



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit & Site Plan for 289 Washington street and associated parcels for consideration May 23, 2023 (Amended June 13, 2023)

STAFF REPORT “AMENDED 6/13/23”

TO: Planning & Zoning Commission
PREPARED BY: Erin Howard Acting Planning Director
Erin.Howard@hartford.gov
 Alexander Castro, Junior Planner
alexander.castro@hartford.gov

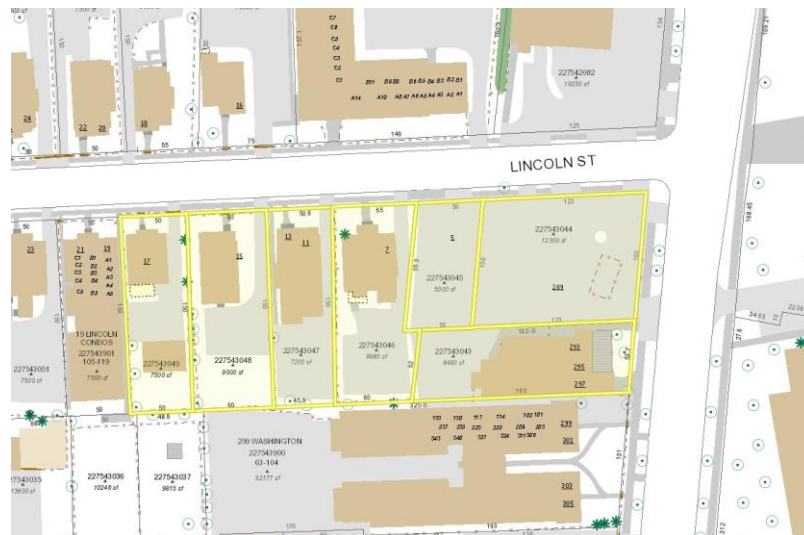
PROJECT: CT Children’s Hospital Parking Garage
 289 Washington Street, 295 Washington Street, 5 Lincoln Street,
 7 Lincoln Street, 11-13 Lincoln Street, 15 Lincoln Street, 17 Lincoln
PARCEL ID(S): 227-543-044,227-543-045, 227-543-046, 227-543-047,
 227-543-048, 227-543-049
ACCELA ID: PZ-SPUSE-23-000010

ZONE: MX-1, Multi-use Mix District & NX-2, Neighborhood Mix District

TYPE: Request for a Special Permit & Site Plan for Parking as a Principal Use per Section 3.3.8 (A)

APPLICANT: Larry Stubbs

OWNER(S): Lincoln Realty LLC, Seven Lincoln, LLC, Indira T Googe, Lloyd A. McKain, Manuela Reyes, JND Building & Realty Co LLC, Lincoln Realty LLC.



Overhead View – Harford GIS 2023

UPDATED INFORMATION

Staff have received updated plans from the applicant, included an updated photometric plan and updated façade renderings. Both plans have been included as attachments in this amendment. The updated photometric plan is substantially conforming to the maximum property line light level requirements of section 6.15. Adequate lighting is provided for safe pedestrian and motor vehicle use of the internal garage structure. The updated renderings show conformance to the section 4.17.1 blank wall limitation requirements. This satisfies the third condition proposed in the previous staff report, and thus the condition has been removed from the proposed resolution. However, this alteration is subject to further discussion by the Planning and Zoning Commission.

An additional letter of support has been received by planning staff written by the Southside Institutions Neighborhood Alliance (SINA). This letter has been included as an attachment to this amendment, and shall be read into the record at the June 13 regular meeting.

BACKGROUND INFORMATION

The applicant is requesting approval of a special permit and site plan for the construction of a multi-story structured parking garage in the MX-1 and NX-2 Zone. The application includes a total of seven parcels and is pending both administrative lot combination approval and zone map amendment approval to combined the lots into one parcel to be zoned MX-1. An elevated pedestrian walkway over Washington street is proposed to connect the garage to the Connecticut Children's Medical Center.

The existing site conditions include a two-story commercial building at 295 Washington Street, a combined surface level parking at 289 Washington Street and 5 Lincoln Street, and four residential buildings at 7,11,15, & 17 Lincoln Street.

The properties at 5, 7, 11,15, and 17 Lincoln Street, are located within the Allen Place - Lincoln Street National Historic District. Historic review approval was granted with conditions by the Historic Preservation Commission for the relocation of four existing historic buildings and the construction of the proposed garage structure.

ANALYSIS

The proposed garage structure largely conforms to the Zoning Regulations. The site plan provided to staff broadly meets the Section 4 regulations for Auto-Oriented Structures, the section 6 Sitework and Landscaping requirements, and the section 7 Parking requirements. Minor alterations are needed to ensure full compliance with the zoning regulations; specifically, the blank wall requirements identified in section 4.17.1.D.

The approval of this special permit must also be conditioned on approval of the application to rezone the seven properties identified in this plan to MX-1, and a forthcoming administrative lot combination application to combine the seven properties into a single parcel.

The parking demand study provided by the applicant identifies an existing demand of 953 spaces to accommodate CCMC's patients, visitors and staff. The 920 parking spaces proposed in this plan represents only the minimum need of the Connecticut Children Medical Center. Approval of this special permit and site plan should also be granted subject to the condition that the requirements of the City Forester and Department of Public Works are met.

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

1. An administrative lot combination is approval shall be obtained prior to any construction.
2. Approval of a zone change application shall be obtained prior to any construction.
3. That alterations to the plan made to meet the section 4.17.1 blank wall limitation requirements.
4. The applicant shall adhere to the conditions of approval administered by the Historic Preservation Commission.
5. Applicant shall obtain the necessary encroachment permits from the Department of Public Works.
6. Applicant shall mitigate the loss in overall tree canopy coverage on this site by planting off sit in the surrounding neighborhood and by investment into the Hartford Tree Fund.

A draft resolution follows.

ATTACHMENTS

1. June 6, 2023 – Walker Consultants Lighting Photometric Plan
2. June 9, 2023 – Updated Façade Renderings
3. June 13, 2023 – Southside Institutions Neighborhood Alliance (SINA) Letter of Support

REVIEWED AND EDITED BY,

Erin Howard, Acting Director of Planning & Development



CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
289 WASHINGTON STREET AND ASSOICATED PARCELS
SPECIAL PERMIT & SITE PLAN FOR A STRUCTURED PARKING GARAGE

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Special Permit and Site Plan for the construction of a structured parking garage per. Section 1.3.4; and
- Whereas,** The subject property is located in the MX-1, Multi-use Mix district at the property known as 289 Washington Street (Parcel ID: 227-543-044); and
- Whereas,** The subject properties are currently used for residential dwelling, commercial and parking uses; and
- Whereas,** The applicant has proposed to construct a nine-story parking structure with associated ground floor commercial space and an elevated pedestrian bridge, as shown the plan set; and
- Whereas,** The proposed development will relocate the four historic buildings at 7, 11, 15, and 17 Lincoln street to sites within neighboring historic districts; and
- Whereas,** The proposed development meets the requirements of the Hartford Zoning Regulations; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **approves/denies** the request for a Special Permit and Site Plan for a structure parking garage with associated elevated pedestrian walkway Section 1.3.4 as shown on the aforementioned plans, subject to the following condition of approval:

1. An administrative lot combination approval shall be obtained prior to any construction.
2. Approval of a zoning change application shall be obtained prior to any construction.
3. The applicant shall adhere to the conditions of approval administered by

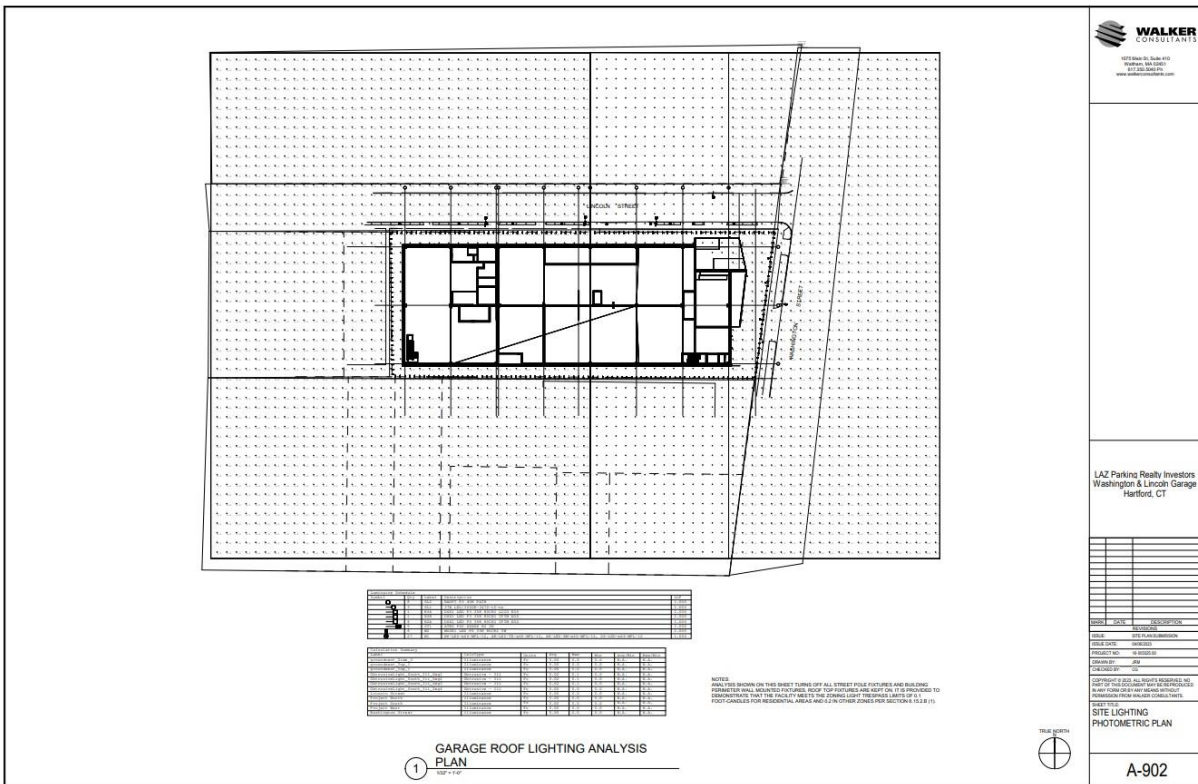
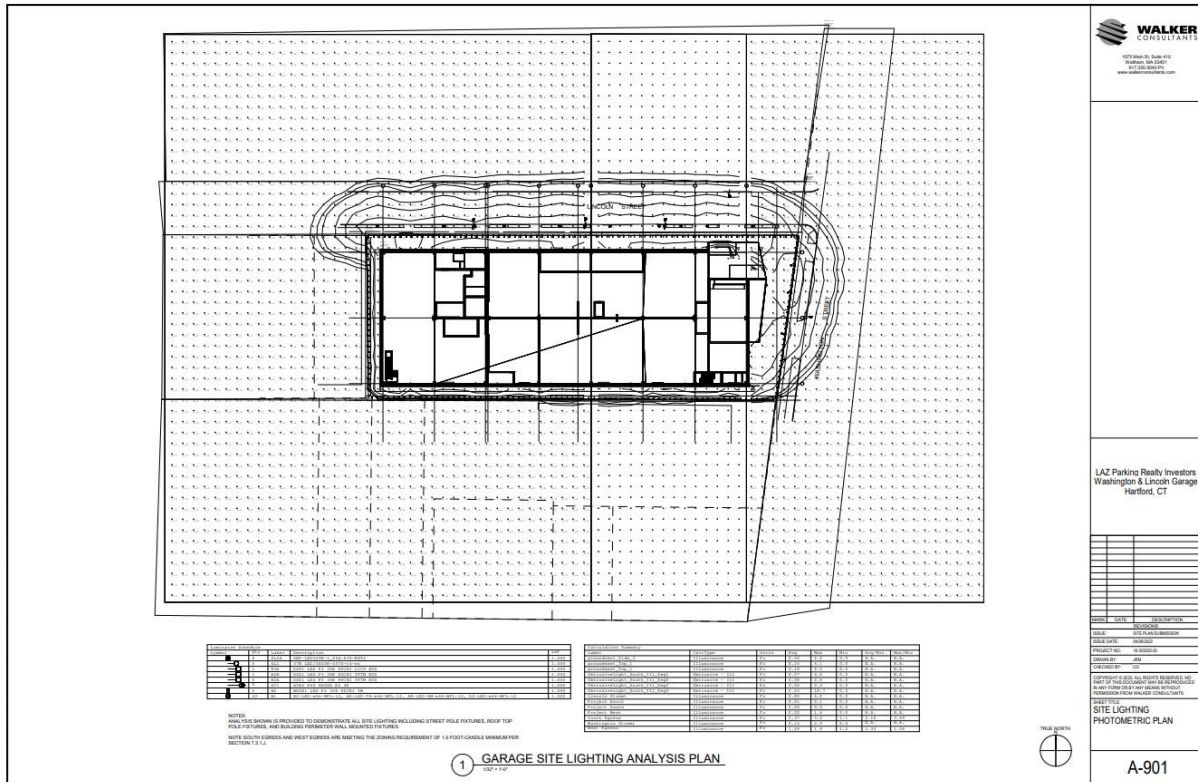
the Historic Preservation Commission.

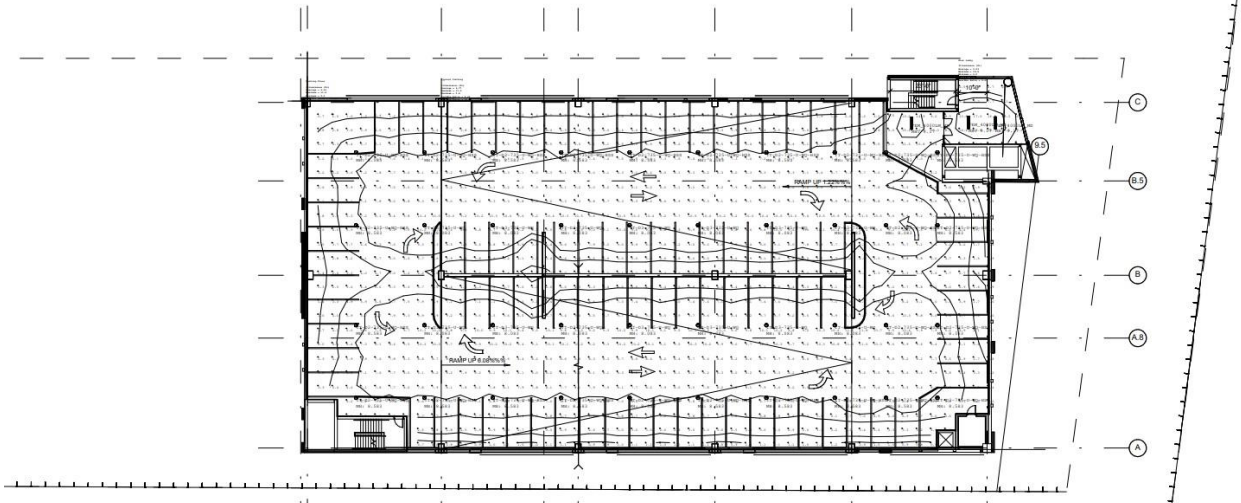
4. The applicant shall obtain all necessary encroachment permits from the Department of Public Works.
5. Applicant shall mitigate the loss in overall tree canopy coverage on the site with off-site tree plantings in the surrounding neighborhood and by investment into the Hartford Tree Fund if needed.
6. The final site plan shall be reviewed for approval administratively by planning staff.

Be It Further,

Resolved, This 13th day of June, 2023.

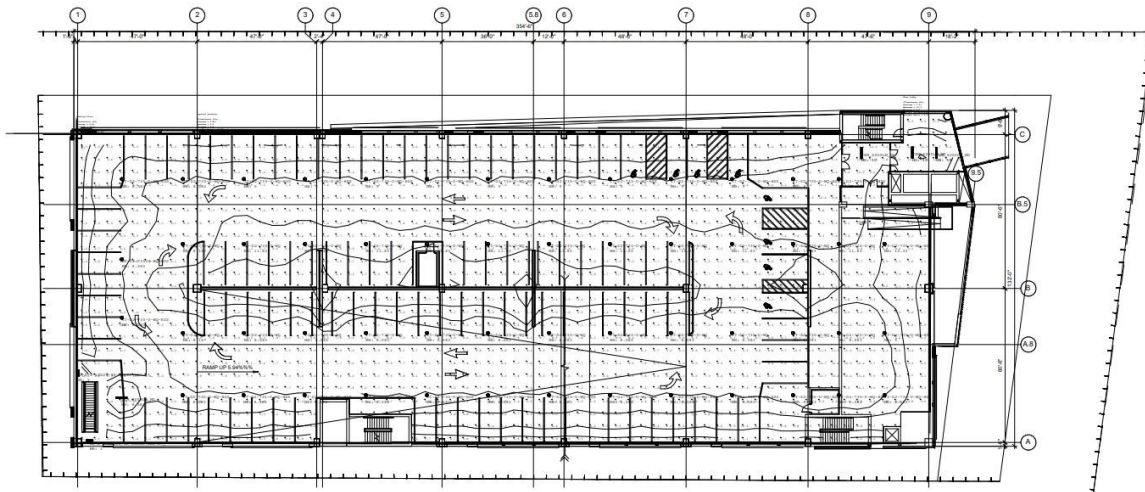
Attachment 1 – June 6, 2023 – Walker Consultants Lighting Photometric Plan





Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ObtrusiveLight_E_Ill_Segl	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N1- NK-2 Zone_Ill_Segl	Obtrusive - Ill	Fc	0.00	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N2- NK-1 Zone_Ill_Segl	Obtrusive - Ill	Fc	0.01	0.2	0.0	N.A.	N.A.
ObtrusiveLight_S_Ill_Segl	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
ObtrusiveLight_W_Ill_Segl	Obtrusive - Ill	Fc	0.01	0.1	0.0	N.A.	N.A.
Room_1 floor	Illuminance	Fc	6.55	18.8	0.5	13.16	37.60
Elev Lobby	Illuminance	Fc	9.49	18.8	2.0	4.75	9.40
Parking Floor	Illuminance	Fc	6.46	11.8	0.5	12.92	23.60
Typical Parking	Illuminance	Fc	6.77	11.6	0.8	8.46	14.93

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
+	3	FEM_4000LM_MD	Single	FEM L48 4000LM LPAFL MD 80CRI 35K		1.000	3824	23.81	71.43
○	26	TT-D2-735-U-WQ-HSS	Single	TT-D2-735-U-WQ-HSS		1.000	4015	39.2	1019.2
○	14	TT-D3-735-U-WQ	Single	TT-D3-735-U-WQ		1.000	6011	47.2	660.8



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ObtrusiveLight_E_Ill_Segl	Obtrusive - Ill	Fc	0.00	0.0	0.0	N.A.	N.A.
ObtrusiveLight_N1- NK-2 Zone_Ill_Segl	Obtrusive - Ill	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_N2- NK-1 Zone_Ill_Segl	Obtrusive - Ill	Fc	0.02	0.2	0.0	N.A.	N.A.
ObtrusiveLight_S_Ill_Segl	Obtrusive - Ill	Fc	0.02	0.1	0.0	N.A.	N.A.
ObtrusiveLight_W_Ill_Segl	Obtrusive - Ill	Fc	0.02	0.1	0.0	N.A.	N.A.
Room_1 floor	Illuminance	Fc	5.97	13.3	0.5	11.94	26.60
Elev Lobby	Illuminance	Fc	7.51	13.3	1.3	5.01	8.87
Parking floor	Illuminance	Fc	5.91	12.8	0.8	11.62	25.60
Typical parking	Illuminance	Fc	5.86	9.1	0.6	9.77	15.17

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
+	2	BU-D-2-LED20-4K-80CRI-EB0-D7	Single	BU-D-2-LED204K-80CRI-EB0-D7		0.250	2299	27.5	55
+	4	FEM_4000LM_MD	Single	FEM L48 4000LM LPAFL MD 80CRI 35K		0.800	3824	23.81	95.24
○	24	TT-D2-735-U-WQ	Single	TT-D2-735-U-WQ		1.000	4984	39.2	940.8
○	10	TT-D2-735-U-WQ-HSS	Single	TT-D2-735-U-WQ-HSS		1.000	4015	39.2	1176

STAIR TOWER, ALTERNATE VARIATION



- Current design, meets the spirit of the regulation
- Airy and uplifting feel



- Strictly compliant alternative
- Heavier feel, not contemporary

LINCOLN STREET, ALTERNATE FAÇADE VARIATION



- Current design, meets the spirit of the regulation



- Strictly compliant alternative, less artistic and airy

Attachment 2 – June 13, 2023 – Southside Institutions Neighborhood Alliance (SINA) Letter of Support



**SOUTHSIDE INSTITUTIONS
NEIGHBORHOOD ALLIANCE**

June 13, 2023

Dear Commissioners:

I am the Executive Director of Southside Institutions Neighborhood Alliance (SINA), a partnership between Connecticut Children's, Hartford Hospital and Trinity College created in 1978 to work with residents, business owners and institutions to promote the development of the Frog Hollow neighborhood. I am also a former member of the Hartford Planning and Zoning Commission. The proposed project to build the parking garage at 289 Washington Street, submitted by Larry Stubbs from LAZ Parking, which requires various approvals from the Planning and Zoning Commission, will ultimately be used as parking for staff and patients at Connecticut Children's Hospital. It is my understanding that the garage is vital to the proposed expansion of the hospital's facilities. I wrote a letter of support for that expansion to the Planning and Zoning Commission on September 21, 2022.

Connecticut Children's has invested in Frog Hollow as a member of SINA since it was founded in the neighborhood in the mid 90's. Connecticut Children's support for the community expresses itself in many ways. One of these is the support that it has provided to SINA for almost three decades. Over the years, Connecticut Children's has contributed over \$7 million to the development of the neighborhood through its support of SINA. In the past five years, Connecticut Children's \$1.25 million investment in SINA has helped leverage \$1 million in ARPA funds and \$3.5 million in Connecticut Department of Housing funds, all of which are supporting the removal of blight and the promotion of homeownership in Frog Hollow. With this money SINA has developed or will soon develop 20 homeownership opportunities, in two and three family homes, accounting for a total of 41 housing units.

Connecticut Children's invests in housing in the neighborhood in other ways. It operates the Healthy Homes program which removes lead paint from homes and it invests in the Homeownership Incentive Program, which provides downpayment assistance to hospital employees to become homeowners in the south end.

Connecticut Children's supports the Walk to Work program which places neighborhood residents in jobs at the hospitals and the college. Through its support of SINA, Connecticut Children's also provides scholarships to neighborhood high school and community college students and works to improve community health through numerous community strengthening initiatives including neighborhood cleanups, mural and other projects that celebrate neighborhood history, community gardens and playgrounds.

It is important to note that there is support for this project among residents who live near the proposed parking garage. Our community strengthening initiative works closely with the Frog Hollow NRZ in reaching out to community residents. Logan Singerman, Director for Community Strengthening at SINA, made an effort to have conversations with people who live close to the proposed site. He shared with them the proposed garage with first floor retail and the plan at the time to demolish the structures on Washington and Lincoln Street. He partnered with a long time resident on Allen Place to do outreach and in total they spoke with 21 residents. These residents live on Allen Place, Lincoln Street, Jefferson Street, Madison Street, Broad Street, Wolcott Street, and Park Street. Of those 21 residents, they did not find a single person who expressed outright opposition to the plan. There were two who expressed concerns about how the garage would be managed to assure safety but affirmed that the design was beautiful, the parking was needed, and that this would be a positive use. Of the remaining 19, most expressed support or a neutral stance on the idea with many expressing a great concern that this development lead to jobs for neighborhood residents. This outreach was shared with the NRZ and incorporated as part of their deliberations. According to Logan, In all of his time doing outreach this is one of the clearest sets of responses from residents he has ever received.

Finally, our board of directors, which includes three members from Connecticut Children's, recently completed a strategic plan. One of our strategic goals is to work with the stakeholders in the neighborhood to develop a land use and conservation plan for the Washington Street Corridor. This plan would be in keeping with Hartford's Plan of Conservation and Development, Hartford 2035. This would serve to begin a process that would develop Washington Street in a coherent way, for the residents as well as for the institutions, and that, with timely investment capital, help realize one of Hartford 2035's Ten Transformative Projects: "Let's envision a district anchored by two nationally recognized hospitals, which connect pedestrian and bikers to green space, and which re-imagines Washington Street and Retreat Avenue."

Sincerely,
Name

Melvyn Colon

*Melvyn Colón, Executive Director
Southside Institutions Neighborhood Alliance (SINA)
A Partnership Between the Connecticut Children's Medical Center, Hartford Hospital and Trinity College
207 Washington Street
Hartford, CT 06106
860 493 1618
Cell 860 990 5533
mcolon@sinainc.org
<http://www.sinainc.org/>*