



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**  
**REPORT: 8-24 Review of Municipal Improvements for the Disposition Agreement**  
for National Development Council (NDC) for 1135H, 1137 & 1161 Albany  
Avenue, and 426 Woodland Street for consideration on Tuesday August 23rd,  
2022

**STAFF REPORT**

**TO:** Planning & Zoning Commission  
**PREPARED BY:** Alexander Castro, Junior Planner ([alexander.castro@hartford.gov](mailto:alexander.castro@hartford.gov))

**PROJECT:** Disposition Agreement for National Development Council (NDC) for  
1135H, 1137 & 1161 Albany Avenue, and 426 Woodland Street  
**PARCEL ID:** 176-198-133, 176-198-134, 176-198-135, 176-198-078  
**ENERGOV ID:** COMM-2022-0682

**ZONE:** MS-3, Main Street District

**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 parcels, 1135H, 1137 & 1161 Albany Avenue, and 426 Woodland Street (Hartford GIS, 2022)

## **BACKGROUND INFORMATION**

This application is an 8-24 Review of Municipal Improvements. The referral notice, dated August 8th, 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 enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement, pursuant to C.G.S. Sec 12-65b with National Development Council for the development of four Hartford Redevelopment Agency parcels on the corner of Albany Avenue and Woodland Streets.

A previous 8-24 Review of Municipal Improvements proposal related to the subject parcels (COMM-2020-0169) appeared before the Planning and Zoning Commission on April 14, 2020. The application was approved with conditions, but the recommendation was related to a different developer's plans.

## **KEY APPLICATION TIMELINES**

- Referral Date: August 8<sup>th</sup>, 2022
- Date Received: August 10<sup>th</sup>, 2022
- Planning, Economic Development & Housing Committee: September 7<sup>th</sup>, 2022
- Scheduled to be heard by the Planning & Zoning Commission: September 13<sup>th</sup>, 2022
- Council Public Hearing Date: August 15<sup>th</sup>, 2022
- Anticipated Council Meeting Date: September 26<sup>th</sup>, 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:

- Building on vacant and underutilized lots across the city will raise property values, reduce blight, and create cohesive neighborhoods.
- Increasing the tax base by promoting development, particularly in the opportunity, enterprise, and North Hartford Promise zones, will stabilize city finances and expand services.

Live400 - Health Goals:

- Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents’ well-being and support healthy neighborhoods.
- Complementing existing offerings with new restaurants that can anchor commercial areas and secure Hartford’s reputation as a regional food destination.
- Collecting and coordinating providers of homelessness, mental health, counseling, financial education, and family services will improve outcomes for users.

**FINDINGS OF FACTS**

Subject property:

- The four City-owned parcels known as 1135H, 1137 & 1161 Albany Avenue, and 426 Woodland Street are zoned MS-3, Main Street district.
- The total area of the parcels is approximately 1.9-acres
- The properties are not located in a Historic District
- The parcels have a history of automotive sales, repair, and related uses. There are currently no principal structures or uses on the subject parcels.
- Excerpt from a letter from Mayor Luke Bronin to the Members of the Court of Common Council, dated August 8<sup>th</sup>, 2022 (Included in attachment #1)

“The overall plan will consist of the City selling the parcels to the developer who will then acquire two privately owned lots and combining them with the (4) HRA controlled parcels and then subdivide the property into two parcels. “Parcel A’ will be sold to Genesis/Trinity, an approximately \$1.9 Million, 2,500 sqft retail development and “Parcel B” will be developed into an approximately \$12 Million, 38,000 sqft commercial development to include: City of Hartford Health Department, community room, restaurant, retail space(s), and a Public Parking lot.

“Under the development proposal, NDC will establish a public-private partnership by creating a separate Non-Profit entity”

“In order for the overall redevelopment to proceed, the created Non-Profit entity will take title to the parcels and combine the 4 HRA controlled lots and two privately owned lots and then subdivide into two parcels (Parcel A and Parcel B)”

“The City wishes to enter into a ten-year tax assessment fixing agreement for “Parcel B” to make the project economically feasible as allowed under CG.S. Sec. 12-65b”

- Parcel A is to include a 2,502 sqft commercial space with a drive through for a major retailer to occupy.
- Parcel B is to include a 38,000 sqft mixed use development. The development will create spaces for a community room, restaurant, retail, and a public parking lot.
- The City will lease 15,600 sqft of office space in the parcel B development for the City of Hartford Health and Human Services Department and WIC Program offices.
- Nearby institutions of note include the Artists Collective and Hartford Public Library, Albany Branch

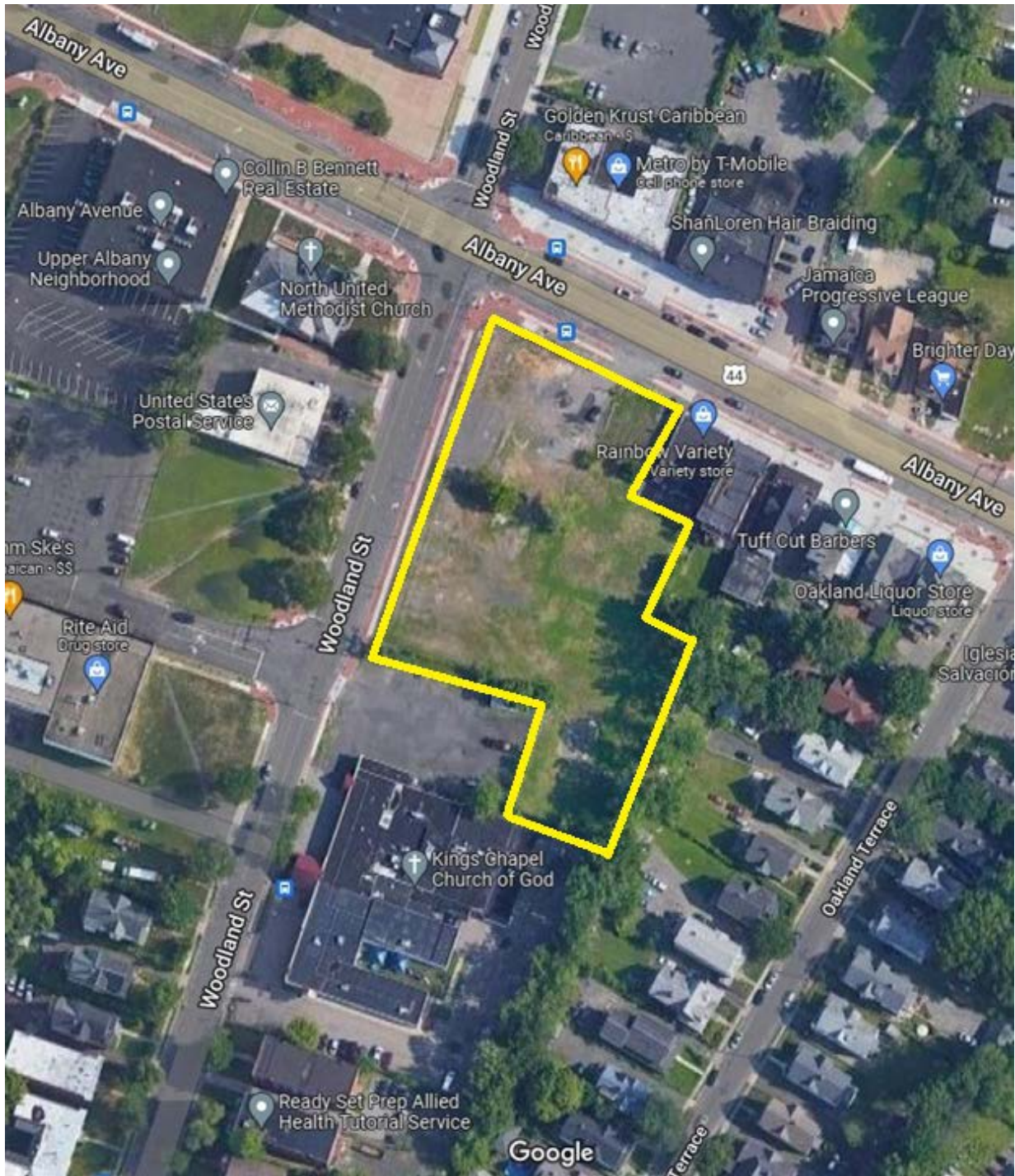


Figure 2. Satellite imagery of the subject parcel highlighted in yellow (Google satellite imagery, 2022).

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

As of this 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. Albany Avenue is identified as the city’s “third-most trafficked corridor”. The proposed development would transform four vacant City-owned lots along this corridor into productive use, in keeping with the infill goals of the POCD’s Grow400 Section. The proposed commercial development would further the City’s goal of “concentrating activity that strengthens businesses” on Hartford avenues. The development of retail and restaurant space would promote opportunities for growth and entrepreneurship within a historically underserved community; consistent with the Development goals of the POCD.

The lease of office space to Hartford’s Health and Human Services Department and WIC offices in the parcel B development would further the health goals of the City’s Live400 Section. By connecting community stakeholders to City services, this project promotes the health and wellbeing of the surrounding neighborhood. The inclusion of restaurant space in Parcel B similarly offers an opportunity for residents to establish new and distinctive culinary tastes in line with the City’s food goals.

**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 August 8<sup>th</sup>, 2022.

**REVIEWED AND EDITED BY,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**PLANNING & ZONING COMMISSION RESOLUTION**  
**1135H, 1137 & 1161 ALBANY AVENUE, AND 426 WOODLAND STREET**  
**8-24 REVIEW OF MUNICIPAL IMPROVEMENTS FOR THE DISPOSITION AGREEMENT**  
**FOR THE NATIONAL DEVELOPMENT COUNCIL (NDC) FOR 1135H, 1137 & 1161 ALBANY**  
**AVENUE, AND 426 WOODLAND STREET**

**Whereas,** The City of Hartford Planning and Zoning Commission reviewed the referral from the Court of Common Council regarding the proposed resolution to authorize the city to enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement, pursuant to C.G.S. Sec 12-65b with National Development Council for the development of four Hartford Redevelopment Agency parcels:

- 1135H Albany Avenue (Parcel # 176-198-133; Zoned MS-3);
- 1137 Albany Avenue (Parcel # 176-198-134; Zoned MS-3);
- 1161 Albany Avenue (Parcel # 176-198-135; Zoned MS-3);
- 426 Woodland Street (Parcel # 176-198-078; Zoned MS-3);

**Whereas,** The referral was received by the Planning and Zoning Division from the Court of Common Council on August 8<sup>th</sup>, 2022; and

**Whereas,** The subject properties are not located a historic district and do not currently have any historic designation; and

**Whereas,** The City proposes to sell the four parcels to the National Development Council, who would enter into a public private partnership by creating a separate Non-Profit entity that would in turn purchase two privately owned parcels, and combine them into parcels A and B; and

**Whereas,** Parcel A will be sold to Genesis/Trinity and developed into 2,500 sqft of retail space; and

**Whereas,** Parcel B will be developed into 38,000 sqft of commercial development to include the City of Hartford's Health and Human Services Department, community room, restaurant, retail space(s), and a public parking lot; and

**Whereas,** The City will enter into a ten-year tax assessment fixing agreement for parcel B to make it economically feasible under CGS. Sec. 12-65b, and

**Whereas,** The project furthers the POCD's development goal of increasing the tax base, promoting

development, and generating opportunity and enterprise; 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, in growing the tax base and grand list, (Grow400), developing on vacant and underutilized lots across the city (Grow400), cultivating the development of new restaurants (Live400), and promoting wellness efforts by connecting the community to city health services (Live400);

Now therefore Be It

**Resolved,** The City of Hartford Planning & Zoning Commission hereby **recommends/does not recommend** approval of the proposed resolution to authorize the City of Hartford to enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement, pursuant to C.G.S. Sec 12-65b with National Development Council for the development of four Hartford Redevelopment Agency parcels on the corner of Albany Avenue and Woodland Street.

Be It Further,

**Resolved,** This 13<sup>th</sup> day of September, 2022.

**Attachment 1. Court of Common Council proposed resolution dated August 8<sup>th</sup>, 2022.**



**Luke A. Bronin  
Mayor**

August 8, 2022

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

**RE: Disposition Agreement for National Development Council (NDC) for 1135H, 1137 & 1161 Albany Avenue, and 426 Woodland Street**

Dear Council President Rosado:

Attached for the Council's consideration is a resolution which would authorize the City of Hartford (City) to enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement, pursuant to C.G.S. Sec 12-65b with National Development Council (NDC) (the Developer) for the development of four Hartford Redevelopment Agency (HRA) parcels on the corner of Albany Avenue and Woodland Streets.

These under-utilized parcels located at 1135H, 1137 & 1161 Albany Avenue and 426 Woodland are located in the heart of one of the City's most traveled corridors in a prominent intersection of the City within the Upper Albany Neighborhood.

The overall plan will consist of the City selling the parcels to the developer who will then acquire two privately owned lots and combining them with the (4) HRA controlled parcels and then subdivide the property into two parcels. "Parcel A" will be sold to Genesis/Trinity, an approximately \$1.9 Million, 2,500 sqft retail development and "Parcel B" will be developed into an approximately \$12 Million, 38,000 sqft commercial development to include: City of Hartford Health Department, community room, restaurant, retail space(s), and a Public Parking lot.

Upon Completion of the Construction of Parcel B, not less than 10 years after a C.O. is issued, the Developer will provide the City of Hartford an option to purchase back Parcel B for \$1.00. The specific terms of the Purchase and Sales agreement with the Developer are more particularly set forth in detailed term sheets for both NDC and Genesis/Trinity attached to this resolution.

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



This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z) in addition to complying with the Hartford Affirmative Action Plan, MWBE hiring and living wage mandates.

Respectfully submitted,



Luke A. Bronin

Mayor

**INTRODUCED BY**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, August 8, 2022

**WHEREAS**, On May 19, 2022, the City of Hartford presented a proposal to the Hartford Redevelopment Agency to split the overall redevelopment of the Albany Woodland project, which includes 1135H, 1137 and 1161 Albany Avenue and 426 Woodland Street, into two separate developments, based on a number of factors, such as funding sources, lending requirements, private developer needs and community needs; and

**WHEREAS**, On May 19, 2022 the Agency nominated Genesis/Trinity II as Tentative Developer for "Parcel A" and on July 14, 2022 the Agency nominated NDC as Tentative Developer for "Parcel B"; and

**WHEREAS**, On August 1, 2022, the HRA granted their initial approval of a disposition agreement with NDC for 1135H, 1137 and 1161 Albany Avenue and 426 Woodland Street in the Albany Avenue-Woodland Street Project Area in order to carry out the proposal; and

**WHEREAS**, Under the development proposal, NDC will establish a public-private partnership by creating a separate Non-Profit entity comprised of 5 members, three of which will come from NDC, one active HRA Commissioner and the Director of Development Services (or his designee) of the City of Hartford; and

**WHEREAS**, In order for the overall redevelopment to proceed, the created Non-Profit entity will take title to the parcels and combine the 4 HRA controlled lots and two privately owned lots and then subdivide into two parcels (Parcel A and Parcel B); and

**WHEREAS**, the Non-Profit Entity, as the title holder will sell "Parcel A" to Genesis/Trinity to construct an approximately \$1.9 Million, 2,500 sqft commercial building with the intent to attract a national retailer, consistent with and subject to the plan presented on May 19, 2022 and further approved on August 1, 2022; and

**WHEREAS**, the created Non-Profit entity will be responsible for pre-construction, development, construction and management of Parcel B; and

**WHEREAS**, The Non-Profit entity will develop "Parcel B", an approximate \$12 Million, 38,000 sqft commercial development to include the City of Hartford Health and Human Services Department, a community room, restaurant, retail space(s) and a Public Parking lot; and

**WHEREAS**, In order to support the success of the commercial development, The City of Hartford wishes to relocate and enter into a lease agreement with the Non-Profit Entity for approximately 15,600 sqft of office space for their Health and Human Services Department and Women and Infant Children (WIC) Program, at an amount not to exceed \$270,000 per year; and

**WHEREAS**, The City wishes to enter into a ten-year tax assessment fixing agreement for "Parcel B" to make the project economically feasible as allowed under CG.S. Sec. 12-65b, and

**WHEREAS,** Once the debt service is satisfied on the development of "Parcel B", no sooner than 10 years from the date of the issuance of a Certificate of Occupancy, the City will have the option to acquire "Parcel B" for a \$1 or other adequate, but nominal consideration; and

**WHEREAS,** Through this public-private partnership, this redevelopment of the Albany Avenue-Woodland Street project will transform a currently underutilized site that is located in the heart of one of the City's most traveled corridors in one of the most prominent intersections of the City that will bring economic vitality to the Upper Albany Avenue Neighborhood; **Now therefore be it,**

**RESOLVED,** That the Mayor is hereby authorized to enter into and execute a Purchase and Sale agreement for the properties located at 1135H, 1137 and 1161 Albany Avenue and 426 Woodland Street with the National Development Council or its successors (the Non-Profit Entity) or assigns for the purposes set forth above, upon and subject to the above terms and conditions and such other final approved terms and conditions that the Mayor, Executive Director of the Hartford Redevelopment Agency and the Corporation Counsel may deem appropriate and in the best interest of the City; and be it further

**RESOLVED,** That the Mayor is hereby authorized to execute any and all manner of documents, including easements or rights of way, and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

**RESOLVED,** That the Mayor is hereby authorized to enter into a 10-year tax assessment agreement pursuant to C.G.S. Sec.12-65b for "Parcel B"; and be it further

**RESOLVED,** That the Mayor is hereby authorized to enter into and execute a Lease Agreement with the National Development Council or its successors (the Non-Profit Entity) or assigns for the relocation of the City's Health and Human Services Department and Women and Infant Children (WIC) Program not to exceed \$270,000 per year during the term; and be it further

**RESOLVED,** That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the City fail to execute the aforementioned purchase and sale agreement or other documents, or to take any of the other aforesaid actions.