ATTACHMENT 1

Historic- PTZ-COMM-2020-0281

EnerGov App. #:_____

# City of Hartford
## Department of Development Services
## Planning Division

Return Form to the Planning Desk at the
Licenses & Inspections Division Counter
860-757-9239
260 Constitution Plaza
Hartford, Connecticut 06103-1822

For Assistance Contact Planning Division
860-757-9040
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103-1822
http://planning.hartford.gov

# PLANNING AND ZONING APPLICATION

**PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:**

- ☐ Zoning Appeal
- ☐ Zoning Permit: Signage/Use/Accessory
- ☐ Site Plan
- ☐ Subdivision/Lot Line Revision
- ☐ Approval of Location
- ☐ Zoning Variance
- ☐ Zoning Map Change
- ■ Historic Review
- ☐ Lot Combination
- ☐ Liquor Permit
- ☐ Special Permit

→ Receiving Federal Funds: ☐ Yes ■ No

■ Demo ☐ Add. ☐ Repair

## 1. PROPERTY INFORMATION

Property Address: 36 - 70 Talcott Street City: Hartford State: CT Zip Code: 06103

Zoning District: (http://assessor1.hartford.gov/default.asp) _____ Parcel ID: 268-349-022

Property Owner: 36 - 70 Talcott Street LLC

Property Owner's Address: 2362 Nostrand Ave City: Brooklyn State: NY Zip Code: 11210

Phone: 718-215-3851 Email: mjb@shelbourneco.com

## 2. APPLICANT

■ Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: 36 - 70 Talcott Street LLC File Date: 7/10/20

Address: 2362 Nostrand Ave City: Brooklyn State NY Zip Code: 11210

Phone: _____ Email: _____

## 3. PRIMARY POINT OF CONTACT:

Name: Zach Felberg

Phone: 718-215-3851

Email: zfeldberg@shelbourneco.com

EnerGov App. #:_____

## 4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Please see attached

**** Please complete the following sections as they pertain to the actions you are applying for. ****
**Be sure to sign the application in Section 5 on the last page.**

## A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

## B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): □ Yes □ No

Permit or Violation number: _____

State your reason for appealing the decision of the administrator or enforcement officer :

EnerGov App. #:_____

## C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application :

_____

_____

_____

**A "hardship" as defined by the Connecticut State Statutes Section 8-6 whereby "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property, [a]variance might be justified."*

## D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION

**Lot Subdivision/Lot Line Revision:**

Number of new lots to be created:_____ Area of each of the new lots in square feet_____

Street frontage of each of the new lots in feet_____

**Lot Combination:**

Address of lots to be combined_____

Map/Block/Lot for each property to be combined: Map_____ Block_____Lot_____

Map_____ Block_____Lot_____

Map_____Block_____ Lot_____

(Map/Block/Lot and address information can be found at http://gis.hartford.gov/parcelviewer/index.html)

## E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

**IMPORTANT:** HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

☐ Please check if photographs are included with application (required for certain projects)

| Proposed work includes: (Check all that apply) | ☐ Repairs | ☐ Addition | ☐ New construction | ☐ Demolition | ☐ Other (specify) |
|---|---|---|---|---|---|

If proposing demolition, provide reason (attach additional pages if necessary):

See narrative attached

_____

_____

Current materials being repaired/replaced: All structures

Materials/products being used in work: n/a

## F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Buildingline? ☐ Yes ☐ No
   Maximum extension from the Buildingline: _____ ft. _____ in.

2. Is this sign proposed outside of the Streetline? ☐ Yes ☐ No
   Maximum extension from the Streetline: _____ ft. _____ in.

3. Is this sign illuminated? ☐ Yes ☐ No

4. Engineer Name (if any): _____ Phone: _____
   Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.

9. Wording on the sign (include all words): _____

Description of work (attach additional pages if necessary):

_____

_____

_____

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing sings. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Propertylines.

## 5. SIGNATURE(S)

*By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.*

**Signature of Applicant:** _____ **Date:** 10/8/2020

**Printed Name of Applicant:** Benjamin Schlossberg as Managing Member of

**~~Signature of~~ Property Owner:** _____ **Date:** _____

**Printed Name of Property Owner:** 36-70 Talcott Street, LLC

The subject property is an abandoned former warehouse / office / parking garage with unsafe conditions dating back to 2012 (see attached Notice of Unsafe Structure from City of Hartford). Pursuant to the July 13, 2018 Tax Assessment Fixing Agreement between the City of Hartford and Applicant (Shelbourne Global) the City required "the demolition of the structures and the remediation of certain property" as terms of the agreement. This agreement was further amended on December 31, 2020 to allow the applicant an opportunity to perform investigative due diligence to determine if the structure could be renovated and not demolished.

Prior investigative reports from the two foremost parking consultants in the country, Desman Associates and Walker Parking, both noted significant deterioration and damage to the existing structure. Per both consultants reports the cost of renovation exceeded the economic viability of the property. In late 2019 through early 2020 the ownership group engaged a concrete repair specialist to survey the potential for repairing the garage in a last-ditch effort to assess the viability of leaving the structure standing. However, the final cost of these repairs again indicated that there is no financial viability to preserving the existing structure.

Like the prior efforts to come up with a viable renovation plan, the recently undertaken investigation into the viability of saving a portion of the structure (the 1918 portion of the building and attached pedestrian bridge) also resulted in a similar conclusion: the structures as they presently stand are both obsolete and hazardous and their repair is not economically viable. The applicant will agree to take all possible efforts to dismantle the historic bridge and either relocate it or place it in storage so that it can be incorporated into future use.

# CITY OF HARTFORD


DEPARTMENT OF DEVELOPMENT SERVICES
Division of Licenses & Inspections
260 Constitution Plaza
Mailing Address: 550 Main Street
Hartford, Connecticut 06103

Telephone: (860) 757-9200
Fax: (860) 722-6374
www.hartford.gov

PEDRO E. SEGARRA
Mayor

DAVID B. PANAGORE
Director

DANIEL J. LOOS, M.C.P.
Director of Licenses
and Inspections


Parcel# 26 268 349 022

Ref# 27352

**Owner:** 36-70 Talcott St LLC
**Address:** 150 Trumbull St Hartford CT
**Location (area):** ONE TALCOTT PLAZA

Date: 3-9-12
Time: 12:00 NOON

## Notice Violation/Emergency and Order to Abate

- [ ] 1)Violations(Sec.113)
- [ ] 2)Stop Work Order(Sec.114)
- [X] 3)Unsafe Structures and Equipment(Sec.115)
- [ ] 4)Emergency Measures(Sec.116)
- [ ] 5)Vacant Buildings(Sec.117)
- [ ] 6)Maintenance(Sec. 3401.2)

**Description of Violation(s)/Condition(s) Warranting Emergency Action:**

* EXPOSED Re-BAR and Crumbling Concrete on all Levels of this Parking Garage.
* Sprinkler pipe broken on 2ND level. Confirm operational System.
* Railing @ Entrance Need to Be Corrected.

**Actions Necessary to Abate Violation(s):**

* Engineers Report on the Structural Stability of the Building *

Inspector: Dilingelo 860-757-9279 Witness:

Received By: Date: 3-12-12

Due Date for Completion of Abatement/Reinspection: 8-30-12

White Original-Master File Pink-Inspector Copy Yellow-Recipient

All code sections reference the 2003 International Building Code Portion of the 2005 State Building Code with 2009 amendments or the 2003 International Residential Code for One-and Two-Family Dwellings Portion of the 2005 State Building Code with 2009 amendments. This Order consists of a back page, refer to back for more detail.

4/28/15

## INTRODUCTION

In early April 2015, Jim Marzi of LAZ Parking met with Manafort Brothers Inc. (MBI) and DESMAN to discuss rehabilitation and reuse of the One Talcott Plaza Garage. Topics included demolition of the 4 story office building above the garage, modernization and repair of the parking levels, lighting system etc. increasing the parking capacity by creating a ramp to the roof and enhancing the appearance of the garage by designing an attractive exterior treatment.

## AVAILABLE DOCUMENTS:

Findings in this document are based on previous studies/reports. In 2009 DESMAN provided a "Garage Evaluation Repair & Preventive Maintenance" report and in 2014 Manafort Brothers, Inc. developed a "Conceptual Approach and Budgeting" proposal regarding the abatement and demolition of the office structure. It's important to note that original as-built documents of the building either as a warehouse or its conversion to a garage have not been available. As a result, we are unable at this time to determine the extent of modifications required to achieve certain code compliance issues, the extent of structural modifications to columns, slabs etc. required to create the ramp to the roof or determine if the existing roof has the structural capacity to support today's code for parking and snow loading without modifications.

## REPAIR, CODE & UPGRADE NARRATIVE

- To adequately repair the garage floor in 2009, DESMAN recommended removal and replacement of the upper 3 to 5 inches of the preexisting concrete along with other repair work; the intent would be to regain appropriate serviceability of the parking decks. Considering the age and history of the garage, the decks require a comprehensive repair program which addresses the garage in its entirety.

- LAZ would like to install a new vehicle ramp accessing the existing roof deck in order to obtain additional parking spaces. The lack of as-built documentation adversely impacts our ability to identify the existing capacity of the roof deck, columns, beams and foundations. We need to determine if the design can adequately tolerate additional loading for parking by conducting an appropriate analysis to review, and confirm, existing capacities and design requirements for any necessary modifications. While we can assume that the roof level may have been designed for roofing materials and snow loads, the applicable snow load code, at that time, was of the magnitude of 30 PSF, and that current structural design load for parking is 40 PSF in addition to a snow load of 30 PSF, thus potentially requiring a need for structurally increasing the roof live load capacity to 70 PSF minimum.

- In addition to the load capacity for the decks, current code requirements for wind and seismic loading have significantly changed since the construction of the Garage. In order to consider installation of the new ramp, an analysis of the building needs to be performed in order to fully consider how new code implications may affect the building. For example, current code requires higher wind and earthquake loading criteria than the older codes; therefore, the building structure may need to be augmented with shear walls or other vertical bracing to support the higher loads. These bracing elements would carry the loads to the foundations, which, due to the extent of the work on the structure, may need to be modified as well.

- In order to perform the necessary analysis, we would need to determine existing reinforcing conditions for the lateral requirements. Since as-built documentation has not been available, a field investigation program would have to be developed and performed to

investigate the structural capacity of the building including material testing and steel identification. Multiple structural configurations may need to be analyzed in order to develop an appropriate level of comfort and familiarity with the building in order to subsequently accommodate the repair and improvement work. Following the investigation, all elements would need to be reconstructed prior to any repairs and improvements being undertaken.

- Although DESMAN assumes that the existing parapets may have been acceptable for a warehouse barrier, the original design from the 1980s may not have met vehicle barrier design requirements back then. Additionally, code has evolved over the years, and specifically noting that the design loads are about to increase again in late 2015 with the adoption of IBC 2012 in Connecticut. Although certain requirements may be grandfathered, considering the anticipated modifications for the new ramp and the conversion of the roof level to parking, loading and detailing of the perimeter parapets and the ramp parapets every building element may need to be reviewed against current code.

- Although an open garage typically does not require a sprinkler system and we assume that the current openings (former windows of the warehouse) may be acceptable to comply with opening requirements, DESMAN would need to re-visit the actual measurements of the openings and confirm that they comply with current requirements. If the existing openings are found to be insufficient and cannot be modified the building may have to be equipped with fire suspensions and/or ventilation systems.

# SUMMARY OF WORK

| | ITEM | SUBTOTAL | TOTALS |
|---|---|---|---|
| 1. | Mobilization; Bonds; Permits & Insurance (1) | $239,600 | |
| 2. | Concrete work (1) | $12,820,630 | |
| 3. | Masonry & Corrosion Protection (1) | $161,200 | |
| 4. | Waterproofing (1) | $524,900 | |
| 5. | Upgrades to MEP systems 360,200 SF @ $8.50 SF | $3,061,700 | |
| 6. | Cleaning & Painting (1) | $579,090 | **$17,387,120** |
| 7. | Demolition: office building & selective demolition | | **$2,895,000** |
| 8. | Modernize 3 Elevators (2) | | **$750,000** |
| 9. | Ramp to roof & structural upgrades of roof (3) | | **$916,000** |
| 10. | Work related to code updates; spandrels only foundation not included | | **$720,000** |
| 11. | Work related to design & construction of exterior enhancement – 2 sides (4) | | **$432,000** |
| | | **TOTAL** | **$23,100,120** |

**NOTES:**

(1) Items 1, 3, 4 & 6 are based on DESMAN's 2009 Facility Evaluation Report, assuming single phase construction.

(2) Does not include cost of construction of new elevator machine room; based on 2015 site visit, by Sterling Elevator.

(3) See Manafort's budgets for details

(4) Market Street = 4 levels @ 12' = 48' x 200' = 9,600 SF @ $20 = $192,000
Morgan Street = 4 levels @ 12' = 48' x 250' = 12,000 SF @ $20 = $240,000
Combined total = $432,000

(5) Pricing is for the scope of work indicated only, all other required work is excluded

(6) Pricing is conceptual only. No contingencies have been included.

## CONSIDERATIONS

Other than the project elements discussed previously, there are several others that need to be addressed as to the impacts on construction and/or cost.

1. Developing adequate drainage from the new roof parking area and routing the system through the building
2. The cost and location of a new elevator machine room regarding structure and impact on parking space counts.
3. Modernization of the lighting system and fixture upgrade to LED.
4. The Building Inspectors view of this scope of intended work regarding the request to either grandfather or upgrade the existing foundation system. Current codes require different earthquake design than existed in the 1940's.

**MANAFORT BROTHERS INCORPORATED**

**4/28/2015**

| | Demolition and Concrete Work - Talcott Street Garage - Hartford, CT | Quantity | Unit | Unit Cost | Sub Total | Total |
|---|---|---|---|---|---|---|
| | **CONCEPTUAL ESTIMATE** | | | | | |
| 1 | **Building demolition - removal of upper 3 floors of office / commercial space** | 1 | ls | $2,000,000.00 | $2,000,000 | $2,000,000 |
| 2 | **Selective demolition - strip roof and shot blast existing roof slab to prepare for topping slab** | 66,000 | sf | $5.00 | $330,000 | $330,000 |
| 3 | **Selective demolition - miscellaneous demolition & removal throughout existing garage** | 315,000 | sf | $1.00 | $315,000 | $315,000 |
| 4 | **Selective demolition - partial removal of existing spandrel walls to increase air flow** | 1 | ls | $250,000.00 | $250,000 | $250,000 |
| 5 | **Selective demolition - hydro-demolition & concrete slab repair** | 3,100 | cy | $3,980.97 | | $12,341,000 |
| | Assuming 185,000 sf of concrete slab @ 4" depth & 130,000 sf @ 2" depth | | | | | |
| | Hydro-demolition subcontractor | 3,100 | cy | $1,500.00 | $4,650,000 | |
| | Water for hydro-demolition | 2,100,000 | gal | $0.01 | $21,000 | |
| | MBI support - clean hydro-demolition patches - 4 lab, 1 skid steer or 1 truck @ 3 cy/shift | 3,100 | cy | $1,400.00 | $4,340,000 | |
| | Hydro-demolition water control - build ponds, frac tanks, water removal, water disposal | 2,000,000 | gal | $0.50 | $1,000,000 | |
| | Reinforcing steel repairs | 250,000 | lbs | $2.50 | $625,000 | |
| | Furnish, place, and finish concrete topping slab | 3,100 | cy | $550.00 | $1,705,000 | |
| | | | | | | |
| 6 | **Concrete - slab on grade concrete repairs - 48,500 sf of slab @ 10% of area @ 6" depth** | 180 | cy | $1,000.00 | $179,630 | $179,630 |
| 7 | **Concrete - entrance ramp full depth concrete repair** | 200 | cy | $1,500.00 | $300,000 | $300,000 |
| 8 | **Concrete - new concrete ramp to roof** | 150 | cy | $1,500.00 | $225,000 | $225,000 |
| 9 | **Concrete - existing spandral modificaions - precast concrete cap replacement** | 4,800 | lf | $50.00 | $240,000 | $240,000 |
| 10 | **Concrete - existing spandrel modificaions - perimeter concrete bumper wall - 3 ft high x 1 ft thick** | 4,800 | lf | $100.00 | $480,000 | $480,000 |
| 11 | **Concrete - new perimeter concrete roof parapet - 1200 lf x 3.5 ft high x 1 ft thick** | 160 | cy | $1,800.00 | $288,000 | $288,000 |
| 12 | **Concrete - new rooftop concrete topping slab - 66,000 sf @ 3" depth** | 806 | cy | $500.00 | $403,000 | $403,000 |
| | **Subtotal** | | | | | $17,351,630 |
| | | | | | | |
| | **General conditions** | 10 | % | | | $1,735,163 |
| | | | | | | |
| | **Total** | | | | | $19,086,793 |

***NOTES:***

1. Pricing is for the scope of work indicated only, all other required work is excluded.
2. Pricing is conceptual only. No contingencies have been included.