



Frog Hollow Neighborhood Revitalization Zone 2024 Annual Report

I. Description

The residents, business owners, city workers and nonprofits who gather each month, essentially, make up the Frog Hollow NRZ. At our monthly meetings, we discuss and act on matters pertaining to the area identified by the State of CT as the Frog Hollow Neighborhood Revitalization Zone.

We primarily focus on eight areas:

- Fostering community
- Eliminating blight - particularly vacant, abandoned and deteriorated buildings
- Beautification
- Fighting Litter
- Traffic Calming
- Housing - creating and preserving quality housing for all residents
- Historic Preservation - leveraging historic properties to foster community revitalization
- Policy - creating and improving city policies re all the areas above

The boundaries of the Frog Hollow Neighborhood Revitalization Zone are listed on Addendum A.

II. Structure

Board Members

The majority of the members of the Frog Hollow NRZ are residents of Frog Hollow.

The board consists of no fewer than 15 members and no more than 23 members. One seat will be reserved for the designee from the City of Hartford.

NRZ Officers - currently there are three co-chairs and one secretary each serving two-year terms that are renewable.

Membership From time to time the NRZ enumerates the population and uses good faith efforts for membership to reflect the population of the neighborhood.

Voting Policies Changes to board composition, bylaws, subcommittees, and other business for the NRZ must be approved by a two-thirds vote.

Meetings

Frog Hollow NRZ meets the third Tuesday of every month from 5:30 pm to 7:00 pm

III. NRZ Funds

Revenue in 2024

City of Hartford, Community Engagement Fund	\$3,846.15
Love Your Block	<u>\$2,500.00</u>
Total	\$6,346.15

Expenditures 2024

Video conference equipment	\$1,173.00
Community Artist	\$2,500.00
Zoom subscription	\$ 160.00
T-Shirts	\$2,175.00
Mascot costume	<u>\$ 219.00</u>
Total	\$6,227.00

V. Strategic Plans and Goals

Our two biggest efforts in 2024 concerned CT Children's Medical Center and Hartford Hospital. These large employers are anchor institutions located in Frog Hollow and have a major impact on the appearance and quality of life in our neighborhood.

Goal # 1 - Negotiate with the CT Children's Medical Center regarding an 800-stall parking garage they wished to build across the street from the hospital campus in one of our residential historic districts. Originally, the garage project called for the demolition of four houses (three of which are historic) and limited commercial space on the ground floor.

After public conversations with the staff from CCMC and LAZ parking, the FHNZR formed a subcommittee and spent five months negotiating a community benefits agreement, preservation of the historic homes and better design of the CT Children's Medical Center (CCMC)

The NRZ successfully negotiated 200 trees to be planted in Frog Hollow, improvements to the walk-to-work program administered by CCMC and SINA, community seats on both the SINA and CCMC boards, a discussion, facilitated by the mayor, with the three hospitals located in Hartford regarding employees paying for parking and \$1 million for housing.

To date, over 100 trees have been planted, both boards have agreed to bring on community members, the City has committed \$1 million for housing, and CCMC paid for all four houses (that would have been demolished) to be moved to vacant lots within Frog Hollow. CCMC also revealed plans to building a five-story mixed-use property on the former car wash site across the street from the parking garage. The paid parking discussion and actual placement of community members on the CCMC and SINA boards are still works in progress.

The final design included two floors of activated space on the front and sides of the parking garage and a tiered design in which the garage is taller on Washington Street and steps down to four stories at the end of the building that is adjacent to residential structures.

Goal #2 - Engage Hartford Hospital to create a plan for the renovation of the 12 vacant and deteriorated buildings they own around the edge of their campus.

In the 1980's, Hartford Hospital began purchasing residential properties for "future use". Many of these properties were occupied. The hospital emptied all of the properties and boarded them up in violation of city blight ordinances. All of the properties deteriorated significantly over time - attracting squatters, drug dealing and vandalism.

Until recently, neither the City nor the neighborhood residents applied pressure on the hospital to renovate and reoccupy these properties. Consequently, one 13-unit historic apartment building was lost to fire. Although the hospital's vacant and blighted buildings represent more than 20% of the blighted properties in our neighborhood, unlike the other blighted property owners, they have NEVER been assessed blight fines by the City of Hartford.

Despite resistance from the hospital, the FHNRRZ has been able to raise this issue among the leadership of the hospital, in the neighborhood, with the Planning and Zoning Commission, and in the press. This has resulted in all of the buildings being identified and restoration plans for most of them. The historic Levi-Felt house is the first of these buildings to be renovated.

Our doggedness with these properties has resulted in monthly meetings with the City of Hartford Blight Remediation Team during which we track and advocate for action on the 55 vacant and deteriorated buildings within Frog Hollow.

VI. List your board members

Officers

Carey Shea	Co-Chair	Resident
Marcus Ordonez	Co-Chair	Resident
Rhodee Gine	Co-Chair	Resident
Joseph Barber	Secretary	Resident

Board Members

The Frog Hollow NRZ does not maintain a board in the traditional way. Instead, we have three categories of participants in the FHNRRZ:

Officers - co-chairs and the secretary

Voting Members - members who have attended six meetings in a year

Non-Voting Members - meeting participants who represent outside organizations and/or have not attended six meetings in one year








































VIII. Highlights of Activities

The FHNRRZ's activities fall into eight major categories (impact areas):



































- Fostering community
- Eliminating blight - particularly vacant, abandoned and deteriorated buildings

- Beautification
- Fighting Litter
- Traffic Calming
- Housing - creating and preserving quality housing for all residents
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Below are charts showing all the activities we led or participated in and the categories they fall under:

	Foster Community	Eliminate Blight	Beautification	Fighting Litter	Traffic Calming	Housing	Policy	Historic Preservation
Diverters & Bollards								
Friends of Zion Hill Cemetery								
Deborah Chapel								
Capfest								
Domingo & Love Your Block Party								
LYB Grants								
Tenant Advocacy								
Community Cleanups								
NHIA Tax Credit								

← Quality of Life → 10

	Foster Community	Eliminate Blight	Beautification	Fighting Litter	Traffic Calming	Housing	Policy	Historic Preservation
Liberal Arts Action Lab								
Marketing Frog Hollow								
Park St. Library Grand Opening								
Washington St. Corridor Plan								
Walking Tours								
Walk Audits								
Neighborhood Plan								

← Quality of Life →

Contact

For additional information, please contact:

Frog Hollow NRZ Chair

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Addendum A

The Frog Hollow Neighborhood Revitalization Zone shall be described as the area that falls within the following lines:

Beginning at the point at which Interstate 84 passes over Hamilton Street, on the western most edge of the overpass of the eastbound lanes of the interstate;

Thence northerly along Interstate 84 to the point of intersection of the westbound lanes of the interstate and the exit lanes of Interchange 46-Sisson Avenue;

Thence northerly along a line midway between the westbound lanes of Interstate 84 to the point at which the interstate passes over Sigourney Street;

Thence northerly to the point of intersection of Sigourney Street and exit lanes of Interchange 47-Sigourney Street;

Thence easterly midway between Interchange 47-Sigourney Street, crossing over the westbound lanes of Interstate 84 and proceeding along the median of the interstate to the point at which the interstate passes over Flower Street;

Thence northeasterly across the westbound lanes of Interstate 84 to a point on the eastern edge of Broad Street directly above the interstate;

Thence easterly along the outer line of the onramp of the Capitol Avenue access road onto Interstate 84 to a point over the Park River conduit that is due east of the northern edge of the parking lot around the State of Connecticut State Capitol;

Thence along the northern edge of the parking lot around the State of Connecticut State Capitol to a point in the middle of the intersection of Trinity Street and Elm Street;

Thence along the median of Trinity Street and following the curve of the sidewalk along the southeast corner of the parcel on which the State of Connecticut State Capitol to a point in the middle of the intersection of Trinity Street, Capitol Avenue, and Washington Street that is at the median of Washington Street;

Thence southerly along the median of Washington Street to the point of intersection of Washington Street and Jefferson Street;

Thence easterly along the median of Jefferson Street to the point of intersection of Jefferson Street and Retreat Avenue;

Thence southwesterly along the median of Retreat Avenue to the point of intersection of Retreat Avenue and Essex Street;

Thence southeasterly along the median of Essex Street to the point of intersection of Essex Street and Maple Avenue;

Thence southerly along the median of Maple Avenue to the point of intersection of Maple Avenue and Barnard Street;

Thence westerly along the median of Barnard Street to a point in the middle of the intersection of Washington Street, New Britain Avenue, and Barnard Street;

Thence southwesterly along the median of New Britain Avenue to the point at which the line of division between parcel 229-548-101 and parcel 229-548-100 intersects with the median of New Britain Avenue;

Thence along the line of division between parcel 229-548-101 and parcel 229-548-100;

Thence southwesterly along the rear parcel lines of the parcels that front New Britain Avenue to a point in the middle of Crescent Street that intersects with the line of division between parcel 207-575-026 and parcel 207-575-018;

Thence southerly along the median of Crescent Street to the point of intersection of Crescent Street and New Britain Avenue;

Thence southwesterly along New Britain Avenue to the point of intersection of New Britain Avenue and Zion Street;

Thence northerly along the median of Zion Street to the point of intersection of Zion Street and Hamilton Street;

Thence westerly along the median of Hamilton Street to the point and place of beginning.