

Neighborhood

Improvement

Action

Plan



MAYOR'S TARGET AREA
North Frog Hollow



Honorable Mayor, Eddie A. Perez

January, 2007

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INTRODUCTION

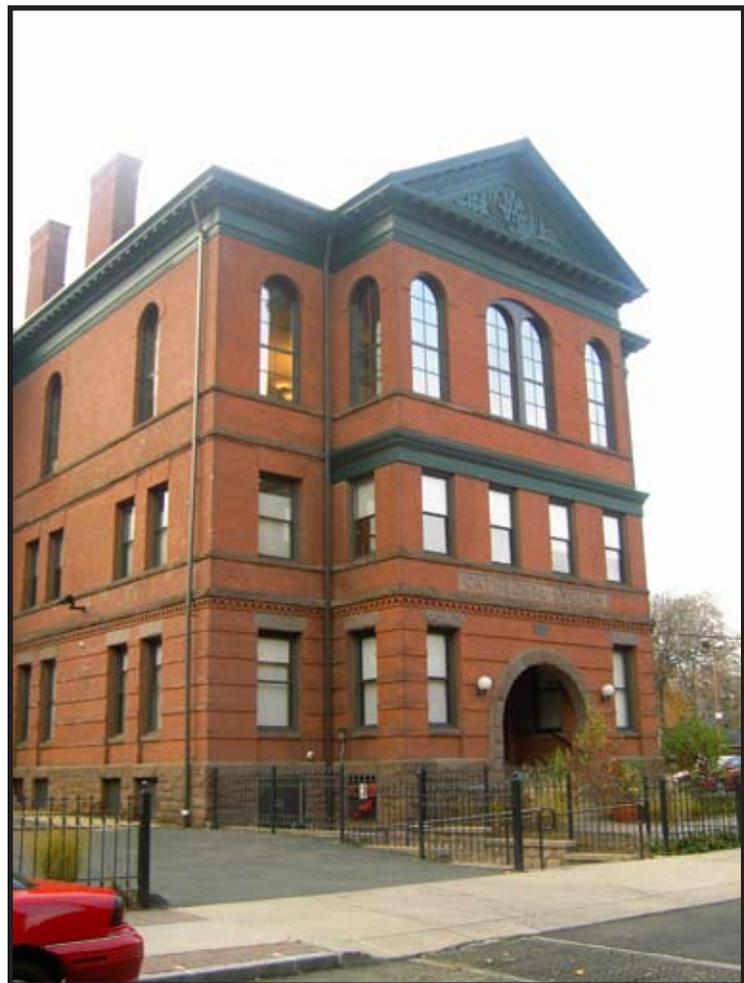
In early 2006, Mayor Eddie A. Perez launched an initiative to improve portions of the North Frog Hollow, Upper Albany, Northeast, and Clay Arsenal neighborhoods by fostering public involvement in neighborhood planning efforts. This effort has been called the Neighborhood Improvement Area Program.

The Mayor designated a 13-block area bordered by Capitol Avenue, Broad Street, Park Street, and Park Terrace as Frog Hollow’s Target Area for the Neighborhood Improvement Area Program. City staff from the Planning Division of the Department of Development Services are coordinating the work of several City entities working with the North Frog Hollow Neighborhood Revitalization Zone and its block-watch groups to make recommendations to improve the quality of life in this area.

The Target Area is in the northwest quadrant of the North Frog Hollow Neighborhood Revitalization Zone, and is entirely within the Frog Hollow Historic District. The commercial corridors of Capitol Avenue, Broad Street, and Park Street are a mixture of residential, residential-office, and business zones, while the rest of the streets within the Target Area are comprised of a mixture of high density (R-1), medium density (R-2 and R-3), and three-family (R-4) residential zones.

The housing stock in the Target Area is predominately brick. Many of these buildings are “perfect sixes,” including some that have been converted into two- and three-family houses. Most were built around the turn of the last century for factory workers in what was then a vibrant industrial corridor.

The Target Area contains two public elementary schools, Maria C. Colon Sanchez School on Babcock Street, and Dominick F. Burns School on Putnam Street. The area’s only appreciable open space is the 2.8-acre Pope Park North, affectionately known as Baby Pope, which faces Russ Street between Putnam Street and Park Terrace.



The Lyceum on Lawrence Street.

Three major development projects have benefited the Target Area over the last few decades. Billings Forge, the Target Area’s last remaining large industrial plant, was once home to the Billings and Spencer Company, but was converted into a mixture of residential and commercial uses in the early 1980s. At 2.71 acres, it is the largest privately owned parcel in the Target Area. It now contains 98 rental units, the new Center for Community, 2,500 square feet of commercial space, and a restaurant that is scheduled to open soon.

At around the same time as the Billings Forge project, eleven deteriorated mid-size apartment buildings in the Target Area were rehabilitated as a Section 8 Substantial Rehabilitation project. The 1.56 acre Casa Nueva, also referred to as the Broad-Lawrence project, has been well-maintained and provided quality housing in the intervening years. An attractive courtyard lies at the center of this development, providing communal gathering space for residents. Large, overhanging trees shade the development on the Broad side.

More recently, the City’s Department of Housing and Community Development undertook a major rehabilitation/new construction project that spanned Mortson Street, Putnam Heights, and Park Terrace, an area, with numerous “perfect six” brick structures built in the early 20th century.



A row of “Perfect Sixes” on Putnam Heights that were part of the Mortson/Punam Heights Project

To combat a rash of arson and abandonment in the area, 19 of the “perfect sixes” were converted into 38 owner-occupied one and two family houses. Some buildings in the area were torn down, and where the demolished buildings once stood, 10 one- and two-family houses were built that are architecturally compatible with the historic houses on the street.

In 2003, Mayor Perez included Putnam Street as a Pride Block as part of his Neighborhoods of Hartford strategy. The major objective of the Pride Block program is to improve the overall appearance of the block and individual properties on the block. The Putnam Street Pride Block consists of 32 properties and has a total of 82 units. Most of the properties are 3-story brick buildings built in the latter part of the nineteenth century. While there have been some successful projects in the past few years, such as tree planting, new storm door installation, and fence removal/replacement, property owners on the street have failed to become actively involved in the revitalization effort. Much of this disinterest can be attributed to the fact that there are few owner-occupied houses on the street, and the absentee owners have little incentive to cooperate in street improvements. Additionally, age and ongoing disinvestment have left most of these properties in need of substantial rehabilitation. Combined, these two problems have overwhelmed current strategies aimed at improving the block’s “curb appeal.” It has become clear that more comprehensive strategies will be needed to combat these issues. (See Map #2 Land Use)

The aim of this report is to present the findings of the neighborhood dialogue and to outline action steps that will improve the quality of life in the North Frog Hollow Target Area. The following findings and draft recommendations are based on input from a series of meetings spearheaded by the North Frog Hollow NRZ. The community issues deemed most important in these neighborhood meetings are public safety, traffic and parking, vacant buildings and vacant lots, building conditions, economic development, historic preservation and neighborhood history, pedestrian accessibility and streetlighting, beautification, and positive youth activities.

PUBLIC SAFETY

Presently, there are four block watch groups active in the Target Area, which cover 7 ½ of the area’s 13 blocks. Residents cited drug dealing as a major problem in the area, and identified several buildings where they believe it is occurring during the neighborhood meetings. They reported their belief that the recent rehabilitation of previously vacant buildings on Zion Street has contributed to increased drug sale activity and believe that dealers are becoming more aggressive in staking out their new turf. Baby Pope Park is also reportedly used for drug dealing and prostitution. Residents have expressed the belief that police response time has been slower than they would like. Additionally, they expressed confusion about what problems constitute an emergency.

Findings

1. Residents believe that more block watch training is needed. Residents need to be educated and trained on how to make an effective block watch. Properly trained residents would learn how the



A view of Pope Park North

HPD handles calls and what to expect when making a call, including when to use 911, and how to follow up with complaints. Block watches are also an effective means of community building. Simply getting to know your neighbors and who lives where makes for a safer neighborhood.

2. Current efforts to increase police presence and improve response time are vital. Meetings between residents and appropriate police officials to continue to work on the issue are viewed positively.
3. Residents are requesting foot patrols and bicycle patrols.
4. Baby Pope Park is a key public space in the Target Area, and residents believe public safety in the park is critical.

Action Steps

1. The Hartford Police Department (HPD) will train new leaders for additional block watches through the Citizens' Academy.
2. The North Frog Hollow NRZ will actively recruit new leaders to enroll in the Citizens' Academy from the blocks that do not presently have block watches.
3. Block Watch members will notify HPD of suspected drug dealing and illegal sale of alcohol in the area (hot spots.)

4. The HPD will target “hot spots” where drug dealing and illegal sale of alcohol is allegedly taking place.
5. The HPD, in addition to adding foot patrols, which have been recently implemented, will review the feasibility of putting bicycle patrols in the Target Area.
6. The HPD will enforce the City’s Noise Abatement Ordinance at locations where there are frequent complaints.

TRAFFIC AND PARKING

All day parking on Capitol Avenue and the residential streets bordering the Avenue has been a long-standing complaint from area residents. One of the persistent issues is that state office workers and, to a lesser extent, workers from Aetna, park the entire workday on these streets, leaving no spaces for customers visiting the businesses along the Avenue.

Signs restricting parking during morning and evening rush hours are often ignored on Capitol Avenue, slowing traffic and reducing it to one lane in either direction. No parking is allowed during the morning and evening rush hours on either side of Capitol Avenue within the Target Area, and there is a two-hour limit during the rest of the day. Because cars are often parked illegally right up to the intersection, the situation worsens when vehicles attempt to turn left from Capitol Avenue, and block traffic until the left turn can be made.

Many of the streets in the Target Area are one-way permanently, rather than seasonally or during certain hours for school safety or church purposes. Babcock, Lawrence, and Mortson Streets, and Putnam Heights are all permanently one-way, while Putnam Street between Russ Street and Park Street is one-way south during school opening and closing hours. In addition, the long blocks of Babcock and Lawrence Streets also have speeding problems.

Findings

1. Residents want stronger enforcement of parking regulations.
2. The 2-hour parking limit on Capitol Avenue is not consistently enforced.
3. The informal resident parking permit system now in place on Columbia Street is working well. Presently, residents on Columbia Street have two parking stickers per unit that can be placed on the dashboard of anyone visiting on Columbia Street. This has been very successful, and could be duplicated on other streets where there is a similar problem.
4. Residents have requested that the existing one-way street system be examined to determine if it should be retained, or if some or all the streets should return to two-way traffic flow.
5. Traffic has been successfully calmed on Tremont, Oxford, and Beacon Streets between Farmington Avenue and Warrenton Avenue in the West End Rising Star Neighborhood since the installation of speed tables in that area. Residents have requested that speed tables – not speed bumps – be installed to calm traffic on the following streets where speeding is very common: Babcock, Lawrence, Putnam, and Mortson Streets, and Putnam Heights.
6. The Pope Park Master Plan for the intersection of Sigourney Street, Russ Street, and Park Terrace identifies traffic calming methods.

Action Steps

1. In order to calm traffic on Babcock and Lawrence Streets, the City's Department of Public Works will stripe the two one-way streets their entire length to allow for parking on both sides of the street. The travel lane will be in the middle of the street between the stripes marking the parking lanes. If this strategy does not slow traffic, the City will consider installing speed tables placed strategically along both streets.
2. The City's Department of Public Works will examine the possibility of installing speed tables on Mortson Street, Putnam Heights, and Putnam Street to calm traffic.
3. The Hartford Parking Authority will work with the North Frog Hollow NRZ to improve traffic circulation in the Capitol Avenue area. Initially, their efforts will focus on enforcing the present parking regulations.
4. The Parking Authority will also enforce parking restrictions on the residential streets to prevent office workers from parking all day on these streets. If these measures are inadequate, the Parking Authority will consider other measures such as more towing and parking meters.

VACANT BUILDINGS AND VACANT LOTS

Presently, there are ten vacant residential buildings in the Target Area. These properties have a blighting effect on the immediate neighborhood. The vacant buildings are:

- 142-144 Park Terrace
- 246-248 Lawrence Street
- 250-252 Lawrence Street
- 64-66 Babcock Street
- 144 Putnam Street
- 188 Putnam Street
- 770 Park Street
- 681-685 Broad Street
- 755 Broad Street.
- 161 Russ Street

All of these vacant buildings are in the Frog Hollow Historic District, and each one is architecturally significant. Three buildings that were boarded in the fall of 2005 are now being rehabilitated, and another has been demolished.

There are eight vacant parcels in the target area, all of which are zoned for residential uses. The vacant lots are:

- 64 Lawrence Street
- 72-74 Lawrence Street
- 175 Lawrence Street
- 177-179 Lawrence Street
- 156-162 Russ Street
- 918-920 Park Street
- 936-938 Park Street.
- 18-20 Putnam Heights.

All of these parcels are also in the Frog Hollow Historic District. One of these parcels – 177-179 Lawrence Street – has site plan approval for new construction of residential properties. The property at 64 Lawrence Street was granted a variance by the Zoning Board of Appeals to be subdivided with the intent of creating two building lots for houses. (See map #3 Vacant Land/ Vacant Buildings)

Findings

1. A consensus exists among residents that the rehabilitation of the vacant residential properties needs to be spurred, with the goal of making them owner-occupied wherever possible. Developers need to be sensitive to the architectural details of the rehabilitated properties.
2. Residents believe that new construction needs to take place wherever possible on existing infill lots. Homeownership should be encouraged in any infill development projects, possibly through the City's Gap Financing Program. Some parcels may be more appropriate for parking where there is a need for more off-street parking.
3. Programs such as House Hartford need to be better publicized to encourage renters in the Target Area to consider buying their own homes in the neighborhood. House Hartford is a mortgage program offering homebuyers down payment and closing cost assistance.

Action Steps

1. The Housing Division of the City's Department of Development Services will first attempt to work with present owners of vacant buildings to get them rehabilitated and made into owner-occupied units.
2. When property owners are unwilling or unable to rehabilitate their buildings, the City will use tax foreclosure and the Anti-Blight Ordinance to gain control of vacant buildings. The City will then market the properties with the goal of having them become owner-occupied buildings.
3. The City will use Gap Financing to make rehabilitated units affordable where possible.
4. The City will utilize intensified securing of vacant buildings as a means of preventing deterioration and to keep out trespassers.
5. Vacant buildings that are structurally unsound will be demolished and, where appropriate, new owner-occupied houses will be built.
6. The Planning Division's Guidelines for Renovations and Additions to Historic Buildings will be used as a design reference.
7. The City will ensure that the architectural integrity of these buildings will be respected through enforcement of the Historic Preservation Ordinance.
8. The City will follow the above steps for vacant land with the goal of creating affordable, architecturally compatible, owner-occupied houses.
9. The City will split undersized lots and deed them to adjoining properties where feasible.
10. The City, working with the North Frog Hollow Neighborhood Revitalization Zone, will market House Hartford to tenants already living in the Target Area.
11. The City will utilize lead abatement funds to reduce the cost of rehab in the Target Area.

BUILDING CONDITIONS

Deterioration of the building stock in the target area is a problem. Many of the houses, apartment buildings, and mixed-use buildings are one hundred years old or more. There is a high percentage of absentee owners.

Planning staff conducted a windshield survey of the exteriors of all the buildings in the target area during the first week of September 2006, rating all the buildings as being in good, fair, or poor condition. For a building to get a “good” rating, it had to be well kept with no immediate need for repairs. “Fair” indicated some work is needed, such as painting or porch improvements, but no major work is necessary. A “poor” rating indicated that the building is in serious need of repairs, such as a new porch, replacement windows, a new roof, etc. The findings of this survey were encouraging. Overall, the survey found 143 buildings in good condition, 136 buildings in fair condition, and 23 buildings in poor condition. The conditions were not evenly distributed. On Columbia Street, Park Terrace, Mortson Street, and Putnam Heights, there were 68 buildings rated as good, only 9 rated as fair, and only 1 rated as poor. The rest of the Target Area had 75 buildings in good condition, 127 buildings in fair condition, and 22 buildings in poor condition.

Putnam Street had the highest number of buildings in poor condition, six, all of which are located between Russ and Park Streets. Babcock Street had five buildings in poor condition, while Russ Street had three buildings in poor condition.

The largest concentration of deteriorated buildings was around the intersection of Russ and Putnam Streets. From the south side of Russ Street to the east side of Putnam Street, there are 6 buildings in poor condition and 2 in fair condition. Several other buildings in this immediate area that are in fair condition could easily slide into the poor category if they do not receive attention soon. There are several abandoned vehicles in the back yards of some of these properties. (See Map #4 Building Conditions)

Findings:

1. Residents identified the intersection of Russ and Putnam Streets, and on Babcock Street between Capitol Avenue and Russ Street as possible sites for concentrated Housing Code enforcement activities.
2. There is a need to better publicize the City’s Housing Preservation Loan Fund in this area. This program offers 0-6% home equity loans for 1-4 unit owner occupied buildings, and, in certain cases, absentee-owned buildings.

Action Steps

1. The Licenses and Inspections Division of the City’s Department of Development Services will conduct concentrated code enforcement efforts on the worst properties in the Target Area. The worst properties around the intersection of Russ and Putnam Streets, and Babcock Street between Capitol Avenue and Russ Street will be targeted first. The North Frog Hollow NRZ will provide addresses of other problem buildings in need of code enforcement.
2. The Housing Division of the City’s Department of Development Services will publicize its Housing Preservation Loan Fund.
3. The North Frog Hollow NRZ will encourage homeowners to apply for the State’s Historic

Homes Rehabilitation Tax Credit and federal Tax Credit Program.

4. The North Frog Hollow NRZ will investigate, with the assistance of the Hartford Historic Properties Commission, simplification of the application process for the State Historic Homes Rehabilitation Tax Credit Program.

ECONOMIC DEVELOPMENT

Because the target area is mostly residential, there are only a few areas that can be considered for economic development. The retail area on Park Street between Broad Street and Putnam Street is a viable commercial strip, and is part of the area serviced by the Spanish American Merchants Association (SAMA). Residents are interested in strengthening the commercial corridor on the south side of Capitol Avenue from Broad Street to Park Terrace.

There are nine buildings in this stretch that have retail uses, seven of which are located between Broad and Columbia Streets. The following uses are located along this corridor:

- Six eating/drinking establishments
- Two hair salons
- One food market
- One clothing store
- One gas station
- Three vacancies

Two of these establishments – The Red Rock Café (the former Kenny’s) and La Paloma – draw patrons from outside the neighborhood. The others have mostly a local clientele. The Red Rock Café has recently improved its façade through the City of Hartford’s Façade Improvement Program, and added outdoor seating for its lunch and evening business. La Paloma has limited outdoor seating, and also has evening entertainment. Besides residents, other potential customers for these businesses could come from the major employers in the area: the State of Connecticut, Aetna, and the Hartford Courant. The conversion of Hartford Office Supply to condominiums will bring additional customers.

Residents have been working to promote streetscape improvements and have gotten a conceptual plan produced for the block of Capitol Avenue between Babcock and Lawrence Streets.

Findings:

1. Owners of mixed-use buildings could improve the appearance of their buildings by participating in the City’s Façade Improvement Program.
2. Residents believe that the commercial strip on Capitol Avenue as well as Broad Street needs to be promoted and the vacant storefronts in the area need to be filled with necessary businesses.
3. Residents expressed a desire to form a merchants association to promote area businesses.



The former Kenny's Restaurant, now named the Red Rock Café

4. Residents support existing streetscape improvement concepts for Capitol Avenue and believe they need to be extended west to Park Terrace and east to Broad Street as laid out in the conceptual plan.
5. Consideration should be given to the possibility of rezoning the block of Capitol Avenue between Babcock and Lawrence streets from RO-1 to B-4, to reflect the commercial nature of the existing buildings.

Action steps

1. The Planning Division of the City's Department of Development Services will promote its Façade Improvement Program to owners of the mixed-use buildings on Capitol Avenue in the Target Area.
2. The Economic Development Division of the City's Department of Development Services will assist potential business owners with financial advice when appropriate.
3. The North Frog Hollow NRZ will work with merchants to get them to work together through joint promotions/marketing, and beautification efforts.



El Mercado on Park Street

4. The North Frog Hollow NRZ, working with various partners, will work to bring together the Broad Street merchants and the Capitol Avenue merchants.
5. The City will seek grant money from the State of Connecticut for streetscape improvements for Capitol Avenue.
6. The Planning Division will work with residents to examine the possibility of rezoning the block of Capitol Avenue between Babcock and Lawrence Streets from RO-1 to B-4, and study the zoning on Broad Street from Capitol Avenue to Park Street to determine if changes would offer more opportunities for economic development.

HISTORIC PRESERVATION / NEIGHBORHOOD HISTORY

There is strong interest in preserving the architecture of the area. All of the target area is in the Frog Hollow Historic District, and Columbia Street and Park Terrace are also designated as a Local Historic District. Residents are interested in learning and publicizing the history of their neighborhood, including what historic figures lived in these houses. At the end of the nineteenth century, Frog Hollow and the adjacent Parkville neighborhood were leaders in the industrial revolution.



One of Hartford's only blocks of row houses, along Columbia Street.

Findings

1. The Hartford City Council has adopted guidelines for historic preservation. Guidelines for Renovations and Additions to Historic Buildings – Building on Hartford's Historic Heritage needs to be used as a resource in maintaining and enhancing the City's historic architecture. As the Target Area is in a historic district, all renovations and additions will come under these guidelines.
2. Increased awareness and use of the City's Housing Preservation Loan Fund would assist homeowners by providing low interest loans to make both interior and exterior renovations.
3. The Historic Tax Credit Program may be a viable tool in providing financing for the rehabilitation of historic properties in the Target Area.
4. Historical facts about prominent individuals who lived in the target area, including George Keller, George Mortson, David Watkinson, should be researched and publicized.

Action Steps

1. The Planning Division of the City's Development Services Department will publicize its Guidelines for Renovations and Additions to Historic Buildings – Building on Hartford's Historic Heritage as a resource to Hartford homeowners and other property owners to preserve the City's historic legacy.
2. The Housing Division will promote the Housing Preservation Loan Fund to assist homeowners with low interest loans.
3. The North Frog Hollow NRZ will work with the Hartford Preservation Alliance to conduct walking tours of the Target Area to demonstrate the variety of historic structures.
4. The North Frog Hollow NRZ will contact appropriate agencies to research the history of the neighborhood.

PEDESTRIAN ACCESSIBILITY / STREETLIGHTING

The entire Target Area has sidewalks that are, for the most part, in reasonably good condition. Most of the sidewalks are original blue slate, which is more aesthetically attractive but can cause problems when it deteriorates. These sidewalks tend to crack after many years of wear, and heave due to frost or tree roots, making it easy to trip over and difficult to push baby strollers or navigate in a wheelchair. Some block watches identified slate sidewalks as an asset to the neighborhood and want them preserved and extended where possible.

Streetlights are provided on one side of each street in the Target Area. There have been decorative pedestrian lights installed on Mortson Street and Putnam Heights over the past few years to add security and encourage pedestrians to use the streets more often. Park Street has also recently gotten decorative pedestrian lighting as part of its streetscape improvements.

Capitol Avenue and Babcock Street need additional lighting, as several residents cited the location as being too dark and threatening. Additional areas that require improved lighting are the Babcock Street block between Capitol Avenue and Russ Street and Putnam Street, which has been designated by Mayor Perez as a Pride Block.

Findings

1. Residents desire that the existing slate sidewalks be retained and new slate sidewalks extended throughout the Target Area because they are preferred by residents.
2. There are deteriorated slate sidewalks in need of repair.
3. The adequate streetlighting that characterizes most of the Target Area should be maintained
4. The lighting at the northern block of Babcock Street, between Russ Street and Capitol Avenue needs to be improved, especially at the intersection of Capitol Avenue.
5. Neighborhoods of Hartford, Inc. believes lighting at the Target Area's sole Pride Block, Putnam Street, is inadequate and needs to be enhanced.

Action Steps

1. The Planning Division will survey all the slate sidewalks in the Target Area and determine which need repair.
2. The results will be shared with the Department of Public Works.
3. The Department of Public Works will work with CL&P to improve lighting in the Target Area, particularly on Babcock and Putnam Streets. In consultation with the Principal of Burns School, the desirability of adding additional streetlights on Park Terrace will be studied.
4. The North Frog Hollow NRZ will compile a list of locations where tree pruning will help with lighting and safety.
5. The Department of Public Works will prune trees where necessary to improve streetlighting.
6. DPW, working with the North Frog Hollow NRZ, will install better crosswalks at the intersections of Broad Street and Capitol Avenue, and Park Street and Park Terrace.

BEAUTIFICATION

To complement the architecture of the neighborhood, efforts should be made to beautify the area by planting trees, shrubs, and flowers. Over the past several years, the City aesthetically improved the area by adding landscaping on several major intersections that were previously characterized by paved medians and traffic islands. The traffic island at Barry Square, which was landscaped several years ago, is an example of the importance of maintenance planning for landscaped areas. This island used to be very attractive, but is no longer being cared for. In addition to improving the appearance of the streetscape, trees on residential streets can also have the positive effect of slowing traffic.

Residents voice strong concern with the amount of litter throughout the Target Area, but particularly along Capitol Avenue, and Broad and Park Streets. Mortson Street, Putnam Heights, and Putnam Street all lack trash receptacles. Baby Pope Park has a litter problem as well, particularly in the summer months.

Findings

1. Residents request that trees be planted in the traffic islands at Park Terrace, Sigourney Street, and Russ Street. Trees need to be hardy to withstand the urban environment, and high-branched to avoid blocking the views of motorists. Knox Parks has worked with the City on tree planting projects and could be used for this effort.
2. Residents request that hardy shrubs be planted in the medians on Park Terrace and Russ Street. Shrubs should be able to withstand urban environment and be low maintenance.
3. Residents believe that trees should be planted in front yards on residential streets. Owners need to give permission for this to work. Residents would need to prioritize which streets to do and contact the owners for permission. Knox Parks has participated in tree plantings on private yards. A tree-planting day can also work as a community-building activity as residents can volunteer with the planting.

4. Perennials could be planted in some of the medians if residents commit to a level of maintenance (weeding, clipping, and watering) required by flowers.
5. Graffiti on buildings and trees needs to be removed.
6. A survey to determine where city receptacles are currently placed throughout the Target Area would be helpful.
7. New receptacles should be installed where they are needed.
8. Larger receptacles should be installed on the major arteries.
9. Additional trash receptacles should be installed in Baby Pope Park.

These beautification projects can be useful tools for community building, aside from their aesthetic appeal. A maintenance plan for shrubs and flowers planted on public land should be in place before the work is undertaken.

Action Steps

1. The City's Public Works Department will coordinate tree planting in the traffic islands at Park Terrace, Sigourney Street, and Russ Street, and the planting of shrubs in the medians on Park Terrace and Russ Street.
2. The City will make graffiti removal a priority in the Target Area through its contract with Hartford Proud and Beautiful.
3. The North Frog Hollow NRZ will work with Knox Parks to promote a tree-planting program in the front yards of houses in the Target Area.
4. The Planning Division will conduct a survey of the location of City receptacles in the Target Area.
5. The Department of Public Works will initiate a plan to install additional trash receptacles on Capitol Avenue, Broad Street, Baby Pope Park, and the areas around Burns School and Sanchez School as needed.
6. The North Frog Hollow NRZ will work with the administration at Burns School and Sanchez School to teach students and their parents how litter has a negative effect on their neighborhood. Proper teaching materials from local sources will be used.
7. The North Frog Hollow NRZ, working with SAMA, and in coordination with DPW, will encourage business owners to sweep and pick up in front of their businesses twice per day.

POSITIVE YOUTH ACTIVITIES

Residents of the Target Area are concerned that there is a lack of after school activities for youth in the area. Several block watch groups cited youth loitering on the streets as a problem in their area. While the elementary schools in the target area, Burns and Sanchez, have after school programs, they are only for students of those schools. Loitering seems to be more prevalent among older students and young people. As Burns and Sanchez schools will both soon be K-8, some older students will be able to take advantage of their after school programs.

Presently, there are after school programs funded by the Hartford Foundation for Public Giving at Burns, Quirk Middle School, and Hartford Magnet Middle School. Presently, the



Dominick F. Burns Elementary School on Putnam Street

Police Athletic League operates a recreation program at Burns School for elementary students only. Outside the Target Area, Classical Magnet, Belizzi Magnet, Pathways to Technology, Hartford Transitional Learning Academy, and Hartford High each have after school programs that serve students who reside in the Target Area

The Center for Community at Billings Forge is expected to open soon. The Center will contain a technology lab with 16 computer terminals and adjacent classroom/community space, and will focus on technology-centered year-round programming for middle school students. Next year, the Center is expected to begin a program that will provide employment opportunities for High School students.



Maria C. Colon Sanchez School on Babcock Street

Other community-based youth programs and organizations that are located near the Target Area include Mi Casa on Park Street, the YWCA on Broad Street, the Hispanic Health Council on Park Street, and the Institute for Community Research at Hartford Square West. In addition, the Pope Park Recreation center is located in the southern end of the park and offers a variety of recreation

programs for young people, and Our Piece of the Pie and the Capitol Region Education Center sponsor youth employment programs that serve Target Area residents.

Findings:

1. A perception exists that there is a lack of youth services in the Target Area.
2. Existing youth services need to be better publicized.



St. Anne's Church

Action Steps

1. The Mayor's Office of Youth Services will convene a meeting with all the youth service providers in the Target Area and immediate vicinity to inventory and publicize what programs are offered and determine what services are not provided.
2. The Mayor's Office of Youth Services will work with the youth service providers identified above to determine how present programs could be structured to better serve neighborhood youth.
3. The pastor of St. Anne's Church will be approached by the leaders of the North Frog Hollow NRZ to determine the availability of the gym and recreation center that the church owns at 778 Park Street.
4. Based on these findings, the City will implement needed programs, or contract with neighborhood non-profit organizations.

CHRONOLOGY AND ACKNOWLEDGEMENTS

Mayor Eddie A. Perez held a meeting at Burns School on November 21, 2005 to discuss issues in the North Frog Hollow neighborhood. Several city officials were in attendance including representatives from the Department of Development Services and the Hartford Police Department. Residents stated their concerns over public safety, police response time, building conditions, and the general appearance of the neighborhood. Mayor Perez promised to have a follow-up meeting to discuss the neighborhood's future.

The follow-up meeting was held at the Lyceum at 227 Lawrence Street on January 12, 2006 with the Mayor again addressing the audience of residents. At this meeting, the Mayor outlined his idea of having a target area within the neighborhood. Several Hartford officials gave presentations on recent activities in the neighborhood. Roger J. O'Brien, Director of Planning Services, distributed a report entitled "Target Areas (Capitol/Broad/ Park/Park Terrace) in North Frog Hollow – Neighborhood Improvement Assessment." The purpose of the report was to look at quality of life issues in the context of overall neighborhood planning.

As a result of this meeting, the North Frog Hollow Neighborhood Revitalization Zone agreed to work with staff from the City's Planning Division to create an action plan for neighborhood improvement. A committee from the North Frog Hollow NRZ was set up and met over the next several months with planning staff and other city officials. Meetings were held at the Lyceum on Lawrence Street. The following city officials participated at meetings or provided input into this plan.

- Office of the Mayor - Eddie A. Perez, Mayor; Susan McMullen, Director of Constituent Services; Julio A. Concepcion, Assistant to the Mayor.
- Department of Development Services – John F. Palmieri, Director.
- Planning Division - Roger J. O'Brien, Director; Margaret Brown, Chief Staff Planner; Gerry Maine, Principal Planner; Mulu Deres, Principal Planner; Becky Parkin, Senior Planner.
- Hartford Police Department – Former Assistant Chief Michael Fallon; Lieutenant Daniel DePinto; Hector Casablanca, Community Service Officer.
- Economic Development Division – Mark K. McGovern, Director; James C. Cheek, Small Business Specialist.
- Parking Authority – James Kopencey, Executive Director, Carey Redd, Associate Director.
- Department of Public Works – Kevin Burnham, Traffic Engineer.
- Hartford Public Library, Park Branch - Leticia Cotto-Hilliman, Assistant Community Librarian.

North Frog Hollow NRZ members who regularly attended meetings and participated in the plan were:

- David Corrigan, Chair
- Christine Moses, Vice Chair
- Stephen Haynes, Communication Sub-Committee
- Barry Lubin, Property Development Sub-Committee
- Steve Mirsky, Livability Sub-Committee
- Joe Barber, Hartford 2000 Rep
- Mike Hanley, The Partnership for Strong Communities
- Bob Painter, Resident Member, City Councilman



**NORTH FROG HOLLOW TARGET AREA
NEIGHBORHOOD IMPROVEMENT ACTION PLAN
MAP NO. 1 ZONING**

PARK STREET, PARK TERRACE, CAPITOL AVENUE AND BROAD STREET

HARTFORD, CONNECTICUT
NOVEMBER 2006

200 0 200 Feet

PLANNING DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, NOVEMBER 2006

- B-3 Business District (general-linear business)
- B-4 Business district (neighborhood business)
- C-1 Commercial District
- P Public Property and Cemetery District
- R-1 Residence District (high density, 150 PPA)
- R-2 Residence District (high density, 100 PPA)
- R-3 Residence District (medium density, 75 PPA)
- R-4 Residence District (three-family)
- RO-1 Residence-Office District (300 PPA)



**NORTH FROG HOLLOW TARGET AREA
NEIGHBORHOOD IMPROVEMENT ACTION PLAN
MAP NO. 2 EXISTING LAND USE**

PARK STREET, PARK TERRACE, CAPITOL AVENUE AND BROAD STREET

HARTFORD, CONNECTICUT
NOVEMBER 2006



PLANNING DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, NOVEMBER 2006

LAND USE

- | | | |
|---------------------------|----------------------|------------------------|
| SINGLE-FAMILY | SCHOOL | # OF RESIDENTIAL UNITS |
| TWO-FAMILY | CHURCH | PROJECT AREA |
| THREE-FAMILY, FOUR-FAMILY | PARKING | ONE-WAY |
| MULTI-FAMILY | VACANT LAND | ONE-WAY SCHOOL DAYS |
| MIXED USE | AMERICAN LEGION POST | |
| COMMERCIAL / RETAIL | PARK | |
| OFFICE / BANK | | |



**NORTH FROG HOLLOW TARGET AREA
NEIGHBORHOOD IMPROVEMENT ACTION PLAN
MAP NO. 3 VACANT LAND / BOARDED BUILDINGS**

PARK STREET, PARK TERRACE, CAPITOL AVENUE AND BROAD STREET

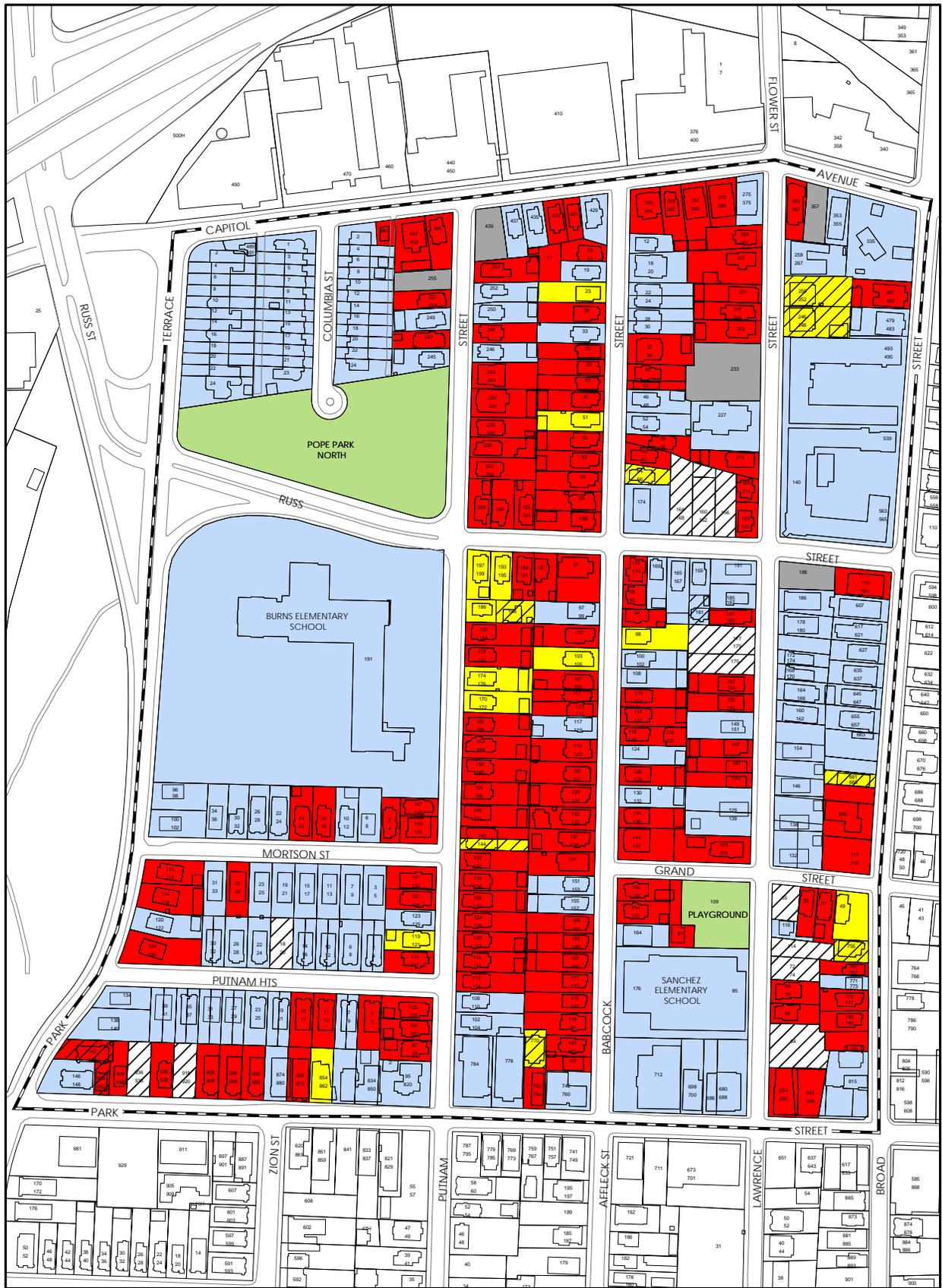
HARTFORD, CONNECTICUT
NOVEMBER 2006

200 0 200 Feet

PLANNING DIVISION DEPARTMENT OF DEVELOPMENT SERVICES NOVEMBER 2006

 VACANT LAND

 BOARDED BUILDINGS - NOVEMBER 2006 SURVEY



**NORTH FROG HOLLOW TARGET AREA
NEIGHBORHOOD IMPROVEMENT ACTION PLAN
MAP NO. 4 BUILDING CONDITIONS**

PARK STREET, PARK TERRACE, CAPITOL AVENUE AND BROAD STREET

HARTFORD, CONNECTICUT
NOVEMBER 2006



PLANNING DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, NOVEMBER 2006

CONDITION OF STRUCTURES

- GOOD
- FAIR
- POOR
- VACANT BUILDING - GOOD
- VACANT BUILDING - FAIR
- VACANT BUILDING - POOR
- VACANT LAND
- PARKING LOT
- PARK / PLAYGROUND