

THE TERRY SQUARE TRIDENT PLAN

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PREFACE

This Terry Square Trident Plan (Plan) has been prepared pursuant to the ideas contained in the "HARTFORD 2010 Final Report" of 2007, a booklet prepared by the City of Hartford and the MertoHartford Alliance. This Plan attempts to address some of the planning issues identified by the HARTFORD 2010 Plan. The Plan will provide land use, zoning, other information that are specific to the areas and the locations identified by the Terry Square Trident Committee. The Terry Square Trident Committee, which has been meeting every month at the Uptown Vibz location, has been developing planning and implementation ideas to find some solutions to the age old problems of blight, and disinvestment in the Northeast neighborhood.

I. Introduction

The Terry Square Trident area consists of 30 properties in an area located between Earle Street to the south and Tower Avenue to the north along the Main Street corridor. The majority of the buildings north of Terry Square are mainly industrial and warehouse type structures built in the 1950's and most of them are under-utilized. About 50% of the buildings are industrial and warehouse type structures retrofit to accommodate some neighborhood type businesses.

The area has a large property with an area of 7.1 acre used for a school bus depot; a multi service center with a midsize grocery store, banquet facility, take out restaurant and book store; a hardware store, and a kitchen outlet store; 9 eating and dining establishments; 6 night clubs, a Bank of America branch, a gas station, a discount liquor store, six used auto dealerships, four convenience stores, and many personal service businesses such as barber shops and hair salons.

The Terry Square Trident Plan provides the guidelines for the development of a vibrant consumer oriented district. The area has location advantage due to the proximity and easy access to I-91, and direct connections to Downtown Hartford and the Town of Windsor. The Terry Square Trident is subdivided in to five sub-areas each with its own vision.

II. Description of Trident Area

The Trident area is generally bounded on the south by Earle street, Tower Avenue on the north and Boce Barlow Overpass to the east. The Terry Square trident is subdivided in to five areas:

- Area One is the core Main and Windsor Streets intersection encompassing the used auto dealership at 2814 Main Street and the Rajun Cajun Restaurant
- Area Two is the bus depot property
- Area Three deals with the Vibz Uptown Plaza and the UHall locations
- Area Four encompasses the three sides of the intersection of Main Street and Tower Ave. Including the used auto dealer, The Inquirer Building and Main & Tower Café.
- Area Five deals with the properties at the intersection of Main and Kensington Street.

III. Zoning

The Trident area is currently zoned B-3, which is the west side of Main Street, and C-1 which is the east side of Main Street. The C-1 district reflects the post World War II manufacturing uses. The large manufacturing and warehouse buildings are now obsolete and inefficient. Some these buildings have been retrofitted for uses other than manufacturing but the majority of them are underutilized. The C-1 district is more permissive of many uses that are not allowed under the B-3 and the B-4 districts. For that reason many undesirable use, such as used auto dealerships and repair shops have been increasing. It is necessary to change it to B-3 and B-4 districts.

IV. PROJECT AREAS

- **AREA ONE: Main and Windsor Streets intersection**
(used auto dealer and Rajun Cajun)

- **Vision:** Construct a new building to house a quality family style restaurant with an outside courtyard setting, and create attractive site with landscaping, lighting and adequate parking. Create a pedestrian friendly atmosphere.

- **AREA TWO: THE BUS DEPOT**

- **Vision:** Construct new 92,652 sf. building(s) to create a multi service center which includes a full service grocery store, book store, gift shop, clothing outlet, shoe store, and personal services businesses.

- **AREA THREE: VIBZ UPTOWN PLAZA**

- **Vision:** Demolish the existing UHall building and combine the plaza and UHall and create a multi service community center.

- **AREA FOUR: MAIN AND TOWER AVENUE INTERSECTION AREA**

- **Vision:** Remove the two used auto dealership by changing the existing zoning classifications from B-3 to B-4 and C-1 to B-4. Demolish the existing Inquirer Building and Main & Tower Café. Construct new 30,000 sq feet three or four story office complex, with a 500 space parking garage.

• **AREA FIVE: MAIN AND KENSINGTON INTERSECTION**

Vision: Remove blight and improve streetscape and landscaping. Provide enhanced facades.

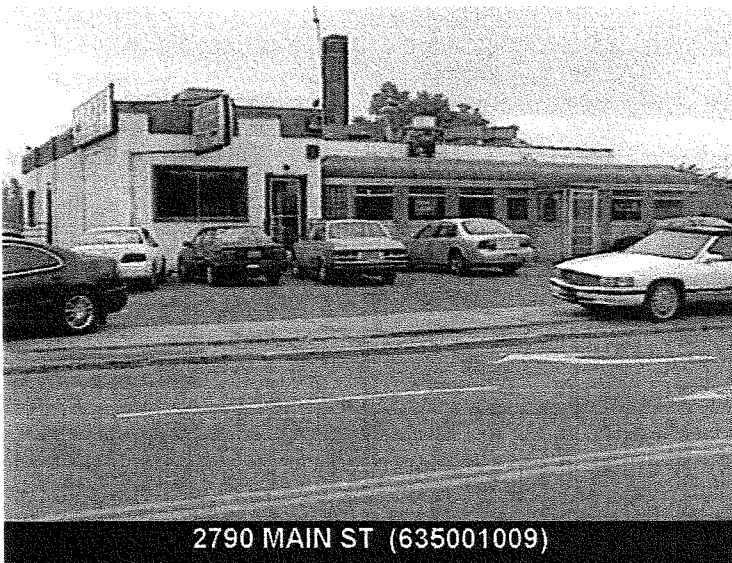
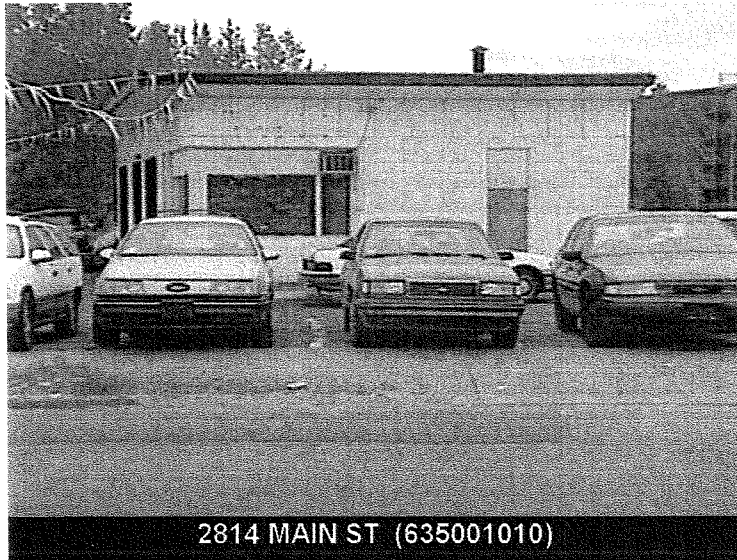
III. LIST OF PRIORITY LOCATIONS

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PARCEL LOOKUP	ADDRESS	OWNER	Bldg. SQF	Lot SQF	Year Built
1	2814 MAIN ST.	ELLEN ROSENBLIT REVOCABLE TRUST, LLC	1,769	11,020	1950
2	2790 MAIN ST.	THOMAS ARMSTRONG	4,032	17,899	1955
(3)	2895 MAIN ST.	85 BISHOP LANE CORPORATION	32,366	7.09 ACRES	1940
4	3155 MAIN ST.	.P. ALEXANDRE, LLC	36,593	95,832	1960
5	3197 MAIN ST	AREC 4, LLC UHALL	8,544	94,090	1956
6	3296 MAIN ST	HUTCHINGS SEAN M	2,876	19,470	1910
7	3311 MAIN ST.	PERSAUD PRABHU	1,674	7,410	1920
8	2760 MAIN ST.	GREEN AUTO	1512	12,690	1955
9	2750 MAIN ST.	GOODISON HAROLD	5,240	15,440	1990
10	2773 MAIN ST.	BANK OF AMERICA	4060	28,760	1960
11	2739 MAIN ST	BABA HARDEV LLC	5,162	36,590	1950
12	3281 Main ST.				
13					

VI. DISCRIPTION OF AREAS, LOCATIONS, AND IMPROVEMENT PROPOSAL

1. AREA ONE - 2814 Main Street - used auto dealer - and 2790 Main Street Rajun Cajun



Location # 1 (used auto place, area = 11,020 sf.)

Location # 2 (Rajun Cajun, area = 17,899 sf.)

Proposal:

- Acquire 2814 Main Street by foreclosure or eminent domain and demolish the building
- Acquire 2790 Main Street and demolish the building
- Combine the two lots to create a 28,919 sf. Lot
- Construct a new building to house a quality family style restaurant with outside courtyard setting
- Create attractive site with landscaping, lighting and parking

2. AREA TWO - 2895 MAIN STREET - THE BUS DEPOT



Location # 3 (Bus Depot, area = 344,124 sf.)

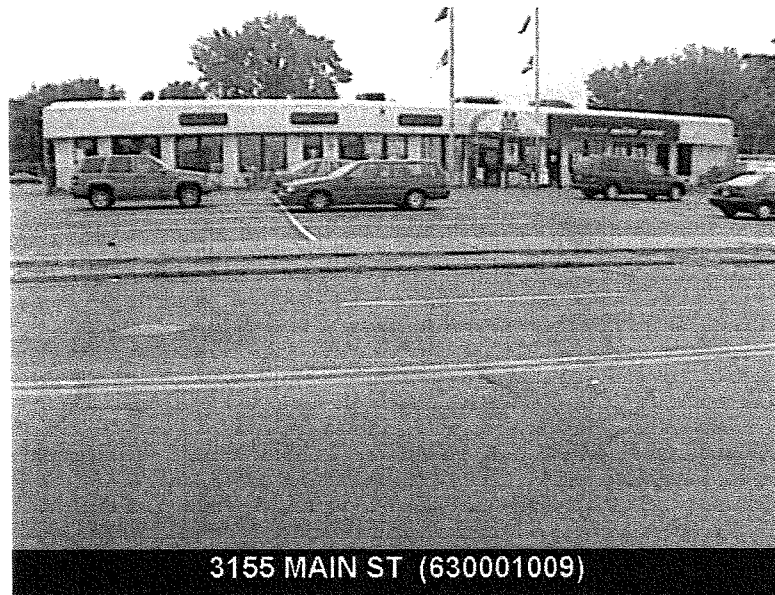
Proposal:

- Acquire property and demolish the existing buildings
- Construct new 92,652 sf. building(s) to create a multi service center which includes a full service grocery store,

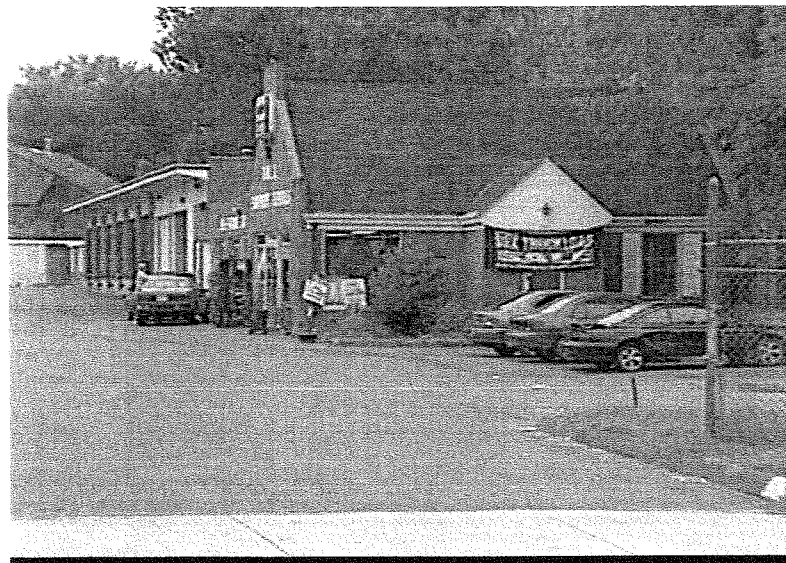
book store, gift shop, clothing out let, shoe store, personal services, tax office, etc.

- Remove parking forward of the building line
- Create a curb cut into the site directly across from Windsor Street.
- Create attractive site with landscaping, lighting and parking

3. AREA THREE - 3155 MAIN STREET - VIBZ UPTOWN AND 3197 MAIN STREET UHAUL



Location # 4 (Vibz Uptown, area =95,832 sf.)

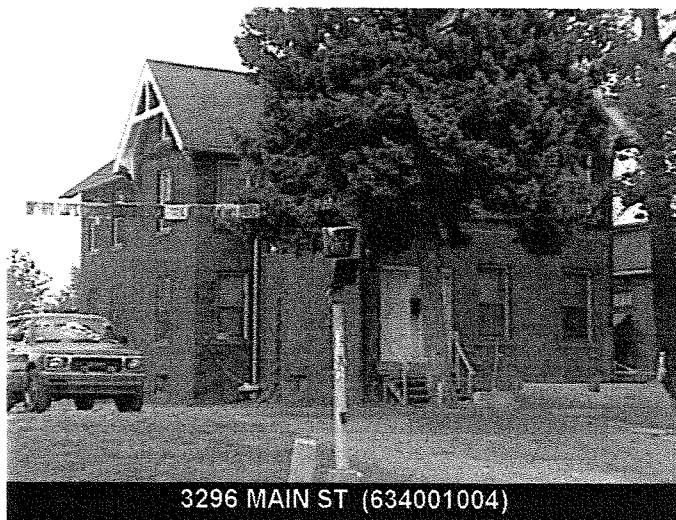


Location # 5 (UHaul Rental, area = 94,090 sf.)

Proposal:

- Acquire UHaul property and demolish the existing buildings
- Combine Vibz Uptown Plaza and UHaul to construct new building(s) to create a lot with an area 190,922 sf. for multi service community
- Remove parking on the Public Right of Way at Vibz Uptown on Main Street side
- Restore the grass at the tree belt.
- Install new granite curbing

4. AREA FOUR - 3311 MAIN STREET - AND 3292 MAIN ST.



Location # 6 (Used Auto Dealer, area = 7,410 sf.)

Location # 7 (Used Auto Dealer, area = 19,470 sf.)

Location # 12&13 (Inquire Building, Main Tower Café)

Proposal:

- Change the zoning classification of 3311 Main Street from B-3 to B-4 to prevent auto related uses in the future
- Change the zoning classification of 3296 Main Street from C-1 to B-4 to prevent auto related uses in the future
- Work with the Department of motor Vehicle to enforce auto use regulations
- Work with City to enforce parking behind the building line, site improvement, and on site parking arrangements
- Organize the community to oppose used auto dealership at the two sites.
- Remove parking forward of the building line at 3296 Main Street
- Demolish both Inquirer Building and Main Tower Café.
- Construct new 30,000 sf three or four story office complex
- Construct new 500 car parking garage

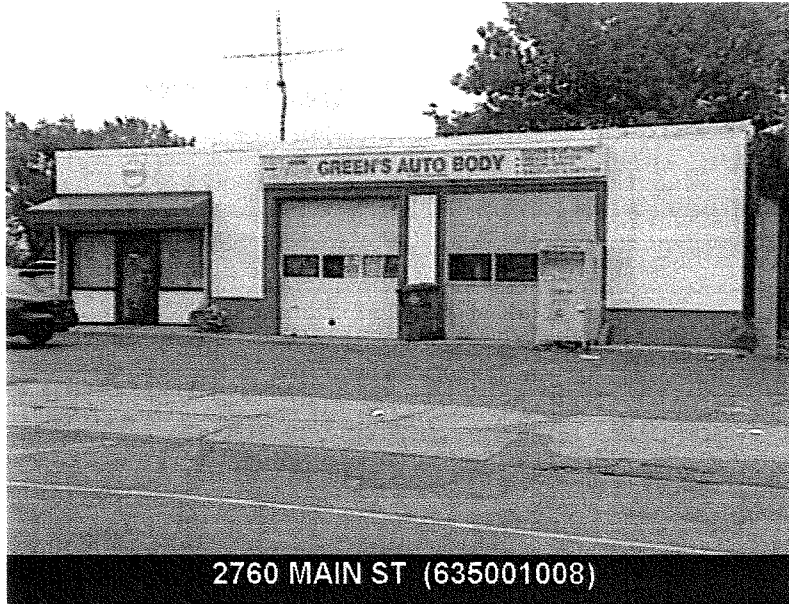
5. AREA FIVE:

Location # 8: 2760 Main Street, Green Auto.

Location # 9: 2750 Main Street, Sisters Restaurant.

Location # 10: 2775 Main Street, Bank of America

Location # 11: 2739 Main Street, Package store, Fast food restaurant, and convenience store



2760 MAIN ST (635001008)

Location # 8: Green Auto



2750 MAIN ST (635001007)

Location # 9: Sister's Restaurant



Location # 10: Bank of America



Location#11: Package store, Fast food restaurant,
and convenience store

Proposal:

- Demolish Green Auto and create public parking
- Remove parking forward of the building line at Sisters Restaurant
- Create a streetscape with brick pavers and landscaping
- Plant additional trees and add more landscaping at the Bank of America site
- Widen the sidewalk at the Banks of America site
- Restore the tree belt at Bank of America on Kensington Street
- Separate the parking area from the sidewalk at package store site
- Close the middle curb cut and the northern most curb cuts at the package store location
- Create a streetscape with brick pavers and landscaping at the Main and Kensington Street intersection area.

IV. Streetscape Improvements

The Terry Square Trident will utilize the Streetscape Plan of the Northeast NRZ's Implementation Plan as outlined in the report developed by Toraal Development LLC in the summary of 2005. The plan envisioned streetscape improvements on the Main street Corridor starting from the intersection of Main and Westland Street to the Windsor Town line. Part of the plan has been implemented when the City of Hartford provided \$1.2 million to construct new sidewalks with brick pavers, lighting, ornamental fencing, gateway sign, bus shelters, and banners around Terry Square area in 2007.

V. Funding

The projects identified in this plan are expected to generate private and public funding in collaboration with The city of Hartford, the MertoHartford Alliance, the State of Connecticut, the Federal Government, and the property owners of the affected properties.

There is no cost estimate on how much it would cost to make improvements in each of the identified areas.

VI. Conclusion

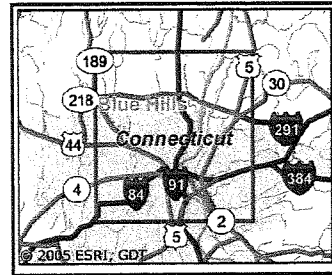
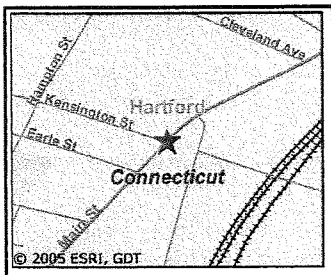
Members of the Terry Square Trident Committee in particular, and the Northeast Community in general are hopeful that many of the visions outlined in this plan would come to fruition with the help of the Mayor of the City of Hartford, the Hartford delegation at the State Capitol, and Connecticut's Elected officials in the US Congress and Senate.

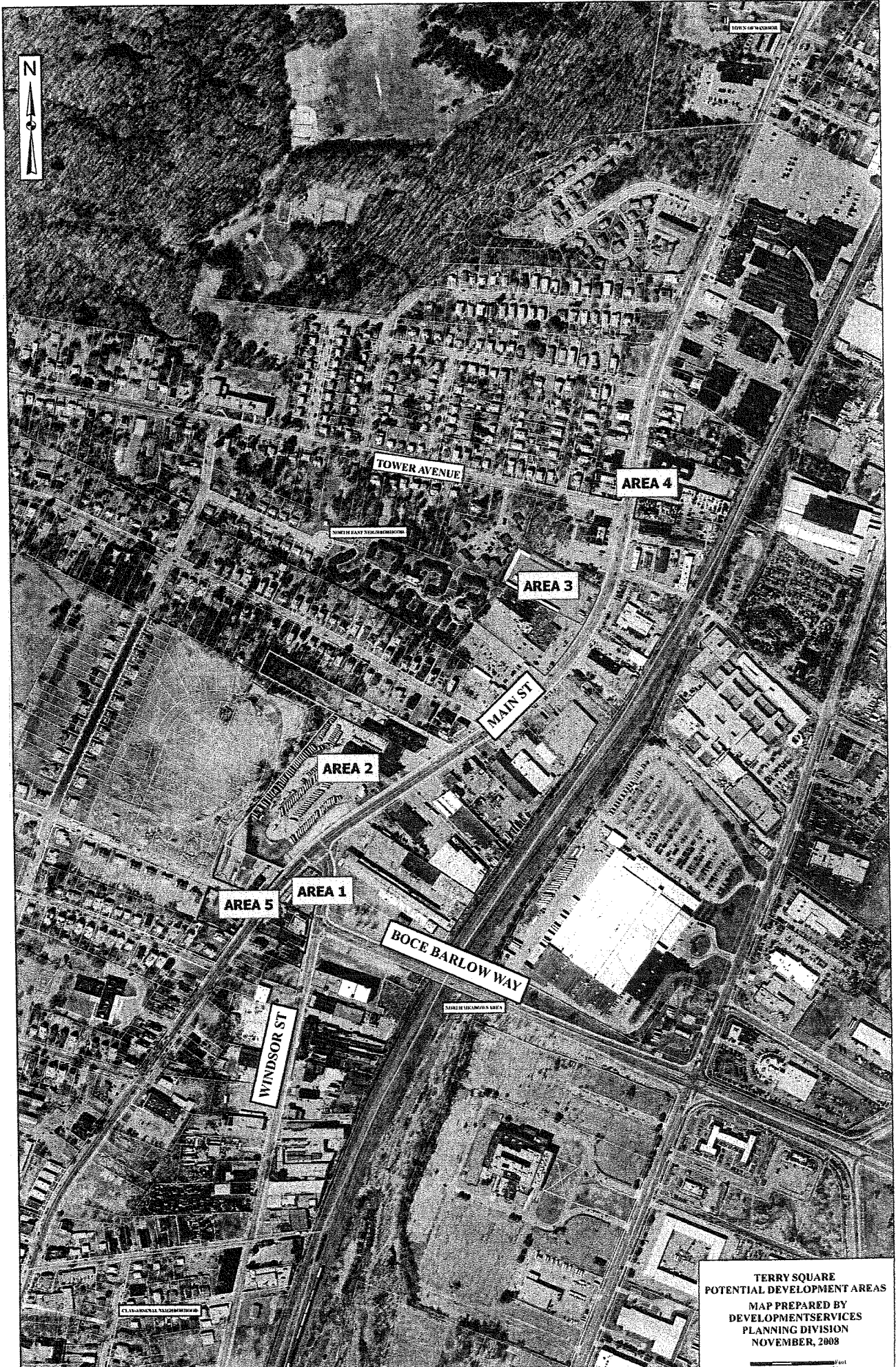
Site Map

Kensington St AT Main St
Hartford, CT 06120

July 6, 2005

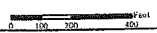
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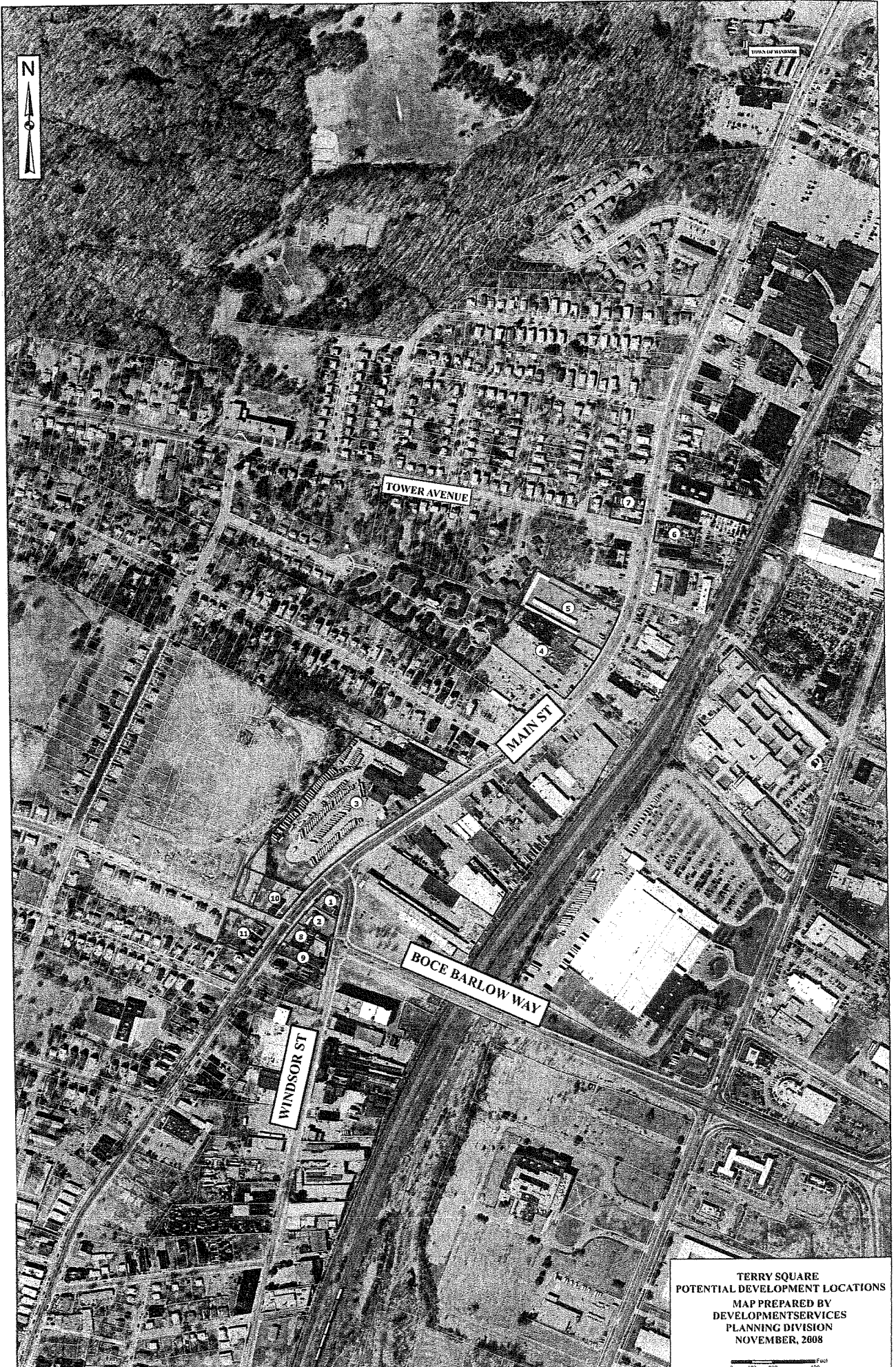




TERRY SQUARE TRIDENT
AREAS MAP

TERRY SQUARE
POTENTIAL DEVELOPMENT AREAS
MAP PREPARED BY
DEVELOPMENT SERVICES
PLANNING DIVISION
NOVEMBER, 2008





TERRY SQUARE TRIDENT
LOCATIONS MAP

TERRY SQUARE
POTENTIAL DEVELOPMENT LOCATIONS
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0 100 200 400 Feet

TERRY SQUARE TRIDENT
ZONING MAP

