

REDEVELOPMENT PLAN FOR THE BERLIN TURNPIKE/NOTT STREET PROJECT

July 25, 2011



Prepared For
THE WETHERSFIELD REDEVELOPMENT AGENCY

Prepared By
The Wethersfield Planning and Economic Development Department
505 Silas Deane Highway
Wethersfield, Connecticut, 06109

APPROVED BY THE WETHERSFIELD
REDEVELOPMENT AGENCY ON
AUGUST , 2011

This Redevelopment Plan for the Berlin Turnpike/Nott Street Project (hereinafter called the “Redevelopment Plan”) is being prepared by the Redevelopment Agency of the Town of Wethersfield (hereinafter called the “Agency”) in conformance with the provisions of Chapter 130 of the General Statutes of the State of Connecticut, Revision of 1958, as amended (hereinafter called the “General Statutes”).

1. Project Summary

The Berlin Turnpike/Nott Street Project (hereinafter called the “Project”) is located on the western edge of the Town of Wethersfield along the Town’s border with Newington. The site is located at the intersection of the Berlin Turnpike (State Route 5/15) and Nott Street, and also has frontage on Goff Road (see Map #1 Project Location). The site consists of 5 properties including: 1652 Berlin Turnpike, 1698 Berlin Turnpike, 1730 Berlin Turnpike, 1676-1680 Berlin Turnpike and 91 Goff Road, having a total land area of 6.84 acres. The Project includes seven (7) buildings, consisting of an automobile service station, a retail package store, a vacant retail shop, three (3) motel buildings and a single family residence.

The Berlin Turnpike, which is also State Routes 5/15, is a major transportation corridor for the Hartford region linking commuters between suburban towns in the south with Hartford and the rest of the region. The Berlin Turnpike is a busy north/south route maintained by the State of Connecticut Department of Transportation. The estimated traffic counts (AADT) are 23,600 (2009). The Berlin Turnpike area presently contains a mix of retail, automobile service and transient residential (motels).

This Redevelopment Plan (hereinafter called the “Plan”) provides for the creation of a mixed use retail and residential development which includes the construction of three (3) new buildings that will contain 152 residential apartments and 7,000 square feet of retail space. The seven (7) existing principal structures in the Redevelopment Area are slated for demolition under this Redevelopment Plan. The acquisition and demolition of these structures will provide the land needed to assemble 6.84 acres of land for disposition. This will allow for new construction of the mixed use project envisioned in this Redevelopment Plan. Under the existing RC (Regional Commercial) zoning of the Redevelopment Area, residential uses are permitted on the same site as commercial uses as part of a mixed use development. The Redevelopment Plan proposes to maintain the present zoning designation of the existing zone district and utilize the mixed residential and commercial use provisions of the RC zoning district. The proposed land uses within the Redevelopment Area are in conformity with the Town’s Plan of Conservation and Development, adopted by the Planning and Zoning Commission in 1999.

The Plan which has been prepared by the Wethersfield Redevelopment Agency (hereinafter called the “Agency”) is in accordance with the provisions of Chapter 130 of the Connecticut General Statutes.

2. General Purposes of the Project

The primary goal of the Project is to revitalize a highly visible intersection on the Berlin Turnpike. The result envisioned would be the creation of a mixed use project fronting on the Berlin Turnpike, Nott Street and Goff Road. This Redevelopment Plan serves as a mechanism to

achieve the above goal and incorporates several policy recommendations of the Wethersfield Plan of Conservation and Development. These goals and policy recommendations include:

Land Use and Zoning

- Encourage the highest and best use of commercial and industrial properties
- Encourage multi parcel development for land uses where appropriate

Economic Development Goal

- Promote the development and redevelopment of underutilized commercial properties

3. Description of the Redevelopment Area

General Boundary Description

The Redevelopment Area is a 6.84 acre site. The Redevelopment Area is generally bounded on the north by Nott Street, on the west by the Berlin Turnpike, on the south by the northern property line of 1750 Berlin Turnpike and 97 Goff Road and on the east by Goff Road.

A more detailed description of the Redevelopment Area boundary is set out in the attached Schedule A.

Present Use, Type and Conditions of Structures

The Redevelopment Area contains a total of seven (7) principal structures. The breakdown of the building use, area and conditions is as follows.

<u>Location</u>	<u>Current Use</u>	<u>Building Square Footage</u>	<u>Condition</u>
1652 Berlin Turnpike	Automotive Service and Repair Shop	1,275 s.f.	Fair
1676-1680 Berlin Turnpike	Vacant Retail Store	4,878 s.f.	Average
	Motel Building	18, 112 s.f.	Poor
1698 Berlin Turnpike	Motel Building	5,000 s.f.	Poor
	Retail Store	1,161 s.f.	Good
1730 Berlin Turnpike	Motel	30,288 s.f.	Below Average
91 Goff Road	Single Family Residence	1,778 s.f.	Average

- 1652 Berlin Turnpike is a one-story automotive service/repair shop which operates as AA Auto. The building was constructed in 1943. The building has 1,275 square feet of building area and is presently occupied by AA Automotive. The site is .42 acres in size.

- 1676-1680 Berlin Turnpike is occupied by three buildings. 1676 Berlin Turnpike is a one (1) story retail store that is presently vacant. The building was built in 1955. Most recently the 4,878 s.f. building was operated as New England Country Gifts and Collectibles. 1678 Berlin Turnpike is a motel building of 18,112 s.f., built in 1955 with a partial basement and partial second floor. 1680 Berlin Turnpike is a one-story 5,000 s.f. motel building built in 1955. This motel operates as the Cityside Inn. The property is 3.13 acres in size.
- 1698 Berlin Turnpike is a one-story building presently used as a retail liquor store (Kipp's) built in 1943. The property is .33 acres in size.
- 1730 Berlin Turnpike is a two-story motel built in 1958 that consists of 30,288 s.f. The motel operates as America's Best Value Inn. The site is 2.50 acres in size.
- 91 Goff Road is a single family residence that is 1,778 s.f. in area built in 1961. The property is .46 acres in size.

Refer to Map #1 "Existing Land Use" attached hereto.

4. Specification of Each Parcel to Proposed to Be Acquired

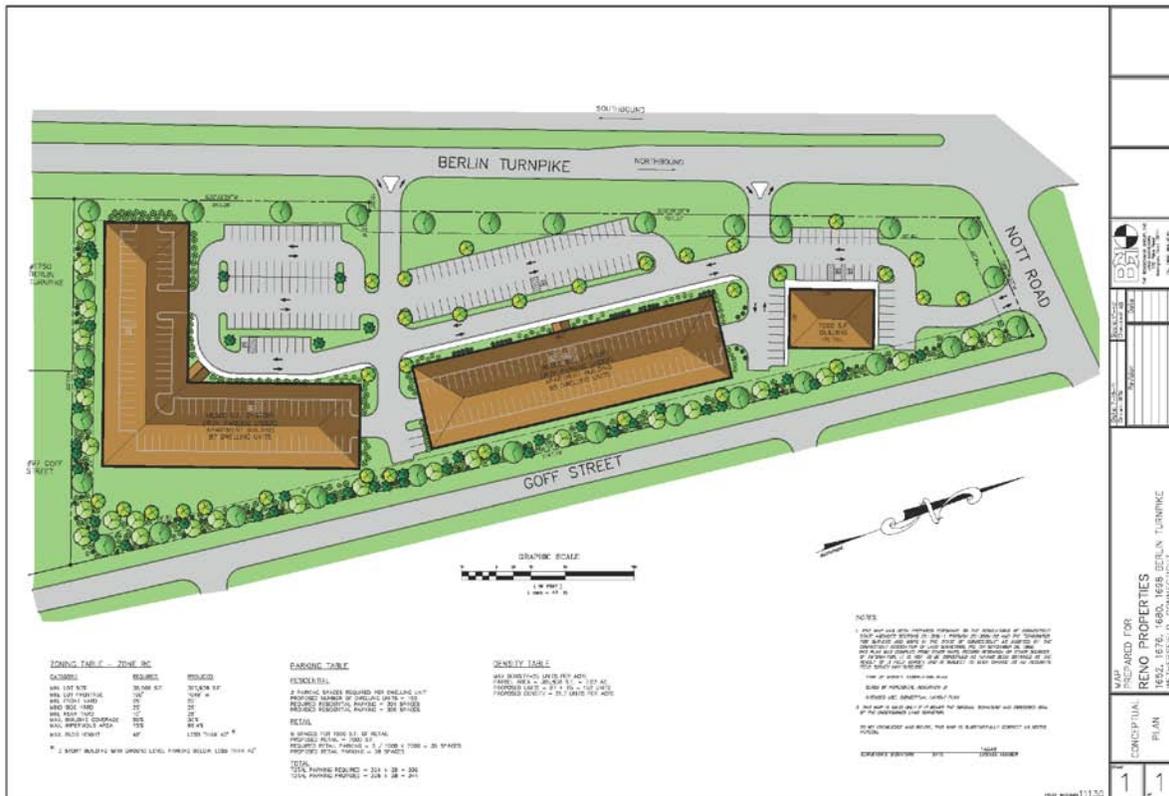
The Redevelopment Plan contemplates the acquisition of a total of five (5) parcels of privately-owned land by a private redeveloper who will implement the Project. Refer to Map #4 "Property Map" for present owners of properties shown as "to be acquired".

The Redevelopment Plan does not contemplate that any parcels within the Redevelopment Area will be acquired by the Town of Wethersfield in connection with the implementation of the Redevelopment Plan. It is not contemplated, therefore, that any property within the Redevelopment Area will be acquired through the exercise of the Town of Wethersfield's power of eminent domain as granted under Chapter 130 of the General Statutes.

5. Location and Extent of Proposed Land Uses Within the Redevelopment Area

The plan for the Project provides for the creation of a mixed use retail and residential development which includes the construction of three (3) new buildings.

Building #1 is a two-story 48,500 square foot apartment building that would accommodate 87 dwelling units. On-site parking would be accommodated through a parking lot located under the apartment building combined with a surface parking lot. Building #2 is proposed as a two-story apartment building containing 65 dwelling units with parking located beneath the building and in a surface parking lot. The building is 36,000 s.f. in area. Building #3 is proposed as a one-story, 7,000 s.f. retail building with surface parking. The project would accommodate the creation of one-hundred and fifty two (152) residential apartments (84,500 s.f.) and a seven thousand (7,000) square foot retail building. The plan for the Project provides for 344 parking spaces. (See conceptual site plan attached hereto.)



6. Location and Extent of Streets and Public Utilities, Facilities and Works within the Redevelopment Area

The location of the existing streets serving the Redevelopment Area are shown on Map #1 attached. It is not contemplated that new public streets will be created within the Redevelopment Area.

The Redevelopment Area is currently serviced by utilities located in the Berlin Turnpike, Nott Street and Goff Road. The site is presently serviced by all major utilities including public water, sanitary sewer, storm drainage, natural gas, electric, telephone and cable.

There are presently no other public facilities or works within the Redevelopment Area, and the Redevelopment Plan does not contemplate the construction of any additional public facilities or works.

7. Displacement and Relocation

It is anticipated that four (4) businesses will be displaced. The retail and commercial operations that are to be displaced include: an automotive service station, 2 motels and a retail package store. It is also anticipated that one (1) single family residence will be relocated.

Agency staff will maintain continuous contact with the relocation process in order to minimize hardship. Relocation assistance will be furnished in accordance with the State Uniform

Relocation Assistance Act (CGS Chapter 135). Due to the limited number of household (1) to be displaced by this project, it is reasonable to conclude that there will be sufficient suitable living accommodations within the Town of Wethersfield and the region for displaced households at rates within their financial reach.

8. Present and Proposed Zoning Regulations in the Redevelopment Area

The Redevelopment Area is presently zoned RC (Regional Commercial). Implementation of the proposed Project land uses is permitted by Special Permit in this zone under the provisions of Section 5.10. Mixed Residential and Commercial Uses of the Wethersfield Zoning Regulations. No proposed changes to the Redevelopment Area zoning is anticipated. (See Map #2 “Existing Zoning” attached hereto.)

9. Description of Redevelopment Area Conditions

The properties in the Redevelopment Area are in a condition that meets the definition of a redevelopment area as outlined under the Connecticut General Statutes (Section 8-125b and Section 8-141 as the area is “deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community.” Property maintenance inspection records provided by Town of Wethersfield staff provide documentation of long standing code enforcement efforts to bring these properties into compliance with building, fire, health and property maintenance codes. Specifically, the properties located at 1680 Berlin Turnpike (Cityside Inn), 1730 Berlin Turnpike (America’s Best Value Inn) and 1652 Berlin Turnpike (AA Auto) have numerous citations over many years from the Town to bring the properties into code compliance. More specifically both the Cityside Inn and America’s Best Value Inn presently contain a significant number of rooms that have been declared unfit for occupancy due to outstanding code compliance violations.

10. Estimated Project Financials

It is anticipated that the Project execution activities will be assisted by the Town of Wethersfield acting through the Agency. This assistance may take the form, without limitation, of the furnishing of services or facilities, the provision of property, or the loan or contribution funds which may be applied to acquisition or construction costs, building demolition, infrastructure improvements, property remediation or other costs as to be determined by the Agency.

The preliminary budget for the development costs associated with this project is estimated at approximately \$34,000,000. Assessed value of the Project is estimated at \$20,000,000 and annual tax revenue is estimated at \$450,000. A more detailed budget will be developed in consultation with the project developer.

11. Controls on Land Uses and Buildings

Conformance with the following general and specific land use and building controls are considered by the Agency to be the minimum required to implement the Berlin Turnpike/Nott

Street Plan. Any variations from these controls must be justified by redevelopers in a written statement, with final determination to be made by the Agency.

- The Redevelopment Plan for the Berlin Turnpike/Nott Street Project adopted by the Agency and approved by the Town Council.
- The Wethersfield Zoning Regulations, adopted November 15, 2004, as amended.
- The Connecticut State Building Code, 2005.
- The Connecticut State Fire Safety Code, 2005 and the Connecticut Fire Protection Code – 2010.

The most restrictive provision of these documents with respect to a particular condition shall govern. During the period for which these controls are in effect, any new construction expansion or reuse of property shall be in compliance with the controls and regulations set forth in this document.

In the event that the Town of Wethersfield acquires any of the properties within the Redevelopment Area prior to its acquisition by the redeveloper, the Agency may establish such interim uses as it deems desirable and feasible in the public interest on property provided such uses do not have an adverse affect on any adjacent property or inhibit the disposition of such property.

12. Modification

This Redevelopment Plan may be modified at any time by the Agency, provided if it is modified after the lease or sale of real property in the Redevelopment Area, the modification must be consented to by the redeveloper or redevelopers of such real property or their successors in interest, whose interest is affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the Agency, the modification must similarly be approved by the Town Council.

13. Duration

This Redevelopment Plan and any modification thereof shall be in full force for a period of ten (10) years commencing on the date of approval of this Redevelopment Plan by the Town Council. The Town Council shall review the Redevelopment Plan at least once every ten (10) years after the initial approval, and shall reapprove such plan or an amended plan at least once every ten (10) years after the initial approval in accordance in order for the plan or amended plan to remain in effect.

14. Schedules and Maps

The following schedules and maps are attached hereto, which schedules and maps are hereby incorporated within and made part of this Redevelopment Plan.

- Project Limits - Legal Description
- Project Location Map
- Map Number 1 “Existing Land Use”
- Map Number 2 “Existing Zoning”
- Map Number 3 “Property Map”

Berlin Turnpike/Nott Street Redevelopment Area

PROJECT LIMITS

LEGAL DESCRIPTION

A certain piece or parcel of land, containing 289,047 square feet more or less, (6.64 acres more or less), and known and being identified as parcels 30-03, 30-04, 30-06, 31-13 and 31-23, located in the Town of Wethersfield, County of Hartford, State of Connecticut, being shown on Town of Wethersfield Assessors Maps Sheets 30 and 31, dated May 1979, Scale 1 inch equals 40 feet. Said parcels together constitute the project limits for the Wethersfield Redevelopment Agency Project Plan and are more particularly bounded and described as follows:

Commencing at a point, said point being the northwest corner of Parcel 30-03, said point being the intersection of the easterly street line of the Berlin Turnpike, and the southerly street line of Nott Street;

Thence running north $85^{\circ}-19'-33''$ east along said Parcels 30-03 and 30-04, a distance of 150.41 feet, to a point, said point being the intersection of the southerly street line of Nott Street, and the westerly street line of Goff Road;

Thence running along the westerly street line of Goff Road, south $06^{\circ}-34'-43''$ west along Parcel 30-04, a distance of 793.74 feet to a point;

Thence running along the westerly street line of Goff Road, south $06^{\circ}-34'-43''$ west along Parcel 31-23, a distance of 352.48 feet, to a point;

Thence running north $69^{\circ}-26'-17''$ west along the southerly boundary of Parcels 31-23 and 31-13, and abutting the northerly edge of Parcels 31-25 and 31-34, a distance of 425.09 feet, to a point, said point being at the intersection of the easterly street line of the Berlin Turnpike;

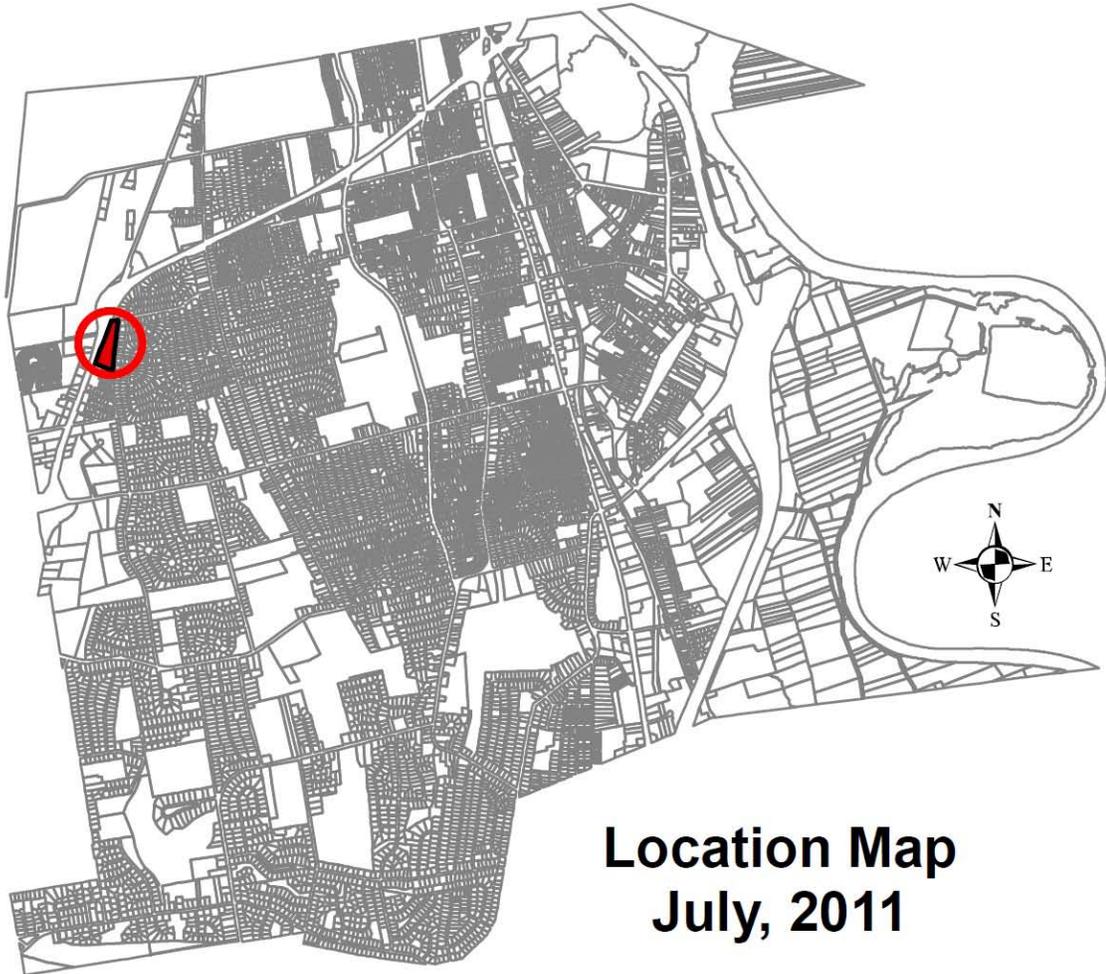
Thence running along the easterly street line of the Berlin Turnpike north $20^{\circ}-39'-28''$ east along the west side of Parcel 31-13 a distance of 342.26 feet to a point;

Thence running along the easterly street line of the Berlin Turnpike south $70^{\circ}-00'-22''$ east a distance of 10.00 feet to a point;

Thence running along the easterly street line of the Berlin Turnpike north $20^{\circ}-39'-28''$ east, along Parcels 30-06, 30-04 and 30-03 a distance of 707.32 feet, to the place and point of commencement.

Project Location Map

Berlin Turnpike/Nott Street
Redevelopment Plan



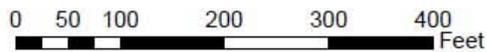
Location Map
July, 2011

Wethersfield, Connecticut

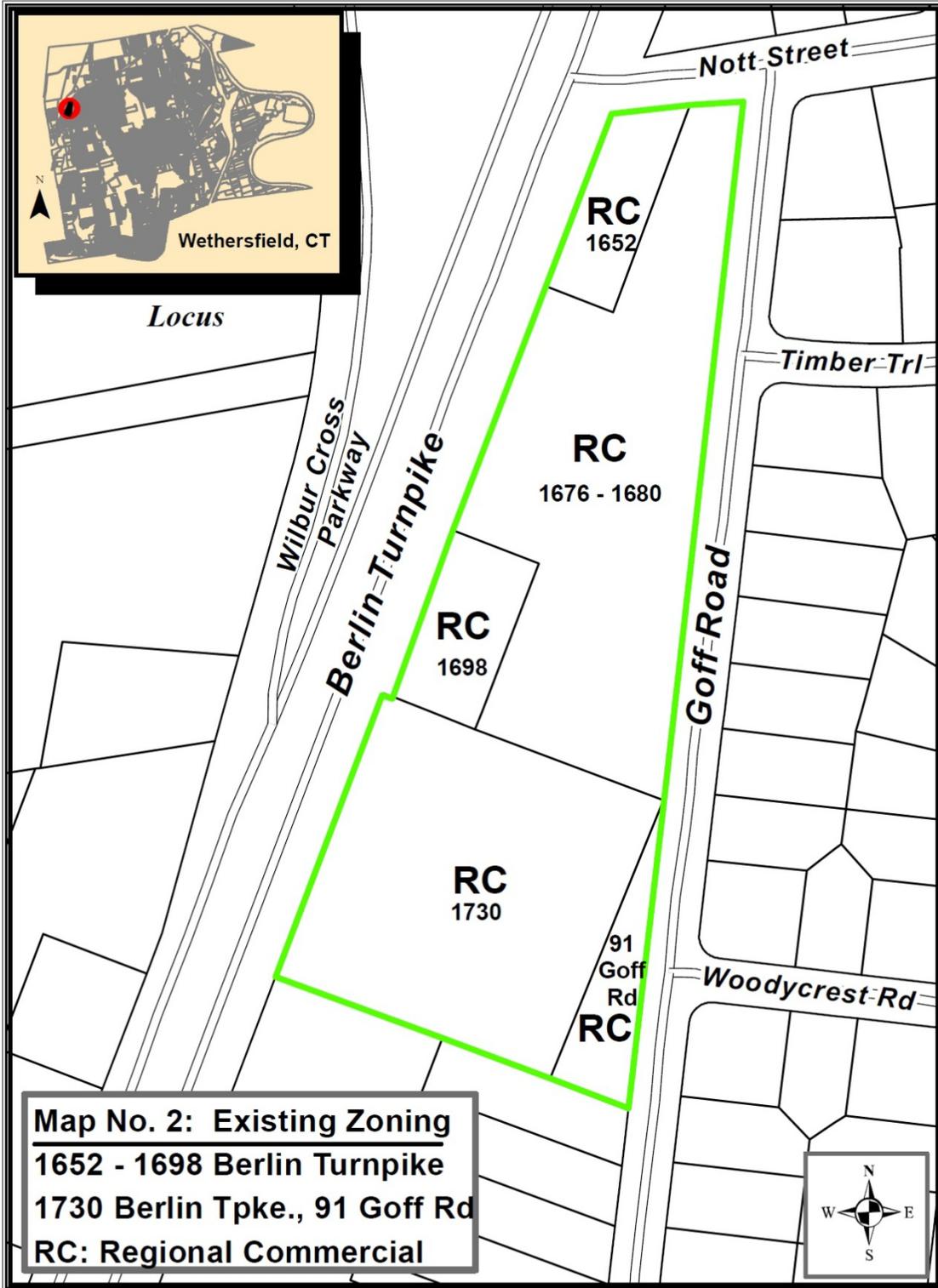
Berlin Turnpike/Nott Street Redevelopment Project



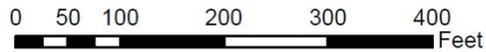
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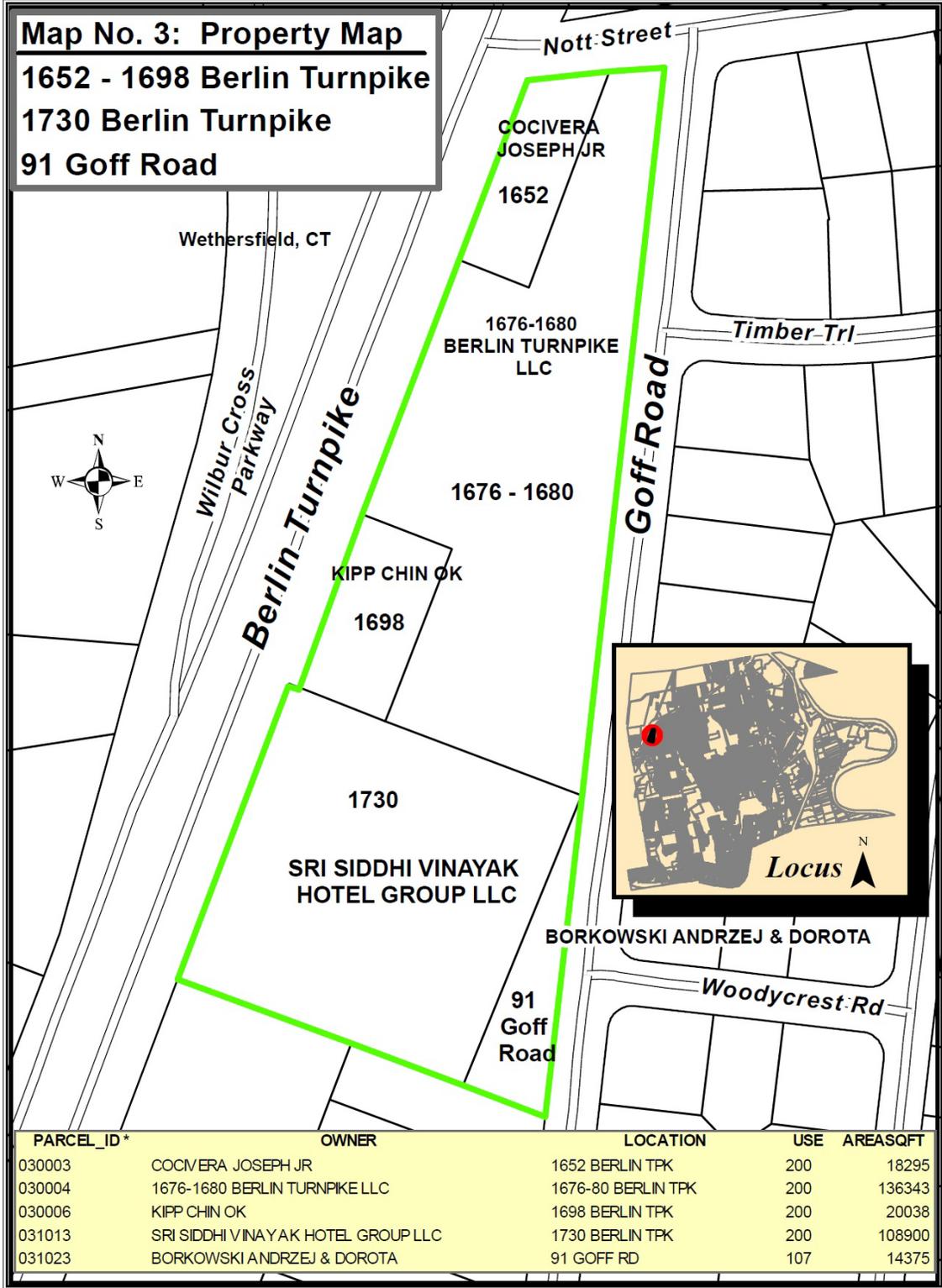
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