



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**  
**REPORT: 8-24 Review of Municipal Improvements for the Amendment and Extension of a Lease with InterCommunity at 40 Coventry for consideration on Tuesday July 12, 2022**

**STAFF REPORT**

**TO:** Planning & Zoning Commission  
**PREPARED BY:** Evelyne St-Louis, Senior Planner ([evelyne.st-louis@hartford.gov](mailto:evelyne.st-louis@hartford.gov))

**PROJECT:** Amendment & Extension of Lease with InterCommunity  
40 Coventry Street (also known as 80 Coventry Street)  
PARCEL ID: 193-056-071  
ENERGOV ID: COMM-2022-0656

**ZONE:** MX-2, Multi-Use Mix District, with the Campus Overlay

**TYPE:** Review of Municipal Improvements Per Connecticut General Statutes Section 8-24

**APPLICANT:** Court of Common Council

**OWNER:** City of Hartford

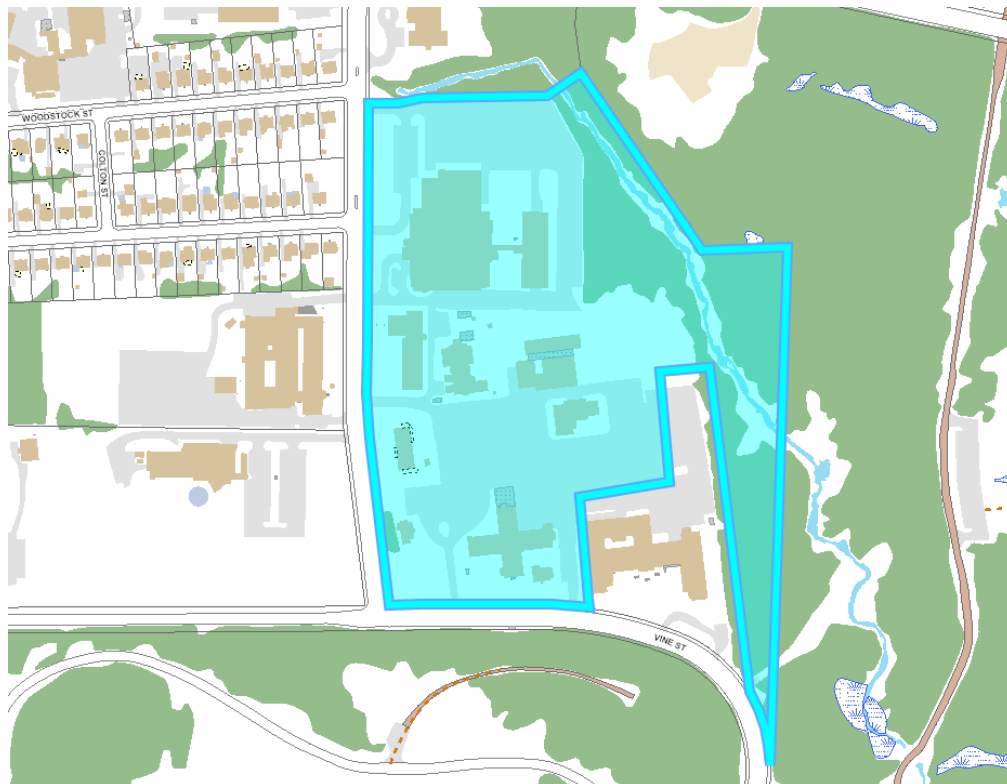


Figure 1. Location of subject parcel, 80 Coventry Street (Hartford GIS, 2022)

## **BACKGROUND INFORMATION**

This application is an 8-24 Review of Municipal Improvements. The referral notice, dated June 27, 2022, is a communication from Mayor Bronin to the Court of Common Council regarding a proposed resolution that would authorize the City of Hartford to amend and extend the lease at 40 Coventry Street for 15 years with InterCommunity Recovery Centers (InterCommunity).

## **KEY APPLICATION TIMELINES**

- Referral Date: June 27, 2022.
- Date Received: June 30, 2022.
- Planning, Economic Development & Housing Committee: July 6, 2022.
- Scheduled to be heard by the Planning & Zoning Commission: July 12, 2022.
- Council Public Hearing Date: July 18, 2022.
- Anticipated Council Meeting Date: August 15, 2022.

## **LEGAL STANDARD**

Standard for Application Type:

The Commission advises the city council and city agencies about municipal improvements in accordance with 8-24 of the general statutes and section 1.3.10 of the Zoning Regulations. The Commission must primarily consider whether the municipal improvement will be completed in a manner consistent with the comprehensive plan of development.

## **STANDARD SPECIFIC TO THE USE**

**Zoning Regulations Section 1.3.10:** Review of Municipal Improvements

C. Review Criteria:

- (1) In reviewing proposals for municipal improvements, the commission shall focus primarily on whether the municipal improvement will be completed in a manner consistent with the comprehensive plan of development.
- (2) The Commission shall not base its decision solely on financial matters (including but not limited to the cost to the city of the municipal improvement).

## **Plan of Conservation & Development (POCD)**

Grow400 - Development Goals:

- Build the ten transformative projects, including the North End Wellness District Transformative Project Area.

Live 400 - Health Goals:

- Reduce rates of preventable disease.
- Engage anchor institutions in wellness efforts.
- Build a North End wellness center.

## **FINDINGS OF FACTS**

Subject property:

- This is a 23-acre city-owned lot zoned MX-2, Multi-Use Mix district, with the Campus Overlay, known as 80 Coventry Street. The property has historically been in use as a Hospital and related healthcare uses. This the site of the former McCook Hospital.

- The parcel is located within the North End Wellness District, one of the POCD's ten transformative project areas. The City of Hartford recently secured a \$200,000 grant from the State to initiate an environmental assessment of the parcel.
- InterCommunity is a healthcare provider offering primary care, mental health services, and addiction recovery services. They lease and occupy three buildings on the subject parcel: 40 Coventry, 46 Coventry Street, and 56 Coventry Street.
- InterCommunity recently invested \$1.8 million to renovate the 56 Coventry Street building.
- InterCommunity plans to invest \$2 million in the form of a 3,600-sf expansion of the 40 Coventry Street building. The special permit and site plan review for this work was approved with conditions by the Planning & Zoning Commission on June 28, 2022 (P&Z-ADMIN-2022-0628).

The proposed resolution would amend and extend the lease at 40 Coventry Street under the following terms:

- The extension would be for 15 years;
- The extension of the lease would be conditioned on addressing any environmental conditions and concerns related to the expansion;
- The City would reserve the right to dissolve the lease in the event that, upon completion of a redevelopment plan of the area, it is determined that there is a higher and better re-use of the property; and
- Any other terms that will effectuate the expansion of the premises.

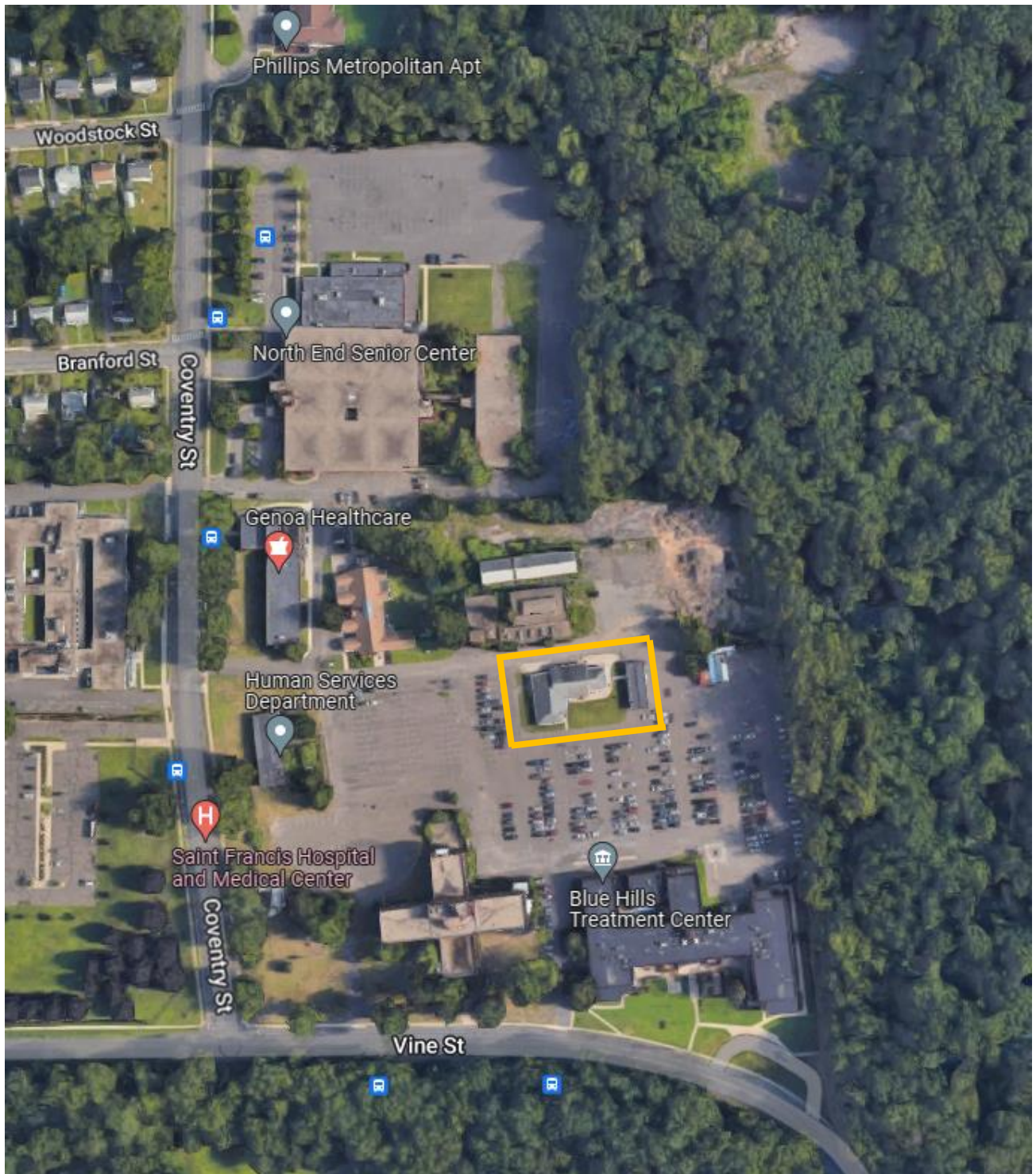


Figure 2. Satellite imagery of the subject parcel with the subject building, 40 Coventry Street, highlighted in yellow (Google satellite imagery, 2022).

**COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)**

As of the time of writing, no comments were received regarding this application.

**ANALYSIS**

Pursuant to Section 8-24 of the General Statutes and Section 1.3.10 of the Zoning Regulations, the Planning & Zoning Commission must assess whether the proposed resolution is in line with the POCD and make a recommendation back to Council, who will then act on the request.

Staff find that the proposal is generally consistent with the POCD. The project is located within the North End Wellness District, which is envisioned to have a “new facility encompassing agriculture, naturopathy, and ecology” and to “build upon existing assets including [...] existing health care facilities.” While the proposed application will not transform the area, it will allow a key healthcare provider to continue serving the area in an expanded capacity for at least the next 15 years. The Live400 chapter discusses the need to improve physical and mental health, especially in historically underserved communities and communities with poorer health outcomes, such as the North End. Ensuring ongoing health services at 40 Coventry therefore seems to be in line with the POCD.

Of note, the special permit and site plan review for the expansion of the 40 Coventry Street building was approved with conditions on June 28, 2022, by the Planning & Zoning Commission, based on the project’s consistency with the Zoning Regulations and the POCD (P&Z-COMM-2022-0628).

**STAFF RECOMMENDATION**

Staff recommends approval of this 8-24 Review application.

**A draft resolution follows.**

**ATTACHMENTS**

- **Attachment 1.** Court of Common Council proposed resolution dated June 27, 2022.

**REVIEWED AND EDITED BY,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**PLANNING & ZONING COMMISSION RESOLUTION**  
**40 COVENTRY STREET**  
**8-24 REVIEW OF MUNICIPAL IMPROVEMENTS FOR THE AMENDMENT AND**  
**EXTENSION OF A LEASE WITH INTERCOMMUNITY AT 40 COVENTRY STREET**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the referral from the Court of Common Council, dated June 27, 2022, regarding a proposed resolution that would authorize the City of Hartford to amend and extend the lease at 40 Coventry Street (located on a parcel known as 80 Coventry, parcel ID: 193-056-071) for 15 years with InterCommunity Recovery Centers (InterCommunity); and
- Whereas,** The subject property is zoned MX-2, with the Campus Overlay; and
- Whereas,** The subject property is not located a historic district and does not currently have any historic designation; and
- Whereas,** InterCommunity is a healthcare provider offering primary care, mental health services, and addiction recovery services; and
- Whereas,** InterCommunity leases and occupies three buildings on the subject parcel: 40 Coventry Street, 46 Coventry Street, and 56 Coventry Street; and
- Whereas,** The proposed resolution would amend and extend the lease at 40 Coventry Street under the following terms: the extension would be for 15 years; the extension of the lease would be conditioned on addressing any environmental conditions and concerns related to the expansion; the City would reserve the right to dissolve the lease in the event that, upon completion of a redevelopment plan of the area, it is determined that there is a higher and better re-use of the property; and any other terms that will effectuate the expansion of the premises; and
- Whereas,** On June 28, 2022, the Planning & Zoning Commission approved with conditions a concurrent special permit and site plan review for a 1-story, 3,600 sf addition to an existing Civic Building not shown on a previously approved master plan, on a parcel zoned MX-2 with the Campus Overlay (refer to P&Z-COMM-2022-0628); and
- Whereas,** The role of the Planning & Zoning Commission in an 8-24 review is to determine

whether the municipal improvement will be completed in a manner consistent with the comprehensive plan of development; and

**Whereas,** This 8-24 Review application is generally consistent with the Plan of Conservation and Development (POCD); namely, the subject building of the lease is located within the North End Wellness District, one of ten transformative project areas identified in the POCD, and while the proposed lease amendment and extension will not necessarily transform the area, it will allow a key healthcare provider, InterCommunity, to continue serving the area in an expanded capacity for at least the next 15 years, which is consistent with the vision for the North End Wellness District and the POCD generally; and

Now therefore Be It

**Resolved,** The City of Hartford Planning & Zoning Commission hereby recommends/does not recommend approval of the proposed resolution to amend and extend the lease at 40 Coventry Street (located on a parcel known as 80 Coventry, parcel ID: 193-056-071) with InterCommunity Recovery Centers (InterCommunity), per the terms outlined in the proposed resolution.

Be It Further,

**Resolved,** This 12<sup>th</sup> day of July, 2022.

**Attachment 1. Court of Common Council proposed resolution dated June 27, 2022.**





**Luke A. Bronin**  
**Mayor**

June 27, 2022

Honorable Maly D. Rosado, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Inter Community Amendment & Lease Extension at 40 Coventry Street**

Dear Council President Rosado,

Enclosed is a resolution for your consideration authorizing the City to amend and extend the lease of 40 Coventry Street for 15 years with Inter Community Recovery Centers, Inc. ("ICRC").

ICRC provides a wide range of health and wellness services in the Hartford community, including behavioral health, primary care and addiction recovery services. There continues to be a demand in behavioral health services evidenced by a 20% increase in mental health calls in CT since 2020.

Currently, ICRC occupies three buildings: 40, 46 and 56 Coventry Street, located on a city-owned campus known as 80 Coventry Street. The parcel falls within the North End Wellness District, one of Hartford's 10 Transformative Project Areas as defined by the City's most recent City Plan. In addition to providing services, ICRC previously invested \$1.8 million into the rehabilitation of 56 Coventry Street.

ICRC is now proposing to expand its space located at 40 Coventry Street by investing an additional \$2 Million into a 3,600 sqft expansion. Doing so will allow Inter Community to increase their services by adding additional lab and therapy rooms and creating 15 new positions.

This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z). The Department of Development Services will be pleased to answer any questions you may have.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin  
Mayor

**RESOLUTION**  
**COURT OF COMMON COUNCIL**  
City of Hartford, June 27, 2022

<b>INTRODUCED BY:</b> Luke A. Bronin, Mayor
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WHEREAS, treatment for addiction, and related behavioral and physical health and recovery support services are essential services for residents of the City of Hartford and beyond; and

WHEREAS, Inter Community Recovery Centers, Inc. (ICRC) provides accessible, timely responsive and high quality care to approximately 8,000 persons per year; and

WHEREAS, ICRC, formerly known as ADRC, and the City have a long history collaborating to provide addiction recovery services, including ICRC's renovation of 3 unused buildings known as 40, 46, and 56 Coventry Street, owned by the City of Hartford located on its 80 Coventry Street campus; and

WHEREAS, there continues to be a demand in behavioral health services where there has been a 20% increase in mental health calls in CT since 2020; and

WHEREAS, ICRC has demonstrated its commitment to meeting the growing needs of the community by having previously invested \$1.8 Million into 56 Coventry Street; and

WHEREAS, the 80 Coventry Street campus falls within the North End Wellness District, one of Hartford's 10 Transformative Project Areas as defined in the City's most recent City Plan; and

WHEREAS, in the existing 40 Coventry Street lease, ICRC may expand the property with the written approval of the Chief Operating Officer and where such approval has been granted; and

WHEREAS, ICRC intends to invest approximately \$2,000,000 for a 3,600 sqft expansion of the building known as 40 Coventry Street; and

WHEREAS, as a result of that investment, ICRC is seeking an amendment and lease term extension of 15 years; now, therefore, be it

RESOLVED, that the Mayor is authorized to enter into an amendment and extension of the lease of 40 Coventry Street with ICRC under the following terms:

- The extension will be for 15 years,
- The extension of the lease will be conditioned on addressing any environmental conditions and concerns related to the expansion,

**550 Main Street**  
**Hartford, Connecticut 06103**  
**Telephone (860) 757-9500**  
**Facsimile (860) 722-6606**

- The City reserves the right to dissolve the lease in the event that upon completion of a redevelopment plan of the area it is determined there may be a higher and better re-use of the property,
- Any other terms that will effectuate the expansion of the premises; and be it further

RESOLVED, that the Mayor is authorized to execute said amendment and lease extension and any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem necessary and proper and in the best interests of the City; and be it further

RESOLVED, that no person shall be entitled to rely on or otherwise claim any right or benefit by reason of this resolution should the Mayor not execute the aforementioned lease or other documents or not take any of the aforesaid actions, and be it further

RESOLVED, that all approvals and authorizations provided hereby are contingent upon, and shall only be effective upon and by means of the parties executing such documents and taking such actions which are in form and substance acceptable to the Mayor and the Corporation Counsel.

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