



TOWN PLAN & ZONING COMMISSION

Meeting Date: November 20, 2025

Subject Property: 1151 Blue Hills Avenue

Application Type: Zone Map Change and Related Master Plan

Prepared by: Lynda Laureano, Assistant Director of Building & Land Use



Proposal Summary

The First Baptist Church of Hartford (First Cathedral), in partnership with Grow America, has submitted an application for a Zoning Map Amendment and accompanying Master Plan for the 40.5-acre property located at 1151 Blue Hills Avenue. The applicant is requesting to rezone the site from its current split PO (Professional Office District) and R-15 (Residential) designations to the Design Development Zone II (DDZ-II) to support a coordinated, multi-phased redevelopment of the underutilized areas of the Cathedral campus.

The purpose of the proposal is to expand the Cathedral's community-focused mission beyond religious programming by introducing affordable and mixed-income housing, a licensed daycare facility, and a workforce empowerment center, while preserving existing worship facilities and improving pedestrian connectivity. The proposed plan repurposes the largely unused auxiliary parking lot and athletic fields to create a more balanced campus that integrates residential, childcare, employment support, and worship uses within a master-planned development framework.

The project is organized in four phases, beginning with affordable housing development and followed by the mixed-use daycare/residential building, a church addition for workforce counseling and training, and a Cathedral storage/overflow parking facility. All work is designed to remain outside protected wetland and conservation easement areas.



Design Development Zone (DDZ) and (DDZ-II) Zoning Regulations Sec. 5.6

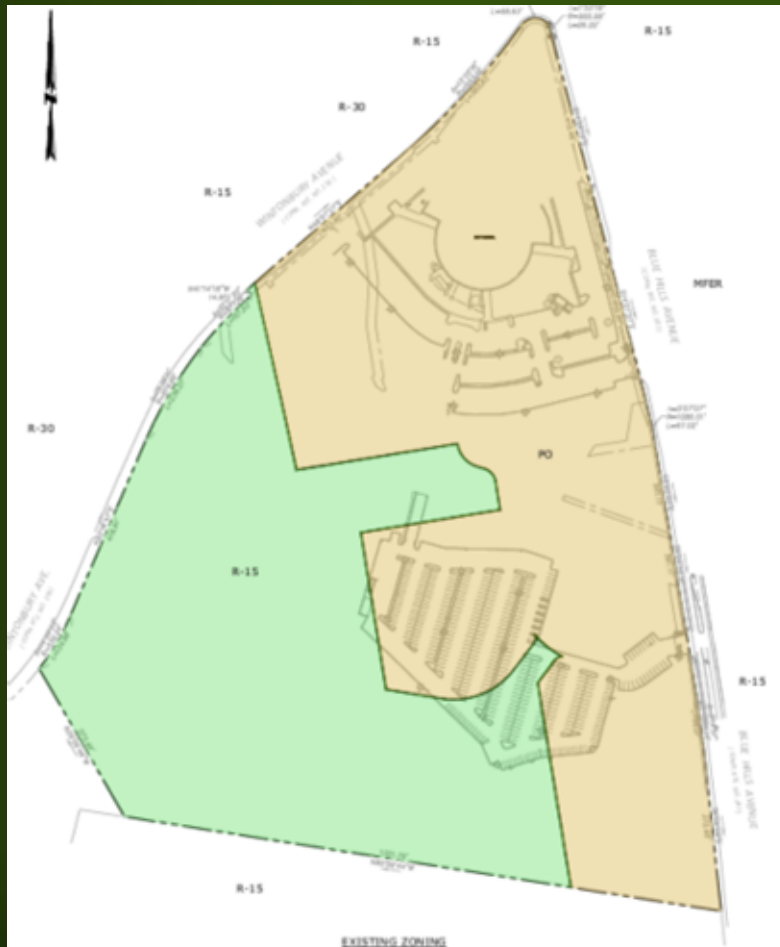
Purpose

- Intent: The creation of a combined work, service, shopping, retail and residential environment that promotes the maintenance of quality open space, reduces the traffic generation that occurs when the uses are separated, enhances the quality and proximity of facilities to employees and retains the character of an area and its suitability for particular uses is beneficial because it will reduce traffic, pollution and congestion which would arise from disparate and piecemeal development and will provide an enhanced living and work environment for the residents of the Town.



Proposed Zone Change

Existing Zone (R-15 & POD)



Proposed Zone (DDZ-II)





LAND USE TABLE					
DESIGN DEVELOPMENT ZONE (DDZ-1) (SEC. 5.6)					
LAND USE AREA	AREA (ACRES)	AREA (SQUARE FEET)	PERMITTED LAND USES	MAXIMUM DEVELOPMENT (F)	PARKING REQUIREMENTS (CUTTERA (3))
1	25.764	1,122,874	GAMBLERY 5, 6 AND 8	MAJESTIC 16 STORAGE BUILDING	DRIVWAY: 1 SPACE PER 3 SEATS GENERAL: 1 SPACE 3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
2	11.814	505,732	CATEGORY 7	100 UNITS / 1 LOT	MULTIFAMILY 1 UNITS 1 SPACE PER GENERAL DEVELOPMENT LOT 2 SPACE PER 2 OR MORE BEDROOM UNITS
3	3.128	135,807	GAMBLERY 5 AND 7	40 UNITS DAYCARE FACILITY	NO CHILD DAY CARE (DRIVEN BY ADJACENT LOT) AND STAFF = 3 SEPARATE LOT/LOT
TOTAL	40.706	1,764,413			MULTIFAMILY 1 UNITS 1 SPACE PER GENERAL DEVELOPMENT LOT 2 SPACE PER 2 OR MORE BEDROOM UNITS

5.6 ECONOMIC DEVELOPMENT ZONES (EDZs) AND ECONOMIC DISTRICTS

5.5.4 Purpose

- [illegible]

3.1.8. Bulk Requirements

[illegible]

6.6.C. Prevalence Rates and Structures (1970-2014)

5. Authorized Without a Zoning Signoff. The following uses and structures are authorized without the issuance of a Zoning Signoff:
 - a. Open space
 - b. Private utility structures, pursuant to the Connecticut State and Local Government Code
6. Authorized by Zoning Signoff. The following uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 8-11:
 - a. Signs
 - b. **Authorized by the Site Plan.** The following principal uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 8-4:
 - i. Category 1 listed uses, as defined in § 8-26
 - ii. Category 2 listed uses, as defined in § 8-26
 - iii. Commercial and industrial buildings and structures and insurance offices
 - iv. Including offices for public utilities, banks, financial, educational, charitable and civic organizations, retail stores, health care, drug, health products and public utilities, and other retail and service uses, and service uses

Accounting Training Regulations ... 8-16 (2004-10-27) ... Page 919

- hospital, mental, conference center or long-term facility; radio and television broadcasting units; **medical clinic or surgery**; **camp**; **research**; data processing and product development facilities, including laboratories and equipment; and **amusement** and **recreation** facilities.
- Category 3 Land Use Type – Theater or place of assembly for amusement, amusement enterprises such as skating rinks and bowling alleys, billiard and pool halls, and coin-operated amusements, and other amusements.** Amusement is permitted use. **Cultural** and **social** community facilities: restaurants, without or without entertainment considered to be the serving of food and beverages for entertainment purposes, and other facilities on the premises of the OGC* (see Subcategory 4 below for OGC & Special Permit requirements).
- Category 4 Land Use Type – Health and fitness club, recreational club, tennis and racquet club, golf course and other golf and/or motor recreation (golf courses and activities are private facilities).**
- Category 5 Land Use Type – Chamber, museum, antique facilities, government and quasi-governmental facilities.**
- Category 6 Land Use Type – Miscellaneous services and facilities, including tourism.**
- Category 7 Land Use Type – Miscellaneous services and facilities provided for the**

BUILDING USE TABLE					
LAND USE AREA	BUILDING	GROSS AREA	LIVING AREA	NUMBER OF UNITS	PARKING SPACES
1	REHABILITATION CENTER	14,886 S.F.	--	--	76
1	STORAGE BUILDING	44,000 S.F.	--	--	10
2	BUILDING A (2007/09)	71,242 S.F.	53,962 S.F.	31	84
2	BUILDING B (2007)	40,062 S.F.	40,062 S.F.	30	74 + 4274*
3	BUILDING C (2007/08)	68,618 S.F.	41,080 S.F.	46	68-422 + 4274*

PARKING CALCULATION

LAND USE 3.

CHURCH SEATS: 3,400
CHURCH = 1 SPACE/3 SEATS = 1,134 SPACES

EMPLOYMENT: 14,656 G.S.F.
MEDICAL OFFICE USE = 5 SPACES/1,000 G.S.F. = 74 SPACES (100% SHARED WITH CHURCH)

STORAGE REQUIRED: 40,000 G.S.F.
INDUSTRIAL/COMMERCIAL USE = 1 SPACE/500 G.S.F. = 12 SPACES (100% SHARED WITH CHURCH)

TOTAL REQUIRED: 1,218 SPACES

TOTAL PROVIDED FOR BASE CHURCH LOT = 136 SPACES & ALTERNATE LOT = 616 SPACES (216 SPACES DEFICIT)

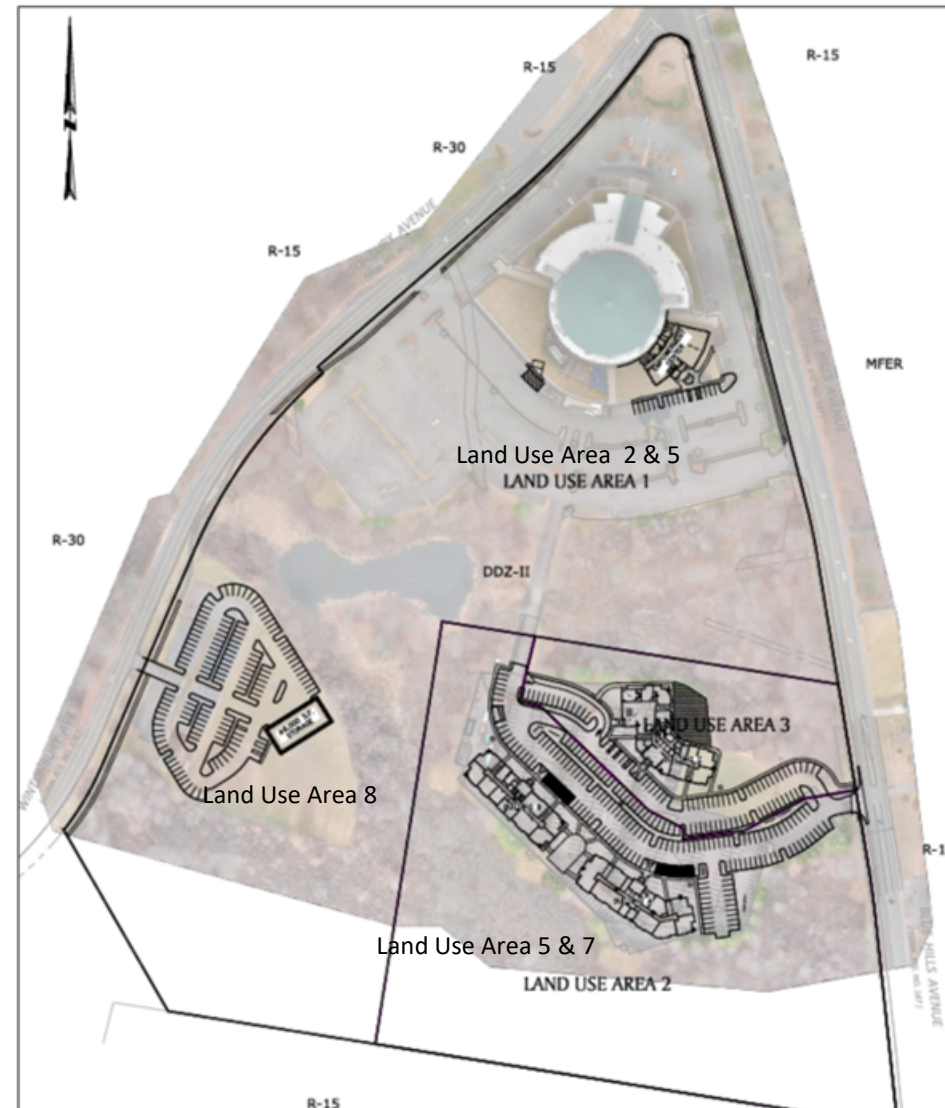
LAND USE 3

PHASE 1 BUILDING A AND B: 31 UNITS * 50 SPACES = 1550 SPACES
 STAGS/L-GEORSON = 44 UNITS * 1 SPACE/UNIT = 44 SPACES
 20R WIDE-GEORSON = 57 UNITS * 2 SPACES/UNIT = 114 SPACES
 HOLDING STAFF = 4 SPACES
 TOTAL = 44 + 114 + 4 = 162 SPACES

LAND-USE-20

TOTAL PARKING REQUIRED FOR MORNING AND DAYCARE (LAND USE 365 - 222) SPACES

(INDIVIDUAL AIDS CANNOT SHARE PARKING WITH OTHER AIDS)





Applicable Land Use Type

Zoning Regulations Sec. 5.6.C

Category 2

professional, business and insurance offices including offices for public utilities, banks, industrial, educational, charitable and civic organizations; retail stores, personal service shops, banks, printing, and publishing establishments, studios and sample rooms and similar uses; hotel, motel, conference center and banquet facility; radio and television broadcasting studio; **medical clinic or facility**; surgery center, research, data processing and product development facilities, including laboratories and light manufacturing and assembly associated with the same.

Category 5

churches, schools, **daycare facilities**, governmental and quasi-governmental facilities.

Category 7

multi-family dwelling units provided that the maximum number of dwelling units to be permitted is 16 per acre.

Category 8

accessory uses to those permitted above including, without limitation, storage facilities in permanent structures and garages associated with the permitted uses...



Phased Master Plan

Phase 1 – Affordable Housing (Southeast portion)

- Two **5-story** multifamily buildings
- **101 100% affordable units**, serving **30–50% AMI** households

Phase 2 – Mixed-Use Residential + Daycare

- One **5-story building**
- **45 residential units** (mix of affordable + market-rate based on funding)
- **Community daycare for 90 children (3 months–5 years)**

Phase 3 – Empowerment Center (Church Addition)

- **2-story addition** to Cathedral
- **Employment training + counseling center**
- Sidewalk extension along **Blue Hills Avenue** to **Wintonbury**

Phase 4 – Cathedral Storage + Overflow Parking (Southwest)

- **Private Cathedral storage building** for equipment and shuttles
- **138-space supplemental parking area** for major Cathedral events
- Additional sidewalk extension along **Wintonbury Avenue**



Staff Comments

- 1151 Blue Hills Avenue meets the required characteristics to be eligible for the DDZ-II designation.
- Staff believes the proposal consistent with the goals of the existing and proposed Plan of Conservation and Development (POCD) by encouraging new multi-family residential development and expanding affordable housing opportunities in Bloomfield.
- A Revised Final Master Plan shall be submitted with corrected Land Use Area Types, and a legible Table with DDZ-II bulk requirements, and proposed uses to include total amount of impervious surface in a land use area.
- All existing conservation easements shall remain unchanged.
- Staff recommends that the required sidewalks be implemented into Phase I of the project, not Phase IV.
- The Commission may want to inquire about the Phased Project Timelines.
- If this Zone Map Amendment and Related Mater Plan is approved by TPZ, the applicant shall submit all other required Land Use Approvals as required by the Inland Wetlands and Watercourse Commission and Town Plan and Zoning Commission for each Phase of the project.



Suggested Motion for Approval

The Town Plan and Zoning Commission hereby move to approve the proposed Zoning Map Amendment from an R-15 and POD zoning districts to Design Development Zone II (DDZ-II) and the associated Master Plan for the property located at 1151 Blue Hills Avenue, submitted by the First Baptist Church of Hartford (First Cathedral), based on the following findings and subject to the following conditions:

Findings

- The proposal is consistent with the goals of the Town of Bloomfield Plan of Conservation and Development (POCD), including the encouragement of new multifamily residential development and the preservation and expansion of affordable housing opportunities within the community.
- The Master Plan supports the POCD's emphasis on economic growth and community investment and enhances by incorporating residential, childcare, employment assistance, and institutional uses in a coordinated campus model.
- The phased development framework promotes orderly and sustainable growth, makes productive use of underutilized land, and preserves natural resources by avoiding disturbance to wetlands and maintaining conservation easement areas.
- The proposal provides community services and amenities that enhance quality of life for Bloomfield residents, including affordable housing, daycare, and workforce empowerment facilities.

Conditions

- Applicant shall revise the Master Plan to incorporate staff's comments/recommendations, and any additional changes as suggested by the Commission.
- Zone Change and Related Master Plan shall become effective upon filing in Land Records, and posting of the decision in the legal notice section of The Courant newspaper