

HOMESTEAD AVENUE REDEVELOPMENT PLAN

COMMITTEE MEETING 3 – MARCH 4, 2025



Today's Agenda

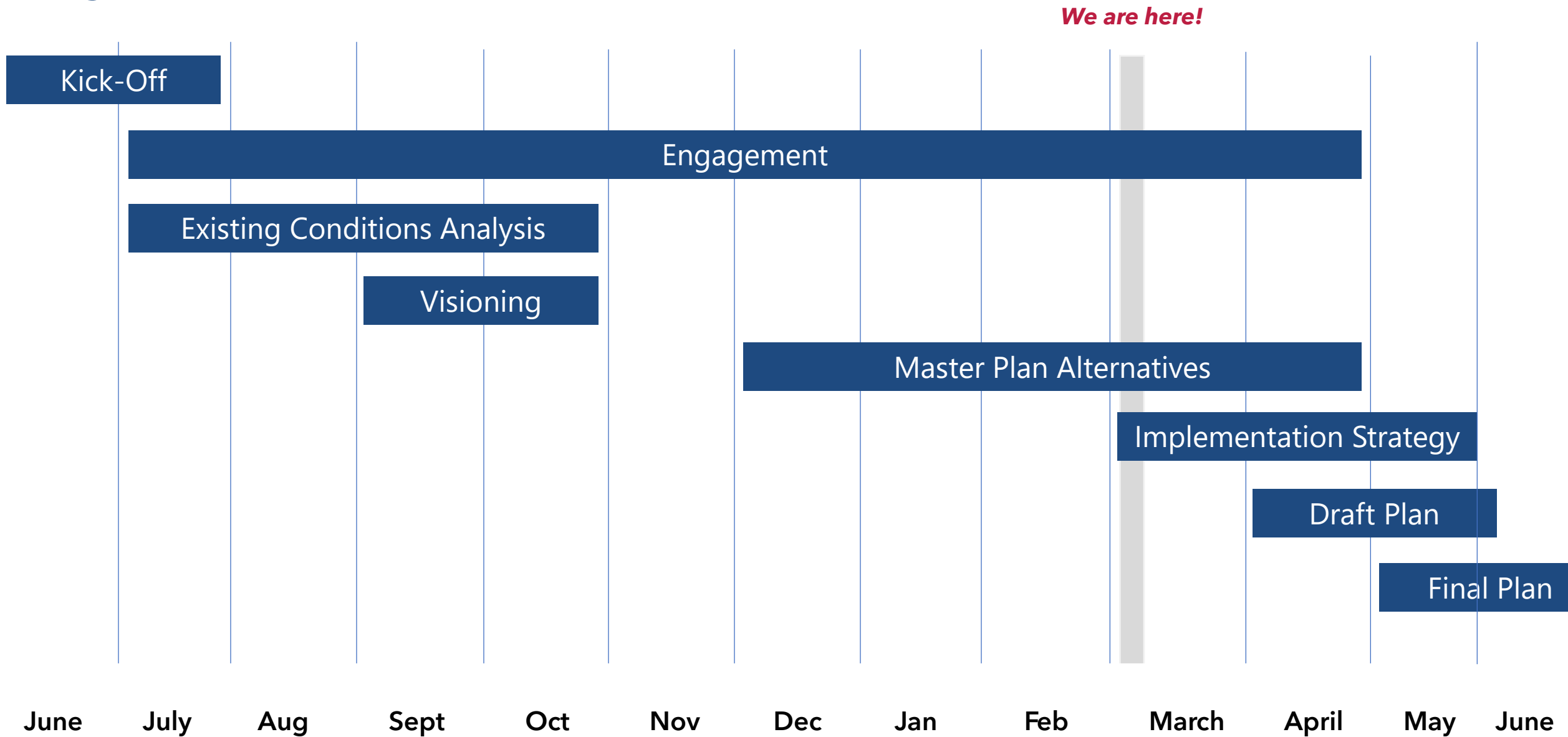
1. Welcome
2. Project Status
3. Future Vision for the Corridor:
Preliminary Recommendations
4. Discussion
5. Next Steps



Welcome

Project Status

Project Status



Existing Conditions Key Findings

- The majority of the corridor is zoned **Commercial-Industrial Mix**, allowing it to become a job-generation center.
- The City controls many **vacant properties** on the corridor, providing opportunities for redevelopment consistent with the vision of stakeholders and the City.
- More than half of northwest Hartford has a **household income** of under \$49,000 per year, underlining the need for well-paying jobs accessible to residents.
- The neighborhood's **anchor organizations** work to uplift residents, provide community cohesion, and are an important part of the corridor's identity.
- The historic and distinct **architectural character** of the corridor has been well maintained and should be celebrated preserved.
- Current **transportation** conditions allow for an opportunity to make the corridor feel more friendly and connected for pedestrians, bicyclists, or drivers.

Market Study Key Findings

- There is a demand for **residential development** to allow for affordable housing and homeownership in the corridor area, but Homestead Avenue has some factors which may make implementation less desirable such as vicinity to the train tracks and industrial uses.
- The Homestead corridor is home to some of limited available **industrial-flex space** in Hartford, providing niche opportunities for small-bay industrial, plant nurseries, breweries, and more.
- **Neighborhood retail and commercial** have the potential to complement uses on the Albany Avenue commercial corridor.
- Planned redevelopment should take advantage of **niche opportunities** provided by the corridor's wide, shallow lots, industrial and flex space, and existing base of through traffic.

Public Workshop #1

Artists Collective
1200 Albany Avenue
Wednesday, November 6, 2024
4:30 pm – 7:00pm



What We Have Heard

- **Activating vacant spaces** is key to bringing activity to Homestead Avenue, including **temporary activation**
- **Cultural corridor** on Woodland Street connecting Mark Twain House and Keney Park
- Improvements to all **transportation modes** are needed
- **Adaptive reuse** of Stanley P. Rockwell building is a focal point of interest
- Businesses and housing on the corridor need **façade improvements**

Other Engagement Activities

- **National Night Out;** Keney Park, August 6th, 2024
- **Transforming Communities Initiative;** Hartford YWCA, August 19th, 2024
- **Know Your Community Day;** Urban League, September 28th, 2024
- **Upper Albany NRZ;** November 4th, 2024
- **Advocacy 2 Legacy Walkthrough;** January 28th, 2025
- **Upper Albany Main Street;** February 3rd, 2025

Over 120 people engaged so far



Visit the Project Website!

www.activatehomesteadave.com

About the Project

The Homestead Avenue Redevelopment Plan aims to employ a mix of land use strategies to transform this key thoroughfare in the Upper Albany neighborhood. A shared community vision will be developed through community and stakeholder collaboration. This vision will guide actions to accelerate brownfield cleanup, revive vacant properties, facilitate new housing opportunities, and implement placemaking strategies that showcase Homestead Avenue and Upper Albany's distinctive character.

A Brief History

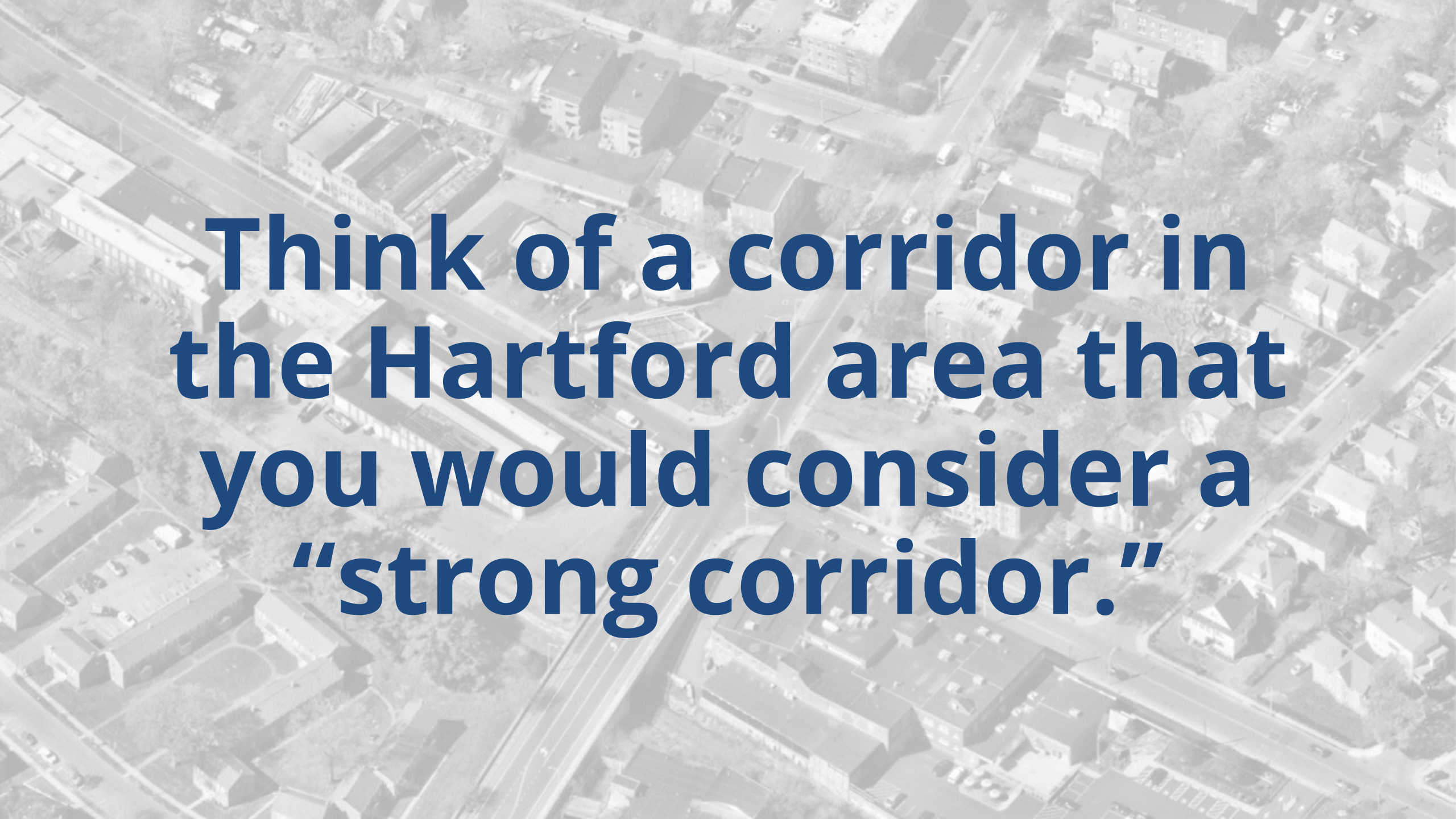
Homestead Avenue's rich history as an economic powerhouse for the Hartford region began with the 1886 expansion of the Albany Avenue trolley line. This development transformed the area into a thriving industrial district, with major manufacturers like Hartford Special Machinery Company and Smith Worthington Saddlery Company. Much of the original architecture from 1900-1920 still stands today, offering a glimpse into the area's industrial heyday. While the specialty machinery production has since departed, the historic factory buildings remain, ready to host new industries and potentially bring jobs back to Hartford. This blend of preserved history and future potential makes Homestead Avenue a unique corridor poised for revitalization.



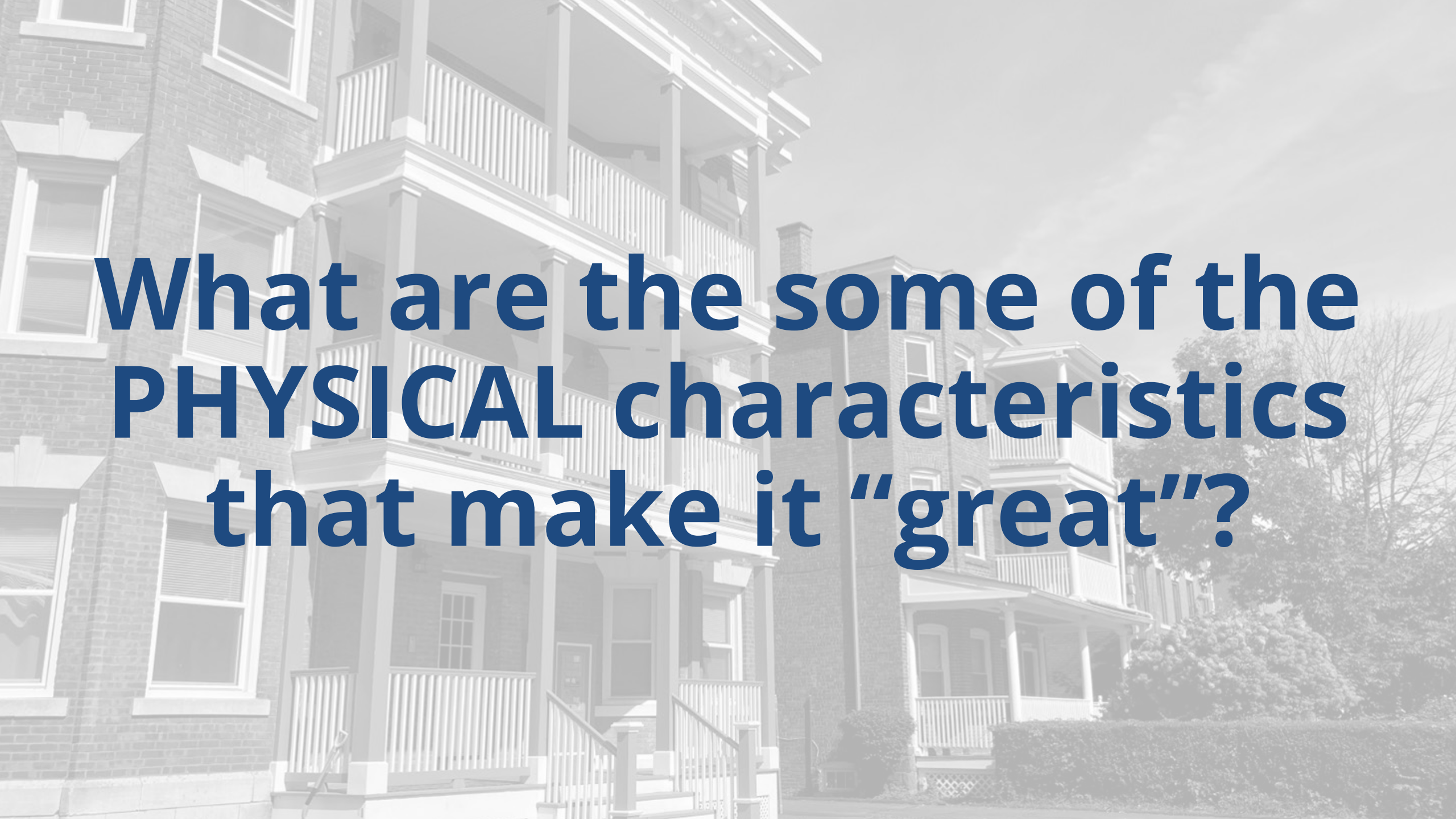
What is a brownfield?

A brownfield is a previously developed site, often industrial or commercial, that is no longer in use and may be contaminated. These sites present both challenges and opportunities for redevelopment, as they require environmental assessment and potentially cleanup before they can be repurposed for new uses.

Design Primer: What Makes a Strong Corridor?

An aerial photograph of a city street grid, likely Hartford, with a semi-transparent blue overlay. The text is centered over the image.

**Think of a corridor in
the Hartford area that
you would consider a
“strong corridor.”**



**What are the some of the
PHYSICAL characteristics
that make it “great”?**

Physical Characteristics of Great Communities



Offer Multimodal (& accessible!) Options



Prioritize Human Interactions



Provide a Mix of Uses and Functionality

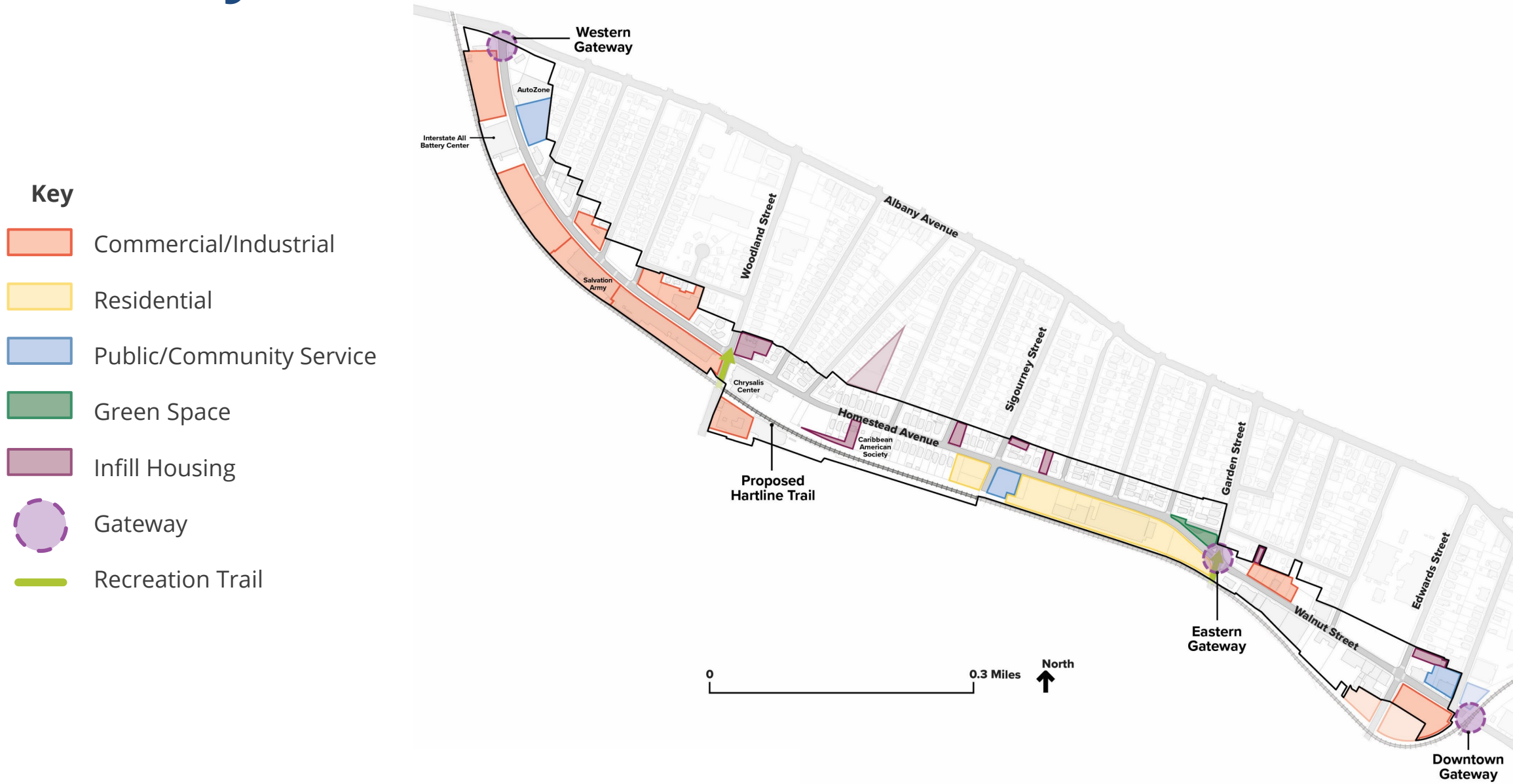


Create Safe & Welcoming Spaces

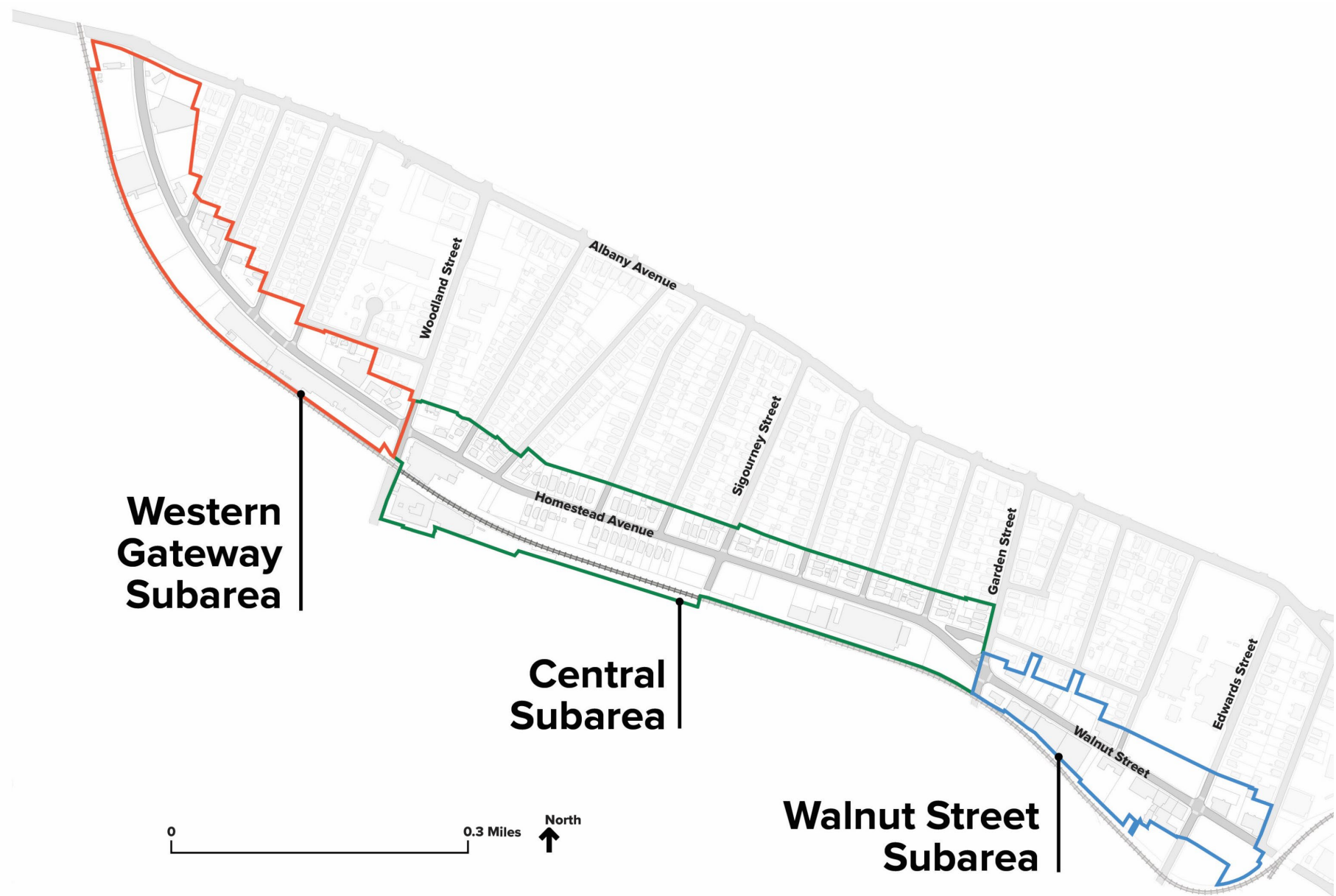
Visually Appealing

Future Vision for the Corridor: Preliminary Recommendations

Preliminary Actions & Recommendations



Corridor Subareas



Strategic Development Sites

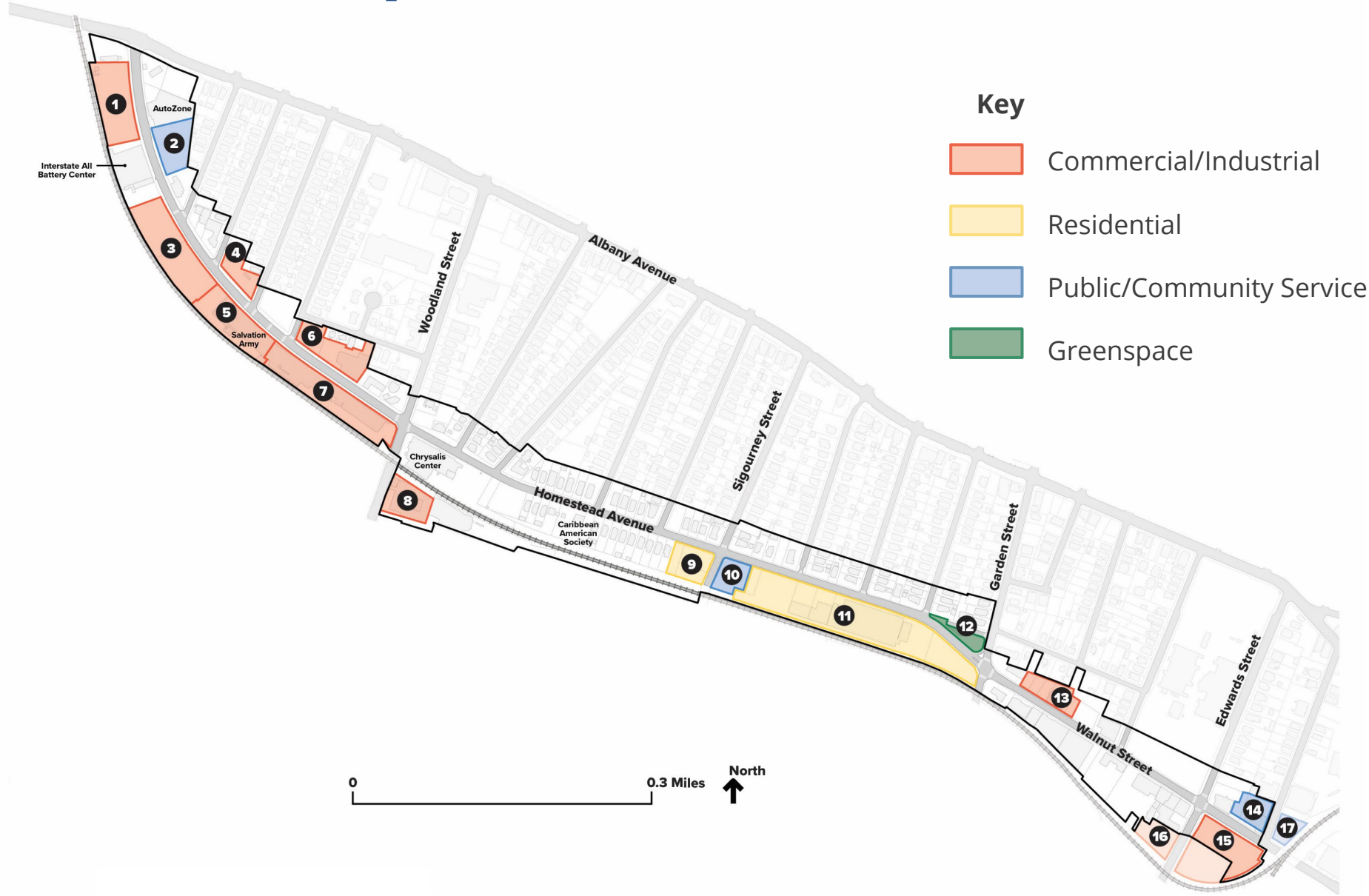
Identifying Strategic Redevelopment Sites

Strategic Site Considerations:

- Location
- Ownership status
- Readiness for redevelopment
- Potential to spur additional investment
- Potential to improve quality of life
- Community support
- Historic significance

Strategic Sites are defined as properties which, once redeveloped, are most likely to spur area-wide investment and revitalization.

Strategic Redevelopment Sites



Subarea: Western Gateway

Strategic Sites

- 1 441 Homestead Avenue – New Build
- 2 424 Homestead Avenue – New Build
- 3 367 - 393 Homestead Avenue – New Build
- 4 360 Homestead Avenue – New Build
- 5 333 Homestead Avenue – Adaptive Reuse
- 6 296 & 300 Homestead Avenue – Adaptive Reuse
- 7 287 Homestead Avenue – Adaptive Reuse



Western Gateway Subarea

441 Homestead Avenue



Existing Conditions

- Acreage: 1.83
- Ownership: Talar Properties
- Current Use: Vacant

Western Gateway Subarea

441 Homestead Avenue



Western Gateway Subarea

424 Homestead Avenue

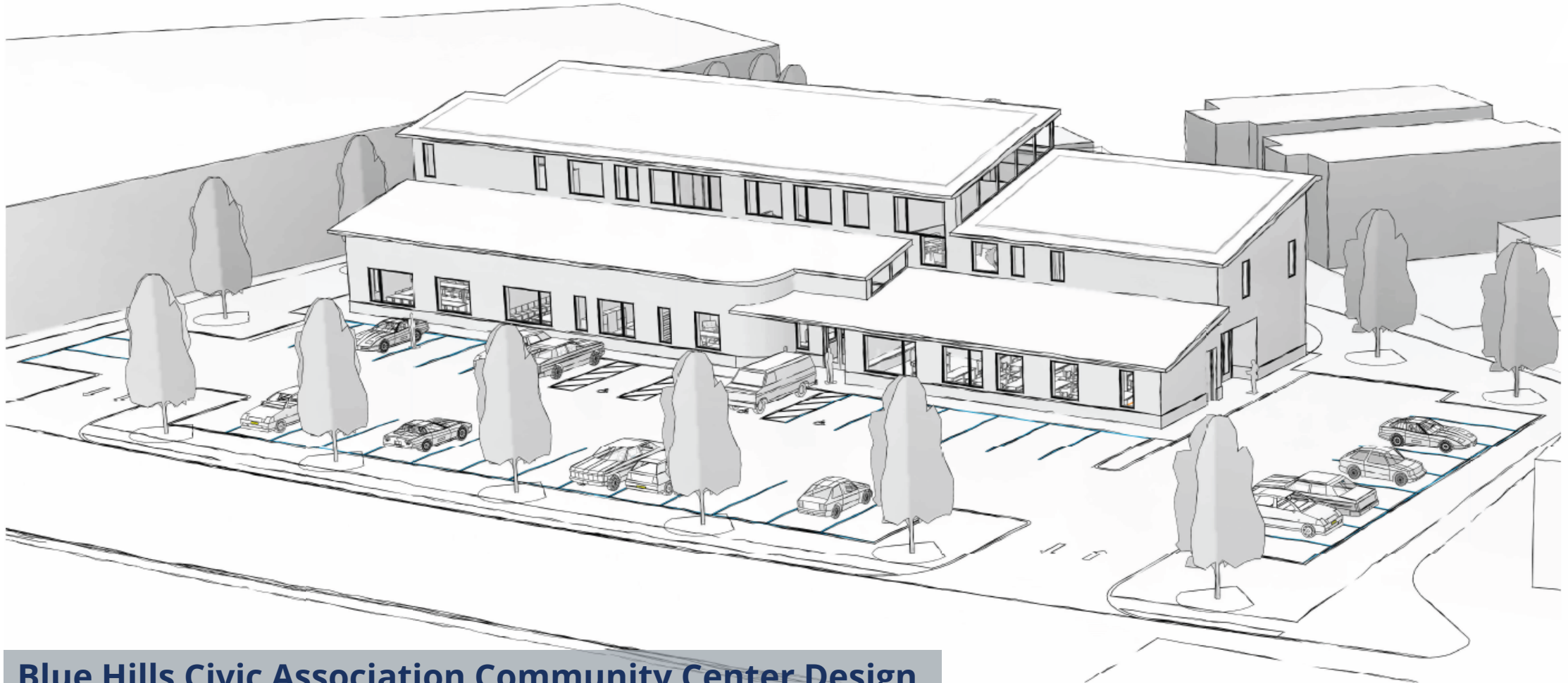


Existing Conditions

- Acreage: 1.00
- Ownership: Blue Hills Civic Assoc.
- Current Use: Vacant

Western Gateway Subarea

441 Homestead Avenue



Blue Hills Civic Association Community Center Design

Western Gateway Subarea

393-367 Homestead Avenue



Existing Conditions

- Acreage: 2.43
- Ownership: City of Hartford
- Current Use: Vacant
- Environmental Status: Phase I & II ESA complete.

Western Gateway Subarea

393-367 Homestead Avenue



Western Gateway Subarea

360 Homestead Avenue



Existing Conditions

- Acreage: 0.52
- Ownership: Salvation Army
- Current Use: Storage

Western Gateway Subarea

360 Homestead Avenue

Strip Commercial



Western Gateway Subarea

333 Homestead Avenue (Western Portion)



Existing Conditions

- Acreage: 1.67
- Ownership: Salvation Army
- Current Use: Partially Vacant Building

Western Gateway Subarea

333 Homestead Avenue



Western Gateway Subarea

300-296 Homestead Avenue



Existing Conditions

- Acreage: 1.26
- Ownership: Multiple
- Current Use: Vacant Building
- Environmental Status: Phases I & II ESA Complete

Western Gateway Subarea

296 Homestead Avenue



Industrial/Flex Adaptive Reuse – Site-Specific Concept

Western Gateway Subarea

287 Homestead Avenue (Western Portion)



Existing Conditions

- Acreage: 2.56
- Ownership: Eros, LLC
- Current Use: Partially Vacant Building

Western Gateway Subarea

287 Homestead Avenue



Subarea: Central

Strategic Sites

- 8** 158 Woodland Street – Adaptive Reuse
- 9** 319 & 325 Sigourney Street &
135 Homestead Avenue – New Build
- 10** 111 Homestead Avenue – New Build
- 11** 255 Garden Street –
77 Homestead Avenue – New Build
- 12** Intersection of Homestead
Avenue & Garden Street



Central Subarea

158 Woodland Street



Existing Conditions

- Acreage: 0.96
- Ownership: City of Hartford
- Current Use: Vacant Building

Central Subarea

158 Woodland Street



Industrial/Flex Adaptive Reuse



Residential Adaptive Reuse



Residential Adaptive Reuse

Central Subarea

319-325 Sigourney Street, 135 Homestead Avenue



Existing Conditions

- Acreage: 0.80
- Ownership: City of Hartford
- Current Use: Vacant Land

Central Subarea

319-325
Sigourney Street,
135 Homestead
Avenue

Mixed Use



Central Subarea

111 Homestead Avenue

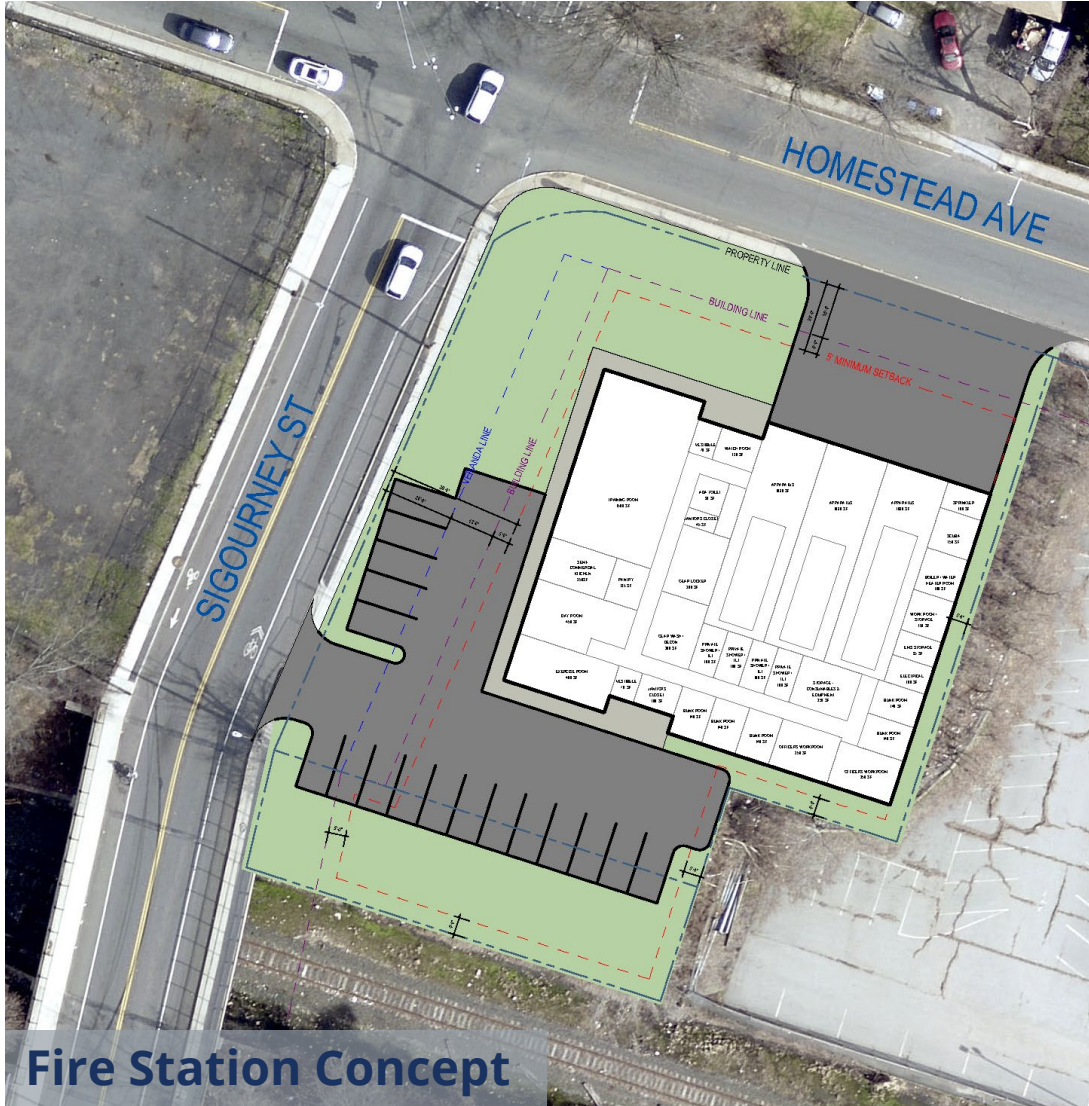


Existing Conditions

- Acreage: 0.64
- Ownership: City of Hartford
- Current Use: Seasonal Parking Lot

Central Subarea

111 Homestead Avenue



Central Subarea

255 Garden Street – 77 Homestead Avenue



Existing Conditions

- Acreage: 5.68
- Ownership: City of Hartford (prospective)
- Current Use: Warehouse, vacant buildings

Central Subarea

255 Garden Street – 77 Homestead Avenue



Multi-Family



Multi-Family Mixed Use



Attached Single Family

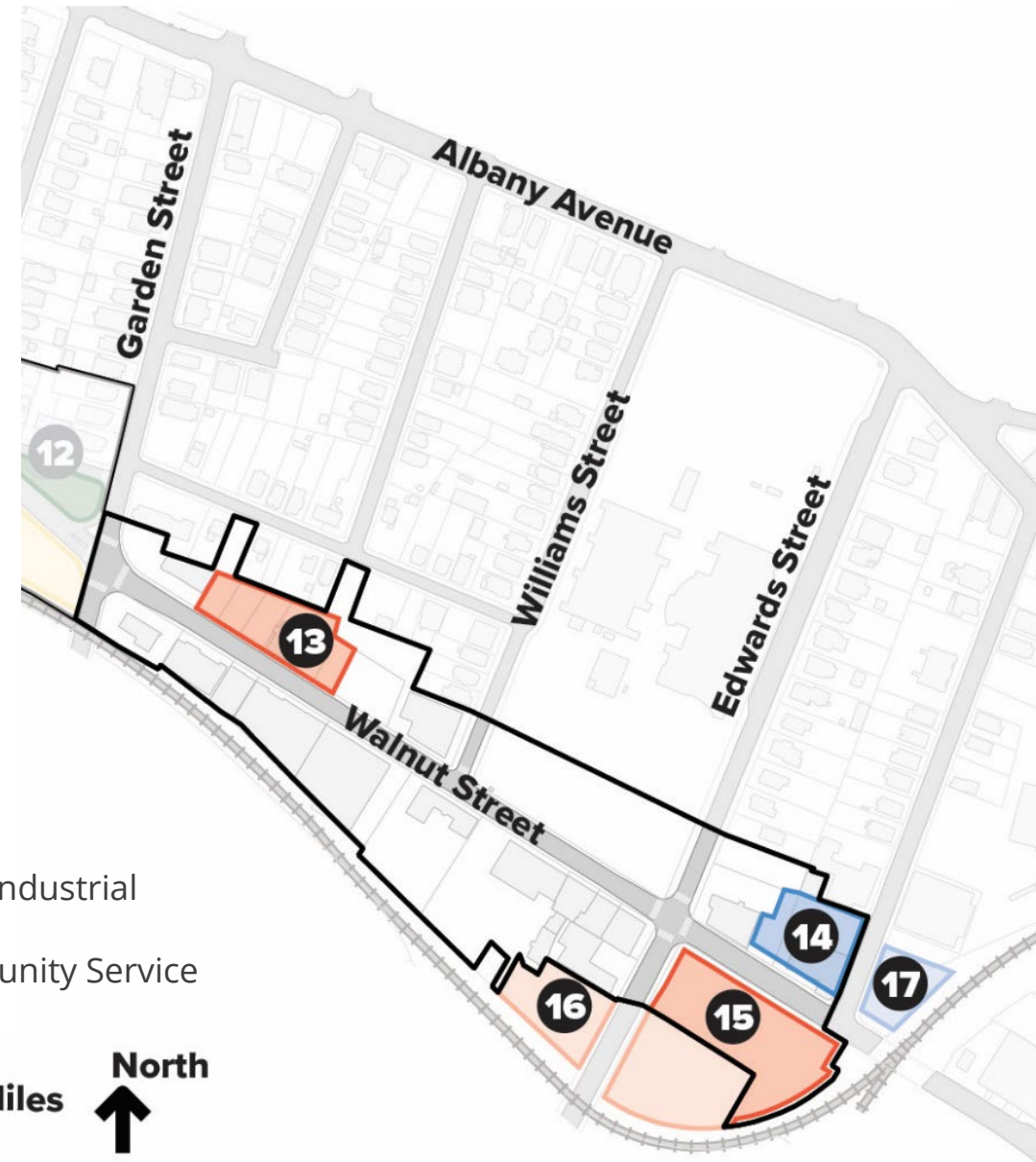


Townhomes

Subarea: Walnut Street

Strategic Sites

- 13** 202-228 Walnut Street – New Build
- 14** 100 Walnut Street & 92 Walnut Street – New Build
- 15** 107 Walnut Street & 36 Edwards Street – New Build
- 16** 35 Edwards Street – New Build
- 17** 70 Walnut Street



Walnut Street Subarea

228-202 Walnut Street



Existing Conditions

- Acreage: 0.77
- Ownership: City, private
- Current Use: Vacant lots, vacant building

Walnut Street Subarea

228-202 Walnut Street



Commercial

Walnut Street Subarea

100-92 Walnut Street



Existing Conditions

- Acreage: 0.58
- Ownership: House of Bread
- Current Use: Vacant lot

Walnut Street Subarea

70 Walnut Street



Existing Conditions

- Acreage: 0.37
- Ownership: City
- Current Use: Vacant lot

Walnut Street Subarea

70 Edwards Street



Walnut Street Subarea

35 Edwards Street



Existing Conditions

- Acreage: 0.63
- Ownership: Private
- Current Use: Vacant lot

Walnut Street Subarea

35 Walnut Street

Commercial

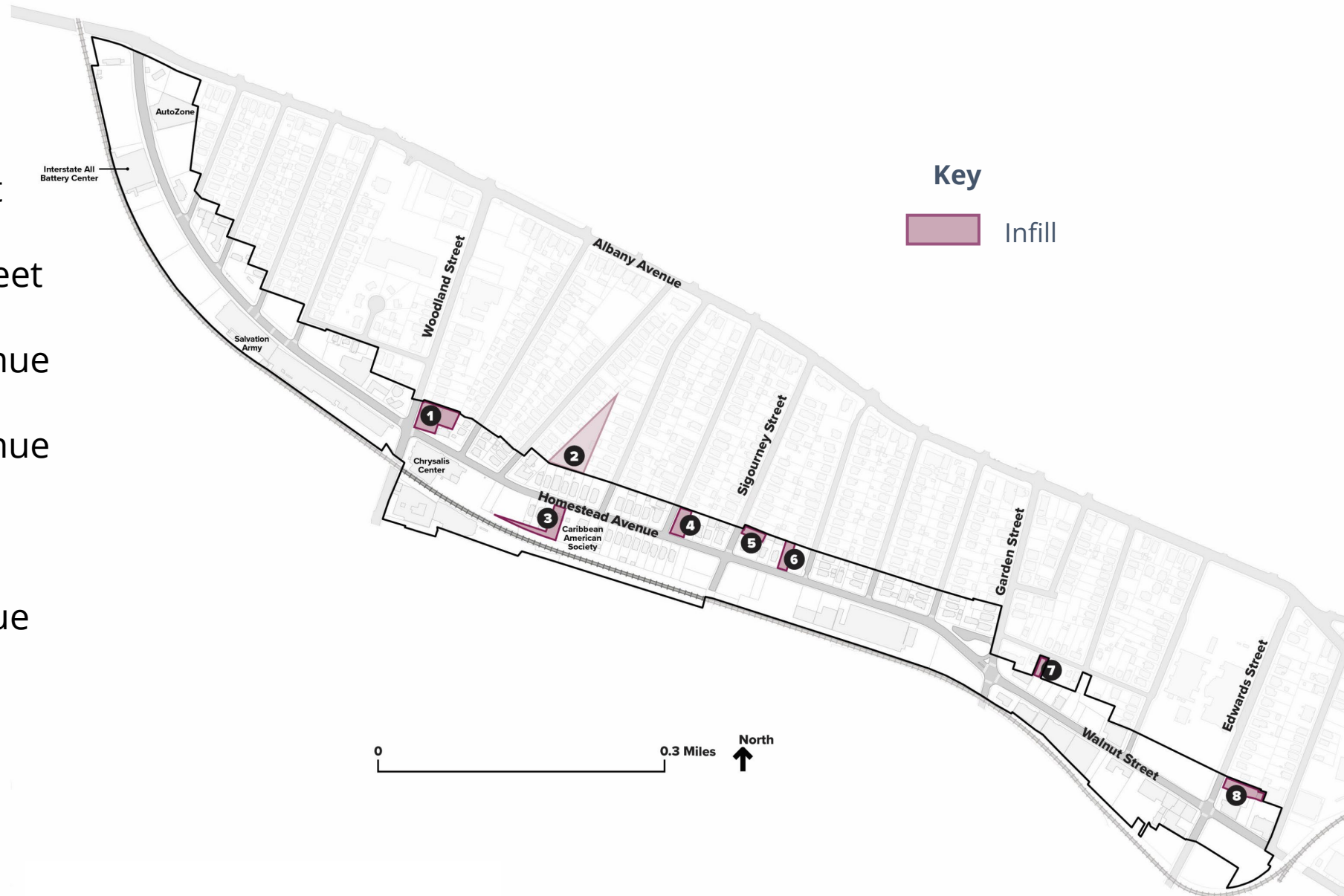


Infill Housing

Infill Housing

Infill Sites

- 1 354 Woodland Street
- 2 16H-28H Sterling Street
- 3 193 Homestead Avenue
- 4 140 Homestead Avenue
- 5 346 Sigourney Street
- 6 94 Homestead Avenue
- 7 228 Walnut Street
- 8 100 Walnut Street



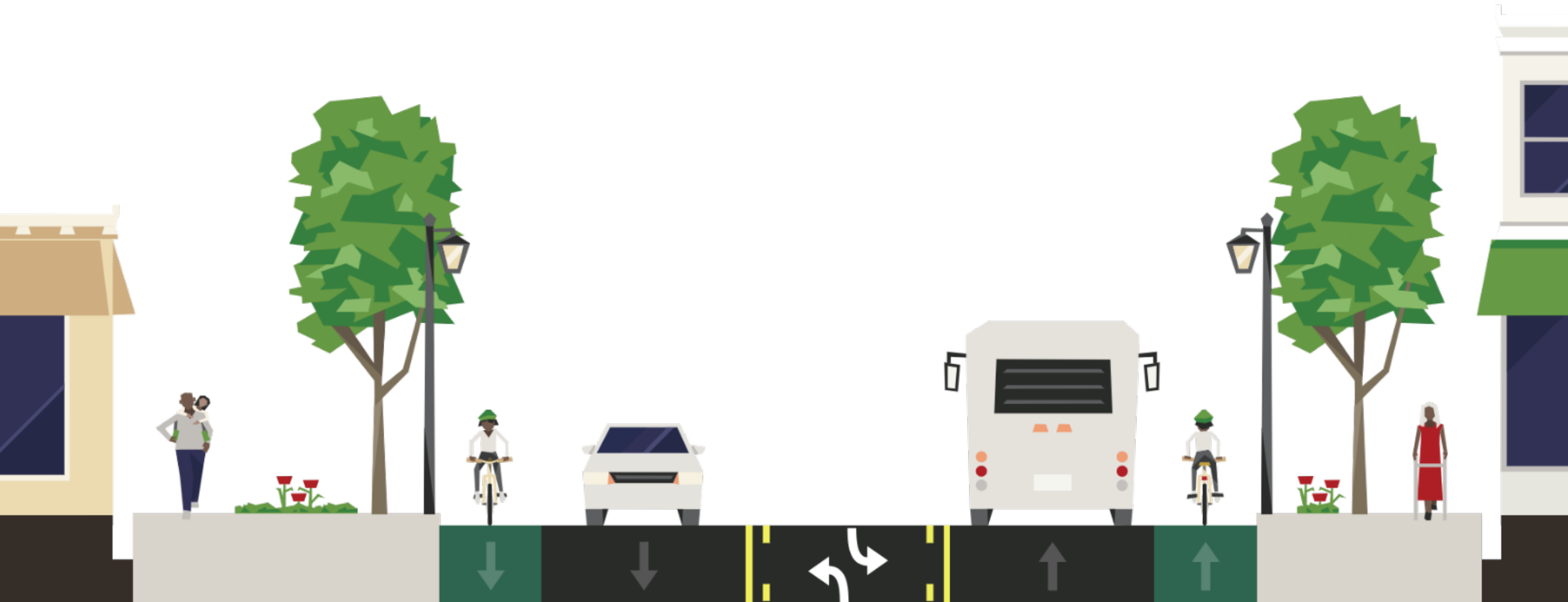
Infill Housing Concepts



Public Realm Enhancements

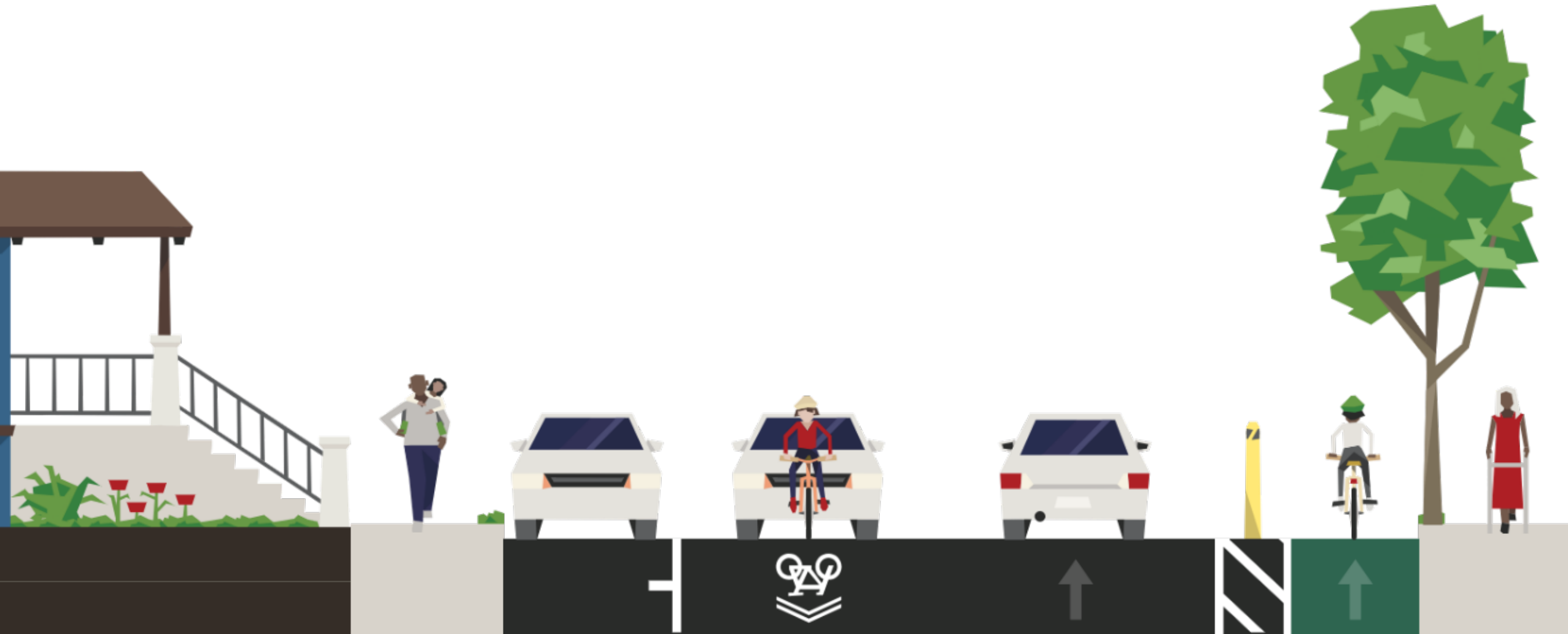
Public Realm Enhancements

Streetscape – Western Gateway Subarea



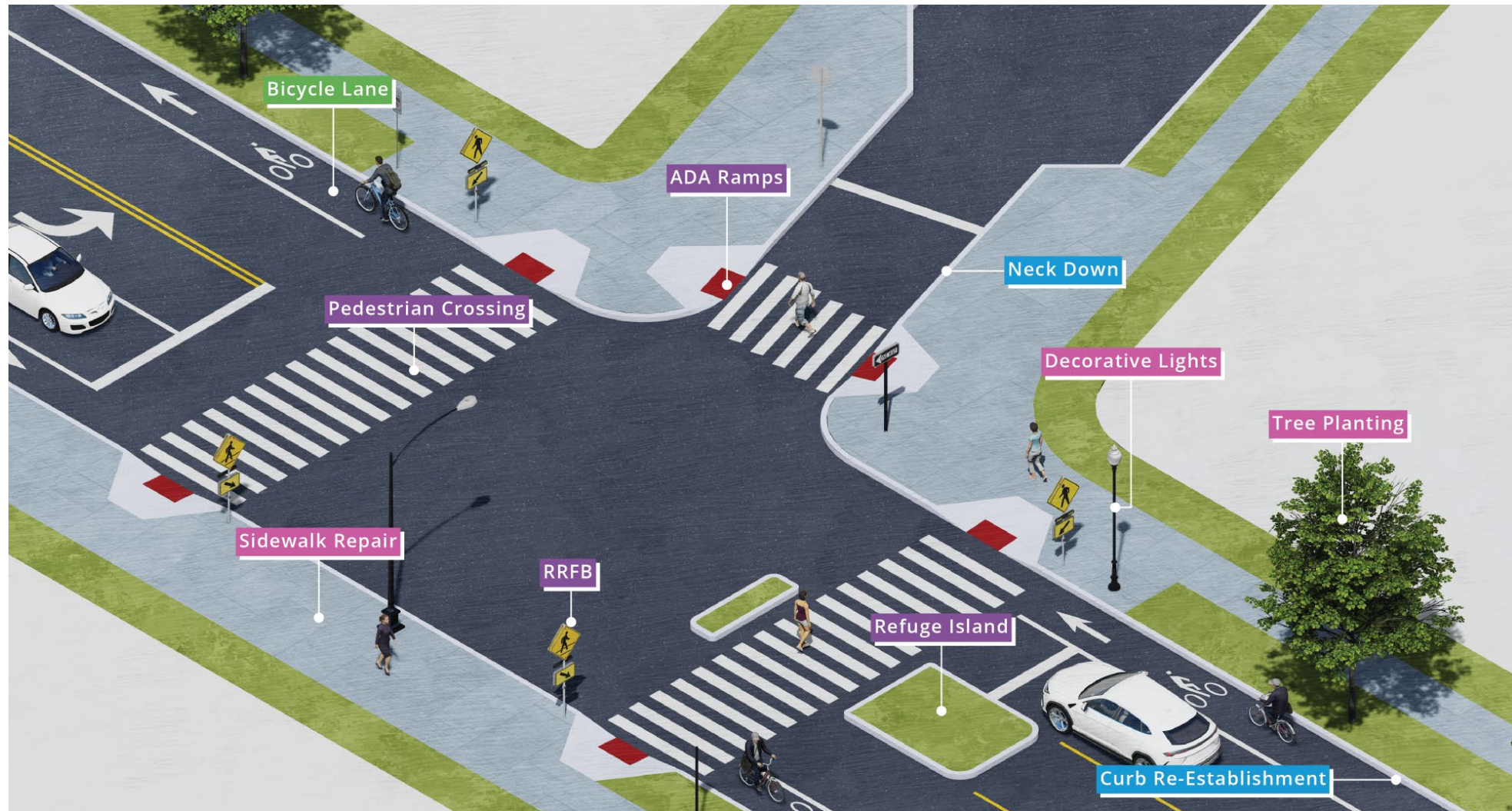
Public Realm Enhancements

Streetscape – Central & Walnut Street Subareas



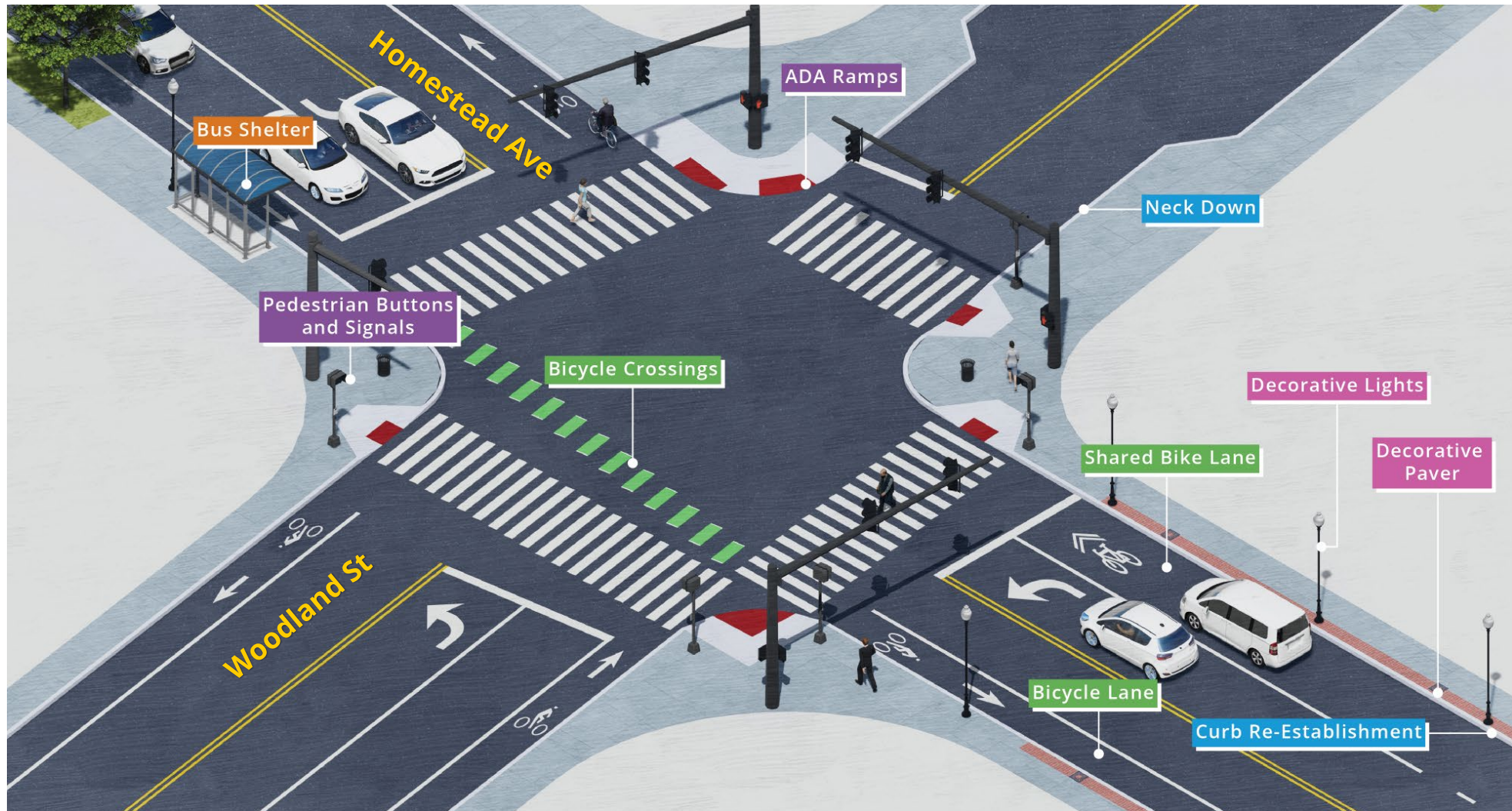
Public Realm Enhancements

Intersection – Western Gateway Subarea



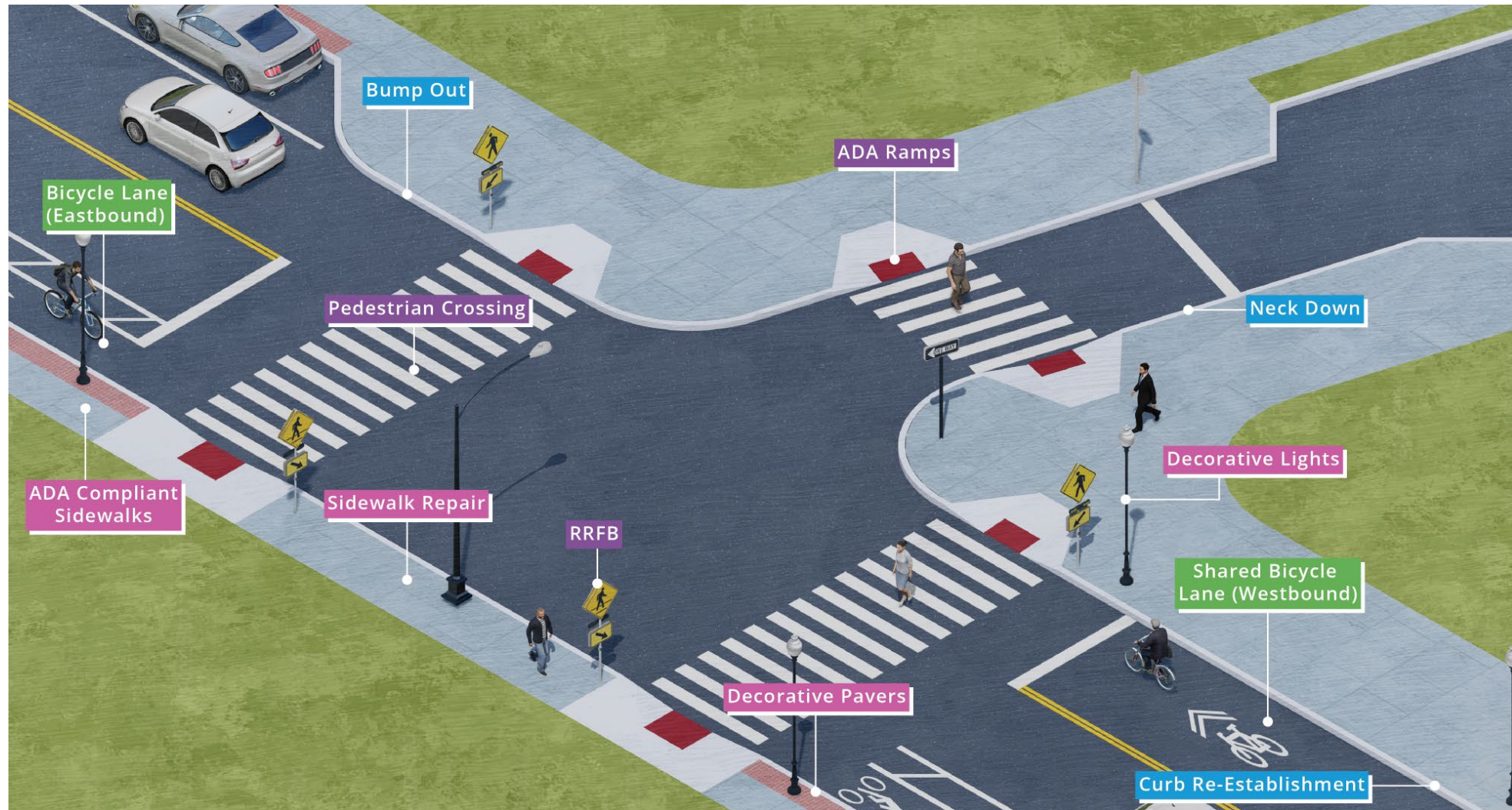
Public Realm Enhancements

Intersection – Woodland Street/Homestead Ave



Public Realm Enhancements

Intersection – Central & Walnut Street Subareas

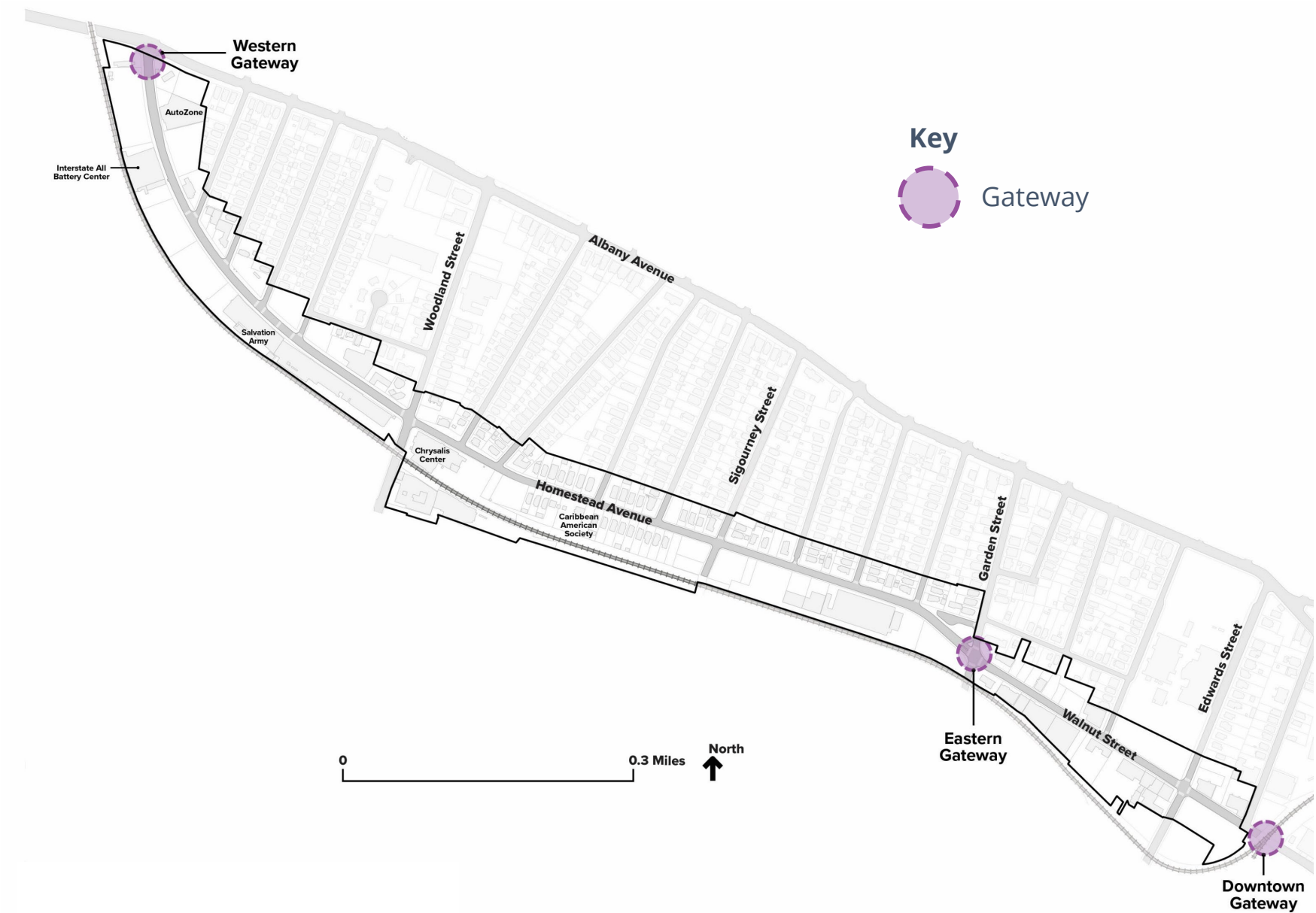


● CURB MODIFICATION ● PEDESTRIAN IMPROVEMENT ● STREETScape IMPROVEMENT ● BUS IMPROVEMENT ● BICYCLE IMPROVEMENT



Public Realm Enhancements

Gateways



Public Realm Enhancements

Garden Street Gateway



Public Realm Enhancements

Gateways



Public Realm Enhancements

Wayfinding



Public Realm Enhancements: Hartline Trail Gateways



Public Realm Enhancements: Hartline Trail Gateways



Public Realm Enhancements: Hartline Trail Gateways



Public Realm Enhancements

Amenities



Discussion

Next Steps

Next Steps

Outreach

iQuilt Project Showcase, March 6th
Public Workshop, Spring - TBD

Technical

Finalize Master Plan Alternatives
Create Draft Plan