

John Q. Gale

From: John Q. Gale
Sent: Thursday, September 13, 2012 6:11 PM
To: Donald Chapman (chapg001@hartford.gov); Jeff Cormier (cormj001@hartford.gov)
Subject: Meeting of WECA Planning and Zoning Committee
Attachments: Existing_519FarmingtonAve.pdf; Proposed_519FarmingtonAve.pdf

To The WECA Planning and Zoning Committee:

The will be a meeting of the WECA Planning and Zoning Committee:

Thursday, September 20, 2012
5:30 pm
Hartford Seminary
77 Sherman Street

Agenda:

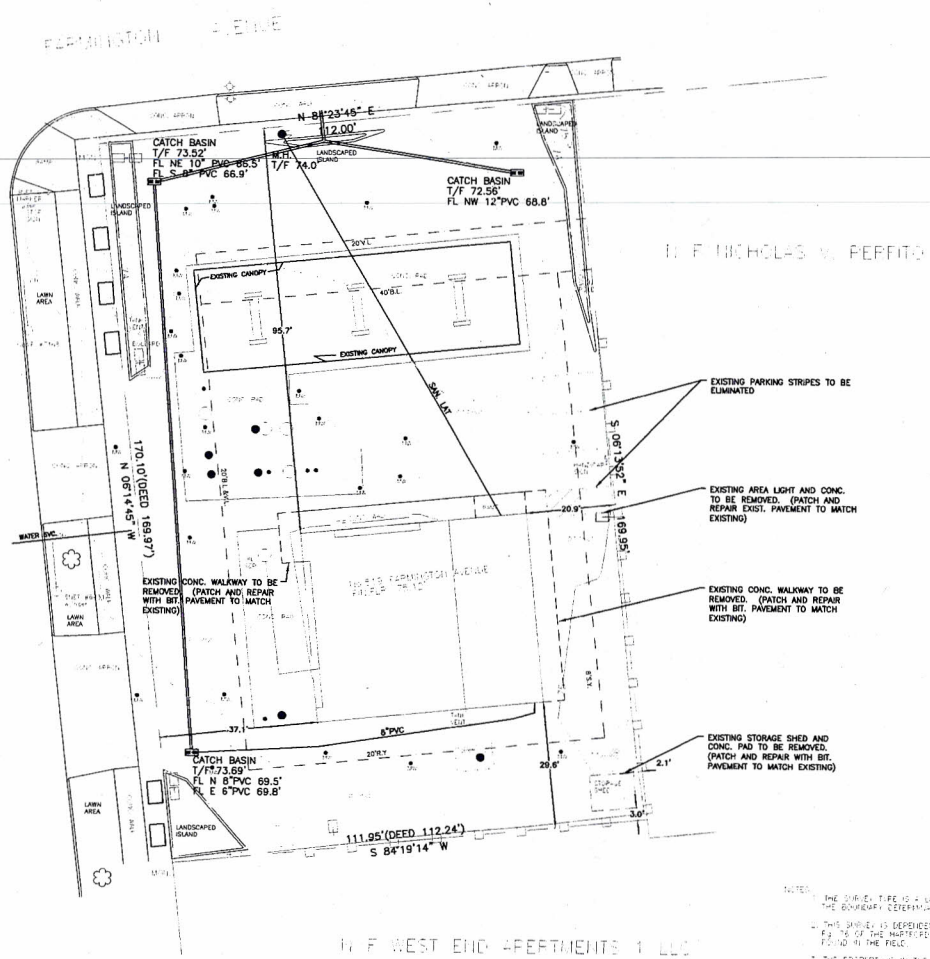
WECA has been notified by the City Planning and Zoning Department that new owners of the Mobil Station at the corner of Farmington Avenue and Evergreen Avenue have approached the City with an Application to change the use of that parcel by eliminating the auto repair business and converting some part of the existing building into use for a restaurant (applicant is looking at a coffee shop franchise), to include a drive thru operation. There will be no change to the existing gas station operation. The convenience store will become fully handicap accessible with a handicap accessible restroom. Copies of the existing and proposed site plan are attached.

Representatives of the new owner will make a presentation to our Committee of their proposal and will seek our input and feedback.

You are invited to attend.

Your Chair,

John Q. Gale
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EXISTING LOCATION SURVEY DEPENDENT RESURVEY
EXISTING SITE PLAN
prepared for
DE GIL CORP.
512 FARMINGTON AVENUE
HARTFORD, CONNECTICUT

- NOTES:
1. THE SURVEY LINE IS A LIMITED PROPERTY BOUNDARY SURVEY AND THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 2. THIS SURVEY IS DEPENDENT ON THE DEED REFERENCE OF 101.80' ± 1/8" OF THE HARTFORD LAND RECORDS AND THE ADJACENT LOT.
 3. THE PROPERTY IS IN THE 8-10-2010.
 4. THE AREA OF THE PROPERTY IS 10,000 ± SQ. FT.
 5. ELEVATION IS BASED ON THE ADJACENT REFERENCED DEED.
 6. TOPOGRAPHY WAS FIELD DETERMINED AND IS BASED ON THE 10-10-2010.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998 AND CONFORMS TO HORIZONTAL ACCURACY CLASSIFICATION OF A-2 AND VERTICAL CLASSIFICATION OF T-2.

RICHARD P. MARTEL 12882
LIC. No.



NORTH STAR SURVEYING AND ENGINEERING, INC. 108 FARMINGTON AVENUE HARTFORD, CT 06103 860-233-4000		
DRAWN	DATE	
REV	08/14/12	
APPROVED	DATE	
SCALE	SHEET	PROJECT NO.
1" = 20'		222



Commercial

Farmington Avenue forms the primary commercial corridor of the West End. While a small number of street-front businesses dot Sisson Avenue, West Boulevard and Whitney Street, Farmington serves as the neighborhood's "Main Street."

Historically, Farmington Avenue was a grand avenue lined with trees and large homes. With the arrival of the streetcar and a growing population, many of these homes were displaced by apartment and office buildings. Today, the avenue caters to automobile-oriented convenience shopping, and in recent years has become home to a handful of successful restaurants, cafés, and pubs. Feeding these businesses are approximately 13,000 vehicles per day, many pedestrians, and a Connecticut Transit bus line generally believed to be the most traveled line in the system.

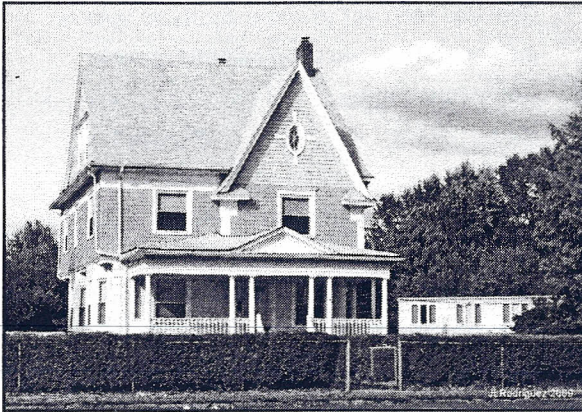
Additionally, the West End has a seasonal Farmer's Market, a thriving community institution providing a vibrant marketplace for local products for the mutual benefit of its customers and Connecticut farmers and artisans.

Strategic opportunities for the future include:

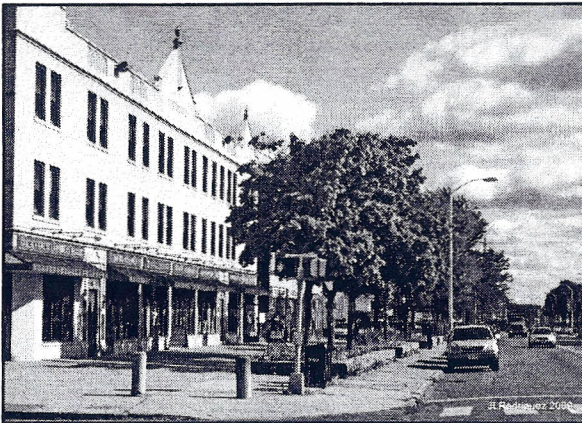
- Constructing a new streetscape on Farmington Avenue, including a bike lane.
- Rezoning B3 and B4 zones into a new Neighborhood Business Zone.
- Establishing design guidelines for the West End commercial districts, including a new building line for Farmington Avenue.
- Encouraging mixed-use development and a diversity of businesses that cater to the neighborhood's needs, including a bakery and [\(survey data here\)](#)
- Managing parking within commercial districts through shared-use parking and other creative strategies, while considering a parking garage as an option.
- Expanding mass transit with such options as a city shuttle and/or park shuttle to support neighborhood commercial vibrancy.
- Expanding the Farmer's Market into a sustainable institution that provides employment opportunities and engages a wider network of West End residents in its funding and community-building work, benefiting the neighborhood with increased food security, educational opportunities for customers about local food and economies, and a stronger social fabric.
- Continuing to support organizations such as the Farmington/Asylum Business District and the Farmington Avenue Alliance.
- Encouraging the "greening" of neighborhood businesses and landscapes through energy and water conservation, litter management, waste minimization, hazardous waste management, recycling and composting programs and the improvement of landscaping and tree canopy maintenance.

WECA will work with the City of Hartford, the FABD, the aforementioned consortiums and appropriate agencies and institutions to achieve these goals.

One City, One Plan– POCD 2020



Southwest



Upper Albany

Main, Retreat, Maple, & Wyllys.

- Make streetscape improvements to Franklin Avenue.

Southwest

Goals for the Southwest neighborhood include:

- Preserve the housing stock and encourage reinvestment.
- Maintain the neighborhood business corridor on New Britain Avenue.
- Create a Historic District on Fairfield Avenue.
- Institute traffic calming on Fairfield Avenue.
- Make intersection improvements at:
 - ♦ Fairfield & Maple
 - ♦ Summit, New Britain & Fairfield
 - ♦ Stone, New Britain & Newington

Upper Albany

The Upper Albany neighborhood has many organizations that are currently active including:

- Upper Albany NRZ
- Upper Albany Main Street
- Upper Albany Collaborative
- Upper Albany Development Corporation
- Upper Albany 2010 Trident Committee

Current goals for Upper Albany include:

- Implement Hartford 2010 Trident recommendations
- Implement the Town Center Redevelopment Plan at the intersection of Albany and Woodland
- Construct the Albany Avenue Library
- Renovate the old North West School for

the John E. Rogers African American Museum

- Complete redevelopment planning for Homestead Avenue
- Build new facility for the Martin Luther King School and reuse existing facility for housing.
- Completion of Sigourney-Homestead Redevelopment
- Completion of the Route 44 safety and streetscape project

West End

The West End Civic Association's identified goals are:

COMMERCIAL

- Complete implementation of the Farmington Avenue streetscape to Prospect Avenue
- Rezone B3 and B4 West End commercial districts into a new Neighborhood Business Zone
- Create and adopt design guidelines for West End Commercial Districts
- Establish a new building line on Farmington Avenue
- Establish a new parking strategy in conjunction with a new Farmington Avenue business district
- Beautify and maintain gateway entrances to the neighborhood
- Improve and enforce parking, building and zoning standards

RESIDENTIAL

- Preserve and protect the historic character of West End properties
- Implement a Residential Overlay for the West End to prohibit upward conversions
- Allow Accessory Dwelling Units at owner-occupied properties, for carriage houses and one- and two-family homes
- Adopt a transition overlay district for properties abutting a commercial zone
- Improve and enforce residential parking, building and zoning standards

NATURAL RESOURCES AND RECREATIONAL FIELDS

- Preserve and enhance and protect the quality, access and recreational uses of Elizabeth Park, recognizing its scenic historic nature
- Improve maintenance and management of recreation fields
- Develop a more effective recreational use of the land behind the Sisson Avenue firehouse, and/or develop an alternate recreation site south of Farmington Avenue in an appropriate location
- For the details of the above goals, see the West End plan.
- Support the protection and maintenance of the North Branch of the Park River Watershed
- Ensure that the North Branch of the Park River Greenway does not disturb ecologically sensitive areas of the river corridor

- Explore the creation of a dog park at an appropriate location

INSTITUTIONAL

- Encourage conversion of institutional uses on residential streets to private residential uses, and prohibit conversions from residential to institutional uses
- Develop revised zoning regulations to prohibit the conversion of large residential structures to institutional use

For the details of the above goals, see the West End plan.

Commercial/Industrial Areas

Downtown

The Downtown neighborhood is fully discussed in the Downtown Development Plan chapter.

South Meadows

The South Meadows Problem Solving Committee's goals include:

- Improve traffic conditions on Airport Road
- Conduct a study in the reuse of Brainard Airport
- Eliminate incompatible uses such as adult entertainment, and environmentally sensitive uses.

North Meadows

The North Meadows' goals include:

- Long-term use of the music center
- Adaptive reuse of the police station

Neighborhood Plans



West End