



Application:

Special Permits (Parcels, A, BCD, E, F, G:-
Addresses provided as enclosed)

- New Construction in the B1 and B2 Zoning Districts,
- Construction of a Stadium in the B1

Applicant:

DoNo, Hartford, LLC

Property Owner:

City of Hartford

Zoning Districts

B1 Downtown Development District

B2 Downtown Development Perimeter District

Proposed Use:

Mixed Use Development
And AA Minor League
Baseball Stadium

Future Land Use Map Designation

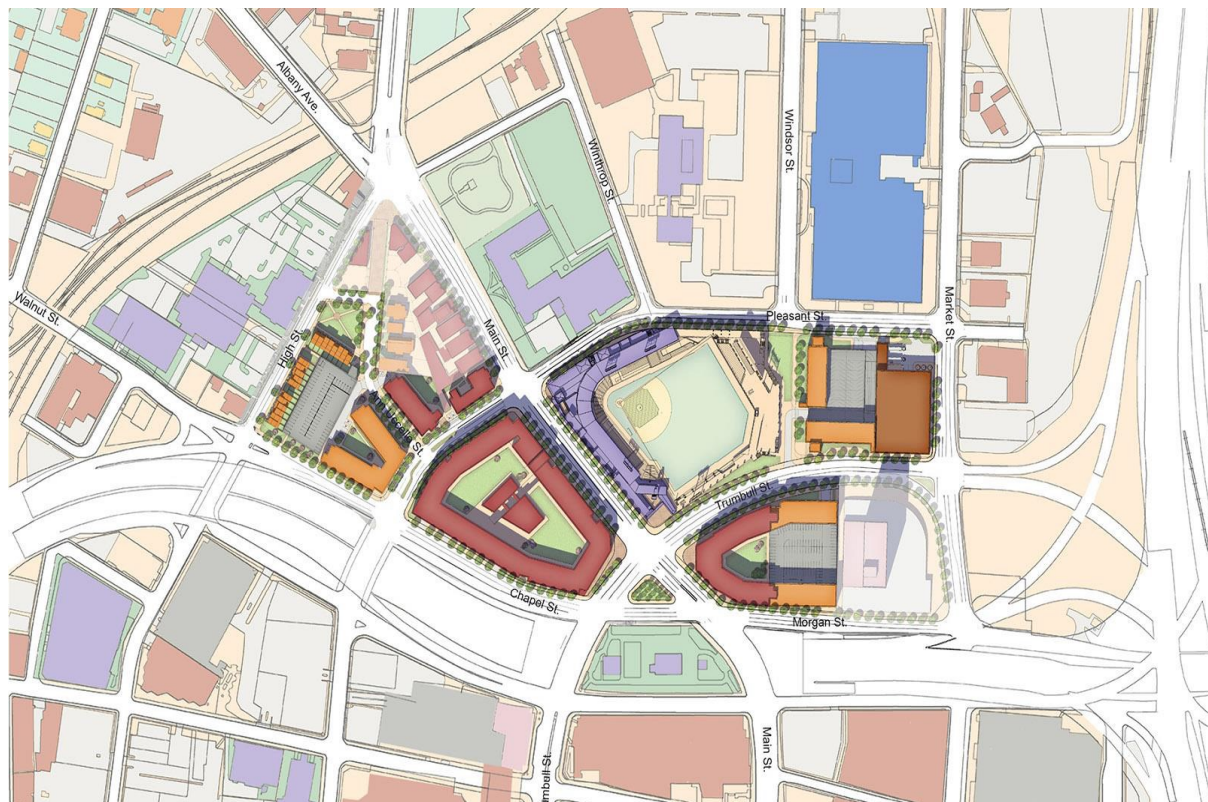
Commercial, Office, Residential and Mixed Uses (CORMU)

Public Notice Requirements— See Enclosed

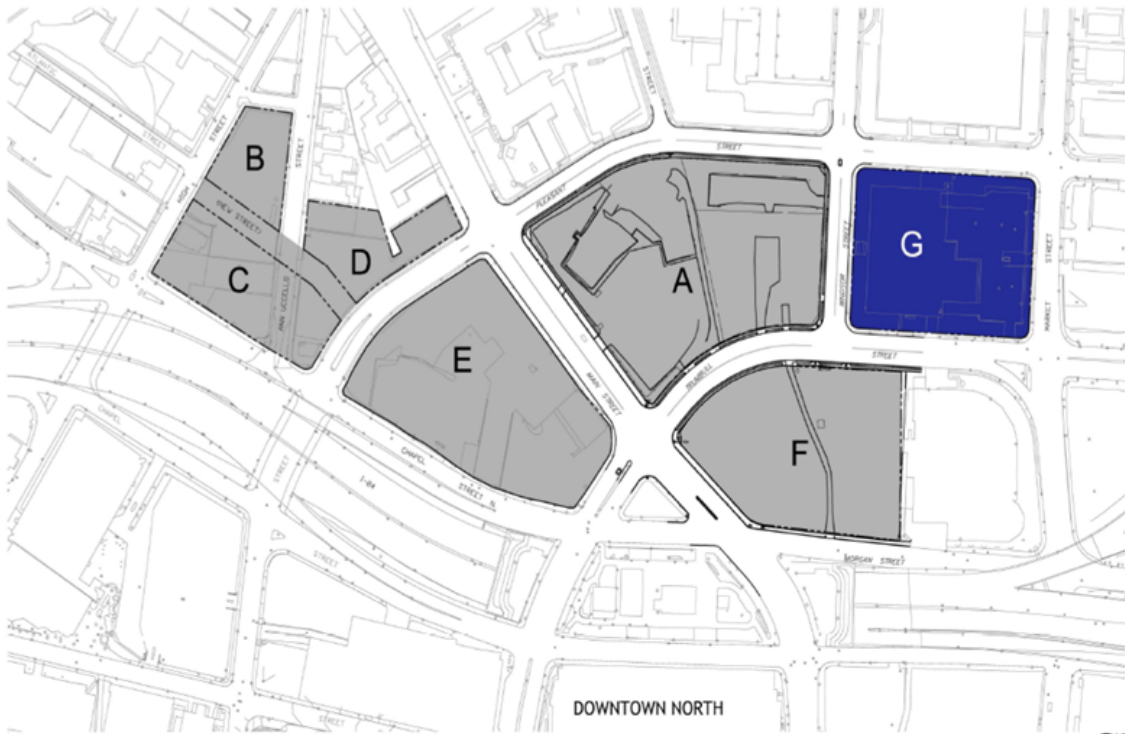
**Development of 19.26 acres in Downtown North for the purpose of providing a mixed use neighborhood centered around a 9,000 capacity minor league ballpark.
January 8, 2015**

Proposal

DoNo Hartford, LLC, the applicant, have submitted special permit applications to redevelop on 5 different parcels, encompassing over 19 acres of underutilized land within Downtown North for the purpose of developing a mixed use neighborhood centered on a minor league ballpark facility. The goal of the project as stated by the applicant is to "achieve a livable neighborhood in the Downtown North District of Hartford, while eliminating obsolete and blighted properties from the critical perimeter areas of Downtown Hartford." When completed, these 5 parcels will consist of not only a 9000 spectator capacity minor league ballpark, but 850 residential units and 184,535 square feet of retail, including a grocery store, a brew pub, fitness center, shops and restaurants. This development will transform a part of the city consisting of underutilized and disjointed parcels into a vibrant, cohesive neighborhood with public improvements that will enhance connectivity with the North End of Hartford and the Central Business District in Downtown Hartford.



Downtown North Development Plan



CONTIGUOUS PROPERTY PLAN

LEGEND

INDICATES PROPERTY INCLUDED WITHIN THE RFP.
(PARCELS A,B,C,D,E, AND F)

INDICATES PROPERTY UNDER CONTROL OF Do No HARTFORD, LLC
(PARCEL G)



CP-1
AUGUST 1, 2014

Do No HARTFORD, LLC

Parcel ID	Street Address	size (ac)	Residential Units	Retail (sq)	parking spaces
Parcel A	1214 Main St, 271/273 Windsor St	6.21	N/A	2100	*
Parcels B,C,D	425, 426, 439, 450, 451, 463, 472-474, 479 Ann Uccello St; 214, 220, 226, 232, 234, 240 High St; 1261, 1267, 1269, 1269H Main St	3.68	222	8445	288
Parcel E	1143, 1161, 1181- 1183, 1185, 1189, 1209, 1213, 1229, 1243 Main St; 40, 44, 58 Chapel St	3.84	328	95220	688
Parcel F	1212 Main St	2.51	204	25,180	312
Parcel G	150 Windsor St	3.02	96	53590	356
Total		19.26	850	184,535	1,644

* Parking is Provided in accordance with Section 954 of the Zoning Regulations

Re: Parking Requirements for Stadiums

Commission's Review Powers– Special Permit Review

- B1 Downtown Development District- Parcels A, E, F, and G are located within the B1 Downtown Development District. All complex projects within this district requires a special permit.
- B2 Zoning District – Parcel BCD is within the B2 zoning district which requires a special permit for the construction of multiple family dwelling units
- Stadium – The use of Parcel A as a stadium would also require a special permit in the B1 Zoning District.

Notice Requirements-

All public notice requirements have been completed in compliance with CGS Chapter 124 and the City of Hartford Zoning Regulations. In accordance with said sections, please see attached record of all notice requirements and dates of completion.

Waiver Requests–

The applicant is requesting waivers, in accordance with the Zoning Regulations, for the following:

I. Site plan requirements– Per Section 68 of the Zoning Regulations

Staff has reviewed the site plan requirements met and have made a determination that the site plans are complete and sufficient data has been provided on the site plans to complete a thorough analysis and to provide a recommendation to the commission. There was a minimal amount of site plan requirements that were not provided. However, it was determined that these elements had no adverse impact on the completion of a thorough plan review. The elements are addressed below. Staff requests a waiver for these site plan requirements.

Basic Review Set Wavier Requests

- 200 scale and 50 scale location maps
- Percentage lot coverage
- Height of existing structures
- Location and size of existing sidewalks and walkways

Enhanced Review Set Waiver Requests

- 200 scale and 50 scale location maps

II. B1 Downtown Development District Waiver Requests

The Regulations of the B1 Downtown Development District makes provision for waivers of certain requirements. The applicant is requesting waivers from two sections of the district regulations:

Section 294d- Waiver request from the FAR requirement

Requirement- A minimum Floor Area Ratio of 3 is required for buildings in the B1 District.

Waivers can be granted by the commission from these sections of the regulations if the proposed development is in conformance with the purposes of the B1 zoning district as established in section 292 of the regulations. The proposed development is found to be consistent with the general purpose of the B1 Downtown Development District and is consistent with the goals of the B1 district as described in Section 292, which include:

- Provide for an expanding source of employment opportunities for the city's inhabitants and encourage the development of a desirable working environment;
- Implement a plan for improved pedestrian and vehicular circulation and parking management;
- 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;
- Encourage excellence in urban design;
- Preserve the unique character and historic fabric of the downtown;
- 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;
- Provide an incentive for development in a manner consistent with the objectives of the section;
- Provide for an increased presence and integration of the arts and related cultural activities in the downtown development district; and
- Further and enhance the goals of the downtown development plan.

As another condition that must be met in order to waive the FAR requirement is that the proposed development must also conform to the downtown development plan which include:

- Improve Main Street by studying alternate design concepts to improve functionality, aesthetics, pedestrian accessibility and circulation
- Improve the pedestrian experience by implementing streetscapes
- Key initiatives for Downtown North:
 - Review area traffic patterns
 - Implement new streetscapes
 - Attract investors to stimulate development
 - Cleanup vacant sites
 - Demolish identified structures
 - Conduct market demand analysis

- Establish a goal to allow for at least 4,500 additional units in the following locations:
- Downtown North – 1,000 units
- Diversify Downtown's economic base
- Promote Hartford through marketing
- Encourage 24/7 activity
- Develop businesses with evening and weekend peak uses
- Encourage family-friendly establishments
- Create new housing units Downtown
- Incentivize development with a housing component
- Promote mixed use development
- Encourage removal of surface parking
- Replace existing surface parking with mixed use development
- Develop urban design standards for Downtown North

LEGAL NOTICE REQUIREMENTS

<u>Process</u>	<u>Statutory Time Requirements</u>	<u>Special requirements</u>	<u>Responsible Party</u>	<u>Completion Date</u>
<u>Statutory/Regulatory Requirements</u>				
Special Permit				
Submit notice of public hearing to Hartford Courant	In accordance with 8-7d (Terminus dates excluded)		City	12/26/2014 and 1/2/2015
File special permit app in City Clerk's office	at least 10 days prior to public hearing		City	12/22/2014
Send out abutters notices	at least 10 days prior to public hearing	certificates of mailing	DoNo Hartford, LLC	12/23/2014
File Special Meeting Agenda	At Least 24 hours prior to meeting		City	1/2/2015
Notice to Adjoining municipalities				
Send notice of public hearing to adjoining municipalities, if necessary, in accordance with 8-7d	Within 7 days of receipt of application	Certified Mail Return Receipt Requested	City	12/24/2014
<u>Information Technology Action Items</u>				
Place Link to electronic documents on City Webpage (homepage and Dono Page	Upon Application Submittal		City	12/22/2014