

Paul Ashworth

From: Paul Ashworth
Sent: Monday, July 11, 2022 12:36 PM
To: Hinsch, Paul
Cc: Heft, Martin; Hartford Planning Division; Vassallo, Richard; Aimee Chambers (Aimee.Chambers@hartford.gov)
Subject: RE: Adriaen's Landing - Master Development Plan
Attachments: Notice to Mark Yellin - 89 Arch Street {06-14-22}.pdf

Thank you Paul,

This is very helpful! I really appreciate your time on this! This map does raise some questions though.

This map was plotted (Feb 2, 2000) a few months ahead of when the Adriaen's Landing legislation became effective (May 2, 2000).

Just to confirm, is there a stamped or recorded version that is otherwise marked as the approved version?

I ask because this copy of the map has a disclaimer stating it "may contain errors or omissions" and is not being delivered with any warranty of "accuracy or completeness" and that any reliance on "these materials is entirely at the risk of the party choosing to rely on them." We also received a copy of a letter in which CRDA states that 89 Arch Street "must be acquired" and includes a purchase offer (dated Feb 14, 2000). However, from the results of a title search, it appears the property owner refused. Is it possible the map was never updated but that 89 Arch Street successfully extricated itself from the master plan?

The map you provided is also titled "Parcel Plan" where the CGS Sec.32.651 refers specifically to a "master development plan" and the map in the 2010 financial report that shows 89 Arch Street as excluded is titled "Master Plan".

Do you have any thoughts on this?

Thank you again for all your help,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Hinsch, Paul <Paul.Hinsch@ct.gov>
Sent: Monday, July 11, 2022 8:26 AM
To: Paul Ashworth <Paul.Ashworth@hartford.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Heft, Martin <Martin.Heft@ct.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

Good morning Paul –

As you have requested, please find attached the parcel plan for Adriaen's Landing, along with the parcel code for each property within the district. As you will see, 89 Arch Street is identified as property #20 on said plan. I have also included a letter from OPM, dated December 20, 2018, which modifies this plan by expanding the area to include the Arch Street Tavern property.

Please let me know if you need anything further.

Take care,

Paul

Paul F. Hinsch
Office of Policy and Management
Bureau of Assets Management
450 Capitol Avenue
Hartford, CT 06106-1379
860-418-6429 (Voice)
paul.hinsch@ct.gov

From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Tuesday, July 5, 2022 4:58 PM
To: Hinsch, Paul <Paul.Hinsch@ct.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Heft, Martin <Martin.Heft@ct.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

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Thank you Paul,

I appreciate your input and effort.

I completely understand. When we were working from home it was very difficult to coordinate in-office tasks.

I'll look for your email in the next day or so,

Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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From: Hinsch, Paul <Paul.Hinsch@ct.gov>
Sent: Tuesday, July 5, 2022 4:47 PM
To: Paul Ashworth <Paul.Ashworth@hartford.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Heft, Martin <Martin.Heft@ct.gov>
Subject: Re: Adriaen's Landing - Master Development Plan

Hi Paul, I just need access to our storage room to pull out the map. With teleworking, getting the key has been challenging; I hope to tomorrow. My recollection is that the financial report map only shows the scope of property to be developed and would not include privately owned property within the district. I believe the Blind Pig property was always part of the district and the Arch St Tavern was more recently included. Also, I am not aware of a more recent report.

Thanks and enjoy the evening,

Paul

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From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Tuesday, July 5, 2022 3:19:54 PM
To: Hinsch, Paul <Paul.Hinsch@ct.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Heft, Martin <Martin.Heft@ct.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

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Hi Paul,
Sorry to keep pestering but we have a deadline we're up against. Have you had a moment to check in on this?

Thank you for your time,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

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From: Paul Ashworth <>
Sent: Tuesday, June 28, 2022 5:32 PM
To: Paul.Hinsch@ct.gov
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

Hello Paul,

I was given your email address by Martin Heft. I'm doing some research for the City of Hartford and we're trying to solve a jurisdiction question for a privately owned property abutting the Capital Region Development Agency's Front Street District at Adriaen's Landing (the District). There is debate as to whether the subject property is included within the District's master development plan as defined in CGS § 32-651(19).

I found a copy of the master development plan attached to the 2010 Adriaen's Landing annual report on the OPM website, but I've heard the master development plan may have been modified since then. Is there a more recent annual report or copy of the Master Plan you could direct me to?

The property in question is addressed 89 Arch Street, the former home of The Blind Pig restaurant.

Thank you for your time and I appreciate any information you could provide,

Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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From: Heft, Martin <Martin.Heft@ct.gov>
Sent: Tuesday, June 28, 2022 5:28 PM
To: Paul Ashworth <Paul.Ashworth@hartford.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

Paul.Hinsch@ct.gov

Martin L. Heft

Undersecretary
Intergovernmental Policy and Planning Division
Office of Policy and Management
450 Capitol Avenue MS# 54SLP
Hartford CT 06106-1379
Office: [860.418.6355](tel:860.418.6355)
Cell: [959.282.6239](tel:959.282.6239)
[Intergovernmental Policy and Planning Division \(ct.gov\)](http://Intergovernmental Policy and Planning Division (ct.gov))



From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Tuesday, June 28, 2022 4:57 PM
To: Heft, Martin <Martin.Heft@ct.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Chambers, Aimee <Aimee.Chambers@hartford.gov>
Subject: RE: Adriaen's Landing - Master Development Plan

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Hi Martin,

May I have Paul Hirsch's email so I can follow up with him?

I don't want to bother you with this after you've delegated.

All the best,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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From: Paul Ashworth <>
Sent: Friday, June 17, 2022 3:34 PM

To: Heft, Martin <Martin.Heft@ct.gov>

Cc: Hartford Planning Division <oneplan@hartford.gov>; Chambers, Aimee <Aimee.Chambers@hartford.gov>

Subject: RE: Adriaen's Landing - Master Development Plan

Thank you Martin,

I appreciate your quick response and the referral.

Have a great weekend!

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

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260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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From: Heft, Martin <Martin.Heft@ct.gov>

Sent: Friday, June 17, 2022 3:22 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>

Cc: Hartford Planning Division <oneplan@hartford.gov>; Chambers, Aimee <Aimee.Chambers@hartford.gov>

Subject: RE: Adriaen's Landing - Master Development Plan

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I have sent this to Paul Hinsch who handles property management for review.

Martin L. Heft

Undersecretary

Intergovernmental Policy and Planning Division

Office of Policy and Management

450 Capitol Avenue MS# 54SLP

Hartford CT 06106-1379

Office: [860.418.6355](tel:860.418.6355)

Cell: [959.282.6239](tel:959.282.6239)

[Intergovernmental Policy and Planning Division \(ct.gov\)](http://IntergovernmentalPolicyandPlanningDivision.ct.gov)



From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Friday, June 17, 2022 2:47 PM
To: Heft, Martin <Martin.Heft@ct.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Chambers, Aimee <Aimee.Chambers@hartford.gov>
Subject: Adriaen's Landing - Master Development Plan

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Hi Martin,
I hope this email finds you well and in good spirits.

I'm doing some research for the City of Hartford and we're trying to solve a jurisdiction question for a privately owned property abutting the Capital Region Development Agency's Front Street District at Adriaen's Landing (the District). There is debate as to whether the subject property is included within the District's master development plan as defined in CGS § 32-651(19).

I found a copy of the master development plan attached to the 2010 Adriaen's Landing annual report on the OPM website, but I've heard the master development plan may have been modified since then. Is there a more recent annual report, or perhaps an action by the State Legislature updating this plan that you could direct me to?

If you have access to the most recent edition of the Adriaen's Landing Master Development plan, or know who to direct me to, I would appreciate any help you could provide.

I appreciate your time,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

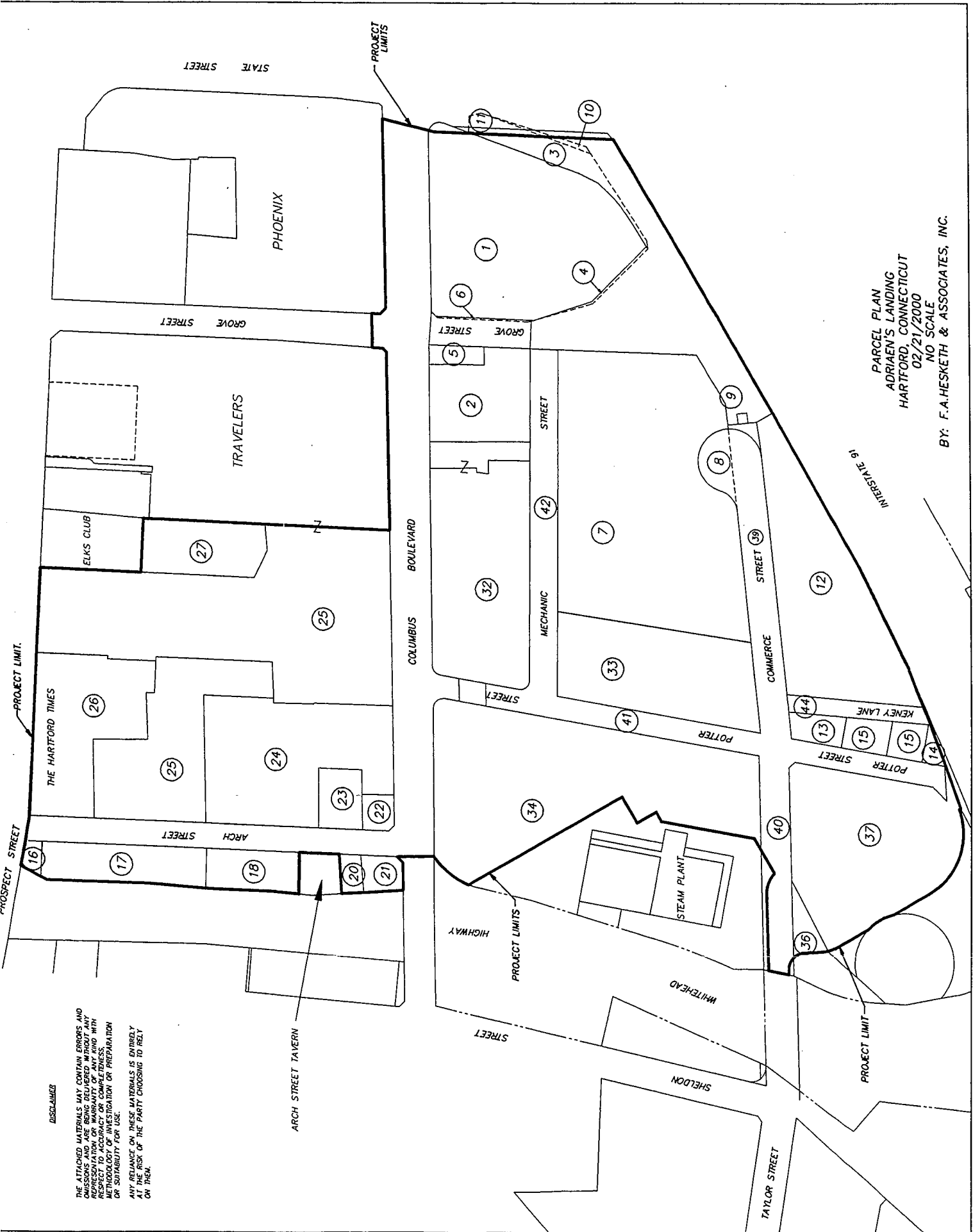
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PARCEL PLAN
ADRIAEN'S LANDING
HARTFORD, CONNECTICUT
02/21/2000
NO SCALE
BY: F.A.HESKETH & ASSOCIATES, INC.

Adriaen's Landing -- Parcel Ownership

Parcel	Owner
1	Phoenix Home Life
2	Phoenix Home Life
3	City of Hartford
4	State of Connecticut
5	State of Connecticut
6	City of Hartford
7	Phoenix Home Life
8	Phoenix Home Life
9	State of Connecticut
10	State of Connecticut
11	City of Hartford
12	City of Hartford
13	City of Hartford
14	City of Hartford
15	Metropolitan District Commission (MDC)
15	City of Hartford
16	City of Hartford
17	City of Hartford
18	Hartford Municipal Employee Retirement Fund
20	Mark Yellin
21	City of Hartford
22	The Energy Network (CNG)
23	Connecticut Natural Gas (CNG)
24	Connecticut Natural Gas (CNG)
25	Travelers Insurance Company
26	Hartford Municipal Employee Retirement Fund
27	Elks, Hartford Lodge #19
32	Connecticut Natural Gas (CNG)
33	Phoenix Home Life
34	Connecticut Natural Gas (CNG)
36	The Energy Network (TEN)
37	Connecticut Natural Gas (CNG)
39	City of Hartford - Commerce Street
40	City of Hartford - Commerce Street
41	City of Hartford - Potter Street
42	City of Hartford - Mechanic Street
44	Metropolitan District Commission - Keney Lane

AMENDMENT TO MASTER DEVELOPMENT PLAN

WHEREAS, on March 3, 2000, the Governor of the State of Connecticut filed with the General Assembly of the State of Connecticut, the "Master Development Plan for Adriaen's Landing and Stadium at Rentschler Field" (the "Master Development Plan"); and

WHEREAS, the Master Development Plan may be modified by the Secretary of the Office of Policy and Management of the State of Connecticut (the "Secretary") pursuant to and in accordance with Section 32-655b of the Connecticut General Statutes (the "Authorizing Legislation"); and

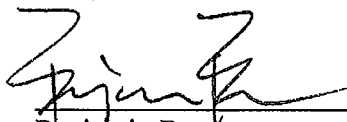
WHEREAS, the Secretary has determined that, due to unforeseen conditions or circumstances, the Master Development Plan should be modified to expand the area designated in the Master Development Plan for the mixed-use development known as Adriaen's Landing (the "Adriaen's Landing Site"); and

WHEREAS, the Secretary has determined that the modification of the Master Development Plan contemplated hereby will not result in a material change in the purpose or character of the stadium facility, the related parking facilities or the convention center, as contemplated by the Authorizing Legislation.

THEREFORE, the undersigned, Secretary, in accordance with the Authorizing Legislation, hereby modifies the Master Development Plan as follows:

The Adriaen's Landing Site shall be expanded to include the parcel or parcels adjacent to the current Adriaen's Landing Site and located on the south side of Arch Street, between Columbus Boulevard to the east and Prospect Street to the west, in the City of Hartford, now or formerly owned by Collins Brothers, L.L.C. and on which has been operated a tavern and restaurant known as the Arch Street Tavern (the "Additional Parcel"). The Additional Parcel shall constitute a portion of the Adriaen's Landing Site designated for housing, retail and entertainment uses.

Submitted as of this 20th day of December, 2018.



Benjamin Barnes

Secretary, Office of Policy and Management