

November 20, 2015

ITEM NO. 24
FILE NO. 20151

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2015-105: Proposed zone district change of a majority of a 21+ acre site known as 27 Park Road and 14 Ringgold Street from R-6 to RM-MS. 19.5 acres of the rezoned area will also be designated as a Special Development District in order to reuse the existing building and construct a new building to contain 310 apartments and 36 residential living units, together with surface and structure parking, landscaping, lighting and signage. The site borders the City of Hartford.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

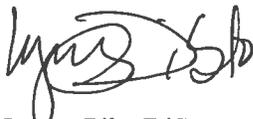
COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. We would encourage the Town, however to ensure that the development supports the regional Plan of Conservation and Development's Housing Goal A: "Increase the range of choice in housing for people of all incomes and all ages, but especially for those who have the least choice in achieving their locational preference." The proposed development is described as providing market rate housing. We encourage the Town to consider incorporating some units affordable to those unable to pay market rates. Because the site is approximately a half mile from the Kane Street CTfastrak station, it would be appropriate to provide affordable workforce housing here. We also encourage the Town to ensure that pedestrian and public transit connectivity are enhanced, as well as ensure that the site's environmentally sensitive areas and historic structures are preserved.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 12/10/2015. Questions concerning this referral should be directed to Lynne Pike DiSanto.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission



Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst

RECEIVED
NOV 30 2015
TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT