



**CITY OF HARTFORD**  
**PLANNING & ZONING COMMISSION RESOLUTION**  
**SOUTHWEST/BEHIND THE ROCKS NEIGHBORHOOD PLAN**

- Whereas,** Following the adoption of the City’s Plan of Conservation and Development (POCD) in 2020, a multi-year neighborhood planning process was initiated, to develop planning recommendations at the neighborhood-level consistent with the POCD and its transformative projects; and
- Whereas,** The Department of Development Services Planning Division engaged two consultant teams, FHI Studio and Kounkuey Design Initiative, to develop neighborhood plans for the Northeast, Frog Hollow, Upper Albany and Southwest/Behind the Rocks neighborhoods, in partnership with their respective Neighborhoods Revitalization Zones (NRZs), and the Local Initiatives Support Corporation (LISC); and
- Whereas,** The Southwest/Behind the Rocks neighborhood planning efforts was initiated in June 2022, with the goal of creating a succinct, action-oriented plan informed by the vision and goals of the neighborhood’s residents and stakeholders, such that future development is coordinated, equitable, and improves quality-of-life; and
- Whereas,** A Neighborhood Planning Committee was convened for the Southwest/Behind the Rocks NRZ, which was instrumental in guiding the development of a shared vision, engagement strategy, and implementable action items; and
- Whereas,** FHI Studio made best efforts to outline existing neighborhood conditions, engage a broad section of the community, and identify viable strategies and actions to achieve the neighborhood’s goals, in partnership with the Southwest/Behind the Rocks NRZ, the Neighborhood Planning Committee, Planning Division staff, and Southwest/Behind the Rocks residents and stakeholders; and
- Whereas,** The draft Southwest/Behind the Rocks Neighborhood Plan was publicly posted, promoted in City newsletters and online media, and distributed to the Southwest/Behind the Rocks NRZ and stakeholders beginning January 16, 2023, and was presented to the Planning & Zoning Commission at its meeting on January 24, 2023; and
- Whereas,** Staff from the Department of Development Services reviewed the draft Southwest/Behind the Rocks Neighborhood Plan and requested comments from the public, Southwest/Behind the Rocks NRZ, and other City departments, and incorporated these comments and those of Commissioners in the final Southwest/Behind the Rocks Neighborhood Plan, where possible; and

**Whereas,** The Southwest/Behind the Rocks Neighborhood Plan was endorsed by the Southwest/Behind the Rocks NRZ in its meeting March 14, 2023; and

**Whereas,** Adoption of the Southwest/Behind the Rocks Neighborhood Plan would generally support the POCD by providing neighborhood-level strategies for accomplishing many of the POCD's goals, a roadmap for implementation of these strategies, and a document against which development proposals and City actions affecting the Southwest/Behind the Rocks neighborhood may be reviewed for consistency with the City and neighborhood goals and vision; and

Now therefore Be It

**Resolved,** The City of Hartford Planning & Zoning Commission **does/does not** hereby endorse the Southwest/Behind the Rocks Neighborhood Plan; and

**Resolved,** Nothing in this resolution should be construed to limit the ability of this Commission to decide individual applications on a case-by-case basis, weighted towards consistency with the POCD.

Be It Further,

**Resolved,** This 30<sup>th</sup> of May, 2023.