



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: Zone Map Amendment – 291 Collins St.
for consideration July 28, 2020

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Elizabeth Sanderson, Principal Planner
860-757-9238, elizabeth.sanderson@hartford.gov

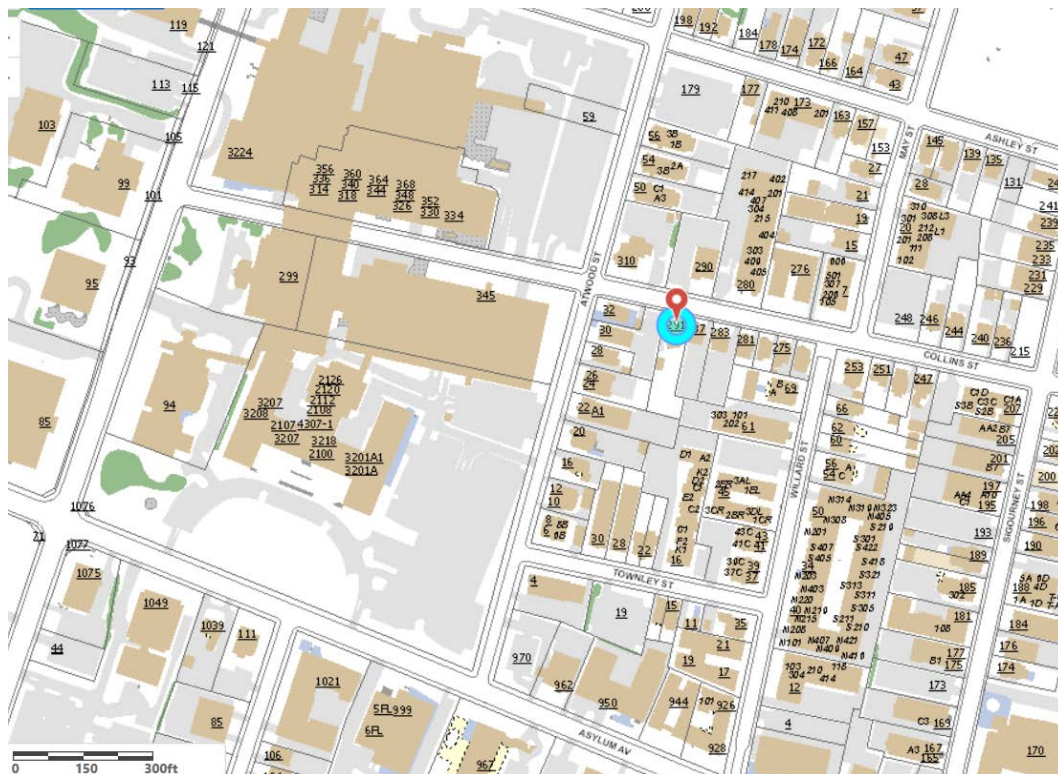
PROJECT: Youth Challenge of CT
291 Collins Street
PARCEL ID: 178-257-143
ENERGOV ID: P&Z-COMM-2020-0206

ZONE: N-2-2 Neighborhood District

TYPE: Zone Map Amendment per Chapter 1, Section 1.3.5 of Zoning Regulations Last Amended June 5, 2020

APPLICANT: Esther Gonzalez-Torres, Youth Challenge of CT, Inc.

OWNER: Esther Gonzalez-Torres, Youth Challenge of CT, Inc.



City GIS Map

BACKGROUND INFORMATION

Applicant is requesting a Zone Map Amendment to change the zoning district of a property that is identified by the City Assessor as 291 Collins St., Parcel ID 178-257-143, (the “Subject Property”) from N-2-2 Neighborhood District to MX-1 Multi-Use Mix District.



Figure 1. View of Subject Property from Collins St., taken 7/10/2020. The existing building is a 2-1/2 story House B Building Type; historic records indicate the “wooden dwelling” was built in 1898.

KEY APPLICATION TIMELINES

- Application Submission Date: June 22, 2020.
- Date Application Accepted as Complete: July 9, 2020.
- Application Date of Receipt: July 14, 2020 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application).
- Public Hearing is scheduled to open on Tuesday, July 28, 2020; Open Hearing Deadline: Thursday, September 17, 2020.
- Close Hearing Deadline (if opens July 28, 2020): Tuesday, September 1, 2020.
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days*.

- On March 10, 2020, State of Connecticut Governor Ned Lamont declared a public health and civil preparedness emergency (“state of emergency”) as a result of coronavirus disease 2019 (COVID-19) outbreak and pandemic.
- The Planning Division is operating under a series of Executive Orders issued by Governor Lamont (7.E & 7.I) which modify public hearing noticing requirements.
- *Time periods that may pass or expire during the state of emergency may be further extended by no more than an additional 90 days, for a total of 155 extension days available, which may be applied towards all time periods, as needed.

LEGAL STANDARD

The Commission reviews requests for re-zonings in accordance with Zoning Regulations section 1.3.5. The Commission must consider the plan of conservation and development and state on the record its findings on the consistency of the proposed amendment with such plan.

STANDARD SPECIFIC TO THE USE

- **Zoning Regulations, Chapter 1, Section 1.3.5.G(2):** The commission must consider the plan of conservation and development and state on the record its findings on the consistency of the proposed amendment with such plan.
- **Zoning Regulations, Chapter 1, Section 1.3.5.G(4):** In acting on zoning map amendments, the commission is authorized to approve a zoning classification that is the same or less intensive than the zoning classification that was described in required public notices.
- **Zoning Regulations, Chapter 1, Section 1.3.5.I.:** Zoning Amendments become effective at such time as is fixed by the commission, provided that a copy of the approved zoning amendment is filed in the office of the city clerk and notice of the decision is published in a newspaper of general circulation within the city before such effective date.
- **Zoning Regulations, Chapter 2, Section 2.1.2 Establishment of Districts.**
- **Zoning Regulations, Chapter 3, Section 3.2.1 Table of Principal Uses.**
- **Zoning Regulations, Chapter 4, Section 4.15 House B Building Type.**

FINDING OF FACTS

Lot

- Lot Width: +/- 56.8 ft. (per GIS Map)
- Lot Size: +/- 13,840 sq. ft. / 0.318 acres (per GIS Map)
- Access to the Subject Property is from a +/- 12 ft. driveway.



Figure 2. 2019 Aerial Photograph; yellow circle identifies the Subject Property and provided dimension indicates approximate width of the existing driveway. Also depicts the driveway access to the parking area on the adjacent property (30 Atwood St.).

Building

- The existing building is a 2-1/2 story House B Building Type; which are permitted in both the existing N-2 district and proposed MX-1.
- Per Sec. 4.1.2, only House B Building Types are permitted for this property in N-2.
- Per 4.1.2, seven Building Types are permitted in the proposed MX-1 District:
 - General
 - Civic
 - Apartment
 - Stacked Flats
 - Row
 - House A
 - House B

Use

- In the Project Narrative provided with the application, the Applicant indicates “[t]he request is to utilize the property for offices currently but with the option to return to solely residential in the future.”
- In an email from the Applicant to Planning Staff dated 7/16/2020, the Applicant indicates current use of the Subject Property is for residential use.

- A search of available records indicates the property's last approved use was a One-Unit Dwelling (see Attachment #2, 2008 Building Permit).
 - Per Connecticut General Statutes (CGS) Sec. 8-3e, zoning regulations shall not treat certain community residences that house six or fewer persons receiving mental health or addiction services and necessary staff persons in a manner different from any single family residence; refer also to CGS Sec.19a-491.
- A review of the website for Youth Challenge of CT, Inc. (www.youthchallenge.org) revealed the following (see also Attachment #3):
 - Mission: "Youth Challenge of Connecticut Inc. operates residential programs and conducts outreach to help people with alcohol and other drug problems find drug free, productive, and meaningful lives."
 - "...residential rehabilitation program for individuals 18 and over with life controlling problems such as substance abuse."
 - "...founded in 1970 and holds a Connecticut State License to operate as a facility : is a residential rehabilitation program for the Care of Treatment of Substance Abusive or Dependent Persons."
 - "The primary goal of all the activities in which the residents are involved is to instill a sense of self-discipline and self-worth, which will enable them to live as responsible citizens upon graduation."
 - Youth Challenge is also involved with other satellite programs to augment its basic mission.
 - Operates a residential outreach center for young men and women.
- The proposed MX-1 district permits a wider variety of uses than may be permitted in the existing NX-3 District, per Zoning Regulations Section 3.2.1/Figure 3.2-A and Figures 10a and 10b).

Neighborhood Context

- The property is located in the Asylum Hill Neighborhood Association, a Neighborhood Revitalization Zone (AHNA NRZ), and is within the Asylum Hill National Historic District.
- Saint Francis Hospital main campus is located approximately 200 ft. West of the Subject Property.
- There are a variety of uses and building types in this area of the City.
 - The adjacent property to the West (30 Atwood St.) contains a House B Building Type with associated parking area used as Medical Office.
 - Although the building fronts Atwood St., access to the property is from a driveway on Collins St.
 - The adjacent property to the East (287 Collins St.) contains a House B Building Type used as a One-Unit Dwelling.
 - Other properties on this block of Collins St. include House B Buildings, Apartment Buildings, and General Buildings used as follows:
 - Offices (House B Buildings), Medical Office (General Building), One-Unit Dwellings & Two-Unit Dwellings (House B Buildings), and Multi-Unit Dwellings (Apartment Buildings).
- Existing buildings along this block of Collins St. vary in height from 2-4 stories.

Plan of Conservation and Development (POCD)

- Consistency with POCD Action Areas:
 - Grow400, Knowledge: **“Prepare youth for college and careers.** Arming our high-school-aged population with skills and knowledge needed for them to succeed in higher education and in the workplace will improve health and economic outcomes” (p.32)
 - Live400, Health: **“Engage anchor institutions in wellness efforts.** Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents’ well-being and support healthy neighborhoods.” (p.37)
 - Live400, Health: **“Pioneer treatment of toxic stress.** Treating endemic toxic stress resulting from exposure to violence, poverty, insecurity, and substance abuse will improve education, employment, and overall well-being of residents. (p.37)

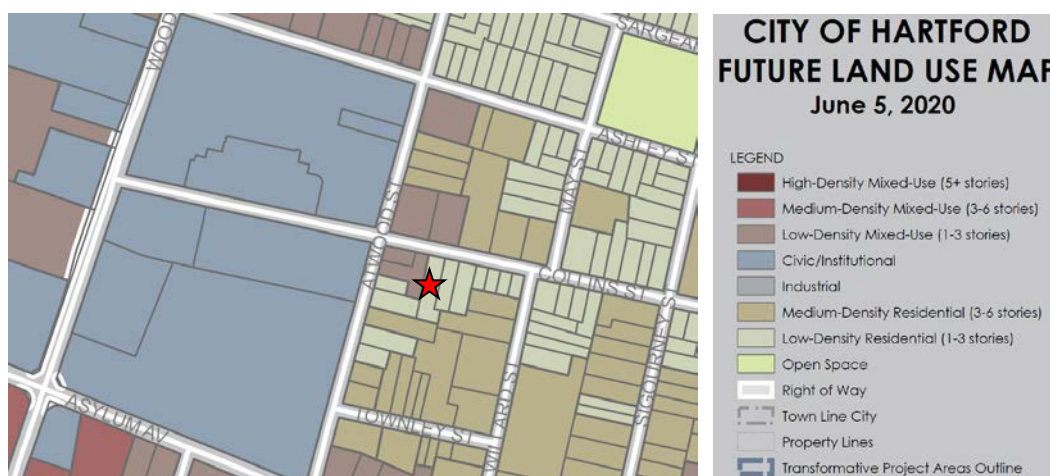


Figure 3. Excerpt of the City of Hartford Future Land Use Map, dated June 5, 2020, which identifies the Subject Property as “Low-Density Residential (1-3 stories).” Adjacent properties are identified as “Low-Density Mixed Use (3-6 stories)” to the west; and “Medium-Density Residential (3-6 stories)” to the south.



Figure 4. Existing Zoning Map, Last Amended August 28, 2018, the Subject Property (highlighted) is in the N-2-2 District, adjacent to properties zoned MX-1. The Applicant proposes to change the Subject Property to the MX-1 district.



Figure 5. View of the Subject Property's rear yard, taken from the parking area at 30 Atwood St. on 7/10/2020. Depicts the existing driveway in deteriorated condition; vehicles parked in the rear yard do not appear to be registered.



Figure 6. View of adjacent driveways on Collins St., taken from parking area at 30 Atwood St. on 7/10/2020.



Figure 7. View looking West on Collins St. from the street in front of the Subject Property, taken 7/10/2020. St. Francis Hospital is visible in the distance.



Figure 8. Google Streetview, dated June 2019, looking East on Collins St. in front of the Subject Property. Depicts a variety of Building Types and uses on this block of Collins St., including: General, House B, and Apartment Buildings.

<p>Multi-Use Mix (MX) The MX districts are either centered around large-scale institutional facilities including the State Capitol area, universities, hospitals, and in other areas where low-scale mixed-use development is appropriate. These districts include a mix of compatible office or residential uses in the General Building Type and residential building types.</p>	<p>MX-1</p> <p>The MX-1 district is a lower intensity district intended to be compatible with adjacent historic neighborhoods. This district includes office, institutional, and/or residential uses in a mix of lower scaled General, Apartment, Row, House A, and House B Building Types.</p>	
	<p>MX-2</p> <p>The MX-2 district is similar in permitted building forms and uses as the MX-1 district, but is intended for larger, more intensive buildings. This district is often paired with the Campus Overlay to accommodate larger scale users with multiple buildings in one setting.</p>	
<p>Neighborhood (N) The N districts are intended to serve neighborhoods throughout the city that mainly include residential building types with no more than 3 units.</p> <p>N districts are limited to residential uses with the exception of institutional and community uses as noted in 3.0 Uses and certain accessory uses.</p> <p>Note: Each of the N district locations includes an extension on the district name indicating the number of dwelling units in that location. Refer to 2.1.3 Number of Dwelling Units in N Districts.</p>	<p>N-1</p> <p>The N-1 district is reserved for locations with House Type A only. Typically, these are one-unit dwelling locations with only a single unit per building (N-1-1).</p>	
	<p>N-2</p> <p>The N-2 district is intended for neighborhoods that consist of House Type B Buildings only. Versions of the N-2 district allow only 1 unit, up to 2 units, or up to 3 units, defined as N-2-1, N-2-2, and N-2-3, respectively.</p>	
	<p>N-3</p> <p>The N-3 district is intended to allow a mix of 2 to 2.5 story House Type B and lower scaled 1 to 2 story House Type C buildings. These areas are further defined as permitting one-unit dwelling (N-3-1), up to 2 units (N-3-2), and up to 3 units (N-3-3).</p>	
	<p>N-4</p> <p>The N-4 district is intended for locations of the lower-scaled 1 to 2 story House Type C buildings. These locations are primarily one-unit dwelling (N-4-1), but some locations permit 2 units per building (N-4-2).</p>	
	<p>N-5</p> <p>The N-5 district is provided for locations with Stacked Flats, Row Buildings, and House Type B buildings, all typically housing multiple units. The N-5-1 district permits only one-unit dwellings in the Row and Type B Buildings and the N-5-3 district permits up to 3-unit dwellings.</p>	

Figure 9. Excerpt of Zoning Regulations Chapter 2, Section 2.2.1, Figure 2.2-A Table of Districts.
Green Box = Proposed Zone District; Orange Box = Existing Zone District

USES	DISTRICTS														OS	Reference
	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1	ID-2	MX-1	MX-2	NX-#	N-#-1	N-#-2	N-#-3
Residential & Lodging Category																3.3.1
Household Living																3.3.1.A.
One-Unit Dwelling	●	●	●	●	●	●	●				●	●	●	●	●	3.3.1.A.
2-Unit Dwelling	●	●	●	●	●	●	●				●	●	●	●	●	3.3.1.A.
3-Unit Dwelling	●	●	●	●	●	●	●				●	●	●	●	●	3.3.1.A.
Multi-Unit Dwelling (4+ Units)	●	●	●	●	●	●	●				●	●	●	●	●	3.3.1.A.
Efficiency/Micro Unit	●	●	●								●	●	●	●	●	3.3.1.A.
Bed & Breakfast											●					3.3.1.B.
Group Living							○				○	○	○			3.3.1.C.
Group Living for Health Reasons	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	3.3.1.D.
Hotel/Apartment Hotel	●	●	●	●	●	●	●				●	●				3.3.1.E.
Residential Care, Large	●	●	●								●	●	●			3.3.1.F.
Residential Care, Small	●	●	●				●				●	●	●			3.3.1.F.
Roominghouse/Boardinghouse									○	○						3.3.1.G.
Temporary Shelter Facility									●	●						3.3.1.H.
Civic & Institutional Category																3.3.2
Assembly, Neighborhood	○	○	○	○	○	○	○	○			○	○	○	○	○	3.3.2.A.
Assembly, General	○	○	○	○	○	○	○	○	○	○						3.3.2.A.
Government/Higher Education/Hospital	○	○	○				○	○	○			○				3.3.2.B.
Library/Museum	○	○	○	○	○	○	○	○			○	○	○			3.3.2.C.
Police/Fire	○	○	○	○	○	○	○	○	○	○						3.3.2.D.
School: Pre-K, Elementary, Intermediate	○	○	○	○	○	○	○	○			○	○	○	○	○	3.3.2.E.
School: High School	○	○	○				○	○	○							3.3.2.F.
Stadium/Arena	○	○	○				○	○	○	○						3.3.2.G.
Transit Station	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	3.3.2.H.

Figure 10a. Zoning Regulations Figure 3.2-A Table of Principal Uses. Depicts permitted uses in proposed district MX-1 (green box) compared with permitted uses in existing district N-2-2 (orange box).

USES	DISTRICTS																Reference	
	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1	ID-2	MX-1	MX-2	NX-#	N-#-1	N-#-2	N-#-3		OS
Open Space Category																		3.3.3
Community Garden	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	3.3.3.A
Honey Beekeeping	●	●	●				●	●	●	●	●	●	●	●	●	●	●	3.3.3.B
Intensive Park Uses									○								○	3.3.3.C
Park	○	○	○	●	●	●			●	●	●	●	●	●	●	●	●	3.3.3.D
River Uses	○							○		○	○							3.3.3.E
Urban Farm						○	○	○	○	○	○	○	○	○	○	○	○	3.3.3.F
Retail Use Category																		3.3.4
Neighborhood Retail	●	●	●	●	●	●		●				●						3.3.4.A
General Retail	●	●	●			●		●										3.3.4.B
Beer/Wine/Liquor Sales	○	○	○	○	○	○		○										3.3.4.C
Commercial Equipment & Supply						●	○	●	●	●								3.3.4.D
Convenience Store	●	●	●	●	●	●		●	●	●								3.3.4.E
Discount Variety Store									●	●								3.3.4.F
Outdoor Sales Lot								●	●									3.3.4.G
Service Use Category																		3.3.5
Neighborhood Service	●	●	●	●	●	●		●			●	●						3.3.5.A
General Service	●							●										3.3.5.B
Adult Day Care	●	●	●	●	●			●			●	●						3.3.5.C
Automobile Fueling & Limited Service						○			●									3.3.5.D
Automobile Service/Car Wash									○	●								3.3.5.E
Automobile, Truck, Limousine Rental	●								●	●	●							3.3.5.F
Child Day Care	●	●	●	●	●	●					●	●						3.3.5.G
Community Service							●	●	●									3.3.5.H
Drinking Places	○	○	○	○	○	○			○									3.3.5.I
Eating Places	●	●	●	●	●	●		●	●	●		●						3.3.5.J
Entertainment Assembly	○	○							○									3.3.5.K
Pawn Shop/Check Cashing Establishment									●									3.3.5.L
Private Club	●	●	●	●	●	●	●	●				●						3.3.5.M
Smoking Places	○	○	○	○	○	○			○									3.3.5.N
Tattoo/Piercing Parlor									●									3.3.5.O
Adult Use Category																		3.3.6
Adult Establishment									○									3.3.6
Employment Use Category																		3.3.7
Office	●	●	●	●	●	●	●	●	●	●	●	●						3.3.7.A
Craftsman Industrial	●	●	●	●	●	●	●	●	●	●		●						3.3.7.B
Infrastructure Use Category																		3.3.8
Parking as a Principal Use	○	○	○	○	○	○	○	○	○	●	●	○	○	○				3.3.8.A
Transportation & Utilities	○	○	○	○	○	○	○	○	○	○	○	○					○	3.3.8.B
Transmission Towers	○	○	○	○	○	○	○	○	○	○	○	○	○				○	3.3.8.C
Industrial Use Category																		3.3.9
Heavy Industry									●	●								3.3.9.A
Light Industry	○	○	○					●	●	●	●							3.3.9.B
Outdoor Storage Yard									●	●								3.3.9.C
Transportation Facilities										●	●							3.3.9.D
Warehouse/Distribution										●	●							3.3.9.E

KEY: ● = Permitted; ● = Permitted in Upper Stories Only; ● = Permitted Subject to Use-Specific Conditions; ○ = Requires a Special Permit

Figure 10b. Zoning Regulations Figure 3.2-A Table of Principal Uses (continued). Depicts permitted uses in proposed district MX-1 (green box) compared with permitted uses in existing district N-2-2 (orange box).

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

Letter of support from AHNA NRZ:



AHNA

Asylum Hill Neighborhood Association
A Neighborhood NRZ

HARTFORD
HAS IT

June 15, 2020

Board Members:

Jackie McKinney

Chair

Edward Edgaro

Vice Chair

Nancy Rion

Secretary

Sue Teboli

Treasurer

Janice Castle

Mayor's Office

Georges Amari

Kingsley

Michael Barr

Louisa Barton

Dugan

Wayne Benjamin

Jennifer Cassidy

Esther Gonzalez

Torres

Ken Johnson

Marian Leis

Yvonne Matthews

Ellen Mathis

Mervin Mathurin

Michelle McFarland

Janine McMahon

Paul O'Mara

Executive Director

David MacDonald

Planning and Zoning Commission
Department of Development Services
Planning Division
250 Constitution Plaza, 4th floor
Hartford, CT 06103

Re: Proposed zoning change to 291 Collins Street

Dear Ms. Chambers:

I am writing in support of the proposed zoning change to 291 Collins Street put forward by the owner, Youth Challenge of CT. This building has historically been a mixed-use building although it has been most recently been a residential building. The proposal is to change it from NX-Z (residential) to MX-Z (mixed use) to accommodate offices of Youth Challenge, a very good neighbor and partner in Asylum Hill.

The Asylum Hill Neighborhood Association is happy to support this proposed zoning change and looks forward to its successful completion.

Sincerely,

David MacDonald

Letter of support from State Representative Ritter:

STATE OF CONNECTICUT
HOUSE OF REPRESENTATIVES



MATTHEW
RITTER
HOUSE
MAJORITY
LEADER

July 8, 2020

Elizabeth Sanderson, Principal Planner
Department of Development Services
250 Constitution Plaza
Hartford, CT 06103

Dear Ms. Sanderson,

I write to offer my support of the Youth Challenge of CT, Inc.'s application for a zone change at 291 Collins Street, from the NX-2 zone to the MX-2 zone. Youth Challenge of CT performs the critical work of operating residential programs and conducting outreach – to help those adversely affected by substance abuse and dependency. The organization is celebrating its 50th year of service to the Asylum Hill neighborhood where they continue to better the quality of life of their community and Hartford as a whole.

Youth Challenge of CT's proposed multi-purpose for 291 Collins Street is both residential- and office-use. The property abuts 32 Atwood Street, which is owned and operated by the applicant, and is surrounded by both medical office buildings as well as residential buildings. The site is also in close proximity to the Saint Francis Hospital and Medical Center campus.

I urge the support of Youth Challenge of CT's application for a zone change given the compatibility of its proposed use with the surrounding neighborhood, its proximity to both large scale institutional facilities and existing mixed-use development, and its compatibility with the City's Plan of Conservation and Development, with particular alignment to Hartford's aspiration to be a healthy city with a holistic approach to addressing the well-being of individuals and families. Finally, it should be noted that the applicant has the approval and support of the Asylum Hill Neighborhood Association.

Respectfully,

A handwritten signature in cursive script that reads "Matt Ritter".

Matthew Ritter, Majority Leader
Connecticut General Assembly

CC: The Asylum Hill Neighborhood Association

LEGISLATIVE OFFICE BUILDING, SUITE 4100, HARTFORD, CT 06106-1591 PHONE: (860) 240-8489
EMAIL: MATTHEW.RITTER@CGA.CT.GOV

ANALYSIS

Multi-Use Mix (MX) districts are either centered around large-scale institutional facilities including the State Capitol Area, universities, hospitals, and in other areas where low-scale mixed-use development is appropriate. These districts include a mix of compatible office or residential uses in the General Building Type and residential building types. More specifically, the MX-1 district is intended as a lower intensity district, compatible with adjacent historic neighborhoods, and includes office, institutional and/or residential uses in a mix of lower scaled General, Apartment, Row, House A, and House B Building Types.

Alternatively, Neighborhood (N) districts are limited to residential uses, with N-2 districts intended for neighborhoods that consist of House Type B Buildings only; the N-2-2 district permits a maximum of two units per building.

The Subject Property is located in an area of the City where there are a variety of building types and uses. Such areas of the City are more susceptible to change. Due to the Subject Property's close proximity to St. Francis Hospital, and other adjacent Medical Office and Office uses, a change to the MX-1 district may offer the property more versatility than the current zoning district permits.

In addition, the proposed zone change may be consistent with the following recommendations of the recently adopted City of Hartford Plan of Conservation and Development "Hartford City Plan" (the "POCD"):

- **"Prepare youth for college and careers.** Arming our high-school-aged population with skills and knowledge needed for them to succeed in higher education and in the workplace will improve health and economic outcomes" (p.32)
- **"Engage anchor institutions in wellness efforts.** Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents' well-being and support healthy neighborhoods." (p.37)
- **"Pioneer treatment of toxic stress.** Treating endemic toxic stress resulting from exposure to violence, poverty, insecurity, and substance abuse will improve education, employment, and overall well-being of residents. (p.37)

Despite some confusion in terminology of existing and proposed zoning districts, both the AHNA NRZ and Representative Ritter have indicated support of Youth Challenge's future plans for the Subject Property.

Planning Staff Recommendations:

- Driveway access to the Subject Property is narrow and in poor condition. Additionally, the existing driveway access from Collins St. to the adjacent property to the west (30 Atwood St., per Assessor) is very close to the existing driveway access to the Subject Property. If the use of the Subject Property is changed to Offices, then the existing driveway will need to be updated to meet standards of the Zoning Regulations. Planning Staff recommends that the Applicant work with the adjacent property owner at 30 Atwood St. to consolidate the two driveways into one shared access that would benefit both properties.
- To avoid potential violations from the Zoning Enforcement Officer, or other authorized City Officials, it is recommended that unregistered and/or inoperable vehicles be removed

from the Subject Property, and that only garages or other previously approved parking areas be used to store vehicles.

The pending application is for the zone change only, and is not a site plan review or zoning permit for the proposed change of use. If a zone change is approved, then an administrative review by Planning Staff would be needed to effectively change the use of the property to Office; this would be in addition to any necessary Building Permits from the Licenses & Inspections Division.

To demonstrate compliance with public hearing notice requirements, as modified pursuant to State of Connecticut Executive Order 7I, the Applicant must submit the completed notarized Sign Affidavit.

STAFF RECOMMENDATION

Staff recommends approval of this application.

A draft resolution follows.

ATTACHMENTS

1. Application & Supporting Documents
2. 2008 Building Permit
3. Pages from Youth Challenge of CT, Inc. Website

REVIEWED AND EDITED BY,

Aimee Chambers, Director

PLANNING & ZONING COMMISSION

ZONE MAP AMENDMENT

DRAFT STAFF RESOLUTION

291 Collins St.

July 28, 2020

Whereas, The Planning & Zoning Commission (“Commission”) has reviewed an application for Zone Map Amendment to rezone a property identified by the City Assessor as 291 Collins Street, Parcel ID 178-257-143, (the “Property”), from the N-2-2 Neighborhood district to the MX-1 Multi-Use Mix district, and the Asylum Hill National Historic District; and

Whereas, Multi-Use Mix (MX) districts are intended around large-scale institutional facilities, such as the State Capitol Area, universities, hospitals, and in other areas where low-scale mixed-use development is appropriate, and include a mix of compatible office or residential uses in the General Building Type and residential building types; and

Whereas, The MX-1 district is intended as a lower intensity district, compatible with adjacent historic neighborhoods, and includes office, institutional and/or residential uses in a mix of lower scaled General, Apartment, Row, House A, and House B Building Types; and

Whereas, Neighborhood districts are limited to residential uses, with N-2 districts intended for neighborhoods that consist of House Type B Buildings only; the N-2-2 district permits a maximum of two units per building; and

Whereas, The Property is within 200 feet from Saint Francis Hospital campus, and is adjacent to and across the street from other properties within the MX-1 district; and

Whereas, The Commission finds the proposed zone change to be consistent with the following recommendations from the City of Hartford Plan of Conservation and Development “Hartford City Plan” (the “POCD”):

- **“Prepare youth for college and careers.** Arming our high-school-aged population with skills and knowledge needed for them to succeed in higher education and in the workplace will improve health and economic outcomes” (p.32)
- **“Engage anchor institutions in wellness efforts.** Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents’ well-being and support healthy neighborhoods.” (p.37)
- **“Pioneer treatment of toxic stress.** Treating endemic toxic stress resulting from exposure to violence, poverty, insecurity, and substance abuse will improve education, employment, and overall well-being of residents.” (p.37); **Now Therefore Be It**

Resolved, That the City of Hartford Planning & Zoning Commission hereby approves the petition of Youth Challenge of CT, Inc. c/o Esther Gonzalez-Torres, for a Zone Map Amendment to rezone the Property from the N-2-2 Neighborhood district to the MX-1 Multi-Use Mix district.

Resolved this 28th day of July, 2020



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Planning
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103

Telephone: (860) 757- 9040
Fax: (860) 722-6402
www.hartford.gov



ERIK C. JOHNSON
DIRECTOR OF
DEVELOPMENT SERVICES

AIMEE CHAMBERS
DIRECTOR OF PLANNING

NOTICE OF PUBLIC HEARING

A Public Hearing by the City of Hartford Zoning Board of Appeals, as required under Governor Lamont's Executive Order 7i, Sec. 19(f), will be held on Tuesday, July 28, 2020 at 6 P.M. via remote access:

Webex Teleconference Virtual Meeting

Meeting link: <https://tinyurl.com/ddspzc072820>

Meeting number: 129 814 3847

Password: ddsPZC072820

OR Join by phone: 408-418-9388 United States Toll

Access code: 129 814 3847

For the following pending application:

291 Collins St. – Zone Map Amendment to change the zoning district of the +/- 1/3-acre lot from N-2-2 Neighborhood District to MX-1 Multi-Use Mix District.

Property Owner: Youth Challenge of Connecticut, Inc.; Applicant: Youth Challenge of Connecticut, Inc. c/o Esther Gonzalez-Torres.

All interested parties are invited to be access the meeting remotely or represented remotely. Oral statements will be heard and written statements shall be emailed to Elizabeth.Sanderson@hartford.gov in advance of the public hearing to be entered into record during the public hearing. Anyone knowing persons interested in or affected by this proposal is requested to inform them of the hearing. Documents are available for inspection at meetinginfo.org or email elizabeth.sanderson@hartford.gov.

\$750

PB2-COMM-2020-0206

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:

- | | | |
|--|---|--|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit:
Signage/Use/Accessory | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Liquor Permit |
| <input type="checkbox"/> Subdivision/Lot Line Revision | | <input type="checkbox"/> Special Permit |

Receiving Federal Funds:

- ☐ Yes ☐ No
☐ Demo ☐ Add. ☐ Repair

1. PROPERTY INFORMATION

Property Address: 291 Collins Street City: Hartford State: CT Zip Code: 06105
Zoning District: (<http://assessor1.hartford.gov/default.asp>) _____ Parcel ID: _____
Property Owner: Youth Challenge of CT, Inc.
Property Owner's Address: 15-17 May Street City: Hartford State: CT Zip Code: 06105
Phone: 860-728-5199 or 860-209-1562 Email: egonzaleztorresycct@gmail.com

2. APPLICANT

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

Name of Applicant: _____ File Date: _____
Address: _____ City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

3. PRIMARY POINT OF CONTACT:

Name: Esther Gonzalez-Torres
Phone: 860-209-1562
Email: egonzaleztorresycct@gmail.com

4. PROJECT NARRATIVE

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

The request is to change the 291 Collins Street Hartford, CT from the NX-2 zone to MX-2 zone. The property is owned by Youth Challenge of CT, Inc. for over 20 years and is surrounded by MX-2 zoned properties on the side and front streets.

The request is to utilized the property for offices currently but with the option to return to solely residential in the future.

291 Collins Street property is sound in structure.

**** 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: NX-2

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

The properties along Collins St have included office and residential use.

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

Include 291 Collins St property in the MX-2 zoning.

Reason for this request: Include office use to the property.

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 :

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)

<input type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
----------------------------------	-----------------------------------	---	-------------------------------------	--

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

Current materials being repaired/replaced: _____

Materials/products being used in work: _____

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 signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Property lines.

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: 6/15/2020

Printed Name of Applicant: Esther Gonzalez-Torres

Signature of Property Owner:  _____ Date: 6/15/2020

Printed Name of Property Owner: Youth Challenge of CT, Inc., Esther Gonzalez-Torres

Sanderson, Elizabeth

From: Grove, Kimberly <Kimberly.Grove@cga.ct.gov>
Sent: Wednesday, July 8, 2020 1:12 PM
To: Sanderson, Elizabeth
Cc: Bergin, Tim
Subject: Majority Leader Ritter Zoning YCC Letter of Support 7.7.20-2.pdf
Attachments: Majority Leader Ritter Zoning YCC Letter of Support 7.7.20-2.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Good afternoon,

Attached is Majority Leader Ritter's letter of support for the Youth Challenge's application to change the zoning for the 291 Collins Street Property.

Please let me know if you have any questions!

Best,

Kimmi Grove

*Executive Assistant,
House Majority Leader Matthew Ritter
300 Capitol Avenue
Hartford CT, 06106
Tel: (860) 240-8489
Cell: (203) 317-9594
Kimberly.Grove@cga.ct.gov*

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STATE OF CONNECTICUT
HOUSE OF REPRESENTATIVES



MATTHEW
RITTER
HOUSE
MAJORITY
LEADER

July 8, 2020

Elizabeth Sanderson, Principal Planner
Department of Development Services
250 Constitution Plaza
Hartford, CT 06103

Dear Ms. Sanderson,

I write to offer my support of the Youth Challenge of CT, Inc.'s application for a zone change at 291 Collins Street, from the NX-2 zone to the MX-2 zone. Youth Challenge of CT performs the critical work of operating residential programs and conducting outreach – to help those adversely affected by substance abuse and dependency. The organization is celebrating its 50th year of service to the Asylum Hill neighborhood where they continue to better the quality of life of their community and Hartford as a whole.

Youth Challenge of CT's proposed multi-purpose for 291 Collins Street is both residential- and office-use. The property abuts 32 Atwood Street, which is owned and operated by the applicant, and is surrounded by both medical office buildings as well as residential buildings. The site is also in close proximity to the Saint Francis Hospital and Medical Center campus.

I urge the support of Youth Challenge of CT's application for a zone change given the compatibility of its proposed use with the surrounding neighborhood, its proximity to both large scale institutional facilities and existing mixed-use development, and its compatibility with the City's Plan of Conservation and Development, with particular alignment to Hartford's aspiration to be a healthy city with a holistic approach to addressing the well-being of individuals and families. Finally, it should be noted that the applicant has the approval and support of the Asylum Hill Neighborhood Association.

Respectfully,

A handwritten signature in cursive script that reads "Matt Ritter".

Matthew Ritter, Majority Leader
Connecticut General Assembly

CC: The Asylum Hill Neighborhood Association



AHNA

HARTFORD
HAS IT

Asylum Hill Neighborhood Association
A Neighborhood NRZ

June 15, 2020

Board Members:

Jackie McKinney

Chair

Edward Edgaro

Vice Chair

Nancy Rion

Secretary

Sue Tebolt

Treasurer

Janice Castle

Moran's Office

Georges Annan

Kingsley

Michael Barr

Louisa Barton

Duguay

Wayne Benjamin

Jennifer Cassidy

Esther Gonzalez

Torres

Ken Johnson

Marian Leist

Yvonne Matthews

Ellen Mathis

Mervin Mathurin

Michelle McFarland

Janine McMahon

Paul O'Mara

Executive Director

David MacDonald

Planning and Zoning Commission
Department of Development Services
Planning Division
250 Constitution Plaza, 4th floor
Hartford, CT 06103

Re: Proposed zoning change to 291 Collins Street

Dear Ms. Chambers:

I am writing in support of the proposed zoning change to 291 Collins Street put forward by the owner, Youth Challenge of CT. This building has historically been a mixed-use building although it has been most recently been a residential building. The proposal is to change it from NX-Z (residential) to MX-Z (mixed use) to accommodate offices of Youth Challenge, a very good neighbor and partner in Asylum Hill.

The Asylum Hill Neighborhood Association is happy to support this proposed zoning change and looks forward to its successful completion.

Sincerely,

David MacDonald

Sanderson, Elizabeth

From: Esther GTorres <egonzaleztorresycct@gmail.com>
Sent: Thursday, July 9, 2020 3:02 PM
To: Sanderson, Elizabeth
Subject: Re: Application for Zone Map Amendment at 291 Collins St., Hartford, CT

Yes, I will do that.
Thank you,
Esther

On Thu, Jul 9, 2020 at 2:55 PM Sanderson, Elizabeth <Elizabeth.Sanderson@hartford.gov> wrote:

Esther,

Thank you for getting back to me, and for clarifying this! I see the copy of the NRZ letter now, and received a pdf from Representative Ritter's office. However, I see that the submitted letters do not indicate the proper zones (existing or proposed), and am concerned that this may create confusion. Would you be able to work with AHNA & Rep. Ritter to submit corrected documents indicating the existing and proposed zones?

Thank you,

Elizabeth

From: Esther GTorres <egonzaleztorresycct@gmail.com>
Sent: Thursday, July 9, 2020 1:53 PM
To: Sanderson, Elizabeth <Elizabeth.Sanderson@hartford.gov>
Subject: Re: Application for Zone Map Amendment at 291 Collins St., Hartford, CT

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Hi Elizabeth, thank you for responding and I apologize for confusion. I am requesting the current 291 Collins ST property N-2-2 will be changed to a MX-1 for office use. We submitted a letter from our NRZ initially with our application, which I'll attach to this email and a letter from Rep. Matt Ritter's office was sent to your email on our behalf.

Thank you,

Esther

On Wed, Jul 8, 2020 at 4:45 PM Sanderson, Elizabeth <Elizabeth.Sanderson@hartford.gov> wrote:

Good Afternoon,

In addition to the below request for clarification, please be informed that Planning Division Staff recommends that all applicants of applications being reviewed by a Land Use Board/Commission reach out to the local Neighborhood Revitalization Zone to discuss their project. Please see below contact information for the Chair of the local NRZ where your project is located:

Asylum Hill NRZ

Chair: Jacqueline McKinney

860-614-1553

Jdmckinney07@gmail.com

If you receive any communications indicating NRZ support and/or opposition to this project, then please forward to me as soon as possible. I would recommend you clarify which zoning district you are proposing to change to before presenting this project, to eliminate confusion.

Thank you,

Elizabeth

From: Sanderson, Elizabeth

Sent: Wednesday, July 8, 2020 2:24 PM

To: egonzaleztorresycct@gmail.com

Subject: FW: Application for Zone Map Amendment at 291 Collins St., Hartford, CT

From: Sanderson, Elizabeth

Sent: Monday, July 6, 2020 5:52 PM

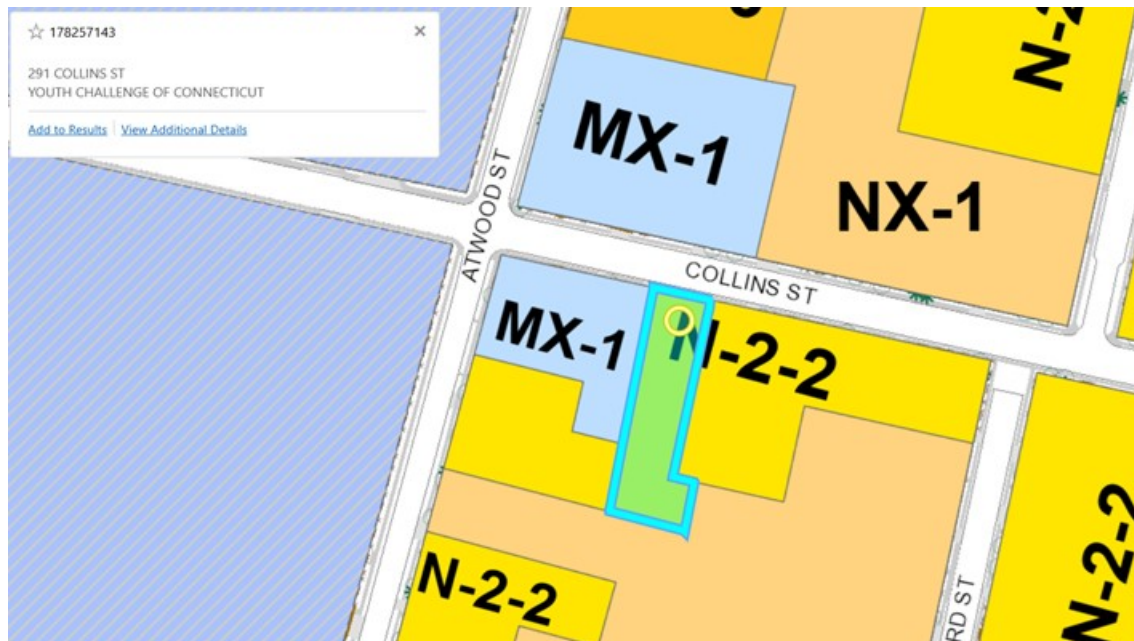
To: egonzaleztorresycct@gmail.com

Subject: Application for Zone Map Amendment at 291 Collins St., Hartford, CT

Good Afternoon,

The Planning Division has received your application for a Zone Map Amendment. However, further clarification is needed in order to continue processing your request. Please see below snippet from the zoning district map (291 Collins is outlined in blue), as well as a snippet from the Project Narrative provided on your application form and the map submitted with your application.

In the provided narrative you indicate you would like to change the zoning district of the property (291 Collins St.) from NX-2 to MX-2, citing surrounding properties are MX-2. However, the property is currently zoned N-2-2 and adjacent property is zoned MX-1. Could you please provide some clarification about what you are proposing?



Existing Zoning District Map indicates subject property is zoned N-2-2, adjacent to property zoned MX-1.

EnerGov App. #:

4. PROJECT NARRATIVE

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

The request is to change the 291 Collins Street Hartford, CT from the NX-2 zone to MX-2 zone. The property is owned by Youth Challenge of CT, Inc. for over 20 years and is surrounded by MX-2 zoned properties on the side and front streets.

The request is to utilize the property for offices currently but with the option to return to solely residential in the future.

291 Collins Street property is sound in structure.

Project Narrative on pg. 2 of application indicates change from NX-2 to MX-2.

291 Collins St Change from N-2-2 to MX-1
See →



Map provided with application indicates change from N-2-2 to MX-1.

Elizabeth Sanderson, AICP RLA CZEO

Principal Planner

City of Hartford Department of Development Services Planning Division

--
Esther Gonzalez-Torres, LMSW

Youth Challenge of CT, Inc.

15-17 May ST

Hartford, CT 06105

Work Phone - (860) 728-5199

Fax - (860) 524-0418

Cell - (860) 209-1562

www.youthchallenge.org

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--

Esther Gonzalez-Torres, LMSW

Youth Challenge of CT, Inc.

15-17 May ST

Hartford, CT 06105

Work Phone - (860) 728-5199

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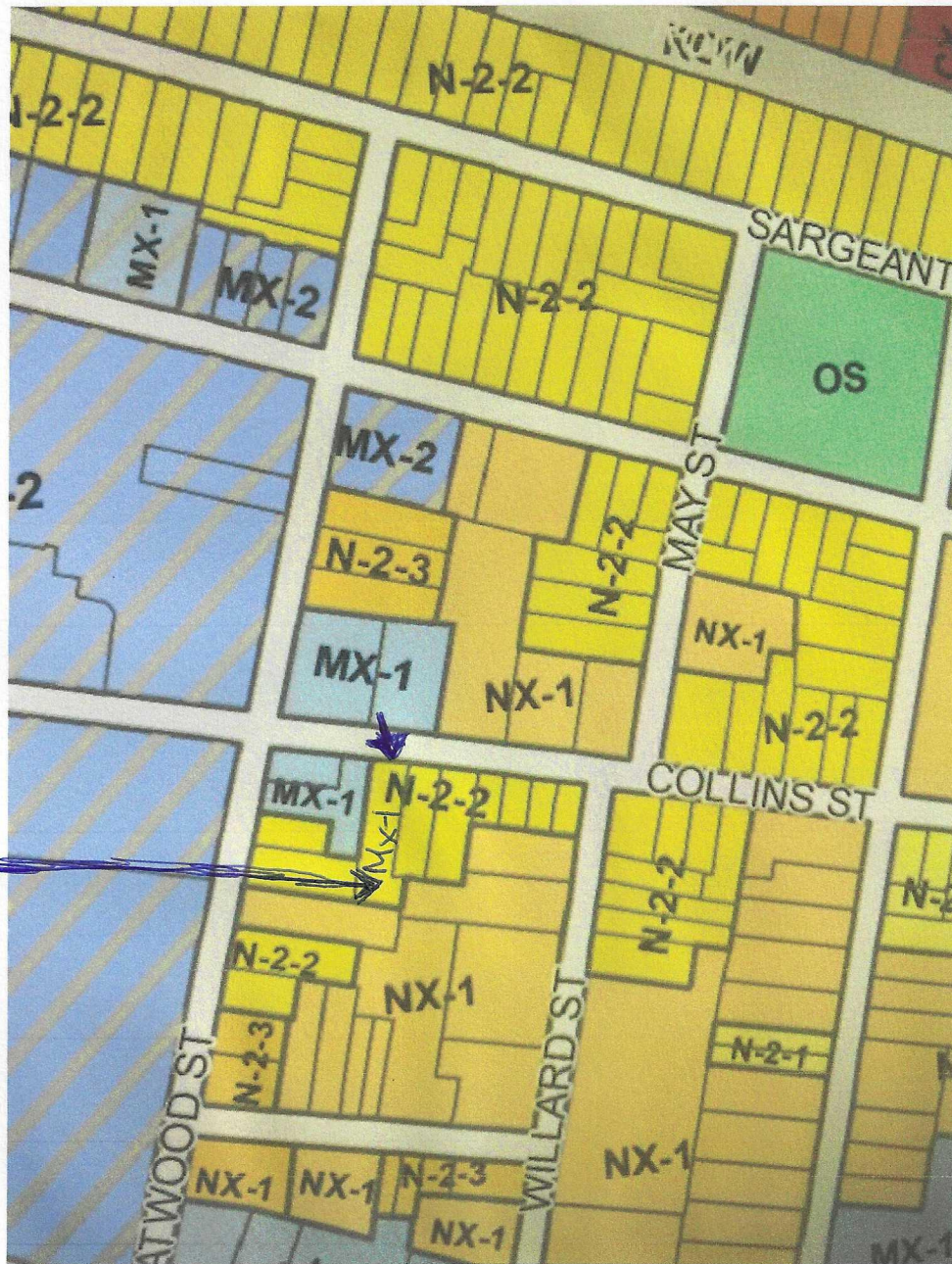
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291 Collins St Change from N-2-2 to MX-1

See ↑



Unofficial Property Record Card - Hartford, CT

General Property Data

Parcel ID	178-257-143	Account Number	
Prior Parcel ID		Property Location	291 COLLINS ST
Property Owner	YOUTH CHALLENGE OF CONNECTICUT	Property Use	CHARITABLE
Mailing Address	15 MAY ST 17	Most Recent Sale Date	1/22/2003
City	HARTFORD	Legal Reference	04691-0288
Mailing State	CT	Grantor	YOUTH CHALLENGE OF GR HTFD, INC
Zip	06105-1519	Sale Price	0
Parcel Zoning	N2-2	Land Area	13,840.000 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	0	Total Value	0
--------------	----------------	---	---------------------	---	------------	---	-------------	---

Building Description

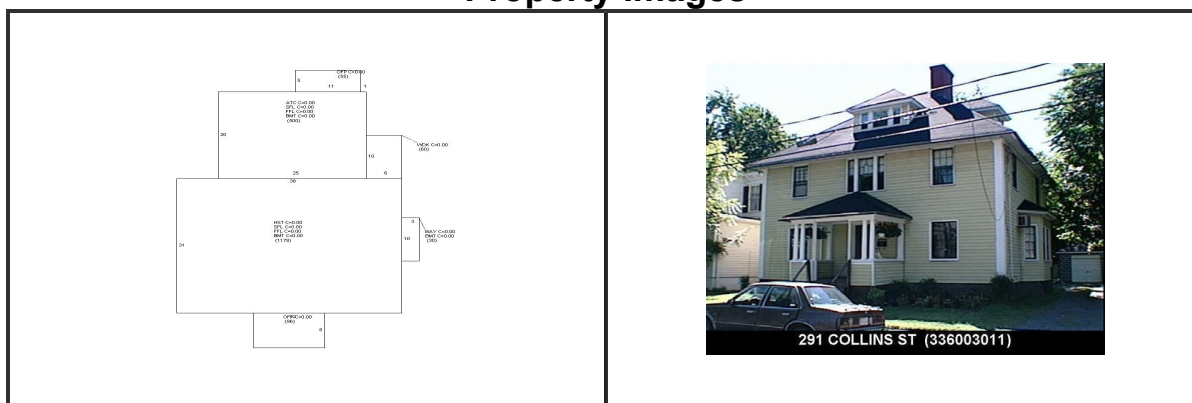
Building Style	RES STR	Foundation Type	Stone/Brick	Flooring Type	COMBINATION
# of Living Units	8	Frame Type	Wood Frame	Basement Floor	CONCRETE
Year Built	1910	Roof Structure	GABLE/HIP	Heating Type	Hot Water
Building Grade	Average +	Roof Cover	Asphalt	Heating Fuel	Gas
Building Condition	N/A	Siding	Alu/Vinyl	Air Conditioning	0%
Finished Area (SF)	N/A	Interior Walls	PLASTER	# of Bsmt Garages	0
Number Rooms	8	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 13,840.000 acres of land mainly classified as CHARITABLE with a(n) RES STR style building, built about 1910 , having Alu/Vinyl exterior and Asphalt roof cover, with 0 commercial unit(s) and 8 residential unit(s), 8 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment #3: Pages from Youth Challenge of CT Website

Youth Challenge of CT, Inc

What We Do

Youth Challenge of Connecticut has been operating as a residential outreach center for troubled people since 1970. Concentrating on young men and women, emphasizing personal and social development through a sharing and caring environment.

Here, the process of healing begins with a unique combination of acceptance, discipline, and structure. The men and women who are in emotional turmoil and pain are lead through a planned program geared toward meeting their physical, mental and spiritual needs. Youth Challenge offers an atmosphere for growth through biblical counseling and work study. Services are centered around a community residence offering:

- individual counseling
- recreational activities
- resident and family liaison services
- non-denominational spiritual sharing
- prayer

Our Door Is Open

Although 20% of the referrals have been made by community hospitals, courts, clergy, and correctional facilities, most of the residents are voluntary, walk-in clientele. The open door policy welcomes men and women from every walk of life without regard to religious, ethnic, or racial background. The only requirements necessary for eligibility are:

- desire for change
- agreement and commitment to the structured program
- compliance with criteria of referring agency

Reaching Out to All

Today many people are in need of help and cannot afford to pay for it, and others simply don't know where to find help. Through Youth Challenge's outreach facilities and mentality many people are finding a future and a hope.

The continuation of this program is dependent upon the contributions of community organizations and citizens like yourself who rise to the challenge - the Youth Challenge - of helping people gain happy and productive lives.

Youth Challenge of CT, Inc.

Phone: 860-728-5199

Fax: 860-524-0418

15-17 May Street; Hartford, CT 06105

Youth Challenge of CT, Inc

Youth Challenge is a residential rehabilitation program for individuals 18 and over with life controlling problems such as substance abuse. It was founded in 1970 and holds a Connecticut State License to operate as a facility for the Care of Treatment of Substance Abusive or Dependent Persons.

The philosophy of the program is the development of self-respect, confidence, and a capacity to enjoy life through discipline, proper counsel and attitude. A total living environment of personal and group interaction, with structured activity, forms the basis for our approach.

The overall objective of the program is to initialize a total change in values and lifestyles among the young men and women we serve. A trained and capable staff provide an atmosphere of warmth, trust, support, and love that many of the residents never before experienced. Residents participate in a variety of individual and group activities, and also engage in supervised in house work opportunities according to a daily schedule. The primary goal of all the activities in which the residents are involved is to instill a sense of self-discipline and self-worth, which will enable them to live as responsible citizens upon graduation.

Youth Challenge has grown because it has achieved a tremendous success. Instilled in the students is the reality that not only can a person remain drug free upon graduation but continue to grow and go on to become a positive asset within their community. The fact remains, however, that the drug problem is so severe that there are still far more requests for services than Youth Challenge can provide.

Youth Challenge is actively involved in both the treatment and prevention aspects of the drug and individuals, Youth Challenge has established several active and aggressive satellite programs that augment its basic mission. These primary and satellite activities serve to greatly deter the growth of crime and juvenile destruction, while making available the opportunity to restore the individual's life.

Some of these programs are as follows:

1. Youth Challenge works very closely with the family of the substance user to help them acquire the necessary perspectives in accepting and dealing with the student.
2. Youth Challenge conducts a prison outreach that is currently supplying services to five prisons.
3. Outreaches are conducted at the request of local school district authorities in both primary and secondary school within the Greater Hartford area.
4. One of the programs emphasized by Youth Challenge is the Outreach Program conducted on the streets of Hartford. As street workers, the staff members meet the troubled individual where he/she is and seeks to initiate treatment in a familiar and non-threatening atmosphere.
5. Adjunct to the active outreach program, Youth Challenge works together with local groups to provide services for at-risk children from the inner-city neighborhoods, including classes and group activities focusing on positive values, self image relationships and character development.

Youth Challenge welcomes referrals on a continuing basis from a variety of sources in the community to assist substance abusers. Some of these referral agencies are:

1. State of Connecticut Department of Corrections, Parole, Probation and the Courts.
2. Clergy, Social Workers, Lawyers, Family and Walk-in.
3. State of Connecticut Department of Mental Health and Addiction Services.
4. Local Hospitals and Clinics.
5. The Salvation Army and other agencies.

