diameter and whether scheduled for retention or removal, as part of their design proposals. Site plans shall also show proposed planting and paving materials, drainage and site utilities, and typical details.

The Agency shall reserve the right to require any developer or his architect to consult or associate with a landscape architect in preparation of the necessary site plans. In the case of existing property owners, the Agency may require the owner(s) to engage the professional services of a landscape architect and make recommended site improvements, to bring the property into conformance with these controls.

Site plans for individual properties shall take into account with adjacent properties. The spaces between buildings shall be carefully designed so as to enhance the total environment.

Stone or masonry walls may be constructed to prevent erosion, protect embankments, define property lines or improve premises. The use of wire mesh, cyclone, barbed wire and similar types of fences should be avoided, except where necessary to secure areas which would otherwise be hazardous. Plans for all fencing shall be submitted to the Agency for review and approval.

Artificial changes in topography or use of berms may be employed as a means to create visual interest on flat terrain. Unsightly areas such as service and transformer yards, outdoor storage and waste disposal areas shall be screened off by means of trees, shrubs, walls, fences or changes in land form.

#### 7. Temporary Structures

No temporary building or structure other than a contractor's office or storage shed used in conjunction with on-site construction shall be permitted on any tract or lot within the Project Area. Existing temporary structures or sheds which do not fall into the above category shall be removed at the expense of the property owner.

#### 8. Interim Uses

The Agency may permit interim uses such as surface parking or other uses deemed desirable by the Agency as a community benefit if it is determined that such use will not impede development of the Project Area.

#### 9. Noxious, Hazardous and Excluded Uses

Uses which are offensive by reason of emission of excessive noise, dust, smoke, fumes, odors, vibration or glare shall not be permitted in the Project Area.

Uses which would result in unsafe or hazardous conditions shall also be excluded from the Project Area. Examples of such hazardous excluded uses are manufacture of explosives, fuel storage tank yards, oil refineries or fuel processing plants, and similar activities. In any event, the burden of proof that a proposed use will not be noxious or hazardous shall be placed on the developer.

The Agency shall reserve the right to determine whether any proposal falls into the categories of noxious or hazardous uses and should be excluded for that reason. Where reasonable doubt existing as to the character or the intended use, the Agency will seek the guidance of other City departments and agencies, or any other public or private body which might affect the decision of the Agency.

10. Outdoor storage

Storage of goods which is not completely endorsed by a building or structure, shall not be permitted within the Project Area. Outdoor or open storage of goods received or awaiting shipment on the same business day may be permitted upon approval by the Agency.

11. Junkyards

Motor vehicle junkyards shall not be permitted anywhere within the project boundaries. Existing junkyards shall be removed to eliminate nonconforming undesirable uses. Other similar types of operations, such as salvage, scavenger and wrecking company yards shall not be permitted in the Project Area.

8. Zoning

The project area is at the intersection of Sigourney Street and Homestead Avenue and covers a portion of three blocks. The northwest block which is bounded by Edgewood, Homestead and Sigourney Streets is zoned B-4 on the Homestead Avenue block front and R-3 in the interior of the Edgewood and Sigourney Street blocks. It is contemplated that the two parcels on Edgewood Street which are included in the redevelopment plan will be rezoned to B-4 to accommodate neighborhood business development if suitable development proposals are selected for this site. The southwest and southeast blocks which are bounded by Sigourney and Homestead Avenue are zoned C-1.

The B-4 zone is neighborhood retail district that is 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 building containing street level retailers,

The purpose of the C-1 zone is to provide locations for uses such as storage warehouses, wholesalers, laboratories, computer centers and display rooms and offices of equipment manufacturers where the equipment is medium or large in size. Proposed Zone changes are detailed in **Map No. 5, Proposed Zone Change** and **Map No. 6, Proposed Use**.

## 9. LAND DISPOSITION

After the land has been prepared for redevelopment, the Agency will arrange for the sale of this property to one or more developers for the use specified in the Plan. The Project has a total disposition area of 3.9 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 economic and business development 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.

## 10. 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**

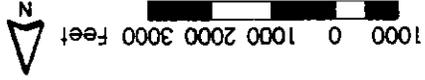
This Plan and any modification thereof shall be in full force for a period of twenty (20) years commencing on the date of approval of this Plan by the Court of Common Council.

### **11. FINANCING**

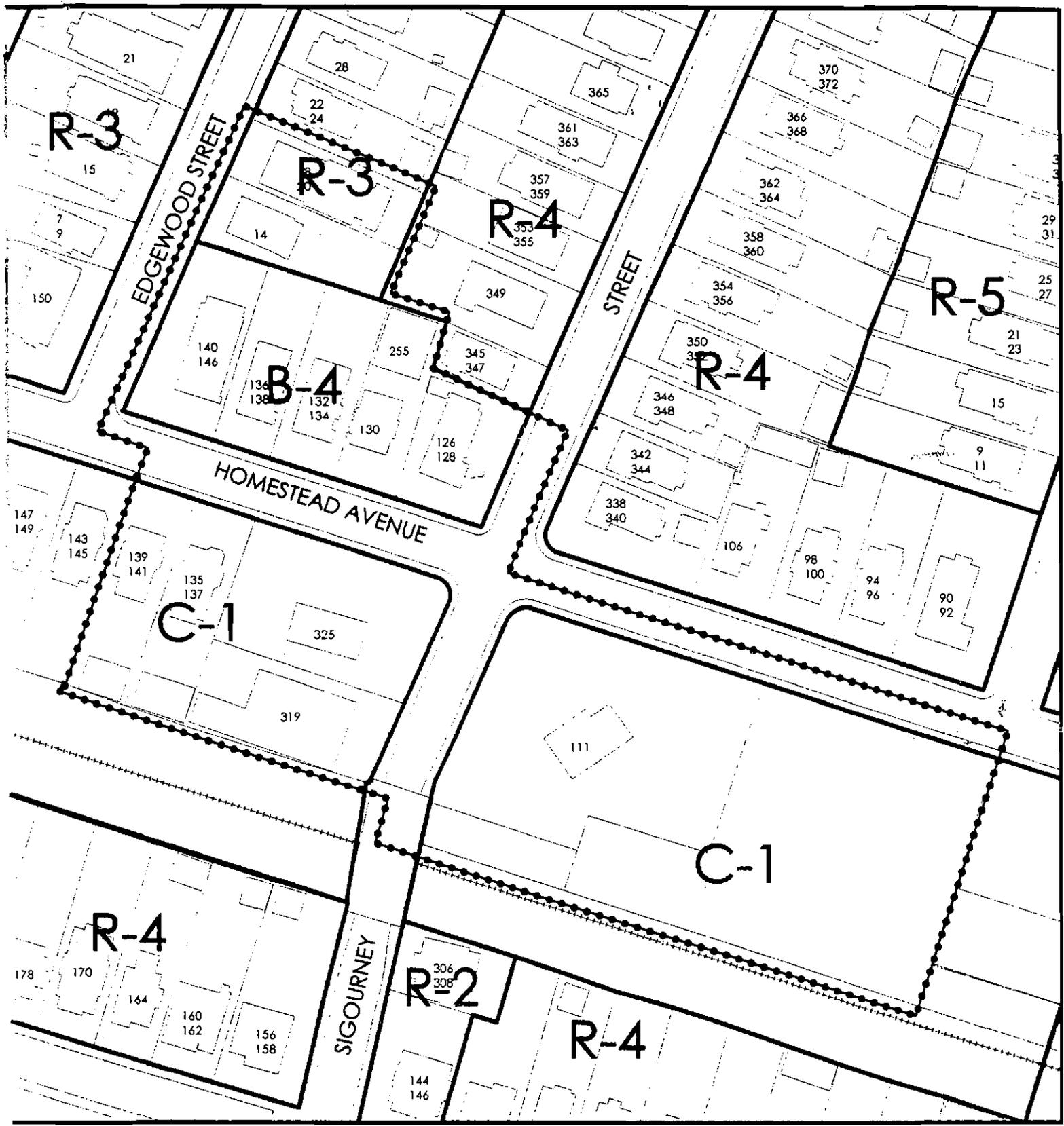
The Sigourney/Homestead Project will be financed through State of Connecticut Urban Act Bond Funds or other available state or federal resources. These activities include acquisition, relocation, site improvements, property management, demolition, environmental assessment and any other incidental expenses included by the Agency prior to land disposition.

### **12. MAPS**

Maps Numbered 1 -7 attached are hereby incorporated within and made part of this Plan.



SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
DECEMBER - 1997  
MAP NO. 1  
PROJECT LOCATION  
PROJECT AREA



SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
 MAP NO. 2  
 EXISTING ZONING

1000 0 1000 2000 3000 Feet



Prepared by the City of Hartford Planning Division, December - 1997

 PROJECT BOUNDARY

 RAILROAD TRACKS

R-3 RESIDENCE DISTRICT (MEDIUM DENSITY)

R-2 RESIDENCE DISTRICT (HIGH DENSITY)

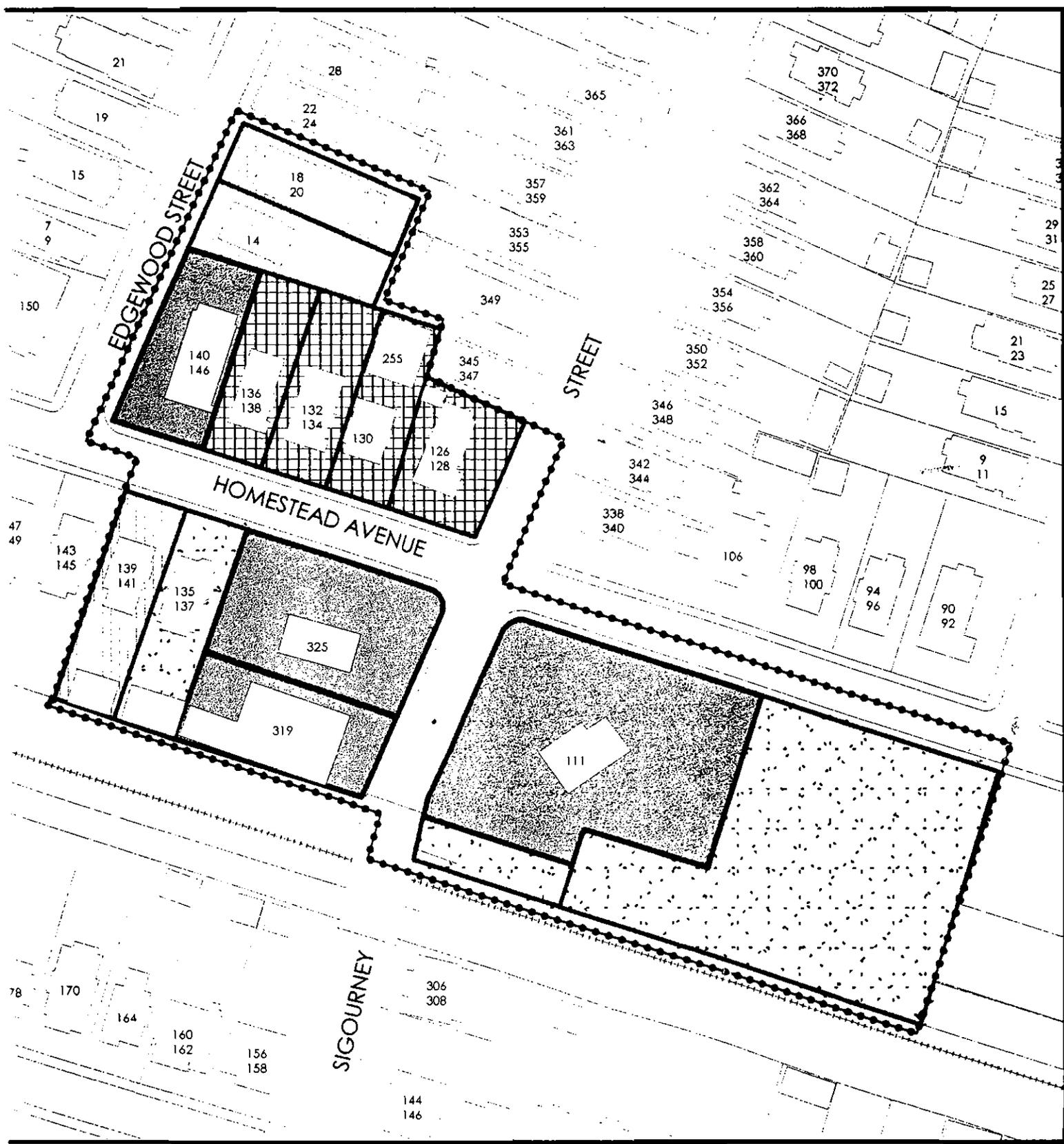
R-5 RESIDENCE DISTRICT (ONE- AND TWO- FAMILY)

R-4 RESIDENCE DISTRICT (THREE-FAMILY)

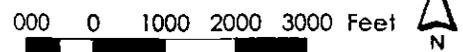
B-4 BUSINESS DISTRICT (GENERAL- LINEAR BUSINESS)

C-1 COMMERCIAL DISTRICT

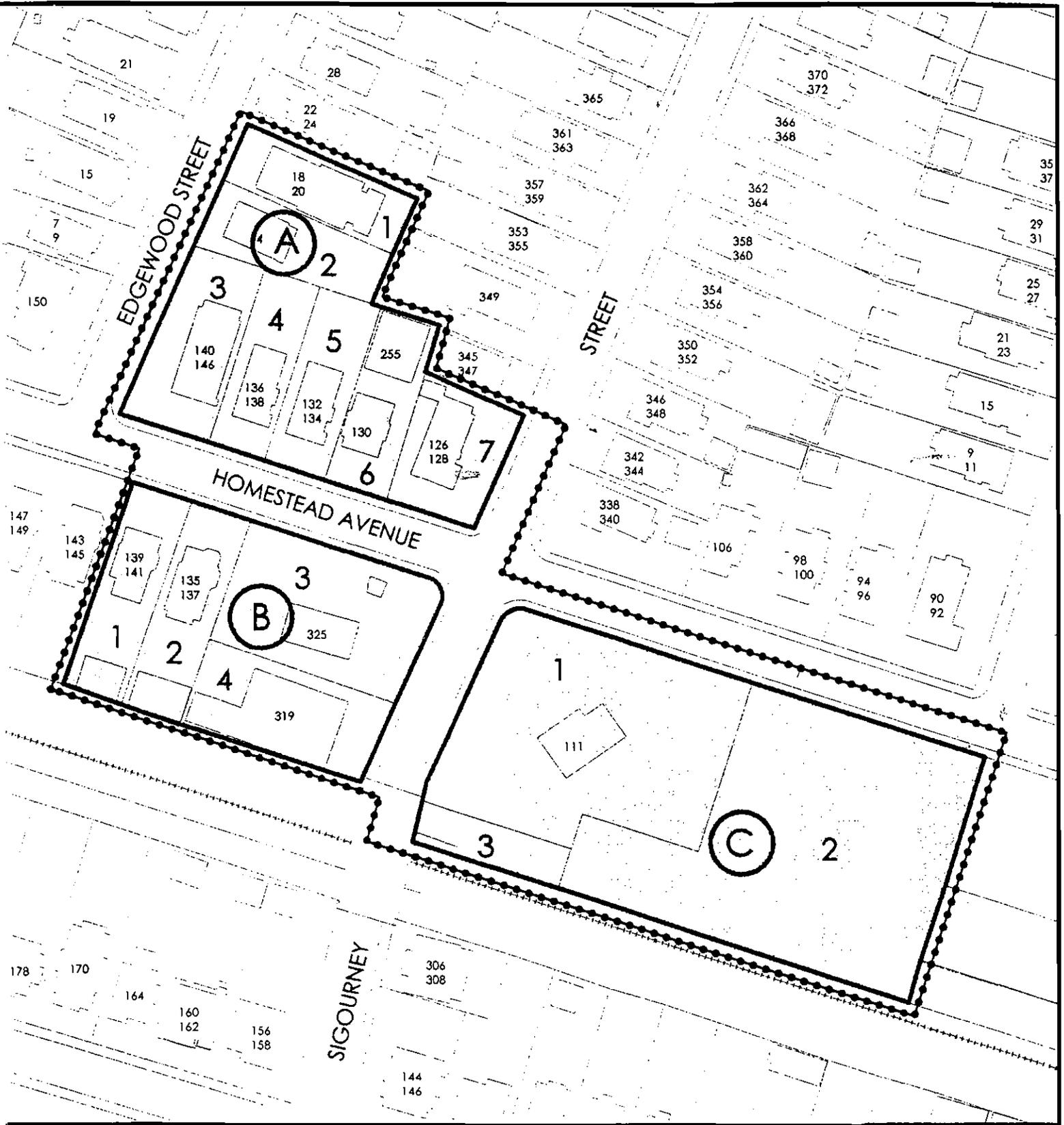
I-2 INDUSTRIAL DISTRICT



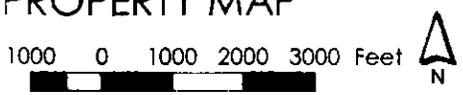
SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
 MAP NO. 3  
 EXISTING LAND USE



-  PROJECT BOUNDARY
-  RAILROAD TRACKS
-  RESIDENTIAL
-  BUSINESS
-  VACANT
-  MIXED USE



SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
 MAP NO. 4  
 PROPERTY MAP



Prepared by the City of Hartford Planning Division, December - 1997

HRA REDEVELOPMENT PLAN  
SIGOURNEY/HOMESTEAD

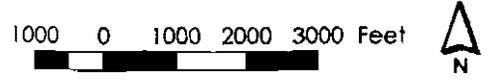
PROPERTY ACQUISITION DATA\*

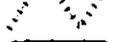
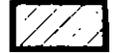
<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Owner</u>	<u>Approximate Area to be Acquired*</u>	<u>Approximate Area Not to be Acquired*</u>
A-1	18-20 Edgewood St.	Joseph Gartrell	7,500	
A-2	14 Edgewood St.	Joseph Gartrell	7,575	
A-3	140 Homestead Ave.	Jack Ross	10,175	
A-4	136-138 Homestead Ave.	Alvin L. Deer		7,170
A-5	132-134 Homestead Ave.	Felipe R. Rosado		7,830
A-6	130 Homestead Ave.	Charles Robinson		7,500
A-7	126-128 Homestead Ave.	Barbados American Soc. Of Hartford, Inc.		8,415
B-1	139-141 Homestead Ave.	Carlton Mitchell	8,750	
B-2	135-137 Homestead Ave.	Carlton Mitchell	8,750	
B-3	325 Sigourney Ave.	Louis Petroka	17,105	
B-4	319 Sigourney Ave.	Errol K. Townsend	11,225	
C-1	111 Homestead Ave.	HOSIG Properties	35,940	
C-2	101-103 Homestead Ave. (Part of Electric Wholesale)	Robert Namerow	20,000+	
C-3	314 Sigourney Ave.	City of Hartford	4,311	

\* Key to Map #4



SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
 MAP NO. 5  
 PROPOSED ZONE CHANGE



-  PROJECT BOUNDARY
-  RAILROAD TRACKS
-  R-3 TO B-4

PROJECT BOUNDARY

NEIGHBORHOOD BUSINESS / RESIDENTIAL

COMMERCIAL

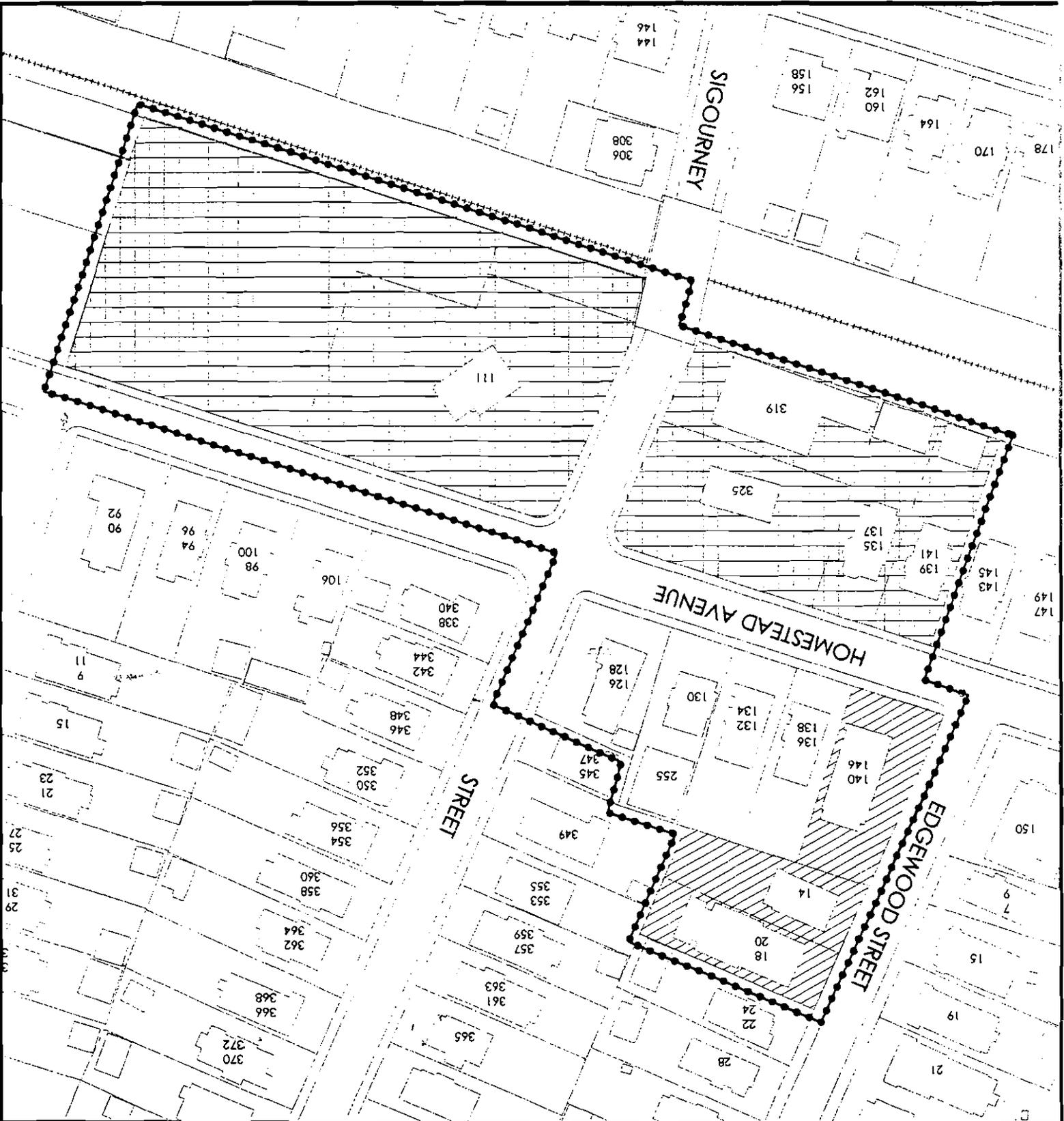
RAILROAD TRACKS

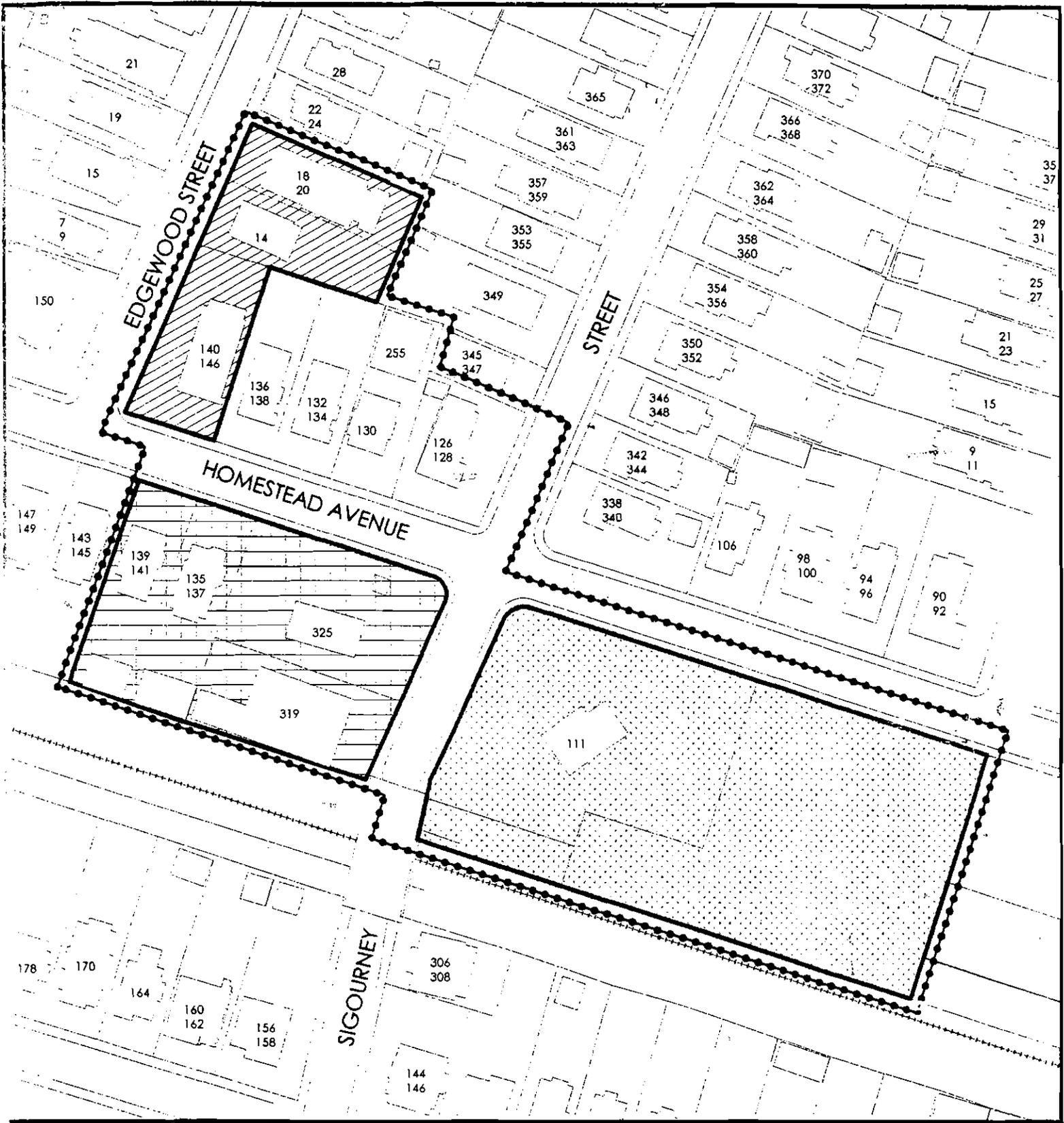


1000 0 1000 2000 3000 Feet

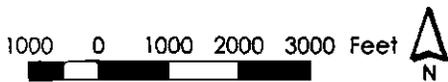
MAP NO. 6  
PROPOSED USE

SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN





**SIGOURNEY / HOMESTEAD REDEVELOPMENT PLAN  
MAP NO. 7  
DEVELOPMENT PLAN**



**PARCELS**

-  A-1 25,250 SQUARE FEET
-  B-1 33,075 SQUARE FEET
-  C-1 111,475 SQUARE FEET

-  PROJECT BOUNDARY
-  RAILROAD TRACKS