

REDEVELOPMENT PLAN
FOR THE
DOWNTOWN NORTH PROJECT

CITY OF HARTFORD REDEVELOPMENT AGENCY
EDDIE A. PEREZ, MAYOR

DEPARTMENT OF DEVELOPMENT SERVICES
250 CONSTITUTION PLAZA, 4TH FLOOR
HARTFORD, CONNECTICUT 06103

SUBMITTED SEPTEMBER 11, 2008

APPROVED BY HARTFORD PLANNING AND
ZONING COMMISSION / /2008

APPROVED BY THE HARTFORD
REDEVELOPMENT AGENCY ON / /2008

APPROVED BY THE HARTFORD COURT OF
COMMON COUNCIL ON / /2008

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PREFACE

This Redevelopment Plan has been prepared pursuant to the provisions of Section 8-127 of the Connecticut General Statutes. This Redevelopment Plan meets the identified public need to revitalize a section of the City of Hartford's Downtown through a series of proposed public and private investments. The Redevelopment Plan is based on Smart Growth principles with a focus on Transit Oriented Development (TOD). Downtown Hartford will soon have enhanced commuter capability as the New Haven – Springfield commuter rail initiative and the New Britain-Hartford Busway become operational. These transportation initiatives will support investment in the Downtown as a mixed-use urban environment.

This Redevelopment Plan provides an implementation vehicle to achieve the planning concepts advanced by the Hartford 2010 and Urban Land Institute planning processes.

I Introduction

The Downtown North Project (hereinafter called the “Project”) consists of 81 properties in an area generally located to the north of downtown Hartford along the northern side of I-84. The Project Area has extensive amounts of vacant land mixed with an educational facility, two financial sector data centers, a hotel and a small national historic district. Approximately 15.5% of the area is currently classified as vacant land, and many of the occupied properties contain surface parking and are under-utilized. The Project Area is approximately 123.1 acres in size. Please refer to Map #1 [Aerial Photograph](#) and Map #2 [Property Map](#) following this page for a detailed boundary and overview of the Project Area.

This Redevelopment Plan (hereinafter called the “Plan”) provides for development of a mixed use urban district with strong connections to the Downtown core. The Project Area itself is subdivided into five sub-areas, each with varying redevelopment visions and objectives. These sub-areas are as follows:

- **Sub-Area 1: The Ann Street Historic Corridor**
Vision: Historic Preservation; Pedestrian-Oriented Commercial and Residential
- **Sub-Area 2: Trumbull-Main Village**
Vision: Mixed Use Village – Residential; Small Offices; Small-Scale Retail; Small Service Businesses
- **Sub-Area 3: The Downtown North Technology Campus**
Vision: Research & Development; Technology Campus
- **Sub-Area 4: Market Street Service Corridor**
Vision: Service Commercial; Hospitality; Health Care
- **Sub-Area 5: New Magnet School at Barnard-Brown**
Vision: New Capitol Prep Magnet School

Please refer to Map #3 [Sub-Areas](#) following this page for a more detailed geographic presentation of the delineated sub-area boundaries.



City of Hartford

Downtown North
Redevelopment Area

Map 1

Aerial Photograph

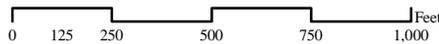
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Existing zoning: City of Hartford, Planning Dept. (2008).
Planimetric Data: City of Hartford, Planning Dept. (2007).

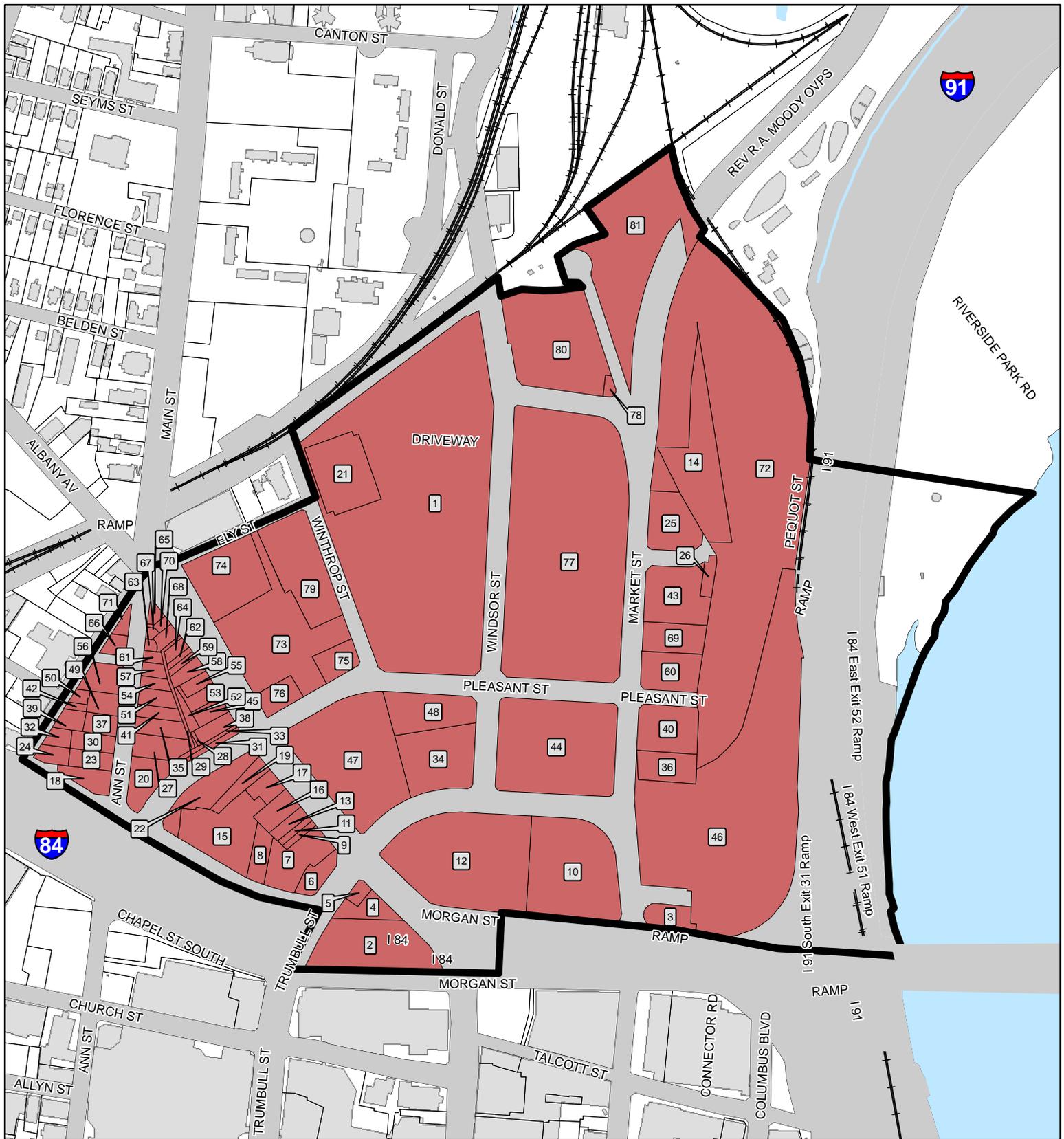
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Redevelopment Area





City of Hartford

Downtown North
Redevelopment Area

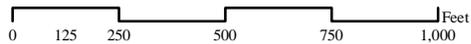
Map 2 Property Map

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Redevelopment Area



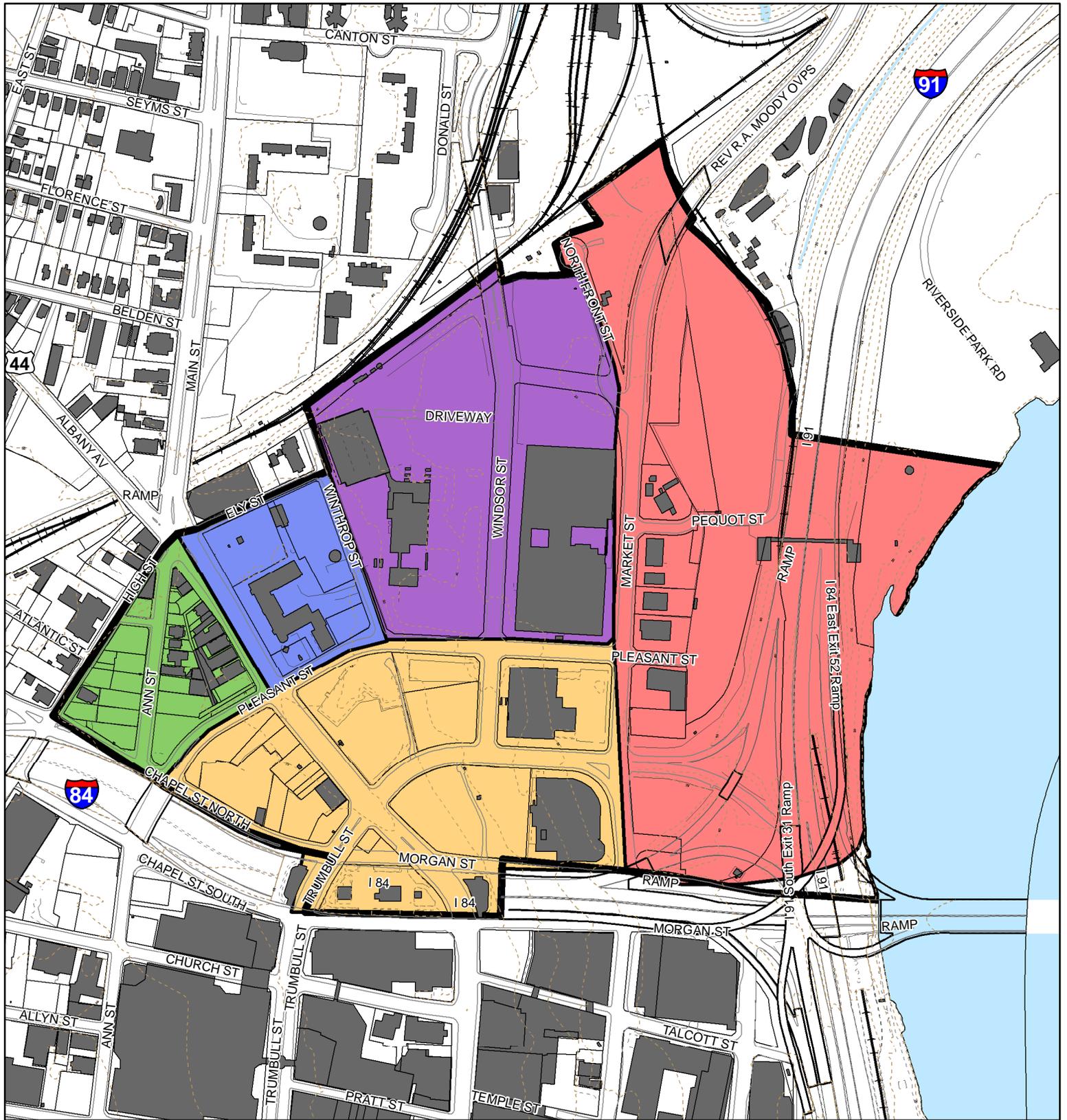
Downtown North Redevelopment Area

Parcel Lookup	Address	Owner	Bldg SQF	Lot SQF	Year Built
1	275 WINDSOR ST	RENSELAER HARTFORD GRADUATE	179,744	470,012	1970
2	ROW	ROW	0	67,029	
3	30 MORGAN ST	HIGHWAY DEPTSTATE OF CONN	0	1,211	
4	1031 MAIN ST	HIGHWAY DEPTSTATE OF CONN	0	11,020	
5	1033 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	4,225	
6	1143-1159 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	9,017	
7	1161-1179 MAIN ST	EDWARDS DEVELOPMENT LLC	40,950	28,565	1900
8	44 CHAPEL ST	CENTRAL PARKING SYSTEM REALTY	0	11,107	
9	1181-1183 MAIN ST	CPC REALTY LLC	0	2,788	
10	50 MORGAN ST	CHOA VISION LLC	253,226	83,635	1972
11	1185-1187 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	2,831	
12	1212 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	147,233	
13	1189-1195 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	5,576	
14	431H MARKET ST	THE BARNDOR COMPANY	0	70,132	
15	58-60 CHAPEL ST	CHAPEL STREET PARK, LLC	1,782	50,530	1930
16	1209 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	11,326	
17	1213-1225 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	8,494	
18	425 ANN ST	CENTRAL PARKING SYSTEM REALTY	0	11,543	
19	1229-1237 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	10,149	
20	1261-1265 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	3,223	
21	321 WINDSOR ST	HARTFORD GRADUATE CENTER THE	134,808	90,169	1986
22	1243-1247 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	26,441	
23	439-441 ANN ST	NONNA'S, LLC	0	8,930	
24	214-218 HIGH ST	CITY OF HARTFORD	0	6,578	
25	410 MARKET ST	ADVANCED GAS CO INC	2,310	31,150	1954
26	380H MARKET ST	CAV, LLC	0	4,748	
27	450-460 ANN ST	TAX COLLECTORCITY OF HARTFORD	0	14,375	
28	1269H-1275H MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	653	
29	ROW	ROW	0	4,308	
30	451 ANN ST	CITY OF HARTFORD	0	8,930	
31	ROW	ROW	0	3,377	
32	220 HIGH ST	CITY OF HARTFORD	4,218	5,440	1860
33	1267 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	3,006	
34	271 WINDSOR ST	RENSELAER HARTFORD GRADUATE	0	49,658	
35	476 ANN ST	TAX COLLECTORCITY OF HARTFORD	3,146	9,630	1900
36	ROW	ROW	0	20,264	
37	463 ANN ST	CITY OF HARTFORD	0	7,884	
38	1269-1275 MAIN ST	CENTRAL PARKING SYSTEM REALTY	0	7,536	
39	228-230 HIGH ST	CITY OF HARTFORD	0	6,490	
40	306 MARKET ST	GOODYEAR TIRE & RUBBER	14,460	31,980	1955
41	480-484 ANN ST	EAGLE'S PROPERTY,LLC	12,327	6,286	1900
42	232 HIGH ST	CITY OF HARTFORD	0	1,917	
43	370-380 MARKET ST	CAV LLC.	0	34,630	
44	150 WINDSOR ST	SUMMIT PLACE LLC	254,792	128,502	1968
45	1270-1283 MAIN ST	SAN JUAN CENTER, INC	11,072	6,680	1890
46	190 MORGAN ST	DEPT OF TRANS STATE OF CONN	0	281,877	

Downtown North Redevelopment Area

Parcel Lookup	Address	Owner	Bldg SQF	Lot SQF	Year Built
47	1214-1218 MAIN ST	CITY OF HARTFORD	0	126,324	
48	273 WINDSOR ST	RENSSELAER HARTFORD GRADUATE	0	37,723	
49	479-483 ANN ST	CITY OF HARTFORD	0	7,928	
50	234-236 HIGH ST	CITY OF HARTFORD	0	2,831	
51	490 ANN ST	MORGAN KAYLEE CORPORATION	8,311	7,279	1870
52	180 PLEASANT ST	SAN JUAN CENTER SPORTS, INC.	8,102	8,537	1900
53	1293-1297 MAIN ST	GILBERT OCOLLADO	10,362	6,300	1870
54	500 ANN ST	ETLARET PROPERTIES,	3,861	4,000	1900
55	1301-1307 MAIN ST	DAY ADVENTISTS	10,169	5,100	1894
56	240 HIGH ST	CITY OF HARTFORD	0	12,894	
57	506-502 ANN ST	ANN STREET COOPERATIVE ASSOC	5,948	3,929	1890
58	1313-1317 MAIN ST	LA IGLESIA DE DIOS, INC	6,909	5,830	1915
59	1325 MAIN ST	1325 1329 MAIN STREET LLC	2,680	2,200	1900
60	330 MARKET ST	PAVILION HOLDINGS LLC	22,050	26,000	1964
61	520 ANN ST	ANN STREET COOPERATIVE	0	2,614	
62	1327-1329 MAIN ST	1325-1329 MAIN STREET LLC	2,400	2,020	1900
63	522-530 ANN ST	HOUSE OF BREAD INC	0	1,612	
64	1333-1337 MAIN ST	JUAN CORTEZ	4,920	3,549	1900
65	1359-1363 MAIN ST	ERIC K DORNEVIL	10,960	2,900	1890
66	525 ANN ST	TAINO HOUSING & DEVEL CORP	0	5,227	
67	532 ANN ST	HOUSE OF BREAD INC	0	1,350	
68	1339-1347 MAIN ST	ALICIA CUERVO	0	4,269	
69	360 MARKET ST	MULTI-CARE SURGERY CENTER, INC	5,040	21,090	1965
70	1355-1357 MAIN ST	MARY HARRIS LLC	1,716	1,940	1900
71	529-543 ANN ST	JOSE DEL CASTILLO	12,352	3,445	1901
72	408H MARKET ST	MARPEQ SOUTH LLC	0	487,001	
73	1304 MAIN ST	BOARD OF EDUCITY OF HARTFORD	83,366	91,912	1920
74	1306 MAIN ST	PARK DEPTCITY OF HARTFORD	89	52,270	1970
75	2 WINTHROP ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
76	1302 MAIN ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
77	300 WINDSOR ST	COMPANYTHE TRAVELERS INDEMNITY	198,678	360,241	1968
78	343 NORTH FRONT ST	HIGHWAY DEPTSTATE OF CONN	0	0	
79	10 WINTHROP ST	PUBLIC WORKSCITY OF HARTFORD	0	0	
80	400 NORTH FRONT ST	THE TRAVELERS INDEMNITY CO	0	0	
81	360 NORTH FRONT ST	MARPEQ NORTH LLC	0	0	

Source: City of Hartford Tax Assessor (2008).



City of Hartford

Downtown North
Redevelopment Area

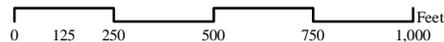
Map 3 Sub-Areas

Source:
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- Sub Area 1 - Ann St. Historic Corridor
- Sub Area 2 - Trumbull-Main Village
- Sub Area 3 - Downtown North Tech. Campus
- Sub Area 4 - Market St. Service Corridor
- Sub Area 5 - New Magnet School at Barnard Brown



The Plan proposes to maintain the existing zoning designations in the Project Area, with the possible exception of the C-1 zone. This zoning district is under study and review for a possible change to a design district in accordance with the recommendations of the ULI report. 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 excellent location of the Project Area north of the central Downtown area and adjacent to both Interstate 91 and Interstate 84, as well as the substantial presence of vacant and underutilized land in the Project Area, it has the potential to achieve large-scale redevelopment goals and have a substantial impact on the surrounding neighborhoods north of Downtown Hartford.

II. Description of the Project Area

A. General Boundary Description

The Project Area is generally bounded on the west by the intersection of the street center lines of Chapel Street North and High Street, thence north-northeasterly along the street center line of High Street to its intersection with the street centerline of Main Street and the street center line of Ely Street, thence east-northeasterly along the street center line of Ely Street to its intersection with the street center line of Winthrop Street, thence north-northwesterly along the street center line of Winthrop Street to its terminus, thence continuing north-northwesterly to a point of intersection with the southeasterly right-of-way line of the Conrail/Amtrak rail line, thence northeasterly along the southeasterly right-of-way line of the Conrail/Amtrak rail line to its intersection with the southeasterly Conrail rail line spur, thence generally southeasterly along the southeasterly Conrail rail line spur to a point defined as 72 degrees, 40 minutes, 7.285 seconds West and 41 degrees, 46 minutes, 27.533 seconds North, thence easterly along a bearing of approximately 9 degrees south of east for approximately 771 feet to the intersection with the westerly mean high water mark of the Connecticut River, thence generally south-southwesterly along the westerly mean high water mark of the Connecticut River to its intersection with the northerly right-of-way line of Interstate 84, thence westerly along the northerly right-of-way line of Interstate 84 to a point defined as 72 degrees, 40 minutes, 21.32 seconds West and 41 degrees, 46 minutes, 12.215 seconds North, thence southerly along a bearing

approximately due south for approximately 209 feet to the intersection with the northerly right-of-way line of Morgan Street South, thence westerly along the northerly right-of-way line of Morgan Street South to its intersection with the street center line of Trumbull Street, thence north-northeasterly along the street center line of Trumbull Street to its intersection with the street center line of Chapel Street North, thence west-northwesterly along the street center line of Chapel Street North to its intersection with the street center line of High Street.

The Project Area contains approximately 123.1 acres.

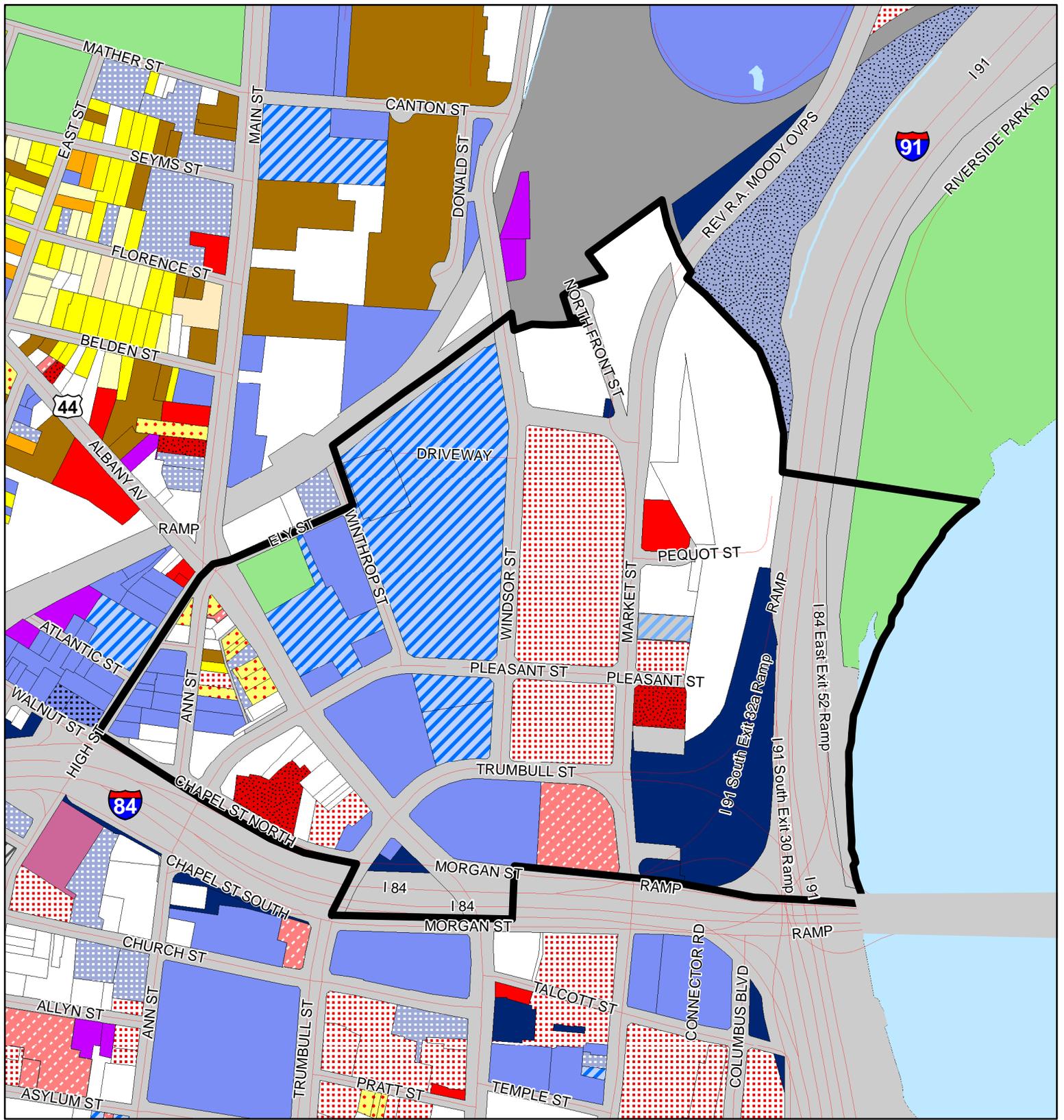
B. Present Land Use and Zoning

The Project Area contains the following land use breakdown:

Existing Land Use	Area (SQF)	Percentage
Apartment	3,929	0.1%
Auto Sales & Services	82,510	1.5%
Commercial	31,150	0.6%
Education	750,854	14.0%
Institutional	14,367	0.3%
Medical	21,090	0.4%
Mixed Use: Commercial/Residential	38,480	0.7%
Municipal	325,773	6.1%
Municipal: DPW	131,764	2.5%
Municipal: Park	278,991	5.2%
Office	555,591	10.4%
ROW	1,913,913	35.7%
Residential	4,000	0.1%
Retail, Food Svc, & Lodging	85,575	1.6%
State	294,108	5.5%
Vacant Land	830,141	15.5%
Total Area	5,362,236	100.0%

Refer to Map #4 Existing Land Use.

The Project area is presently zoned B-1, B-2, C-1, I-2 and P (Park); these zoning classifications will be maintained. (see Map #5 Existing and Proposed Zoning)



City of Hartford

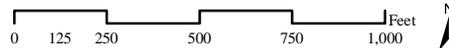
Downtown North Redevelopment Area Map 4 Existing Land Use

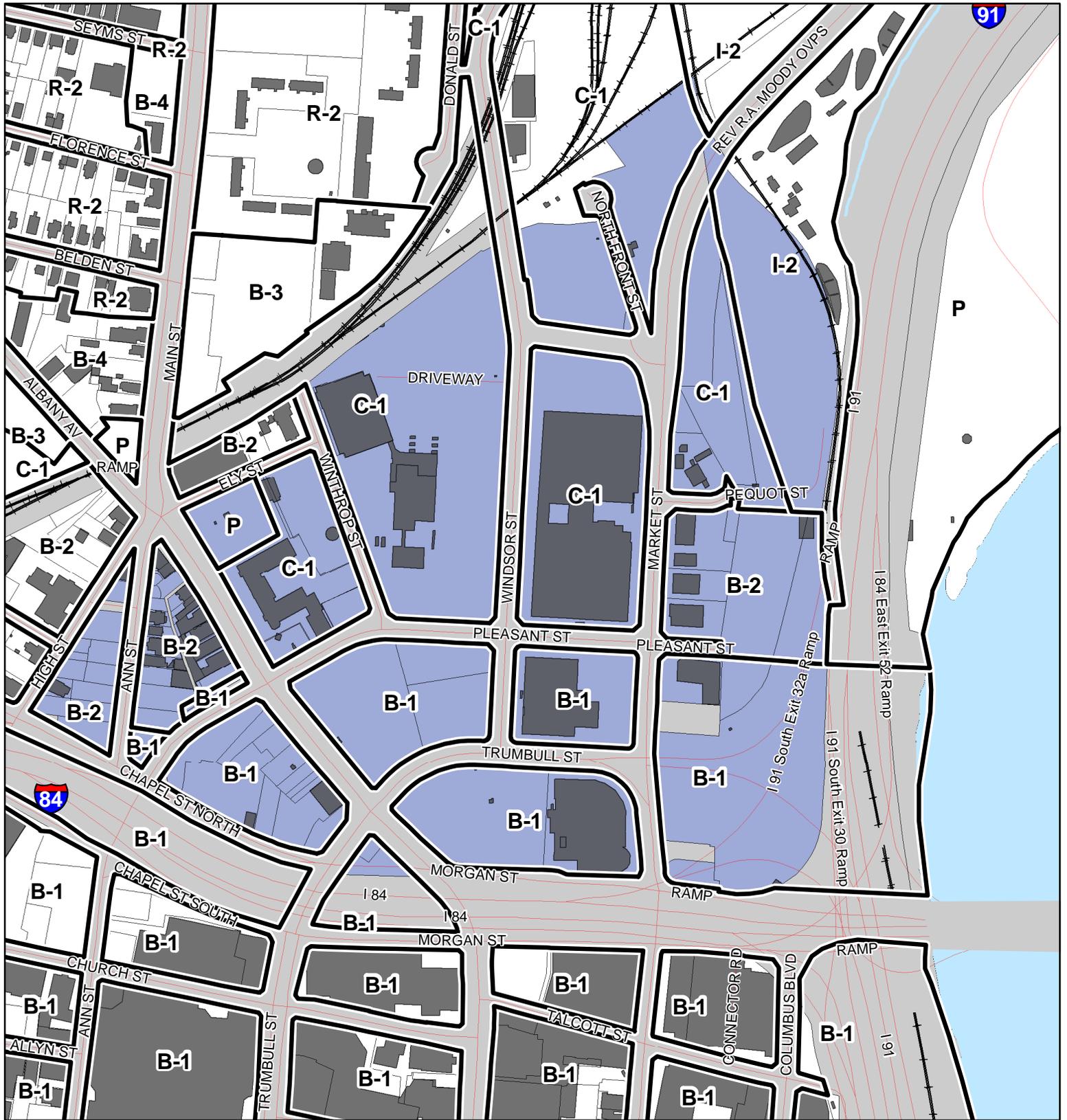
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Existing Land Use

	General Commercial		Municipal Property (Various)		Single Family		Parks / Open Space
	Retail & Food Services		Educational		Two-Three Family		Cemetery
	Office / Financial / Scientific		State (Various)		Four Family		Vacant Land
	Automotive Sales & Services		Federal Property		Condo		Historical
	Industrial / Warehouse		Parking / Transportation		Apartment		
	Sand & Gravel Quarry		Public Utilities		Senior Housing		
	Medical / Health Care Facility		Private Institutional		Mixed Use: Commercial / Residential		





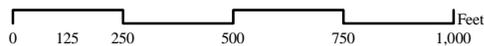
City of Hartford
 Downtown North
 Redevelopment Area
 Map 5
 Existing &
 Proposed Zoning

Source:
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 Existing zoning: City of Hartford, Planning Dept. (2008).
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- Redevelopment Area
- Zoning Boundary



Condition	Number	Percent
Standard	23	76.7%
Deficient	4	13.3%
Seriously Deteriorated	3	10.0%
TOTAL	30	100.0%

C. Present Use, Type and Conditions of Structures

The Project Area contains a total of thirty (30) principal structures. The breakdown of their use and type is as follows:

Use	Number	Type
Mixed Use: Commercial/Residential	9	4 story stone/brick/wood frame 3 story concrete/brick/wood frame 3 story stone/brick/wood frame 3 story stone/brick/wood frame 3 story stone/brick/wood frame 4 story concrete/brick/wood frame 3 story stone/brick/wood frame 4 story concrete/brick/wood frame 4 story stone/brick/wood frame
Office	4	2.75 story stone/brick/wood frame 5 story concrete/steel 2 story concrete/brick/steel 1 story concrete/brick
Vacant Office	1	6 story concrete/brick/steel
Education	2	9 story concrete/brick 3 story stone/brick/steel
Auto Repair/Service Station	3	1 story concrete/steel 1 story concrete/brick/steel 1 story concrete/brick/wood frame
Residential	2	3 story stone/brick/wood frame 2.5 story stone/brick/wood frame
Institutional/Religious	3	3 story stone/brick/wood frame 2 story concrete/wood frame 1 story wood frame
Parking Garage	1	4 story concrete
Food Service	1	4 story stone/brick/wood frame
Medical	1	1 story concrete/steel
Hotel	1	17 story concrete/steel
Municipal	1	1 story stone/brick/wood frame
Municipal: DPW	1	2 story stone/brick/wood frame

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

Refer to Map #6 Existing Buildings.

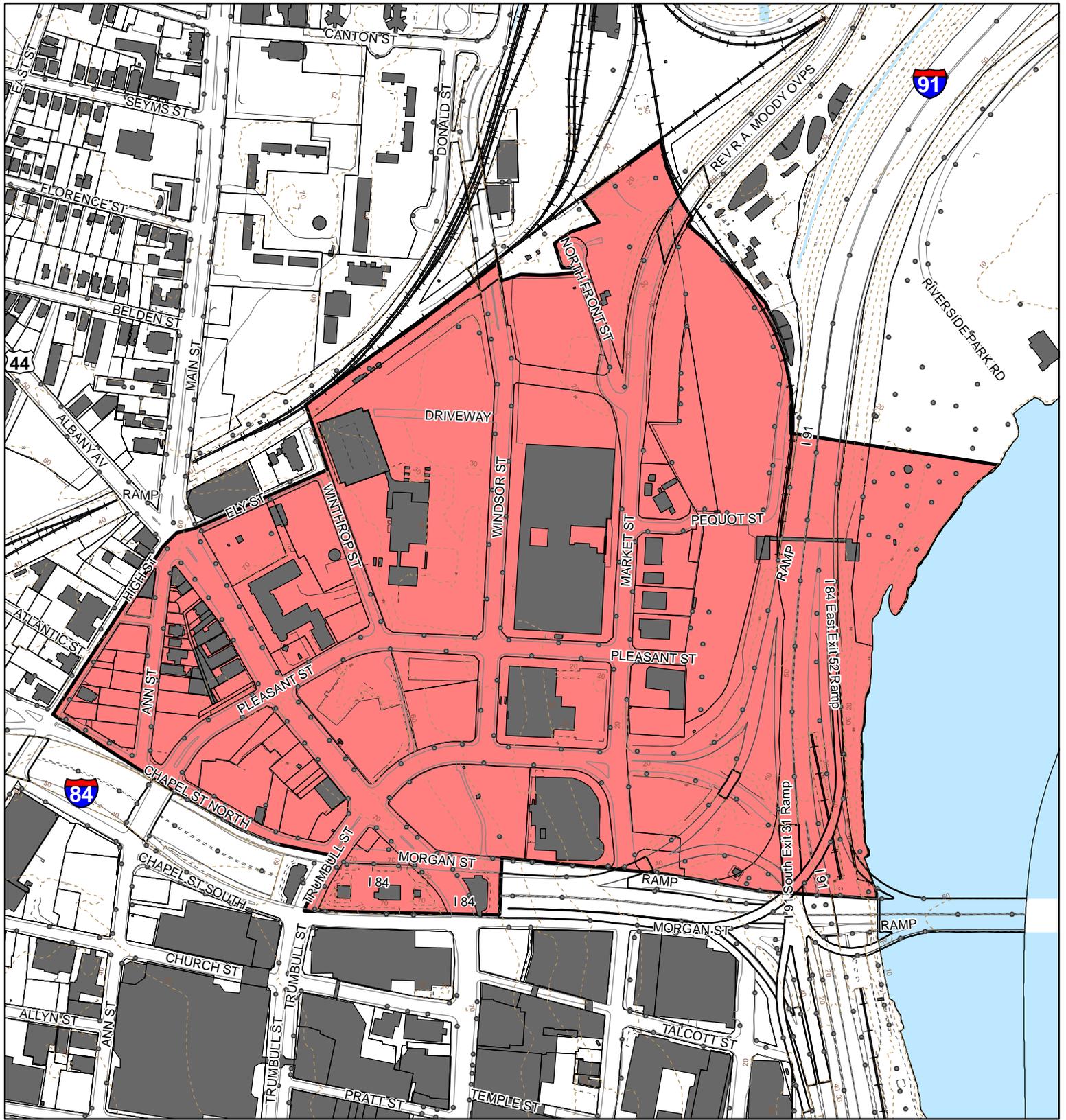
III. General Purposes of the Project

The primary goal of the Downtown North Project is to remove obsolete and blighted buildings from a critical perimeter area of the Downtown, conduct site assemblage, and create a development opportunity for mixed use development, rehabilitation of historic structures, and educational and commercial development that will strengthen the development patterns of the Project Area. An additional goal of the Downtown North Project is to create a pattern of development that provides a strong and effective linkage between the core Downtown area south of Interstate 84 and the residential neighborhoods north of the Project Area.

The Downtown North Project Area is well-situated between the core area of Downtown Hartford and the surrounding residential neighborhoods. However, the disjointed mix of educational and commercial uses that contribute positively to the Project Area with vacant land, underutilized lots and blighted buildings presents unique challenges for redeveloping this area. The overall size of the Project Area also necessitates that the redevelopment efforts in the Project Area occur in phases. It is appropriate that this Project Area be developed in five different components, as shown on Map #3 Sub-Areas: the Ann Street corridor; the Trumbull Street/Main Street area; the area around Rensselaer at Hartford and the Travelers Insurance Company data center; the Market Street corridor; and the site of the former Barnard-Brown School.

In terms of future land use, the Downtown North Project Area is divided into five sub-areas: The Ann Street Historic Corridor; Trumbull Street Village; Downtown North Technology Campus; Market Street Service Corridor; and the New Magnet School at Barnard-Brown.

The **Ann Street Historic Corridor Sub-Area** is bounded by Main Street, Pleasant Street, Chapel Street North and High Street; Ann Street itself cuts through this two-block area from north to south. Proposed uses include rehabilitating the existing historic structures in this area and supplementing them with in-fill development on vacant lots or surface parking lots in the area. The reconfiguration of the six-way intersection on Main Street at the north end of this



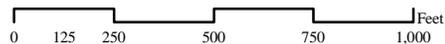
City of Hartford
 Downtown North
 Redevelopment Area
 Map 6
 Existing Buildings

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 Redevelopment Area



area, possibly as a roundabout with a water feature as suggested in the 2010 Plan and by the Urban Land Institute (ULI), will occur as part of the redevelopment effort. Ann Street could possibly be closed to vehicular traffic and converted into a pedestrian street. Both existing buildings that currently face onto Ann Street and newly constructed buildings along Ann Street would have access along the street. Three-story “walk-up” townhomes and small professional offices and stores are envisioned for a pedestrianized Ann Street.

Portions of this sub-area that front on Main Street and Pleasant Street are envisioned for ground floor commercial space with apartments located on the upper floors. Building heights would generally not exceed four or five stories. The portion of the sub-area fronting on High Street across from the future Public Safety Complex would serve as either well-designed surface or structured parking for the area. Any structured parking would be designed to include commercial space along its ground floor frontage.

The **Trumbull-Main Village Sub-Area** is bounded by Pleasant Street to the north and west, Chapel Street North and Morgan Street North to the south, and Market Street to the east. This sub-area also includes the platform that extends over Interstate 84 between Trumbull Street and Main Street. Trumbull Street and Main Street are the key traffic routes through this neighborhood, forming a prominent focal point for the neighborhood at their intersection point at the present location of 1161-1179 Main Street building. The Bank of America Data Center and the Crowne Plaza Hotel are envisioned to remain. The two blocks along Pleasant Street and Trumbull Street between Windsor Street and North Chapel Street are envisioned to be developed as higher density residential, which would provide a substantial customer base for existing retail and commercial space along Trumbull on the southern side of Interstate 84, only three to four blocks away.

The undeveloped area between the Crowne Plaza Hotel and Main Street is planned for a mix of retail stores, restaurants, entertainment venues, and upper floor residential units. Finally, the small triangular area formed by Main Street, Trumbull Street and North Chapel Street will be utilized as a public art and sculpture park to help connect the neighborhood with the platform across Interstate 84 into the core Downtown area. This linkage would tie into other pedestrian and “greenway” elements throughout the Project Area to form a continuous

greenway connection between Downtown, the new magnet school at the former Barnard-Brown site and existing park space along the Connecticut River.

The **Downtown North Technology Campus** includes the Rensselaer at Hartford Graduate Center and the Travelers Insurance Company data center as its most prominent properties. A portion of this sub-area is envisioned as a research and development/hi-tech industry office park. This combined education/technology campus could include both office and laboratory space, as well as limited hi-tech manufacturing uses ancillary to the office and laboratory space, with the technology-related and educational uses building capitalizing on one another. A strong emphasis will be placed on the landscaping and “green” design of the campus, as well as limiting impervious surface areas, to present an attractive image to the surrounding residential and mixed use neighborhood.

The **Market Street Service Corridor Sub-Area** is envisioned as a mix of service establishments, hospitality businesses and health care sector offices. An 11-story Best Western Hotel has already been proposed along Market Street at the intersection with Pequot Street, and would form a suitable anchor for the remainder of the sub-area. Other hotels, should they be proposed, would be suitable additions to this area. Service establishments serving the newly-created residential developments elsewhere in the Downtown North Redevelopment Area would help strengthen activity levels on Market Street. Finally, medical offices (both administrative offices and patient-care offices) located along Market Street could easily serve the region’s population due to easy access to the highway system. Pedestrian-oriented urban design improvements beginning at the easterly terminus of Pleasant Street and connecting with the existing pedestrian overpass over Interstate 91 will provide better connectivity to Riverside Park for the entire Project Area.

The **New Magnet School at Barnard-Brown Sub-Area** will be the site of the new Capitol Prep Magnet School. The opening of this new magnet school will provide a strong public investment presence in the Project Area and another critical connection point between the Project Area and the surrounding residential neighborhoods. The current park space surrounding Keeney Tower will be enhanced.

This Plan serves as a mechanism to achieve the above goals and incorporates several policy recommendations of the City of Hartford's Comprehensive Plan of Development. These goals and recommendations include:

- Expansion of Hartford's property tax base
- Improvement of public safety and the image of Downtown as a secure environment
- The creation of linkages between Downtown and other Hartford neighborhoods
- The implementation of efficient and convenient mass transportation, vehicular circulation and pedestrian movement systems
- Improve conditions by removing blight

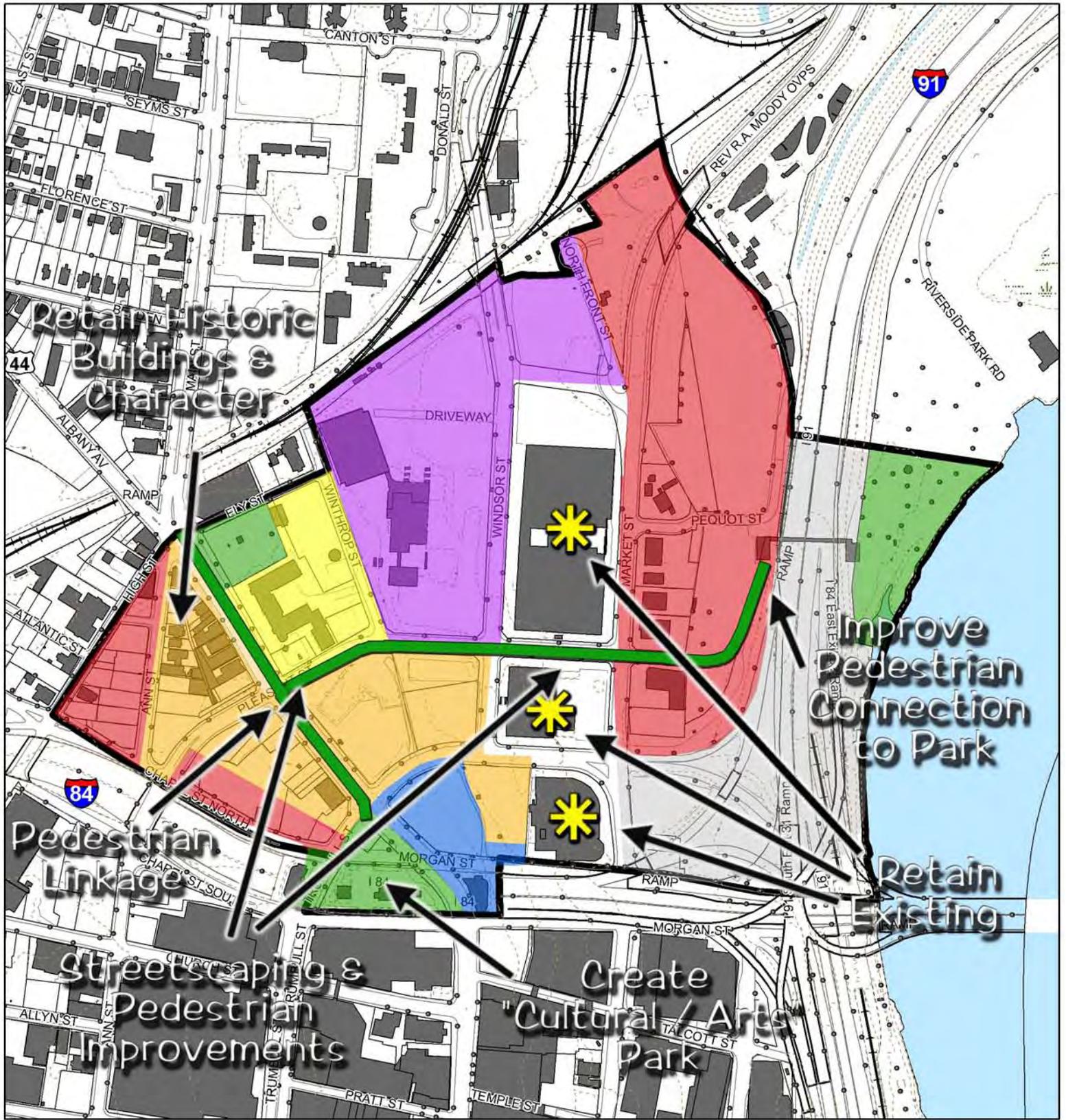
Refer to Map #7 Proposed Future Land Use.

IV. Acquisition and Demolition

A. Acquisition

The process for acquiring property in the Project Area to achieve project objectives will be through negotiated purchase as necessary. In the cases where properties designated for development in the Project Plan cannot be acquired by negotiated purchase after good faith efforts, the powers of eminent domain granted to the Agency under Chapter 130 of the Connecticut General Statutes will be requested by the Agency to achieve the objectives of this Project Plan. Properties to be acquired by eminent domain must be specifically approved by the Redevelopment Agency and the Court of Common Council supported by a description why the use of such powers are necessary to achieve Plan objectives. 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 potential acquisition of a total of three (3) parcels, all of which are privately-owned. However, two of the three properties are owned by Rensselaer at Hartford with the stipulation that if Rensselaer does not develop the two properties within a defined period of time, ownership of the properties will revert to the City of Hartford.



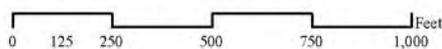
City of Hartford

Downtown North
Redevelopment Area
Map 7
Proposed Future
Land Use

Source:
Parcels: City of Hartford, Planning Dept. (2008).
Existing zoning: City of Hartford, Planning Dept. (2008).
Planimetric Data: City of Hartford, Planning Dept. (2007).

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A PLANNING DOCUMENT. DELINEATIONS
MAY NOT BE EXACT.

- New Magnet School at Barnard Brown
- Mixed Use - Residential / Commercial
- Commercial / Office / Retail
- R&D / Tech Campus
- Entertainment / Arts / Night Life
- Public "Open Space"



The two Rensselaer properties are vacant land, while the other privately-owned property consists of the blighted and vacant office building at 1161-1179 Main Street and its associated lot. Refer to Map #8 Proposed Acquisition for present owners of properties shown as “to be acquired”.

B. Demolition

One (1) principal structure may be demolished under this Plan. This structure is the vacant office building located at 1161-1179 Main Street. This structure is in dilapidated condition, having been vacant for almost two decades. The Agency proposes to work with the designated redeveloper or redevelopers of the site to determine the extent that existing utility, parking and pedestrian systems can be recycled.

V. Displacement and Relocation

As the properties proposed for acquisition are vacant, no displacement is anticipated.

The Agency is ultimately responsible for the relocation as the result of actions that are carried out in accordance with the Plan if it becomes necessary in the future. Relocation assistance will be furnished in accordance with State statutory requirements as specified in the State Uniform Relocation Assistance Act, as amended.

VI. Proposed Site Improvements

The Project Area is currently serviced by over a dozen streets, all of which have curbs and sidewalks and are also serviced by all major utilities. Downtown Hartford has the redevelopment advantage of a well-developed infrastructure. The majority of the infrastructure was replaced and/or upgraded over the last 30 years as part of various urban renewal/revitalization programs. Arterial streets have multiple travel lanes with adequate traffic handling capacity. Several municipal and private parking garages are within a short distance of the Project Area. Utilities including sanitary sewers, storm drainage and water have capacity to accommodate future development. Map #9 Utility Systems display the location and of components of the underground utility system. These systems will be utilized with upgrades made as necessary.

City of Hartford

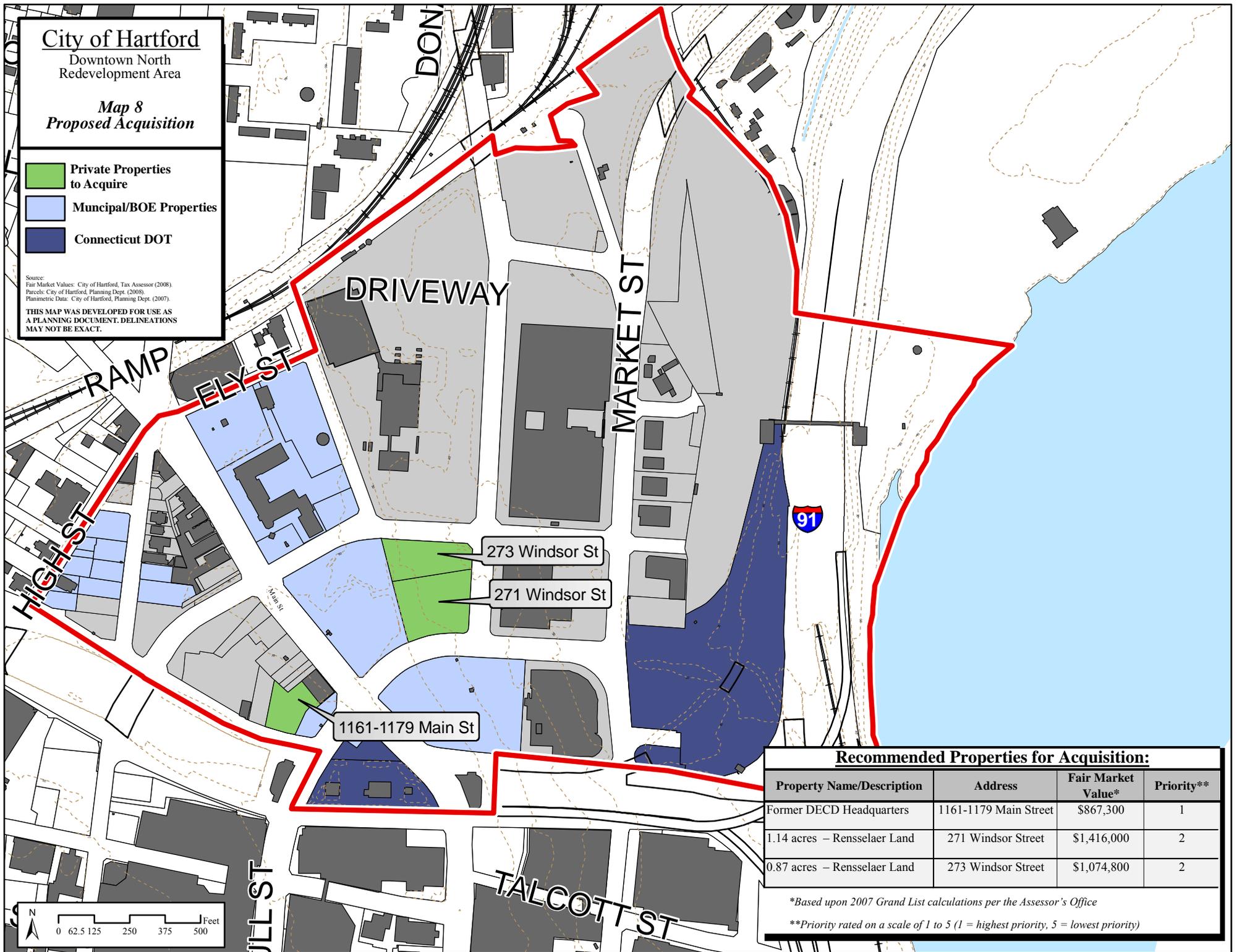
Downtown North
Redevelopment Area

Map 8 Proposed Acquisition

- Private Properties to Acquire
- Municipal/BOE Properties
- Connecticut DOT

Source:
Fair Market Values: City of Hartford, Tax Assessor (2008)
Parcels: City of Hartford, Planning Dept. (2008)
Planimetric Data: City of Hartford, Planning Dept. (2007)

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MAY NOT BE EXACT.

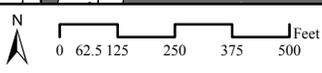


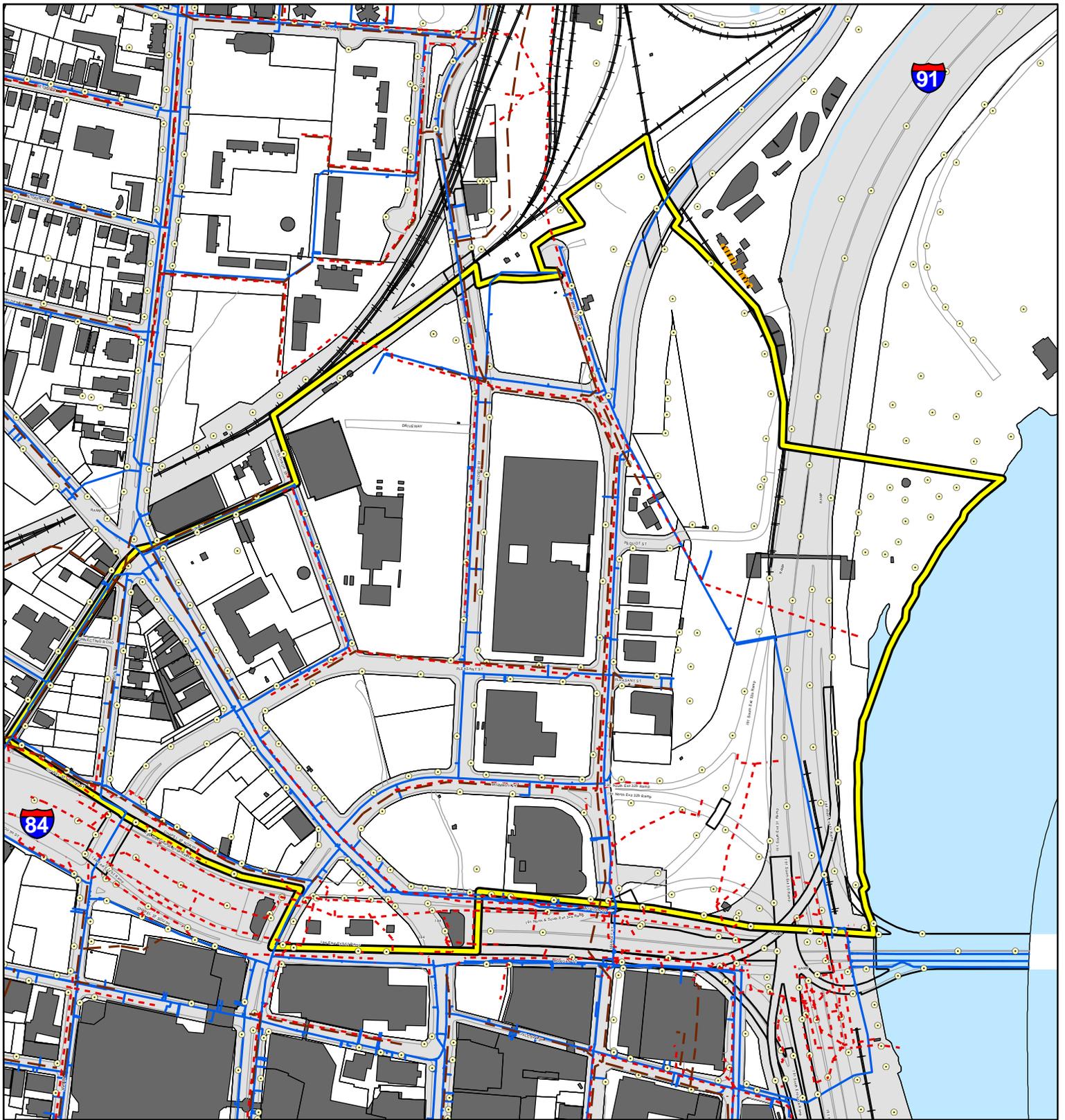
Recommended Properties for Acquisition:

Property Name/Description	Address	Fair Market Value*	Priority**
Former DECD Headquarters	1161-1179 Main Street	\$867,300	1
1.14 acres – Rensselaer Land	271 Windsor Street	\$1,416,000	2
0.87 acres – Rensselaer Land	273 Windsor Street	\$1,074,800	2

**Based upon 2007 Grand List calculations per the Assessor's Office*

***Priority rated on a scale of 1 to 5 (1 = highest priority, 5 = lowest priority)*





City of Hartford

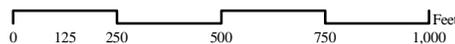
Downtown North
Redevelopment Area

Map 9 Utility Systems

Source:
 Utilities: City of Hartford, Planning Dept. (2008).
 Parcels: City of Hartford, Planning Dept. (2008).
 Existing zoning: City of Hartford, Planning Dept. (2008).
 Planimetric Data: City of Hartford, Planning Dept. (2008).
**THIS MAP WAS DEVELOPED FOR USE AS
 A PLANNING DOCUMENT. DELINEATIONS
 MAY NOT BE EXACT.**

Legend

- - - - - Storm Sewers
- - - - - Sanitary Sewers
- Water Service
- - - - - Gas Service
- Utility Poles
- Redevelopment Area



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 Downtown North Project Plan. 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 new construction within the Project Area shall conform to the following controls where applicable:

1. The Redevelopment Plan for the Downtown North Project adopted by the Agency and approved by the Court of Common Council.
2. The City of Hartford Zoning Ordinance, adopted December 6, 2005 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 acquired property 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 Municipal 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.

B. Specific Controls

The following controls shall apply to all development in the project area:

1. B-1 Downtown Development Zoning District

- a) See Appendix #1.

2. B-2 Downtown Development Perimeter Zoning District

- a) See Appendix #2.

3. C-1 Commercial Zoning District

- a) See Appendix #3

4. I-2 Industrial Zoning District

- a) See Appendix #4.

5. P Public Property and Cemetery Zoning District

- a) See Appendix #5.

6. Building Design

New structures shall recognize in their design an architectural composition that emphasizes overall building proportion, window proportion, solid-to-void proportion, solid-to-void rhythms, material, texture, color, and the relationship of architectural details and roof shapes. New structures shall generally adhere to established best practices for urban design, including the principles of New Urbanism and associated design guidelines.

7. Additional Requirements for Submission

Redevelopers shall submit an illustrative site plan, building renderings and three-dimensional videos that demonstrate compliance with all controls listed herewith and

include a preliminary landscape plan. Submission of a separate final landscape plan, prepared by a registered landscape architect, is also required.

VIII. Land Disposition

After the site has been prepared for redevelopment, the Agency will arrange for the sale of the three (3) properties to be acquired, along with three (3) additional properties which the City of Hartford already owns (1212 Main Street, 1214-1218 Main Street, and 1143-1159 Main Street) to one or more redevelopers for the uses specified in the Plan. The Project has a total disposition area of 9.15 acres. (see Map #10 Proposed Disposition)

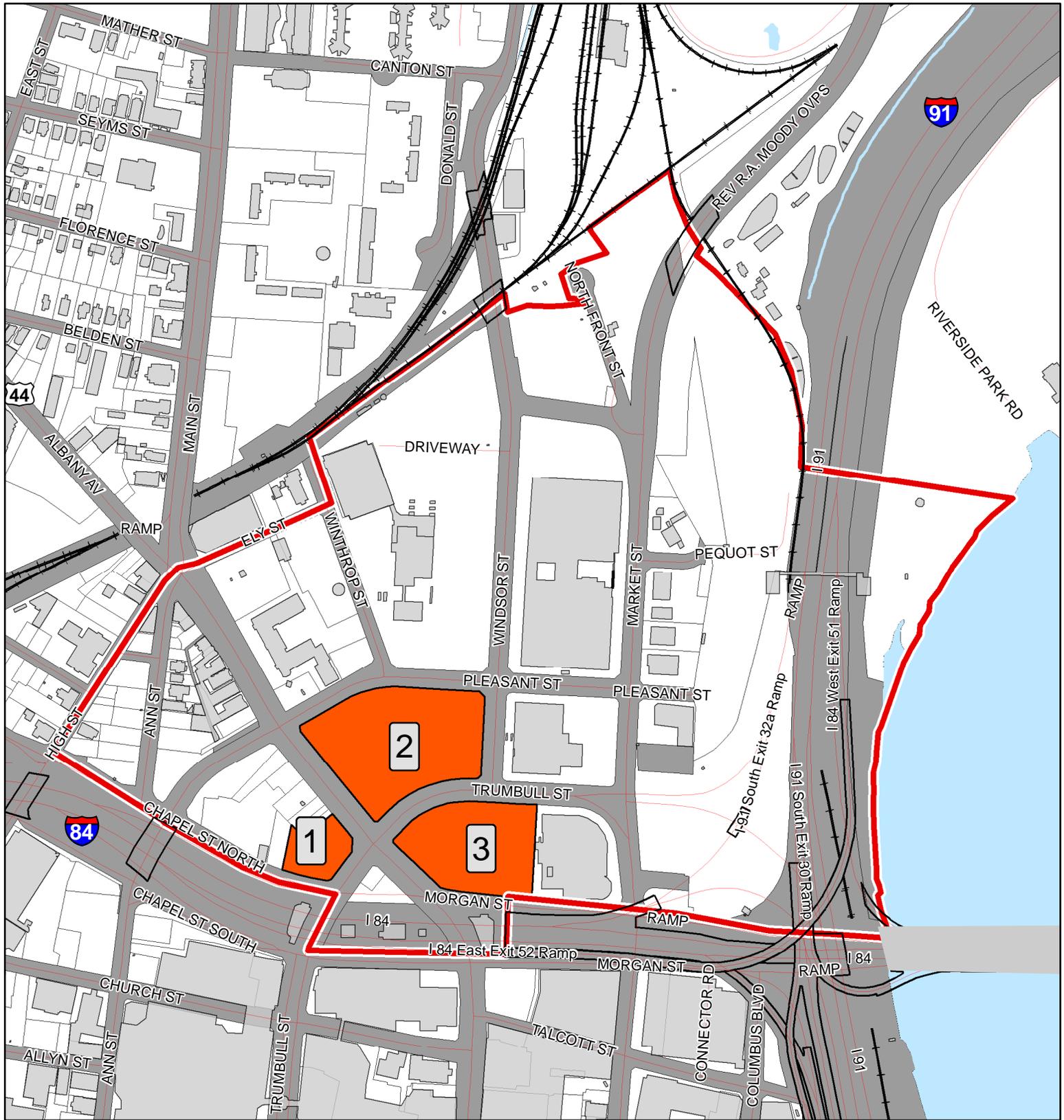
The Agency will publicly announce the availability of land and solicit proposals from interested redevelopers using the standard Agency Request for Proposal (RFP) process. Redevelopers shall be nominated as Tentative Developer to carry out the Plan on the basis of the submission of an outstanding design 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 by 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 this Plan as previously approved by the Hartford Court of Common Council, the modification must similarly be approved by said Court of Common Council.



City of Hartford

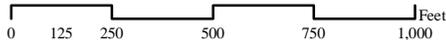
Downtown North
Redevelopment Area

Map 10 Proposed Disposition

Source:
Parcels: City of Hartford, Planning Dept. (2008).
Planimetric Data: City of Hartford, Planning Dept. (2008).
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MAY NOT BE EXACT.**

Legend

 Disposition Parcels



HMA HARRALL-MICHALOWSKI
ASSOCIATES, INCORPORATED
A Milone & MacBroom Company
Bartford, CT August 2008

I. Duration

This Plan and any modification thereof shall be in full force for a period of ten (10) years commencing on the date of approval of this Plan by the Court of Common Council. The Court of Common Council shall review this Plan at least once every ten years after the initial approval, and shall reapprove such Plan or an amended plan at least once every ten years after initial approval in accordance with State Statutes in order for the Plan or amended plan to remain in effect.

X. Estimated Project Budget

The Downtown North Project execution activities will be financed, in part, by City appropriations. Additional sources of financing will be pursued to implement the anticipated activities.

As shown on Map #8 Proposed Acquisition, the combined fair market value for the three (3) properties identified for acquisition as part of this Plan is \$3,358,100. If the three properties are acquired through negotiated purchase, the estimated acquisition budget could be expected to be roughly \$3.4 million to \$3.5 million. If negotiated purchase is not achievable for the privately-owned property at 1161-1179 Main Street and eminent domain proceedings are necessary, it is possible that the acquisition budget could be as high as \$4.2 million to \$4.5 million for the combined properties.

Demolition costs for 1161-1179 Main Street are difficult to estimate without complete information on potential environmental issues, such as the presence of asbestos or other materials within the building structure. However, applying a general rule of approximately \$10 per square foot of building space for demolition expenses to the roughly 40,950 square feet of space at 1161-1179 Main Street yields an estimated \$410,000 in demolition costs. The costs for any asbestos abatement activities or other specialized demolition work would be in addition to the base amount of \$410,000.

XI. Maps

Maps #1 through #10 attached are hereby incorporated within and made part of this Plan.

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APPENDIX #1

B-1 DOWNTOWN DEVELOPMENT DISTRICT ZONING REGULATIONS

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DIVISION 5. B-1 DOWNTOWN DEVELOPMENT DISTRICT

Sec. 291. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means the owner of a legal or an equitable interest in property located in the B-1 downtown development district or an agency of the city.

Bonus means the construction of floor area in excess of that permitted as of right in the B-1 downtown development district.

Bonus project means a project for which the applicant is seeking any one (1) or more of the bonuses provided in section 295 (relating to bonus eligibility).

Complex project means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such complex project exceeds one hundred fifty thousand (150,000) square feet, or which building height exceeds seventy five (75) feet, or which zoning lot exceeds twenty thousand (20,000) square feet. All bonus projects shall be considered complex projects. A complex project shall not include the alteration or enlargement of an existing project by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

Conforms to the downtown development plan means an application which furthers and enhances the goals and policies of the downtown development plan and does not obstruct their attainment.

Downtown development plan means the sections entitled "Downtown Development Plan" of the city's plan of conservation and development, as defined in general statutes section 8-23 (relating to preparation, amendment or adoption of plan of conservation and development) and Chapter VII, section 2(d) (relating to planning and zoning commission) of the Charter.

Facade alteration means a change on any exterior wall facing a street or visible from a street upon which a major architectural feature is added, altered, or removed. Such features may include but are not limited to cornices, window frames, entryways, columns and decorative wall treatments. Changes to the opacity of window glass shall be considered a facade alteration. Changes to signage shall not be considered a facade alteration.

Standard project means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such standard project does not exceed one hundred fifty thousand (150,000) square feet, or which building height does not exceed seventy five (75) feet, or which zoning lot does not exceed twenty thousand (20,000) square feet. A standard project shall not include the alteration or the enlargement of an existing structure by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

Sec. 292. Purpose.

The purpose of the B-1 downtown development district is to promote the health, safety, social and economic welfare of the residents of the city by increasing the city's tax base and promoting the long-term economic growth of the downtown area. By implementing an expeditious administrative process the city desires to encourage development that will be compatible with the character of the downtown area and conform to the downtown development plan. These regulations further the additional goals to:

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- (1) Foster and promote the orderly expansion of commercial office development so that the city will enhance its position as a center for economic and business affairs;
- (2) Provide for an expanding source of employment opportunities for the city's inhabitants and encourage the development of a desirable working environment;
- (3) Implement a plan for improved pedestrian and vehicular circulation and parking management;
- (4) Retain and promote the establishment of a variety of retail consumer and service businesses so that the needs of the area's residential and working population will be satisfied;
- (5) Encourage excellence in urban design;
- (6) Preserve the unique character and historic fabric of the downtown;
- (7) Reinforce the role of the downtown as a community center and a meeting place for people from all walks of life and all economic groups;
- (8) Provide an incentive for development in a manner consistent with the objectives of the section; and
- (9) Provide for an increased presence and integration of the arts and related cultural activities in the downtown development district.

Sec. 293. Uses permitted.

B-1 land and water areas shall be used and buildings shall be erected, altered, enlarged or used only for one (1) or more of the uses permitted in the B-1 downtown development district by the table of permitted uses, article IV, division 1 (relating to permitted uses generally), of these regulations, subject to those standards and special requirements listed in the table of permitted uses and by article IV, division 2 (relating to required conditions for certain uses) of these regulations.

Sec. 294. Basic requirements.

All B-1 district projects shall comply with the following requirements:

- (1) *Uses mandated.* For all buildings, at least fifteen (15) percent of the floor area of those floors which front on or connect to the pedestrian circulation system as shown in the downtown development plan shall be used for uses that are designated as retail trade under the table of permitted uses and permitted in the B-1 downtown development district. The retail trade use shall front on the pedestrian circulation system as shown in the downtown development district plan. The commission may waive this requirement, or reduce the required percentage of retail trade uses, if it specifically finds that no requirement or a lesser percentage is in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). The applicant shall covenant to ensure the continued use of such retail trade use for at least twenty (20) years, unless the commission specifically finds that a lesser period of time would be in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). Such covenant shall be recorded on the land records and run with the land.
- (2) *Permitted accessory uses.* Customary accessory uses are permitted.
- (3) *Required parking and loading areas.* Off-street parking shall be provided for nonresidential and residential uses in accordance with the provisions of article V (relating to off-street parking and off-street loading provisions) of these regulations.

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- (4) *Floor area ratio (FAR)*. In the B-1 downtown development district the floor area ratio shall be the floor area of the building on any lot or zoning lot divided by the area of such lot or zoning lot. Where off-street parking is provided, the space provided within the building or accessory building for parking shall be counted in determining the floor area of that building, with the exception of required parking for household units, transient parking provided in accordance with an approved transportation management plan, as defined in article V (relating to off-street parking and off-street loading provisions), or transportation analysis as described in section 297(2) (relating to application procedure for standard projects) and parking provided in a structure which has less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground. The minimum total FAR for all buildings shall be two (2) for any lot or zoning lot. An applicant may request, and the commission may grant, permission to develop a project with an FAR of less than two (2) if a lower minimum FAR conforms to the downtown development plan and the purposes set forth in section 292 (relating to purposes of B-1 district). The maximum FAR permitted for non-bonus projects shall be ten (10) for any lot or zoning lot. For bonus projects there shall be no maximum FAR.
- (5) *Limitations on persons per acre*. There shall be no per acre requirement.
- (6) *Permitted lot coverage*. There shall be no lot coverage requirement.
- (7) *Requirements of floor space per dwelling unit*. Every dwelling unit shall meet the requirements of floor space per unit as set forth in section 16 (relating to floor area).
- (8) *Required lot area*. There shall be no lot area requirement.
- (9) *Lot width*. There shall be no lot width requirement.
- (10) *Front setback*. There shall be a front setback for all principal buildings in conformance with the existing building and veranda lines.
- (11) *Side setback*. There shall be no side setback requirement.
 - (12) *Rear setback*. There shall be no rear setback requirement.
 - (13) *Maximum height limit*. There shall be no maximum height requirement.
 - (14) *Required usable open space*. There shall be no usable open space requirement.
 - (15) *Transportation report*. A transportation management plan as described in section 960 (relating to transportation management plans) shall be submitted for complex projects. A transportation analysis as described in section 297(2) (relating to application procedures for standard projects) shall be submitted for standard projects.

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Sec. 295. Bonus eligibility.

Except as provided in subsection (11) for the location of neighborhood investment projects, a project shall be eligible for a bonus if space is provided within the project for the uses, improvements, or facilities set forth in this section according to the schedule in section 296 (relating to schedule of bonuses).

- (1) *Residential uses* refers to all uses classified as household units under the table of permitted uses, article IV, division 1 (relating to permitted uses generally), of these regulations, and permitted as-of-right in the B-1 downtown development district.
- (2) *Pedestrian-oriented retail uses* refers to uses that are designated as retail trade under the table of permitted uses and permitted in the B-1 downtown development district. Such uses shall be located in accordance with the recommendations of the pedestrian circulation element of the downtown development plan and be visible from and have their major entrance on the pedestrian circulation system.
- (3) *Transient parking* refers to parking spaces provided for short-term parking in a parking garage. The applicant shall submit to the commission a plan for ensuring that such spaces shall be used for transient parking. The commission shall not grant a bonus for transient parking unless it has specifically found that the plan is satisfactory and conforms to the downtown development plan.
- (4) *Cultural/entertainment facilities* shall be open to the public on a regular basis. Such improvements shall include and be limited to visual arts space, performing arts space and motion picture theaters.
 - a. *Visual arts space* means facilities that provide space for the visual arts, including but not limited to exhibition halls and galleries, which are visible from and directly accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.
 - b. *Performing arts space* means facilities that provide spaces for the performing arts, including but not limited to concert halls and legitimate theaters, which are visible from (or have signage on) and are accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.
 - c. *Motion picture theaters* means facilities that provide indoor space for the showing of motion pictures, which are visible from (or have signage on) and are accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.
- (5) *Visitor and convention-related housing* refers to hotels furnishing lodging and food to travelers and other guests on a regular basis and providing exhibition space, assembly rooms and meeting rooms.
- (6) *Pedestrian circulation improvements* refers to improvements to which the public is assured access on a regular basis, or an area that is dedicated to and accepted by the city for public access purposes. Such improvements shall be directly accessible to the pedestrian circulation system, which system is shown on the pedestrian circulation element of the downtown development plan. Such improvements shall include and be limited to sidewalk widening, arcades, through-block arcades, plazas and urban parks.
 - a. *Sidewalk widening* means the widening of a paved walk at the side of a street. The widened area shall extend along the entire length of the lot or zoning lot and shall be open to the public at all times.
 - b. *Arcade* means a continuous covered but not necessarily enclosed space which extends along the facade of a building and has at least two (2) entrances opening directly to a street, open space area, or sidewalk.
 - c. *Through-block arcade* means a continuous covered space which runs through a building and connects a street, open space area or sidewalk to a street, open space area or sidewalk.
 - d. *Plaza* means a continuous area which is open from the ground level to the sky for its entire width and length, which fronts on a street, sidewalk, or sidewalk widening, and which is directly accessible to the

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public at all times for use by the public for passive recreational purposes. The ground level of the plaza shall be constructed principally of hard-surfaced materials. An existing space between or next to a building or buildings shall not qualify.

- e. *Urban park* means a continuous area of land which is open from the ground level to the sky for its entire width and length, with the exception of recreational equipment or pedestrian amenities such as benches or lighting, which fronts on a street, sidewalk or sidewalk widening and which is directly accessible to the public during daylight hours for scenic or leisure purposes. The ground level of this area shall be covered principally with plantings.
- (7) *Day care centers/nurseries* refers to private and public establishments enrolling young children for care, instruction or recreation during or after school hours.
- (8) *Preservation of historic buildings* refers to a building listed in the National Register or located in a registered historic district and certified by the secretary of the interior as being in compliance with the standards for rehabilitation and guidelines for rehabilitating old buildings, for which the applicant donates a preservation restriction whose purpose is the preservation of the external nature of the building as of the date of the conveyance of such restriction to a governmental body or a charitable organization or trust whose purposes include preservation of buildings of historical significance.
- (9) *Employment and job training* refers to provision of employment or job training programs for city residents, either as part of the construction phase or upon completion of a project, which shall be in accordance with a hiring and employment agreement between the city and the applicant. In determining the FAR bonus for each permanent job pursuant to this paragraph, twenty-five (25) percent of the total employment in the occupancy phase of a project reserved for city residents shall be equal to six hundred twenty-five (625) square feet of bonus floor area. Failure to meet the employment reserved for city residents shall subject the applicant to a payment as provided in section 296 (relating to bonuses) for applicants who choose to make a payment to the linkage trust fund in lieu of providing residential uses or employment and job training.
- (10) *Streetscape improvements* refers to those physical improvements within the public right-of-way that lies between building frontages and which is part of, adjoins or is adjacent to the lot or zoning lot. Such improvements shall include, but not be limited to the use of unit pavers; street lighting which achieves a one-foot candle minimum at a maximum-to-minimum ratio of ten (10) to one (1) and which also achieves cut off at a maximum of seventy (70) degrees above nadir; street trees, which shall be a minimum of six (6) inches in caliper with an average of seven (7) inches in caliper, shall be of a species approved by the city forester, shall be placed with a flush grating such that one (1) tree is provided for every thirty (30) lineal feet of frontage and shall be installed in accordance with accepted city standards; curbing and catchbasins which shall be granite; benches, bollards, kiosks, moveable or fixed planters, drinking fountains, litter receptacles, walls and ledges, signage, etc., which shall be considered on a case-by-case basis. Depending on the physical constraints of the development area, the requirements of this paragraph may be modified upon recommendation of the board.
- (11) *Neighborhood investment project* refers to a project located outside the B-1 downtown development district or a residential project within the B-1 downtown development district designated by the commission as having strategic priority in achieving the objective of a neighborhood plan or the downtown development plan, and may but need not be a private development project or a project for which the city or the redevelopment agency has previously designated a developer.

**HARTFORD PLANNING & ZONING COMMISSION
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Sec. 296. Schedule of bonuses.

(a) *Eligibility.* If a proposed use, improvement, or facility complies with the standards set forth in section 295 (relating to bonus eligibility) and this section, it shall be eligible for bonus floor space. The bonus ratio is the ratio of the area in square feet of the bonus use, improvement, or facility to the floor area permitted for bonus projects in excess of an FAR of ten (10). A bonus ratio of one (1) to three (3) means that for each square foot of the improvement, use, or facility the project shall be eligible for three (3) additional square feet of floor area for permitted uses. The FAR cap shall be the maximum increase in the FAR that shall be permitted for each category or subcategory of bonus, with the exception of pedestrian circulation improvements and cultural/entertainment facilities, where the FAR cap applies to the entire category. In a project as a park, a plaza, an arcade and a through block arcade, the combined maximum FAR cap for these improvements shall be one (1).

Use, improvement or facility	Bonus ratio	FAR cap
Residential uses	1:8	4
Pedestrian-oriented retail uses	1:3	2
Transient parking	1:4	2
Cultural/entertainment facilities:		
Visual arts space	1:4	1
Performing arts space	1:4	1
Motion picture theaters	1:4	1
Visitor and convention-related housing	1:1	1
Pedestrian circulation improvements:		
Sidewalk widening	1:4	1
Arcades	1:4	1
Through-block arcade	1:4	1
Plazas	1:4	1
Urban parks	1:4	1
Day care centers/nurseries	1:6	1
Preservation of historic buildings	1:3	2.5
Employment	1:625	6
Streetscape improvements		
Street	1:2	1
Sidewalk	1:1.5	1

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Neighborhood improvement project	1:8	4
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- (b) *Payment in lieu of providing residential uses or employment and job training.* Applicants for residential and/or employment bonuses may choose to receive additional floor area in lieu of residential construction and/or the provision of employment by contribution to the linkage trust fund an amount equal to fifteen dollars (\$15.00) per square foot for each foot of bonus floor area. In determining the amount of additional FAR that can be permitted under these categories, the FAR cap for residential uses and/or employment shall apply.
- (c) *Neighborhood improvement project bonus.* Applicants for a neighborhood investment project bonus may include an offer of an equity investment in a neighborhood investment project which shall include a specified amount of floor area in a project in addition to that otherwise authorized under these regulations. Should the commission authorize additional floor area on such a basis, it shall specify in its resolution approving the special permit no fewer than three (3) eligible neighborhood investment projects. Applicants shall make investment in a neighborhood investment project so specified at such time determined by commission, but in no event later than the fifth anniversary of issuance of the zoning permit for the bonus special permit project. Applicants shall provide and maintain with the city treasurer a cash deposit, letter of credit or surety bond from the date of issuance of the zoning permit for the bonus special permit project until substantial completion of the neighborhood investment project or until such fifth anniversary, on which date the cash deposit, letter of credit or surety bond shall be forfeited to the neighborhood investment fund. The eligible bonus floor area for investment in a neighborhood investment project shall be eight (8) square feet of gross floor area for each one (1) square foot of gross floor area of residential use based on the applicant's fractional equity interest in the entity owning the neighborhood investment project or one (1) square foot of gross floor area for each ten dollars (\$10.00) of equity investment in developing nonresidential uses up to the FAR cap.
- (d) *Combined FAR cap for specified uses.* Applicants shall not be eligible to receive bonus floor area for residential uses, employment and job training or through investment in a neighborhood investment project, or any combination of the foregoing, in an amount greater than an FAR cap of ten (10).

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Sec. 297. Procedures for standard projects.

Applicants for standard B-1 projects shall apply for a special permit. Such projects shall be reviewed by the commission and the board.

- (1) *Informal review.* Potential applicants at the beginning of the conceptual phase of a project are encouraged to seek preliminary informal review of the proposed project with the city staff, before an application for a special permit is submitted. Potential applicants should be prepared to discuss the proposed site plan, basic massing, location of proposed uses, pedestrians and vehicular circulation, parking and access.
- (2) *Application procedure* Applicants shall submit to the commission an application for special permit approval. The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission, and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon receipt of a complete application, refer it to the board. A complete application shall include all items listed below:
 - a. An application shall include four (4) copies of the following:
 1. A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located,
 2. A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:
 - i. All lots, lot lines, their dimensions and lot area
 - ii. Location and use of all buildings
 - iii. Existing zoning classifications of the area
 - iv. All streets, alleys, and rights-of-way and their dimensions
 - v. Elevations of all buildings on the block on which the project fronts and
 - vi. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems;
 3. Perspective sketches at pedestrian eye level of proposed buildings from at least four (4) locations from which such buildings would be most visible;
 4. A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:
 - i. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;
 - ii. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;
 - iii. Height of all buildings (existing and proposed);

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- iv. Location and dimension of all yards and setbacks;
 - v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);
 - vi. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
 - vii. Location and dimensions of all off-street loading areas (present and proposed);
 - viii. Location, dimensions, and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
 - ix. Location and amount of all usable open space (existing and proposed);
 - x. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
 - xi. Location and size of all existing and proposed walls and fences (materials specified);
 - xii. Location, size and type of all existing and proposed lighting;
 - xiii. Location and size of all existing and proposed sidewalks and walkways (materials specified);
 - xiv. Location and description of all existing and proposed recreational facilities and equipment;
 - xv. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
 - xvi. Location and size of all existing and proposed utilities;
 - xvii. Location and size (capacity) of all drainage facilities;
 - xviii. Existing and proposed vehicular and pedestrian circulation patterns;
 - xix. Location, size and type of existing and proposed public amenities;
 - xx. All existing and proposed easements, rights-of-way, and conduits;
 - xxi. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
 - xxii. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.
5. Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:
- i. Typical floor plans indicating use and size of all spaces;
 - ii. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
 - iii. Typical section;
 - iv. Exterior elevation and outline;
 - v. Total floor area of each floor and entire building;
 - vi. Elevation of roof of building at its lowest and highest points;
 - vii. Proposed lot coverage; and
 - viii. Exterior building materials, their colors, and the texture palette.
6. An architect's statement regarding the shadows to be cast by all buildings, and of wind, sun and noise impacts.
7. A transportation analysis which shall include the following information:

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- i. The number of on-site parking spaces required by the provisions of section 954 (relating to application of off-street parking standards);
 - ii. The number and types of parking spaces to be provided on-site such as: employee parking, transient parking for on-site uses, transient parking for off-site uses, parking for high occupancy vehicles, parking for compact cars and handicapped parking;
 - iii. The number, location and type of any parking spaces to be provided off-site and the method of transporting persons between the off-site facility and the project site;
 - iv. Alternative modes of transportation such as mass transit, carpools, vanpools available and to be provided;
 - v. Expected usage of the alternative modes of transportation;
 - vi. Location of all vehicular and pedestrian entrances and exits;
 - vii. A trip generation study which shall estimate the number and type of trips generated by the project, the time of day of such trips and the expected modes of transportation used;
 - viii. Construction details of all proposed signs, street furniture, plantings, exterior lighting, special paving treatments, walls, fences, and other features which affect the pedestrian environment;
 - ix. Any other information which the commission or board, may reasonably require or which the applicant may wish to submit.
- b. Applications for special permit approval shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing. The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review).
 - c. The commission may grant a special permit if the applicant conforms to the downtown development plan; complies with the purposes set forth in section 292 (relating to purposes of B-1 district) complies with the basic requirements in sections 293 (relating to B-1 district permitted uses) and 294 (relating to B-1 district basic requirements); provides pedestrian amenities in conformance with the downtown development plan; will not be detrimental to existing development in the B-1 downtown development district because of its location, bulk, scale or design; and the proposed vehicular and pedestrian circulation pattern does not create safety hazards.

Sec. 298. Reserved.

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Sec. 299. Procedures for complex and bonus projects.

Applicants for B-1 complex and bonus projects shall apply for a special permit.

- (1) *Informal review.* A potential applicant is encouraged to follow the procedures outlined in section 297(1) (relating to informal review for B-1 district standard projects). The potential applicant also should be prepared to discuss proposed bonus uses, facilities and improvements.
- (2) *Preapplication review.*
 - a. Applicants for a special permit for a complex or bonus project shall request a preapplication review by the commission and board. Such request shall include two (2) copies of the following:
 1. A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located.
 2. A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:
 - i. All lots, lot lines, their dimensions and lot area;
 - ii. Location and use of all buildings;
 - iii. Existing zoning classifications of the area;
 - iv. All streets, alleys, and rights-of-way and their dimensions;
 - v. Elevations of all buildings on the block on which the project fronts; and
 - vi. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems.
 3. Perspective sketches at pedestrian eye level of proposed buildings from at least four (4) locations from which such buildings would be most visible.
 4. A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:
 - i. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;
 - ii. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;
 - iii. Height of all buildings (existing and proposed);
 - iv. Location and dimension of all yards and setbacks;
 - v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);

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- vi. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
 - vii. Location and dimensions of all off-street loading areas (present and proposed);
 - viii. Location, dimensions, and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
 - ix. Location and amount of all usable open space (existing and proposed);
 - x. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
 - xi. Location and size of all existing and proposed walls and fences (materials specified);
 - xii. Location, size and type of all existing and proposed lighting;
 - xiii. Location and size of all existing and proposed sidewalks and walkways (materials specified);
 - xiv. Location and description of all existing and proposed recreational facilities and equipment;
 - xv. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
 - xvi. Location and size of all existing and proposed utilities;
 - xvii. Location and size (capacity) of all drainage facilities;
 - xviii. Existing and proposed vehicular and pedestrian circulation patterns;
 - xix. Location, size and type of existing and proposed public amenities;
 - xx. All existing and proposed easements, rights-of-way, and conduits;
 - xxi. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
 - xxii. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.
5. Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:
- i. Typical floor plans indicating use and size of all spaces;
 - ii. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
 - iii. Typical section;
 - iv. Exterior elevation and outline;
 - v. Total floor area of each floor and entire building;
 - vi. Elevation of roof of building at its lowest and highest points;
 - vii. Proposed lot coverage; and
 - viii. Exterior building materials, their colors, and the texture palette.
6. An analysis of the shadows to be cast by all buildings, and of wind, sun and noise impacts.
7. A transportation management plan as defined in section 960 (relating to transportation management plans).
8. Construction details of all proposed signs, street furniture, plantings, exterior lighting, special paving treatments, walls, fences, and other features which affect the pedestrian environment.
9. Any other information which the commission or board, may reasonably require or which the applicant may wish to submit.

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b. The commission and the board shall make a report of their recommendations to the applicant no less than thirty five (35) days after the receipt of the applicant's request. This period may be extended by an additional thirty-five (35) days at the request of the applicant. The failure of the commission or the board to report within the established time period, shall be considered as a favorable recommendation on the application, by the no reporting agency.

(3) *Application procedure*

- a. Applicants shall submit to the commission an application for a special permit. The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission, and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon receipt of a complete application, refer it to the board. A complete application shall include the following:
 1. Four (4) copies of all items listed in subparagraph (2) a. of this section.
 2. The reports of the recommendations of the board under subparagraph (2) b. of this section.
 3. A report describing how the project addresses each of the recommendations of the board under subparagraph (2) b. of this section.
- b. The commission may grant a special permit if the applicant conforms to the downtown development plan; complies with the purposes set forth in section 292 (relating to purposes of B-1 district); complies with the basic requirements in sections 293 (relating to B-1 district permitted uses) and 294 (relating to B-1 district basic requirements); provides pedestrian amenities in conformance with the downtown development plan; will not be detrimental to existing development in the B-1 downtown development district because of its location, bulk, scale or design; and the proposed vehicular and pedestrian circulation pattern does not create safety hazards.
- c. The commission shall grant bonuses in accordance with sections 295 (relating to B-1 district bonus eligibility) and 296 (relating to bonuses) if the use, improvement, or facility is located in areas delineated for the particular use, improvement or facility in the downtown development plan and conforms to the downtown development plan and the application complies with the special permit standards set forth in subparagraph (3)b. of this section.
- d. Applications for a special permit shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing. The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review).
- e. The commission may approve an application for a special permit if it complies with the standards set forth in subparagraph (3)b of this section. The commission shall grant bonuses if the use, improvement, or facility complies with the standards set forth in subparagraph (3)c, of this section.

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Sec. 300. Bonuses, continuing character of obligation.

- (a) Where a bonus is granted pursuant to this division, the applicant shall covenant to ensure the continued use of the use, facility or improvement for the purpose for which the bonus was granted. The covenant shall be for a term of twenty (20) years, unless the commission specifically finds that another period of time would be in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). Such covenant shall be recorded on the land records and shall run with the land.
- (b) An applicant who constructs a pedestrian circulation improvement shall be responsible for the maintenance, upkeep and provision of insurance for the improvement, unless it has been dedicated to and accepted by the city. If the improvement is not maintained, the city may, at its sole option, place a lien on the property, maintain the improvement, and seek reimbursement from the owner.

Sec. 301. Amendments.

A major amendment to a special permit approved under this division shall be processed and considered as a new application. Minor amendments may be approved by the zoning administrator.

Sec. 302. Enforcement.

- (a) The applicant shall, before commencing any substantial work on the B-1 site in accordance with an approved special permit or site plan, meet with the director of licenses and inspections, or the director's designee, and establish construction and inspection schedules.
- (b) To ensure strict adherence to the approved B-1 plans, all construction shall be inspected by the zoning enforcement officer according to the schedule established pursuant to subsection (a) of this section. Any deviation from the approved site plan or special permit shall be sufficient cause for the zoning enforcement officer to issue a cease and desist order and for revocation by the commission of the approved site plan or special permit.
- (c) A certificate of occupancy shall not be granted until the zoning enforcement officer finds that the construction, erection, rehabilitation, use or alteration complies with the approved special permit or site plan.
- (d) A certificate of occupancy shall not be issued for bonus floor area, until the use, facility or improvement for which the bonus was granted has been completed in accordance with the approved special permit.
- (e) If the use, improvement or facility for which the commission granted the bonus is not suitably maintained, the city may, at its sole option, place a lien on the property, do the maintenance or repair work, and seek reimbursement from the owner.

Secs. 303-- 320. Reserved.

APPENDIX #2

B-2 DOWNTOWN DEVELOPMENT PERIMETER DISTRICT ZONING REGULATIONS

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DIVISION 6. B-2 DOWNTOWN DEVELOPMENT PERIMETER DISTRICT

Sec. 321. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means the owner of a legal or an equitable interest in property located in the B-2 downtown development perimeter district, or an agency of the city.

Project means the erection, alteration or enlargement of a building on a lot or zoning lot. The provisions of sections 333(2) (relating to application procedure for B-2 district projects) shall not apply when alteration does not increase the gross square footage of the structure by greater than ten (10) percent. However, any change which affects more than ten (10) percent of the facade of an existing building or structure in the B-2 downtown development perimeter district shall require review and approval by the board.

Sec. 322. Purpose.

The purpose of the B-2 district in the city is to provide for a high quality, stimulating, mixed use urban environment defined by a strong residential, office, cultural and commercial presence which enhances the visual character and provides a vibrant pedestrian ambiance. The city desires to encourage development that will provide sensitive transitions in the scale, use and intensity of the B-1 downtown development district relative to surrounding residential areas. These regulations further the following goals:

- (1) Provide an incentive for residential development in close proximity to the city's central business core; and
- (2) Encourage excellence in urban design by:
 - a. Reinforcing active streets with retail and commercial uses and pedestrian amenities,
 - b. Encouraging development which avoids large gaps or open spaces in block frontages,
 - c. Improving the physical and psychological transition between the B-1 downtown development district and nearby residential neighborhoods,
 - d. Encouraging garage structures which are not visible from the pedestrian active streets, except for their entrances and exits, and
 - e. Preserving views to important landmarks such as Bushnell Park, the state capitol, the downtown skyline.

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Sec. 323. Uses permitted.

B-2 land and water areas shall be used and buildings shall be erected, altered, enlarged or used only for one (1) or more of the uses permitted in the B-2 district by the table of permitted uses in article IV, division 1 (relating to permitted uses generally), of these regulations, subject to those standards and special requirements listed in the table of permitted uses and by article IV, division 2 (relating to required conditions for certain uses). Residential uses shall be mandated within the B-2 district in accordance with the provisions of sections 181 (relating to districts) and 816 (relating to purposes of HOD district).

Sec. 324. Permitted accessory uses.

Customary B-2 accessory uses are permitted.

Sec. 325. Required parking and loading areas.

B-2 off-street parking shall be provided for nonresidential and residential uses in accordance with the provisions of article V (relating to off-street parking and off-street loading) of these regulations.

Sec. 326. Floor area ratio (FAR).

- (a) In the B-2 district the floor area ratio shall be the floor area of the building on any lot or zoning lot divided by the area of such lot or zoning lot or, in the case of planned developments, by the net site area. Where off-street parking is provided, the space provided within the building or accessory building for parking shall be counted in determining the floor area of that building, with the exception of required parking for household units, and parking provided in a structure which has less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground. Space provided within the building for residential use, in accordance with the mandate of section 816 (relating to purposes of HOD district), shall be exempt and not counted in the calculation of the floor area ratio (FAR).
- (b) The minimum total FAR for all buildings shall be two (2) for any lot or zoning lot. An applicant may request, and the commission may grant, permission to develop a project with an FAR of less than two (2) if a lower minimum FAR conforms to the city plan of conservation and development and the purposes set forth in section 322 (relating to purposes of B-2 district).
- (c) The maximum FAR permitted shall be seven (7) for any lot or zoning lot.

Sec. 327. Areas with no requirements.

There shall be no requirements in the following B-2 areas:

- (1) Limitations on persons per acre;
- (2) Permitted lot coverage;
- (3) Required lot area;
- (4) Lot width;
- (5) Side setback;
- (6) Rear setback.

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Sec. 328. Requirements of floor space per dwelling unit.

Every B-2 dwelling unit shall meet the requirements of floor space per unit as set forth in section 16 (relating to floor area).

Sec. 329. Front setback.

There shall be a front setback for all B-2 principal buildings in conformance with the existing building and veranda lines.

Sec. 330. Maximum height limit.

No portion of a B-2 structure which is located on land which fronts on a street bounded by a public park containing in excess of one (1) acre shall exceed a height of ninety (90) feet for a depth of sixty (60) feet from the front street line, except that certain architectural features such as church spires, roof structures for the housing of elevators, stairways, fans or similar equipment required to operate or maintain the building and fire or parapet walls, skylights, steeples, flagpoles and chimneys or similar structures are permitted beyond the ninety-foot height limit. Residential portions of a building or structure may be increased beyond ninety (90) feet if a setback from the building line at a ratio of one (1) foot for each two (2) feet of increased building height is provided.

Sec. 331. Required usable open space.

There shall be provided, in B-2 uses, a minimum of forty (40) square feet of usable open space per person in accordance with the table of densities set forth in the definition of "density" in section 2 (relating to definitions) and in accordance with the provisions under the definition of "open space, usable landscaped" in section 2 (relating to definitions) and section 9 (relating to usable open space), except that there shall be no requirement for usable open space for transient lodgings.

Sec. 332. Reserved.

Sec. 333. Procedures for projects.

Applicants for projects in the B-2 district shall apply to the commission for a special permit. Such projects shall be reviewed by the commission and the board.

- (1) *Informal review.* Potential applicants at the beginning of the conceptual phase of a project are encouraged to seek preliminary informal review of the proposed project with the city staff, before an application for preliminary special permit approval is submitted. Potential applicants should be prepared to discuss the proposed site organization, basic massing, location of proposed uses, pedestrian and vehicular circulation, parking and access and egress. At this time, use of schematic drawings is recommended.
- (2) *Application procedure.* Applicants shall submit to the commission an application for special permit approval. The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon

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receipt of a complete application, refer it to the board. A complete application shall include one (1) original and four (4) copies of the following:

- (a) A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located;
- (b) A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:
 - 1. All lots, lot lines, their dimensions and lot area;
 - 2. Location and use of all buildings;
 - 3. Existing zoning classifications of the area;
 - 4. All streets, alleys, and rights-of-way and their dimensions;
 - 5. Elevations of all buildings on the block on which the project fronts; and
 - 6. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems;
- (c) Perspective sketches of the proposed development taken at eye level. Sketches shall be from those vantage points at which the development would be most visible. Sketches shall also demonstrate the urban design intent of the submission with adjacent structures shown and delineated in the same style as the principal building;
- (d) A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:
 - 1. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;
 - 2. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;
 - 3. Height of all buildings (existing and proposed);
 - 4. Location and dimension of all yards and setbacks;
 - 5. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars, each space to be numbered sequentially;
 - 6. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
 - 7. Location and dimensions of all off-street loading areas (present and proposed);
 - 8. Location, dimensions and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
 - 9. Location and amount of all usable open space (existing and proposed);
 - 10. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
 - 11. Location and size of all existing and proposed walls and fences (materials specified);

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12. Location, size and type of all existing and proposed lighting;
 13. Location and size of all existing and proposed sidewalks and walkways (materials specified);
 14. Location and description of all existing and proposed recreational facilities and equipment;
 15. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
 16. Location and size of all existing and proposed utilities;
 17. Location and size (capacity) of all drainage facilities;
 18. Existing and proposed vehicular and pedestrian circulation patterns;
 19. Location, size and type of existing and proposed public amenities;
 20. All existing and proposed easements, rights-of-way and conduits;
 21. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
 22. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.
- (e) Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:
1. Typical floor plans indicating use and size of all spaces;
 2. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
 3. Typical section;
 4. Exterior elevation and outline;
 5. Total floor area of each floor and entire building;
 6. Elevation of roof of building at its lowest and highest points;
 7. Proposed lot coverage; and
 8. Exterior building materials, their colors and the texture palette;
- (f) An architect's statement regarding wind, sun, and noise impacts;
- (g) An architect's statement regarding an analysis of the shadows to be cast by all existing and proposed buildings; and
- (h) A transportation analysis which shall include the following information:
1. The number of on-site parking spaces required by the provisions of section 954 (relating to application of off-street parking standards);
 2. The number and types of parking spaces to be provided on-site such as: employee parking, transient parking for on-site uses, transient parking for off-site uses, parking for high occupancy vehicles, parking for compact cars and handicapped parking;
 3. The number, location and type of any parking spaces to be provided off-site and the method of transporting persons between the off-site facility and the project site;
 4. Alternative modes of transportation such as mass transit, carpools, and vanpools, available and to be provided;
 5. Expected usage of the alternative modes of transportation;
 6. Location of all vehicular and pedestrian entrances and exits;

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7. A trip generation study which shall estimate the number and type of trips generated by the project, the time of day of such trips and the expected modes of transportation used;
 - (i) Any other information which the commission or board may reasonably require or which the applicant may wish to submit.
- (3) *Referral for recommendations.* Applications for special permit approval shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving, a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing.

The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review);
- (4) *Decision.* The commission shall approve a special permit if the application complies with sections 323 through 331 (relating to B-2 district uses and requirements).

Sec. 334. Residential development; continuing character of obligation.

Where B-2 residential units are provided the applicant shall covenant to ensure the continued use of the use, facility or improvement. The covenant shall be for a term of twenty (20) years, unless the commission specifically finds that another period of time would be in accordance with the purposes set forth in section 322 (relating to purposes of B-2 district). Such covenant shall be recorded on the land records and shall run with the land.

Sec. 335. Amendments.

A major amendment to a special permit approved under this division shall be processed and considered as a new application. Minor amendments may be approved by the zoning administrator.

Sec. 336. Enforcement.

- (a) All covenants required under the provisions of section 334 (relating to residential development; continuing character of obligation) shall be in place prior to issuance of the B-2 building permit.
- (b) The applicant shall, before commencing any substantial work on the site in accordance with an approved special permit, meet with the director of licenses and inspections, or the director's designee and establish construction and inspection schedules.
- (c) To ensure strict adherence to the approved plans, all construction shall be inspected by the zoning enforcement officer according to the schedule established pursuant to subsection (b) of this section. Any deviation from the approved special permit shall be sufficient cause for the zoning enforcement officer to issue a cease and desist order and for revocation by the commission of the approved special permit.
- (d) A certificate of occupancy shall not be granted until the zoning enforcement officer finds that the construction, erection, rehabilitation, use, or alteration complies with the approved special permit.
- (e) A certificate of occupancy shall not be issued for residential units, until the use, facility or improvement has been completed in accordance with the approved special permit.

APPENDIX #3

C-1 COMMERCIAL DISTRICT ZONING REGULATIONS

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DIVISION 4. C-1 COMMERCIAL DISTRICT

Sec. 261. Purpose.

The purpose of the C-1 district in the city 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.

Sec. 262. Uses permitted.

C-1 land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the C-1 column of the table of permitted uses subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses), of these regulations.

Sec. 263. Permitted accessory uses.

Customary C-1 accessory uses are permitted.

Sec. 264. Required parking and loading areas.

C-1 off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading provisions) of these regulations.

Sec. 265. Required lot area.

Every parcel of property to be utilized for a C-1 use shall have a minimum lot area of ten thousand (10,000) square feet.

Sec. 266. Permitted lot coverage.

Not more than sixty (60) percent of the area of a C-1 lot may be used for building or the storage of equipment other than required off-street parking.

Sec. 267. Lot width.

Every C-1 lot shall have a minimum width at the street line of sixty (60) feet.

Sec. 268. Front setback.

There shall be a front setback for every C-1 principal structure in conformance with the existing building line and veranda line.

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Sec. 269. Side setbacks.

No C-1 side setback shall be required except where such property abuts upon an RO-1, RO-2, RO-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, or P district, in which case every use of property, except automobile parking, shall be set back from the side property line a minimum distance of thirty (30) feet.

Sec. 270. Rear setback.

No C-1 rear setback shall be required except where such property abuts upon an RO-1, RO-2, RO-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, or P district, in which case every use of property, except automobile parking, shall be set back from the rear property line a minimum distance of thirty (30) feet.

Sec. 271. Maximum height limit.

There shall be no C-1 maximum height requirement.

Sec. 272. Lots abutting upon a residential district.

Where a C-1 lot abuts upon a district described in sections 269 (relating to side setbacks) and 270 (relating to rear setbacks), and where a side setback or rear setback is required, such commercial property shall be screened on the abutting sides by a solid fence not less than eight (8) feet in height or, in the alternative, by a continuous screen of plants adjacent to the property line, which screen shall be adequately maintained at all times and shall provide year-round screening.

Sec. 273. Administrative Review Plan.

In addition to any other required application materials, the applicant for a zoning permit for a C-1 use shall submit an administrative review plan to the zoning administrator.

Secs. 274-- 290. Reserved.

APPENDIX #4

I-2 INDUSTRIAL DISTRICT ZONING REGULATIONS

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DIVISION 3. I-2 INDUSTRIAL DISTRICT

Sec. 231. Purpose.

The purpose of the I-2 industrial district in the city is to provide for medium to heavy industry characterized by a minimum of noise, odor, glare, and pollution, and by moderate traffic upon the public streets. It is the purpose of this district to encourage the continuance and expansion of industry of this kind and its creation, and to develop a more compatible relationship between such industry and surrounding residential areas.

Sec. 232. Uses permitted.

I-2 land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the I-2 column of the table of permitted uses subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses) of these regulations.

Sec. 233. Permitted accessory uses.

In addition to customary accessory uses the following I-2 uses shall be permitted where accessory to a permitted principal use: Guardhouses, cafeterias, dining rooms, recreational facilities, clinics, and the sleeping quarters of a caretaker or watchman.

Sec. 234. Required parking and loading areas.

Off-street parking and off-street loading in I-2 use shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading) of these regulations.

Sec. 235. Required lot area.

Every parcel of property to be utilized for an I-2 use shall have a minimum lot area of fifteen thousand (15,000) square feet.

Sec. 236. Permitted lot coverage.

All I-2 principal structures, with their accessory structures, shall occupy not more than fifty (50) percent of the area of the lot. The total lot coverage of all structures together with the accessory open storage of materials shall exceed not more than seventy (70) percent of the area of the lot.

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Sec. 237. Lot width.

Every I-2 lot shall have a minimum width at the street line of one hundred (100) feet.

Sec. 238. Front setback.

There shall be a front setback for every I-2 principal structure in conformance with the existing building line and veranda line.

Sec. 239. Side setback.

No I-2 side setback shall be required except where such property abuts upon an RO-1, RO-2, RO-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, or P district, in which case every use of property, except automobile parking, shall be set back from the side property line a minimum distance of thirty (30) feet.

Sec. 240. Rear setback.

No I-2 rear setback shall be required except where such property abuts upon an RO-1, RO-2, RO-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, or P district, in which case every use of property, except automobile parking, shall be set back from the rear property line a minimum distance of thirty (30) feet.

Sec. 241. Maximum height limit.

There shall be no I-2 maximum height requirement.

Sec. 242. Lots abutting upon a residential district.

Where an I-2 lot abuts upon a district listed in sections 239 (relating to side setbacks) and 240 (relating to rear setbacks), and where a side setback or rear setback is required, such industrial property shall be screened on the abutting sides by a solid fence not less than eight (8) feet in height or, in the alternative, by a continuous screen of plants adjacent to the property line, which screen shall be adequately maintained at all times and shall provide year-round screening.

Sec. 243. Administrative Review Plan.

In addition to any other required application materials, the applicant for a zoning permit for an I-2 use shall submit an administrative review plan to the zoning administrator.

Secs. 244— 260. Reserved.

APPENDIX #5

P PUBLIC PROPERTY AND CEMETERY DISTRICT ZONING REGULATIONS

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Sec. 743. Site plan review.

Application for site plan review shall be made in the R-8 district in accordance with the provisions of section 163 (relating to commission site plan review) if one (1) or more of the conditions described in section 163 (g) is created.

Secs. 744 -- 760. Reserved.

DIVISION 20. P PUBLIC PROPERTY AND CEMETERY DISTRICT

Sec. 761. Purpose.

The purpose of the P district in the city is to establish a separate category for park and recreational uses so that appropriate regulations may apply including as permitted uses, skating rinks, public swimming pools, refectories and zoos. Residential structures (except those of a caretaker), general commercial and industrial uses are not permitted. Large cemeteries and expressways and highways are included in this district.

Sec. 762. Uses permitted.

P land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the P column of the table of permitted uses subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses).

Sec. 763. Permitted accessory uses.

Customary P accessory uses are permitted.

Sec. 764. Required parking and loading areas.

P off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading provisions) of these regulations.

Sec. 765. Maximum height limit.

There shall be no P maximum height requirement.

Sec. 766. Administrative Review Plan.

In addition to any other required application materials, the applicant for a zoning permit for a P use shall submit an administrative review plan to the zoning administrator.

Secs. 767-- 785. Reserved.