



Applicant

DoNo Hartford , LLC

Owner

City of Hartford

Staff

Name Jonathan E. Mullen,
AICP

Title Principal Planner

Email mull-
j002@hartford.gov

Phone (860) 757-9050

Zone

B-1 / B-2

POCD Designation

Commercial Office Resi-
dential Mixed Use
(CORMU)

Lot Size

Parcel B—1.47 Acres

Parcel C—.81 Acres

Parcel D—.81 Acres

Current Use

Parking Lot, Commercial
Building & Single Family
Residential

**Applicable Zoning Regu-
lations**

Sections 68, 170—
172,292—300, 331, 954

Notification

Hartford Courant

December 26, 2014

January 2nd, 2015

SPECIAL PERMIT TO CONSTRUCT A MIXED USE RETAIL AND COMMERCIAL DEVELOPMENT AT 1261, 1267, 1269, 1269 H MAIN STREET, 425, 426, 439, 450, 451, 463, 472—474 ANN UCCELLO STREET, AND 214, 220, 226, 232, 234, 240 HIGH STREET; A.K.A PARCELS B,C,D

JANUARY 8, 2015

PARCEL(S) B,C,D DESCRIPTION

Subject Properties:

- * 1261, 1267, 1269, 1269H Main Street
- * 425, 426, 439, 450, 451, 463, 472-474, 479 Ann Uccello Street
- * 214, 220, 226, 232, 234, 240 High Street

Parcel(s) B, C, and D of the Downtown North Development Project ("DoNo Project") comprise the Ann Street Historic Corridor. The area is bounded by Main, Pleasant, North Chapel, and High streets. The parcels' proposed uses include: apartments/townhouses; retail and restaurant uses; and parking. Specifically, Parcel B residential occupancy will consist of townhouses units, while Parcel(s) C and D residential occupancy will have mixed housing units. Parcel(s) B, C, and D will also include property designated for retail and restaurant use, and parking spaces to accommodate the uses being developed on these parcels.

As currently designed, the northern portion of Ann Uccello Street will be converted into a pedestrian walkway and plaza to encourage alternate modes of mobility, while rerouting motor vehicle traffic west to High Street. This corridor will include ground-floor commercial space with apartments on the upper levels. As mentioned above, building heights will not exceed five stories, and any potential developments would be built to complement the design of Hartford's Public Safety Complex on High Street. With restoration and re-use of existing buildings, Ann Uccello Street will become a focal point to the neighborhood as a pedestrian friendly street, connecting Main Street to the new residential area and the Public Safety Complex. Parcels(s) B, C, and D are currently part of an incomplete environment that includes parking lots and existing residential and commercial buildings. Development within these blocks envisions the creation of a "loop street" to provide access to the interior of the neighborhood. The interior will include landscaped yards and amenity areas with parking available along Interstate 84 frontage. The plan also includes a new neighborhood park directly across from the Public Safety Complex. Other proposed uses include the rehabilitation of existing historical structures in the area, and/or supplementing them with infill development on vacant lots or surface parking lots.



PARCEL B ZONING TABLE

District:	Required	Proposed
Use	NA	Residential
FAR for B, C & D (min/max)	min 2, max 7	2.4 (including garage)
Density (max)	NA	NA
Lot Area (min)	NR	1.47 acres
Lot Coverage (max)	NR	62% (39,774 S.F.)
Lot Width (min)	NR	155 +/- ft.
Front Setback (min)	Building Line	5 +/- ft.
Side/Rear Setback (min)	NR	0 ft.
Height (max)	NR	38.33 ft.
Usable OS (min)	40 SF / Person x 562 People = 22,480 SF	35,802 or 64 SF/ Person

PARCEL C ZONING TABLE

District:	Required	Proposed
Use	NA	Residential
FAR for B, C & D (min/max)	min 2, max 7	2.4 (including garage)
Density (max)	NA	NA
Lot Area (min)	NR	.81 acres
Lot Coverage (max)	NR	69.52 % (24,779 S.F.)
Lot Width (min)	NR	150 +/- ft.
Front Setback (min)	Building Line	5 +/- ft.
Side/Rear Setback (min)	NR	Side 4 +/- ft. / Rear 0 ft.
Height (max)	NR	72 ft.
Usable OS (min)	40 SF / Person x 562 People = 22,480 SF	35,802 or 64 SF/ Person

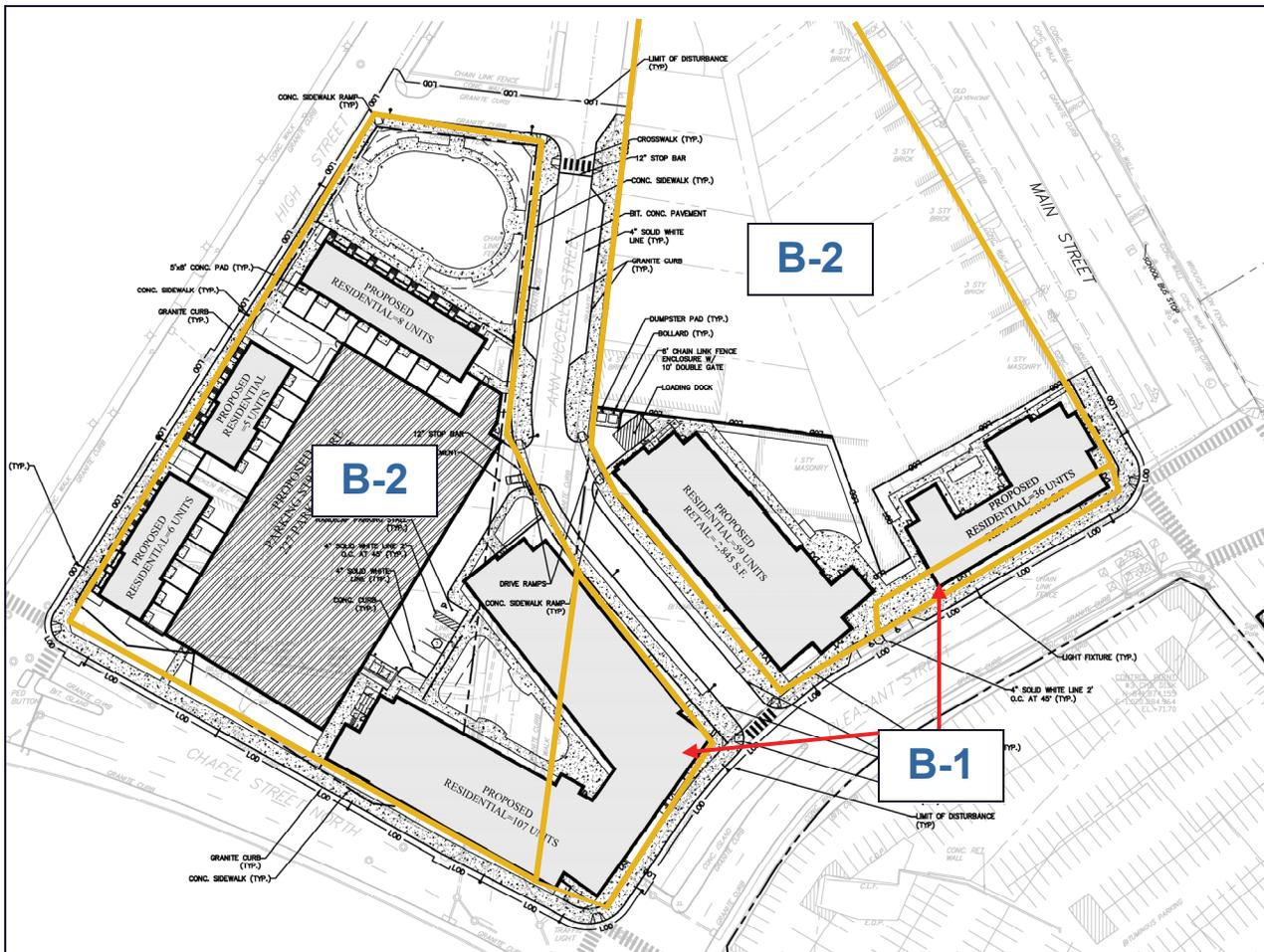
PARCEL D ZONING TABLE

District:	Required	Proposed
Use	NA	Residential & Retail
FAR for B, C & D (min/max)	min 2, max 7	2.4 (including garage)
Density (max)	NA	NA
Lot Area (min)	NR	.81 acres
Lot Coverage (max)	NR	52.95 % (18,873 S.F.)
Lot Width (min)	NR	260 +/- ft.
Front Setback (min)	Building Line	4 +/- ft.
Side/Rear Setback (min)	NR	Side 5 +/- ft. / Rear 7 ft.
Height (max)	NR	75.67 ft.
Usable OS (min)	40 SF / Person x 562 People = 22,480 SF	35,802 or 64 SF/ Person



Aerial View of Parcel(s) B,C&D Looking North

Zoning Analysis



Site Plan Showing Zoning Districts

The proposed development on Parcel(s) BC&D is located in both the B-1 and B-2 zoning districts. Parcel B is located entirely in the B-2 zoning district while the southeast corner of Parcels C and D are located in the B-1 zoning district. According to section 3 of the zoning regulations when any regulation imposes more stringent requirements that regulation shall apply. In the case of the proposed development the open space requirement for the B-2 zoning district

and the 15 % mandated ground floor retail for the B-1 zoning district are the more stringent regulations that are applied to the entire BCD parcel. The proposed development meets the open space requirement for the B-2 zoning district by providing a total of 35,802 square feet of open space or 64 SF/Person which is in excess of the 22,480 SF or 40 SF/Person required. The proposed development meets the required minimum percentage ground floor area dedicated to retail for the B-1 zoning district by providing a total of 7,895 square feet or 24% of dedicated ground floor retail space, which is in excess of the 4,836 square feet or 15% required.

LANDSCAPING REQUIRMENTS

The proposed development meets the 15 % landscaping requirement for canopy coverage in a B-1 and B-2 zoning districts.

Parcel B

Parcel C

Parcel D

Lot Size	Required Coverage @ 15 %	Proposed Canopy
1.47 Acres = 64,033 S.F.	9, 605 S.F.	32,000 S.F.

Lot Size	Required Coverage @ 15 %	Proposed Canopy
.81 Acres = 35,244 S.F.	5293 S.F.	18,900 S.F.

Lot Size	Required Coverage	Proposed
.81 Acres = 35,244 S.F.	5293 S.F.	24,900 S.F.

PARKING/TRANSPORTATION MANAGEMENT

PARKING REQUIREMENT TABLE

DISTRICT	REQUIRED	PROPOSED
B-1 and B-2 Residential	222 Units @ 1—1/4 spaces per dwelling unit	283 Garage Spaces 5 Surface Spaces
Retail	8,445 S.F. net floor area @ 1 space 600 S.F. of net floor area = 14 spaces	283 Garage Spaces 5 Surface Spaces
Handicapped Accessible Spaces	6	5
Loading Spaces with Dimensions	1 space @ 10x50 ft. w/15 ft. vertical clearance	1

The proposal has not met the residential & retail parking requirement for the B-1 and B-2 zoning district. The applicant's proposal shows a total of 288 parking spaces when a total of 292 spaces would be the minimum required the proposed number of residential units and retail space. Further, the applicant's proposal shows 5 on-site handicapped accessible parking spaces where a minimum of 6 spaces would be required per section 954 (b) of the zoning regulations. The Planning Division is recommending that as a condition approval that the applicant submits revised site plans that meet the requirements for handicapped accessible parking, residential and retail parking.

POCD ANALYSIS

The proposed use is in keeping with the parcel (s) future land use map designation of Commercial, Office, Residential & Mixed Use (CORMU). The proposed use is also in keeping with the following goals of the Plan of Conservation and Development:

- To combine City-owned vacant lots in Downtown and surrounding neighborhoods to create larger developable sites to attract private housing developers.
- To incentivize development with a housing component and replace surface parking lots with mixed used development
- To establish 4,500 additional housing units Downtown; with 1,000 of those units in Downtown North.
- To advance Downtown's role as the region's center for commerce, culture and city living

DRAINAGE/IMPERVIOUS COVERAGE

The proposed development is a 3.6 acre site that is currently almost entirely impervious surface parking lots. The proposed plan calls for several large areas of open green space which will reduce impervious surface and allow infiltration. The applicant has submitted a drainage plan that states that drainage in the proposed development will have no adverse impact on the existing infrastructure and down gradient properties.

ARCHITECTURAL DESIGN

The proposed development consists of an architectural design that is consistent with the scale and materials of many neighborhoods in Hartford.

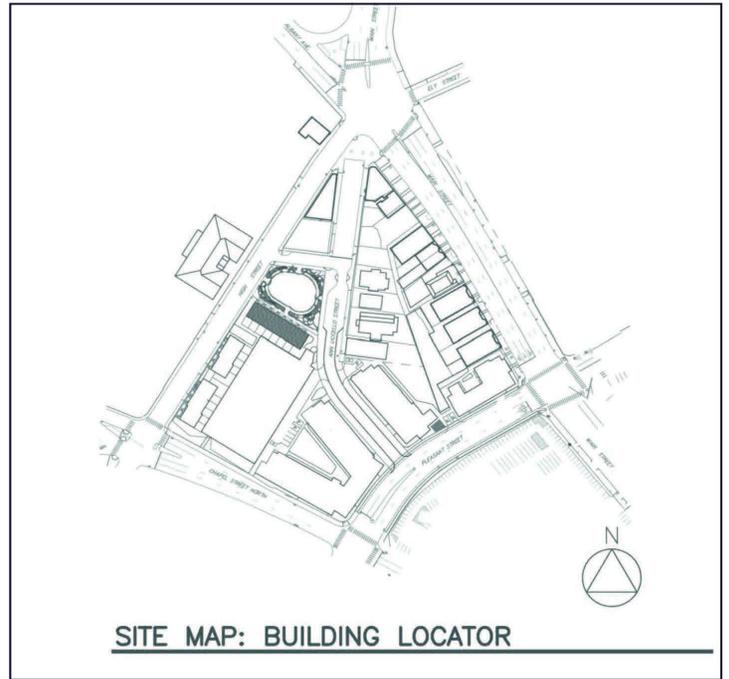
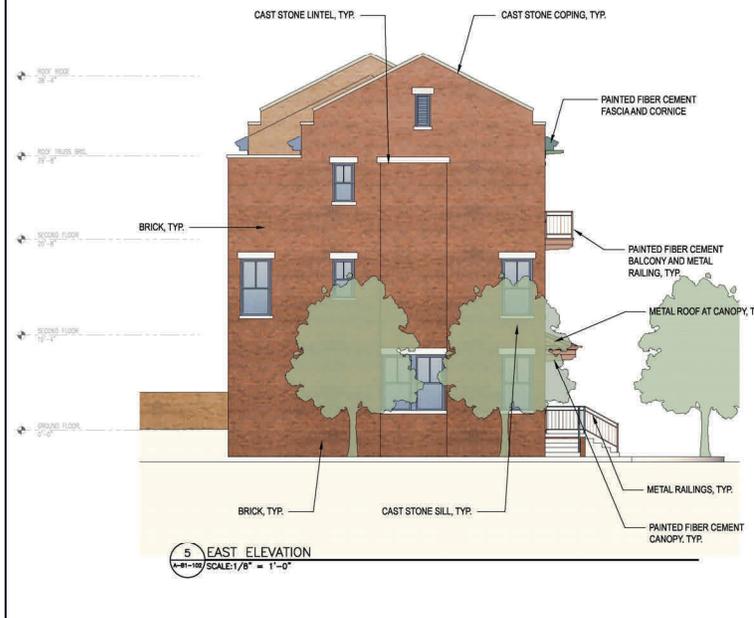
STAFF RECOMMENDATION

OCOP outlines many goals and objectives regarding development in the Downtown neighborhood. The proposed mixed use development on parcel(s) B, C, & D provides the opportunity to achieve several of the goals of OCOP by adding housing, eliminating vacant lots and underutilized surface parking lots with new construction, and revitalizing a long dormant area of the City. The Planning Division recommends that the Planning and Zoning Commission approve the proposed mixed use development for parcel(s) B,C&D subject to the following conditions:

1. That the applicant submits revised site plans that meet the requirements for handicapped accessible parking, residential and retail parking.
2. Submit a comprehensive signage package indicating size, location, and materials for all exterior signs on site for zoning administrator approval.
3. Rooftop mechanicals shall be located away from the parapet and cornice line of the building and shall be screened with appropriate materials that relate back to the building itself

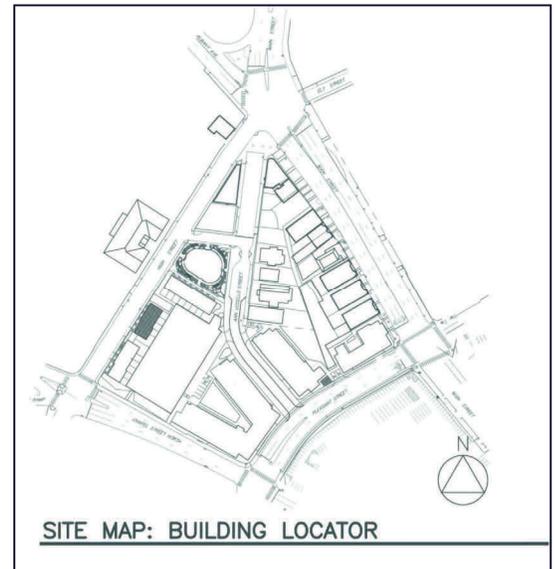
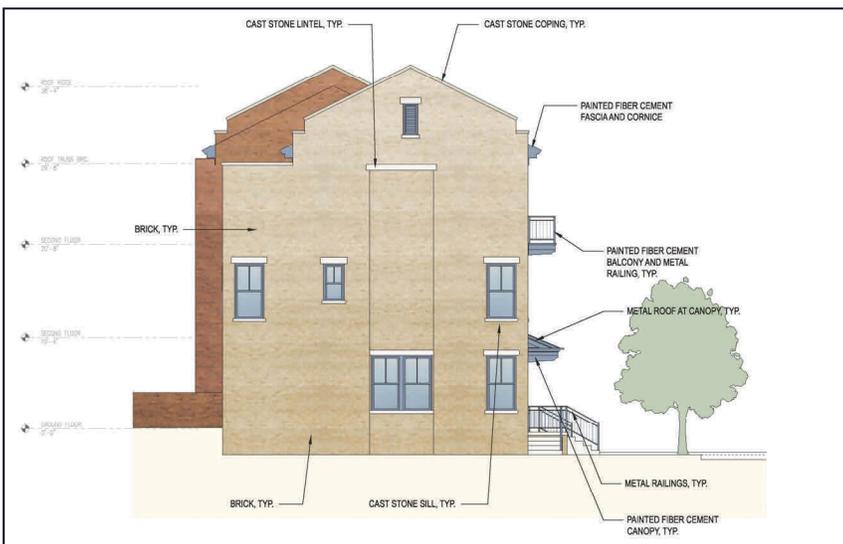
TOWN HOMES AT PARCEL B

Building B-1



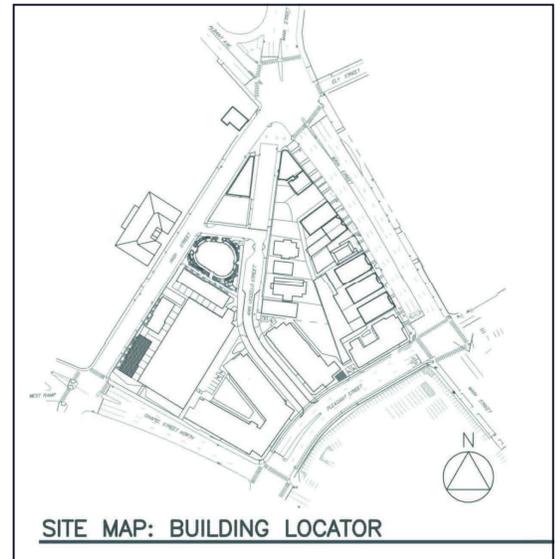
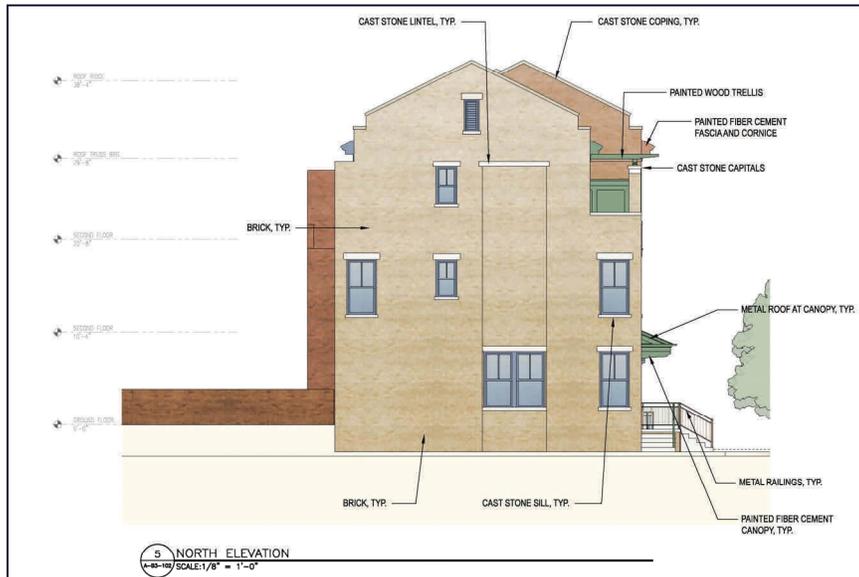
TOWN HOMES AT PARCEL B

Building B-2



TOWN HOMES AT PARCEL B

Building B-3



APARTMENTS AT PARCEL C



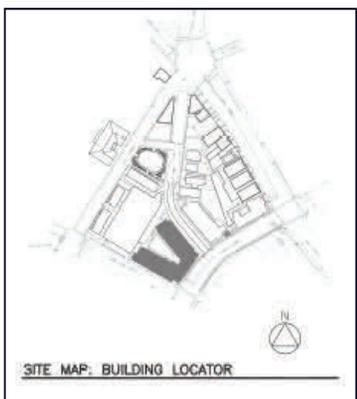
3 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



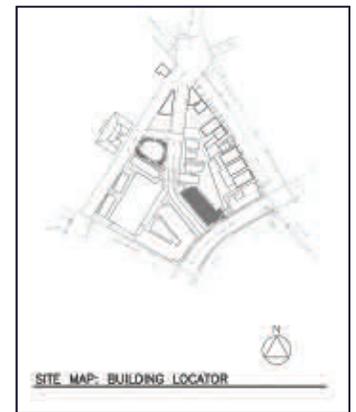
1 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



APARTMENTS AND RETAIL AT PARCEL D



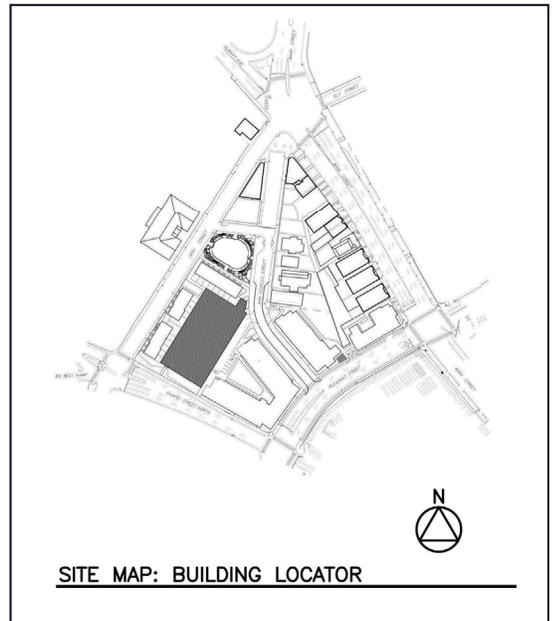
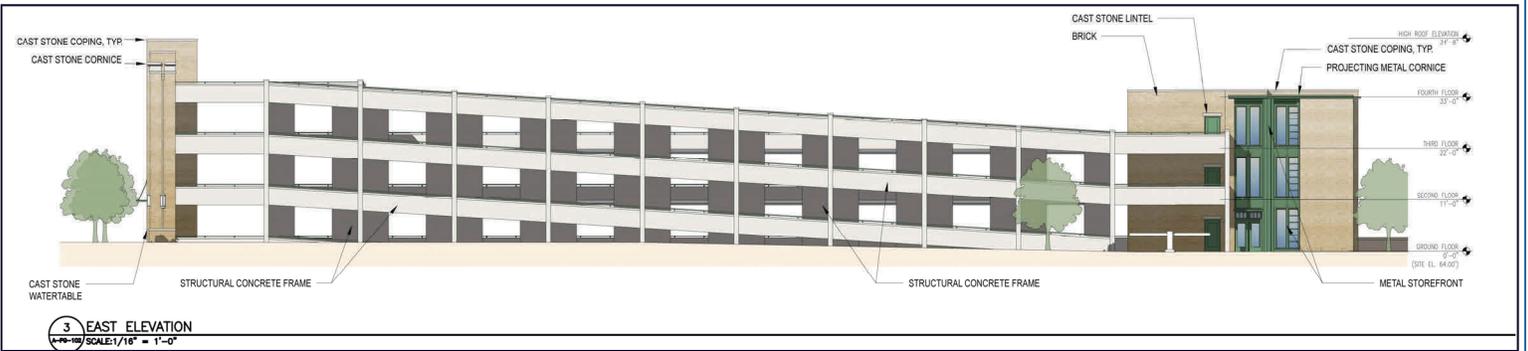
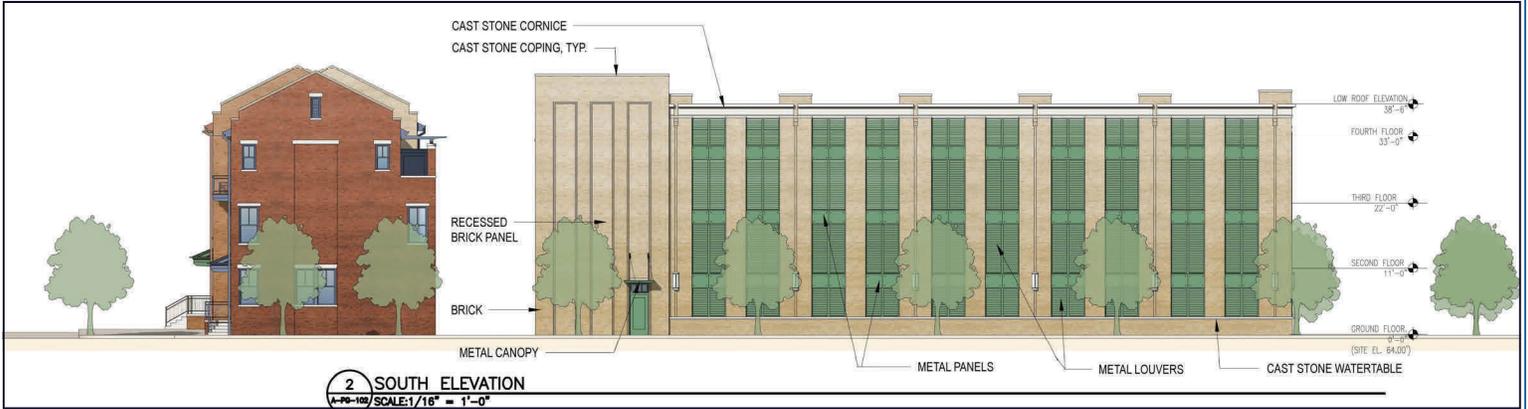
Building D-1



Building D-2



GARAGE AT PARCEL B





**CITY OF HARTFORD
PLANNING AND ZONING COMMISSION
RESOLUTION
SPECIAL PERMIT APPLICATION**

**SPECIAL PERMIT TO CONSTRUCT A MIXED USE RETAIL AND COMMERCIAL DEVELOPMENT AT 1261, 1267, 1269,
1269 H MAIN STREET, 425, 426, 439, 450, 451, 463, 472—474 ANN UCCELLO STREET, AND 214, 220, 226, 232, 234, 240
HIGH STREET; A.K.A PARCELS B,C,D
January 8, 2015**

- WHEREAS,** The City of Hartford Planning and Zoning Commission, has reviewed a special permit application to construct a mixed use, retail and residential development at 1261, 1267, 1269, 1269 H Main Street, 425, 426, 439, 450, 451, 463, 472—474 Ann Uccello Street, and 214, 220, 226, 232, 234, 240 High Street; A.K.A Parcels B,C,D; and
- WHEREAS,** The proposed development on Parcel(s) BC&D is located in both the B-1 and B-2 zoning districts. Parcel B is located entirely in the B-2 zoning district while the southeast corner of Parcels C and D are located in the B-1 zoning district; and
- WHEREAS,** According to section 3 of the zoning regulations when any regulation imposes more stringent requirements that regulation shall apply. In the case of the proposed development the open space requirement for the B-2 zoning district and the 15 % mandated ground floor retail for the B-1 zoning district are the more stringent regulations that are applied to the entire BCD parcel; and
- WHEREAS,** The proposed development meets the open space requirement for the B-2 zoning district by providing a total of 35,802 square feet of open space or 64 SF/Person which is in excess of the 22,480 SF or 40 SF/Person required, and the proposed development meets the required minimum percentage ground floor area dedicated to retail for the B-1 zoning district by providing a total of 7,895 square feet or 24% of dedicated ground floor retail space, which is in excess of the 4,836 square feet or 15% required; and
- WHEREAS,** The proposed development consists of an architectural design that is consistent with the scale and materials of many neighborhoods in Hartford; and
- WHEREAS,** The applicant has submitted a drainage plan that states that drainage in the proposed development will have no adverse impact on the existing infrastructure and down gradient properties; and
- WHEREAS,** The proposed development meets the 15 % landscaping requirement for canopy coverage in a B-1 and B-2 zoning districts; and
- WHEREAS,** The proposed use is in keeping with the parcel (s) future land use map designation of Commercial, Office, Residential & Mixed Use (CORMU); and
- WHEREAS,** The proposed development is also in keeping with the goals of the One City, One Plan to combine City-owned vacant lots in Downtown and surrounding neighborhoods to create larger developable sites to attract private housing developers; to incentivize development with a housing component and replace surface parking lots with mixed used development; to establish 4,500 additional housing units Downtown; with 1,000 of those units in Downtown North; and to advance Downtown's role as the region's center for commerce, culture and city living; now therefore be it
- RESOLVED,** The City of Hartford Planning and Zoning Commission hereby approves the special permit application to construct a mixed use, retail and residential development at 1261, 1267, 1269, 1269 H Main Street, 425, 426, 439, 450, 451, 463, 472—474 Ann Uccello Street, and 214, 220, 226, 232, 234, 240 High Street; A.K.A Parcels B,C,D as shown in the plans entitled "Parcels B, C, & D City of Hartford Planning and Zoning Commission Site Plan Submission Location: High Street Chapel Street North, Pleasant Street Main Street & Ann Uccello Street Hartford, CT, prepared by Freeman Companies, 36 John Street Hartford, CT 06106, dated November 25, 2014 revised December 19, 2014, subject to the following conditions:

1. That the applicant submits revised site plans that meet the requirements for handicapped accessible parking, residential and retail parking.
2. Submit a comprehensive signage package indicating size, location, and materials for all exterior signs on site for zoning administrator approval.
3. Rooftop mechanicals shall be located away from the parapet and cornice line of the building and shall be screened with appropriate materials that relate back to the building itself

Now Be it Further;

RESOLVED, This eighth day of January, 2015

