

REDEVELOPMENT PLAN
FOR THE
ALBANY AVENUE/WOODLAND STREET PROJECT

HARTFORD REDEVELOPMENT AGENCY
DEPARTMENT OF DEVELOPMENT SERVICES
250 CONSTITUTION PLAZA, 4th FLOOR
HARTFORD, CONNECTICUT 06103

APPROVED BY THE HARTFORD
REDEVELOPMENT AGENCY ON
OCTOBER 13, 2005

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I. Introduction

The Albany Avenue/Woodland Street Project (hereinafter called the “Project”) is located northwest of the City’s downtown within the Upper Albany Neighborhood (see Map #1 Project Location). It is a deteriorated area of approximately 1.91 acres of land more than twenty-six (26) percent of which is vacant.

Albany Avenue is a major corridor for the Hartford region linking commuters between suburban towns in the west and north and the downtown area. Generally these commuters do not utilize retail, services or business opportunities along Albany Avenue. Upper Albany Avenue contains a mix of retail and service uses but residents in the neighborhood are presently taking advantage of shopping options in neighboring West Hartford and Bloomfield.

Many of the businesses in this area are associated with locally-owned grocery/liquor establishments, personal services and restaurants or take-outs principally targeted to walk-in traffic. Throughout the Upper Albany Avenue retail corridor there is evidence of the Caribbean/West Indian, African-American and Hispanic influence that is the multi-cultural dimension of the local population base.

This Redevelopment Plan (hereinafter called the “Plan”) provides for the creation of neighborhood business development along the Albany Avenue and Woodland Street frontage. Neighborhood business allows most types of retail and office uses. Residential uses are allowed on upper floors of mixed use buildings. The Plan proposes to change the existing zone district from B-3 to B-4, to conform with the adjacent B-4 zone fronting on Albany Avenue. The proposed land uses within the Project area are in conformity with the City of Hartford’s Plan of Development, adopted by the Commission on the City Plan on June 4, 1996.

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

It is important to note that this plan was requested by the community, working collaboratively through the Upper Albany Development Corporation (UADC), as a means of spurring positive change at the corner of Albany Avenue and Woodland Street.

II. Description of the Project Area

A. General Boundary Description

The Project area is generally bounded on the north by Albany Avenue and more particularly the properties at 1137 and 1161 Albany Avenue, on the west by Woodland Street more particularly property at 1161 Albany Avenue and 426 Woodland Street, on the south by 400 and 418 Woodland Street and on the east by the rear property line of 69 thru 87 Oakland Terrace and 1135H and 1137 Albany Avenue.

The Project area contains 1.91 acres.

B. Present Land Use and Zoning

The Project area contains the following land use breakdown:

Use	Estimated Number of Acres	Percentage of total
Commercial	1.09	57
Retail	.33	17
Vacant	.49	26
	1.91	100%

Refer to Map #3 Existing Land Use.

The Project area is presently zoned B-3 (see Map #2 Existing Zoning and will change to B-4 (see Map #5 Proposed Land Use and Proposed Zoning).

C. Present Use, Type and Conditions of Structures

The Project area contains a total of five (5) principal structures. The breakdown of their use and type is as follows.

Use	Number	Type
Retail	1	1 story masonry
Commercial	4	1-3 story brick/,masonry

An exterior survey of the structures carried out by Agency staff disclosed the following:

Condition	Number	Percent
Good	-	-
Fair	4	80
Poor	1	20
	5	100%

Recently, one (1) building located at 1161 Albany Avenue was demolished.

III. General Purposes of the Project

The primary goal of the Albany Avenue/Woodland Street Project is to revitalize an extremely critical intersection in the Upper Albany Avenue area with a traditional strong neighborhood business presence so that businesses and residents are encouraged to remain in the area.

The result envisioned would be the creation of neighborhood business space into a Town Center fronting an Albany Avenue and Woodland Street. This Plan serves as a mechanism to achieve the above goal and incorporates several policy recommendations of the City of Hartford's Comprehensive Plan of Development. These goals and recommendations include:

- Encourage the development of land for economic purposes
- Stimulating neighborhood revitalization
- Improve conditions by removing blight

IV. Acquisition and Demolition

D. Acquisition

The real property to be acquired for the purpose of redevelopment shall be by purchase, or by the exercise of the power of eminent domain if necessary, 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 Plan provides for the acquisition of a total of four (4) parcels of privately-owned land, of which one (1) parcel is vacant. Refer to Map #4 Property Map for present owners of properties shown as "to be acquired".

E. Demolition

Five (5) principal structures are slated for demolition under this Plan. They are located at 1135H and 1137 Albany Avenue and three (3) structures at 426 Woodland Street. See Map #6 Proposed Activity. These structures are in fair to poor condition. The acquisition and demolition of these structures will provide the land needed to assemble 1.91 acres of land for disposition. This will allow the new construction of a neighborhood business Town Center development fronting on Albany Avenue and Woodland Street.

V. Displacement and Relocation

It is anticipated that three (3) businesses will be displaced. The retail and commercial operations that are to be displaced are a take-out fast food facility, an automotive repair shop and a furniture and merchandise storage facility.

The Agency is ultimately responsible for the relocation of these three (3) businesses as the result of actions that are carried out in accordance with the Plan.

Agency staff will maintain continuous contact with 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.

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 Albany Avenue and Woodland Street which have curbs and sidewalks and is also serviced by all major utilities. At present, no street or site improvements are anticipated. The future improvement of the intersection of Albany Avenue and Woodland Street is part of the Transportation Improvement Program for review for the

Capitol Region dated February 16, 2001 that was submitted to the Connecticut Department of Transportation for review.

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 Albany Avenue/Woodland Street Plan. Any variations from these controls must be justified by redevelopers in a written statement, with final determination to be made by the Agency.

F. General Controls

The redevelopment of all parcels and new construction within the Project area shall conform to the following controls where applicable:

1. The Redevelopment Plan for the Albany Avenue/Woodland Street Project 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.

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. Any license or lease agreements shall be in accordance with the City of Hartford Code. 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 provided such uses do not have an adverse affect on any adjacent property or inhibit the disposition of such property.

G. Specific Controls

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

1. Building Height

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

- a) The minimum neighborhood business floor to floor height will not be less than eleven feet.
- b) The minimum residential floor to floor height will not be less than ten 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. Generally, vintage architectural styles shall predominate regarding new buildings proposed within the Project.

- c) New structures where feasible and practical, shall be built to the building line.
- d) New buildings should front onto the street. The two exterior street facing walls on the southeast corner of Albany Avenue and Woodland Street should be considered as building fronts and should be designed as such.

3. Parking

For all areas, the following general requirements are stipulated:

- a) Parking for neighborhood business uses will be provided off street, at the rate of 1.0 space for each 600 square feet of gross floor area.¹
- b) Parking for office business uses will be provided off street, at the rate of 1.0 space for each 500 square feet of gross floor area.¹
- c) The maximum number of on-site parking spaces for non-residential uses shall not exceed the minimum requirements by more than twenty percent.
- d) 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 retail and/or office purposes and also screened from any property line.

¹ 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 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 center

- 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 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 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, at time of planting, are to be planted at a ratio of one tree for every twenty-five feet of street frontage where feasible.

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 of 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 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 and 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) No more than three faces and one logo type are permitted on any sign.
- 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 administrative approval prior to application for a sign permit.

8. Additional Requirements for Submission

- a) Redevelopers shall submit an illustrative site plan that demonstrates compliance with all controls listed herewith and includes a preliminary landscape plan. Submission of a separate final landscape plan, prepared by a registered landscape architect is also required. The 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.

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 1.91 acres.

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.

Any contract for sale 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

H. 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.

I. Duration

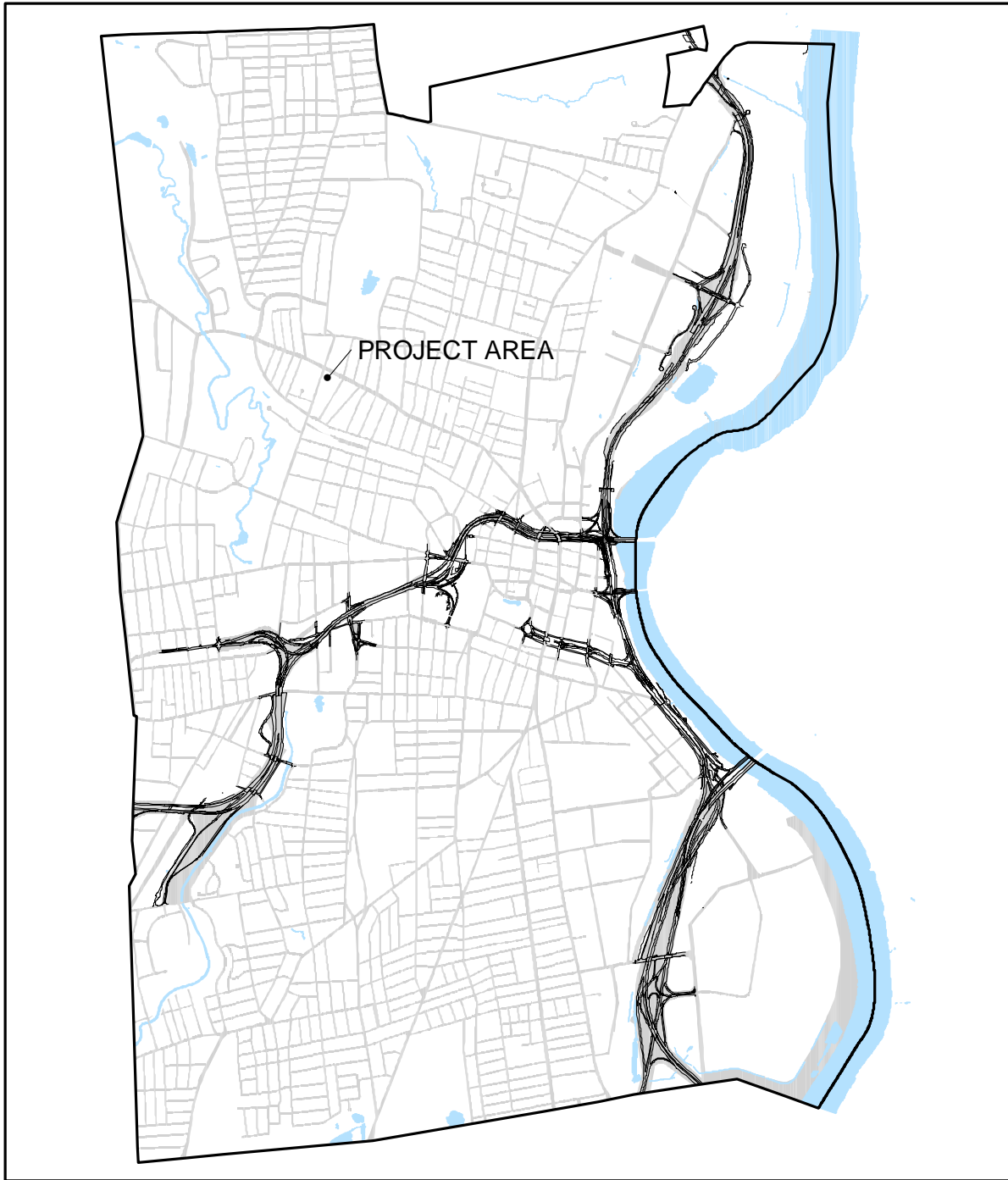
This Plan and any modification thereof shall be in full force for a period of twenty (20) years commencing on the date of approval of this Plan by the Court of Common Council.

X. Estimated Project Budget

The Albany Avenue/Woodland Street Project execution activities will be financed, in part, by the proceeds of the sale of Upper Albany Plaza. Additional sources of financing will be pursued to implement the anticipated activities.

XI. Maps

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



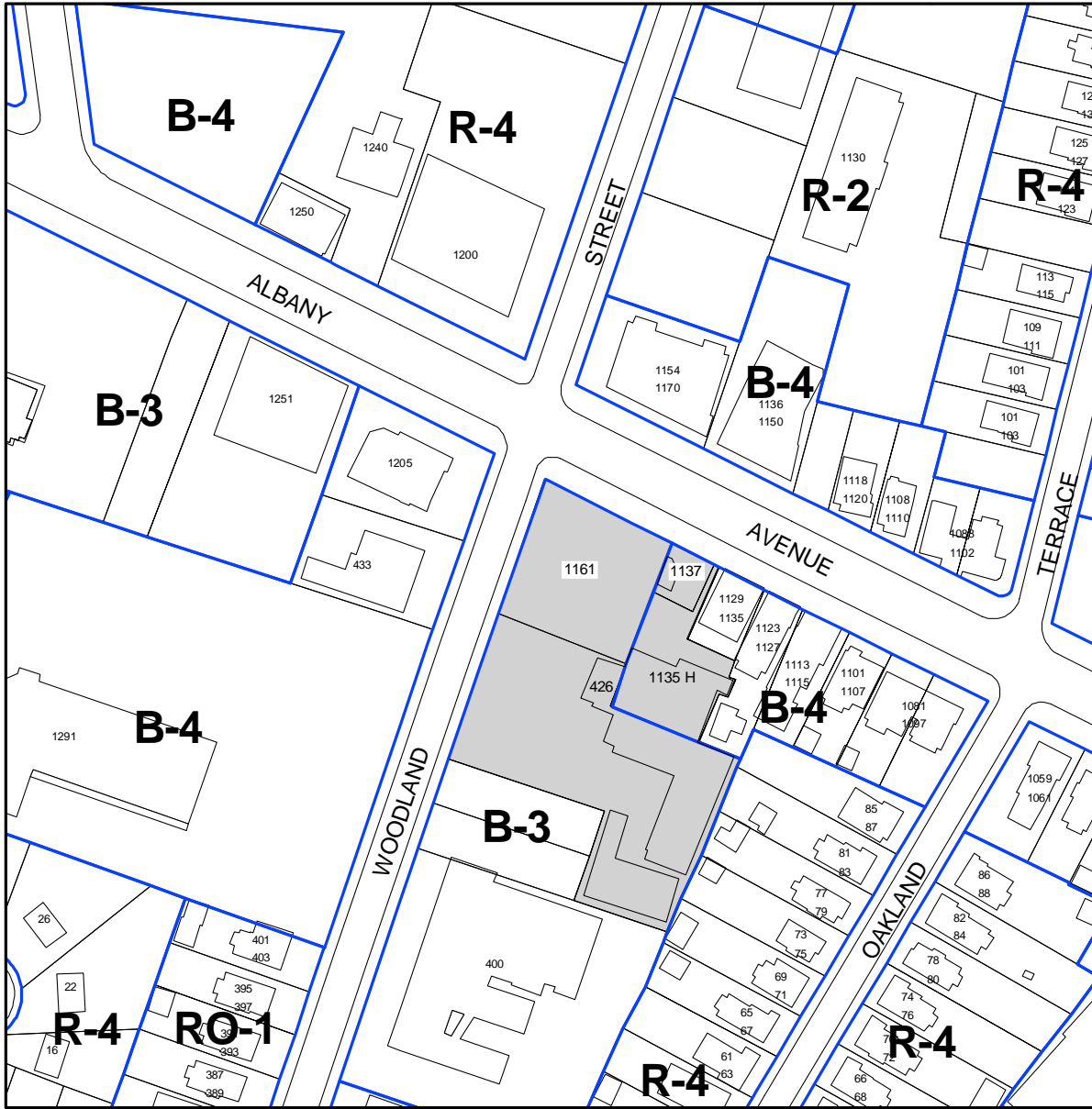
MAP NO. 1 PROJECT LOCATION

ALBANY AVENUE / WOODLAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY



JUNE 2005

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MAP NO. 2 EXISTING ZONING

ALBANY AVENUE / WOODLAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY

B-3 Business District (General Lineal Business)
B-4 Business District (Neighborhood Business)

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



100 0 100 Feet 

CITY OF HARTFORD



MAP NO. 3 EXISTING LAND USE

ALBANY AVENUE / WOODLAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY

-  AUTO-REPAIR
-  RETAIL
-  VACANT LAND
-  WAREHOUSE



JUNE 2005

CITY OF HARTFORD



MAP NO. 4 PROPERTY MAP
 ALBANY AVENUE / WOODLAND STREET PROJECT
 HARTFORD REDEVELOPMENT AGENCY

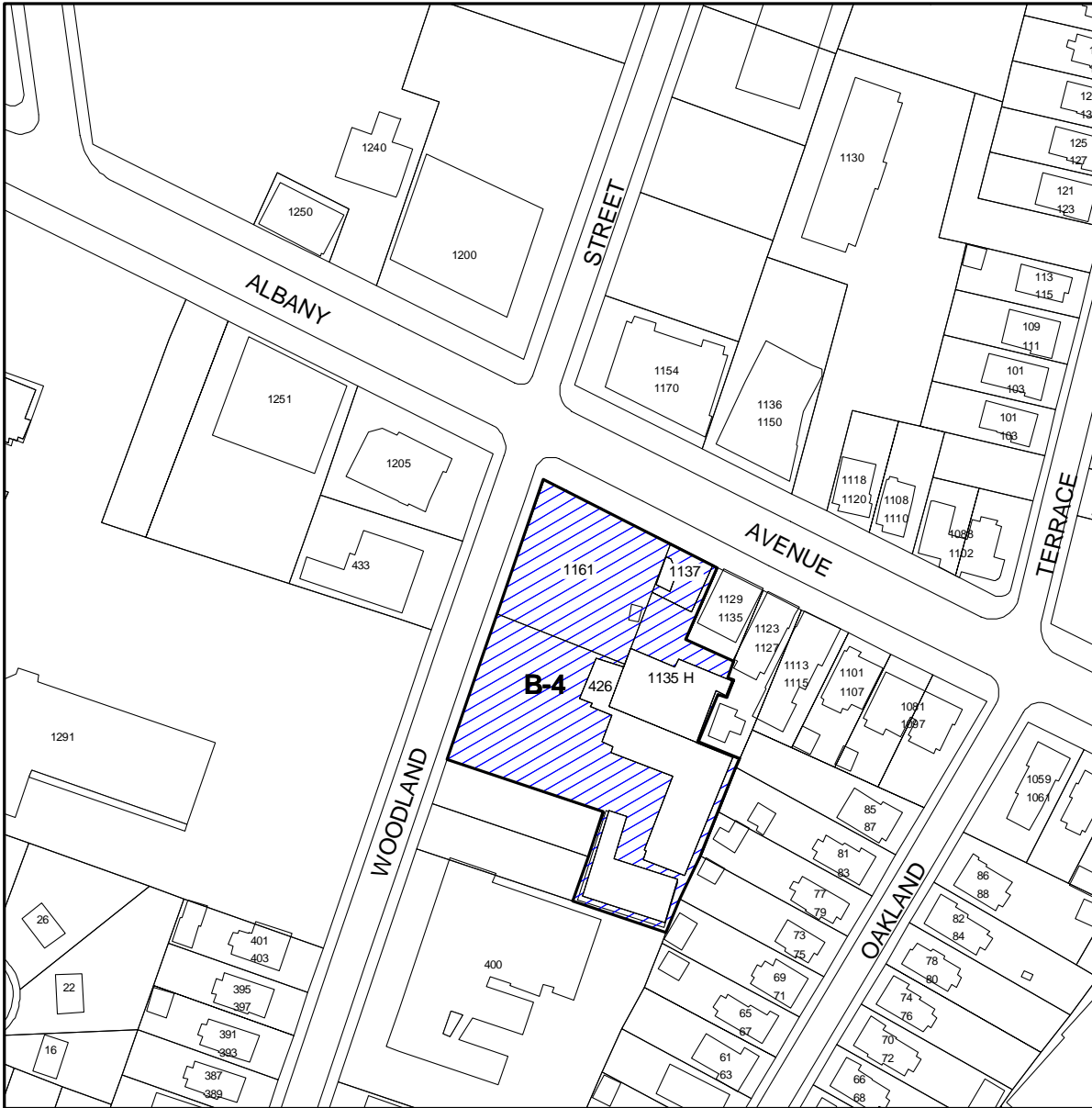


CITY OF HARTFORD

- BLOCK
- PARCEL

PARCEL NO.	LOCATION	OWNER	TO BE ACQUIRED	AREA
1-1	1135H ALBANY AV	HARVEY LEVITT / ARLINE LEVITT	YES	11,932 SF
1-2	1137 ALBANY AV	NOEL F MCGREGOR JR.	YES	2,614 SF
1-3	1161 ALBANY AV	MOBIL OIL CORP	YES	21,095 SF
1-4	0426 WOODLAND ST	WOODLAND MOVING & WAREHOUSE INC	YES	47,480 SF

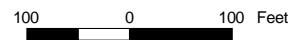
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MAP NO. 5 PROPOSED LAND USE AND ZONING

ALBANY AVENUE / WOODLAND STREET PROJECT
HARTFORD REDEVELOPMENT AGENCY

 NEIGHBORHOOD BUSINESS



JUNE 2005

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MAP NO. 6 PROPOSED ACTIVITY

WOODLAND STREET / ALBANY AVENUE PROJECT
HARTFORD REDEVELOPMENT AGENCY

- (A) ACQUIRE
- (D) DEMOLISH



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