



# Redevelopment Opportunity

**111 Homestead Ave, 101 Homestead Ave,  
& 255 Garden St**

Hartford, Connecticut, 06112

Conceptual Rendering



# Community Overview

## Things are Happening in Hartford.

Benefiting from a strong housing market, continued downtown investment and a sense of pride in its culture and historical roots, the City continues to embrace opportunities for investment and is actively supporting local businesses, creating jobs, upgrading neighborhoods, and improving the business climate.

## Why Hartford? Why Homestead Avenue?

### 1 Accessibility & Connectivity

With its direct connection to Albany Avenue and proximity to downtown Hartford, Homestead Avenue is well connected via a range of transportation modes.

### 2 Strong Neighborhoods

The corridor is uniquely situated near commercial corridors, major businesses and dense housing in active neighborhoods, including Upper Albany, Clay Arsenal and Asylum Hill.

### 3 Diversity of Land Uses

The Homestead corridor offers a diversity of land use opportunities ranging from light industrial and urban manufacturing job generators to community services, all rooted in a strong residential base.

### 4 Culture & Recreation

Opportunities abound to celebrate the unique history of the neighborhood, while also leveraging its proximity to nearby parks and trail amenities.

## Why Now?

The Homestead Avenue Corridor Master Plan was a result of the City's recognition that the time was right to take a proactive approach in thinking about the Homestead Avenue corridor; to develop a vision and strategy to transition the corridor from a pass-through to a destination corridor that offers residents a place to work, a place to live, a place to shop and a place to recreate.

Homestead Avenue is one of those locations poised to leverage the excitement and momentum occurring throughout the City. With a number of vacant and underutilized sites, and funding secured to advance predevelopment activity, there is significant opportunity to capture new uses that seamlessly blend and support the corridors surrounding context – whether urban manufacturing, mixed use development or community services.

# Vision & Goals for the Homestead Avenue Corridor

## Vision Statement:

Homestead Avenue will emerge as a vibrant, thriving corridor that connects Upper Albany, Clay Arsenal, Asylum Hill, and Downtown by fostering community-driven investment, enhancing public spaces, generating meaningful employment opportunities, and establishing a distinctive identity. The revitalized corridor will strategically leverage nearby trail connections to expand mobility options and recreational access, creating a unique sense of place that reflects Hartford's rich heritage, while embracing its promising future.



## Goal #1

### SUPPORT COMMUNITY REVITALIZATION AND INVESTMENT

Position the corridor to capitalize on economic, infrastructure, and housing opportunities



## Goal #2

### CREATE JOBS AND EMPLOYMENT

Catalyze opportunities for uplifting careers for neighborhood residents



## Goal #3

### IMPROVE THE PUBLIC REALM

Create higher quality public spaces, streets, sidewalks, and building facades



## Goal #4

### CREATE COMMUNAL SENSE OF PLACE

Create a positive and unique atmosphere in the corridor for users and residents

# Corridor Vision that Supports Site Redevelopment

Several recommendations are identified in the 2025 Corridor Plan that would complement redevelopment at 101 Homestead Avenue, including streetscape improvements, placemaking, and other enhancements.

## 1 Strategic Site Development Potential

The master plan recommends redevelopment of over 15 strategic sites along the corridor for a range of commercial, mixed use and light industrial uses which have the potential to bring significant new residents, visitors, and jobs to the corridor.



Proposed historic preservation on Homestead Avenue.

## 2 Streetscape Improvements

The master plan identifies improvements to enhance bicycle and pedestrian circulation and accessibility along the corridor, improving connectivity to surrounding neighborhoods.



Improved crossings and sidewalks along Homestead Avenue.

## 3 Gateways and Trails

Improved gateways and connections are recommended to enhance the physical character of the corridor, as well as connectivity, walkability, and bikeability.



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### Community Spaces

The master plan proposes creation of community spaces, including parks, plazas, and green spaces, that provide opportunities for recreation and events and that will draw people to Homestead Avenue.



Proposed gateway park at the intersection of Garden Street and Homestead Avenue.

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### Future Hartline Trail Access

The proposed Hartline Trail, located along Homestead Avenue, has the potential to provide a dedicated off-road corridor for both recreational users and commuters, enhancing regional connectivity while creating a valuable community amenity.



Proposed Hartline Trail access on Homestead Avenue.

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### Proximity to the Future Fire Station

The siting of the fire station adjacent to the redevelopment site will enhance community safety and property values by providing rapid emergency response for residents and businesses, while serving as a catalyst for further development along Homestead Avenue.



Conceptual plan for the relocated fire station.

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### Recent Corridor Streetscape Improvements

The City is investing in the corridor, recognizing its significance as a connector and destination. A number of roadway enhancement projects reflect the City's commitment.



Bike lanes along Homestead Avenue.

# Market Trends & Opportunities

Current market conditions indicate potential for new investment on the corridor, and on the 101 Homestead Avenue site.



## Residential Redevelopment

The Hartford region has experienced a strong housing market in recent years. The market analysis indicates continued strong residential demand that could be captured on the Homestead corridor, and site. Market trends indicate the study area and surrounding neighborhoods could absorb up to 150 owner-occupied units, 150 market-rate apartments and 161 affordable-rate apartments over the next 5 years. With an aging housing stock on the corridor, new modernized units are considered to be highly desirable.



## Retail Development

Homestead is a heavily trafficked corridor with major cross traffic at Woodland (14K AADT), Sigourney (12K AADT) and Garden (7K AADT). This, coupled with shrinking retail supply and low vacancy in the City indicate significant potential. Top Project Area Consumer Spending Categories are strongest in Food at Home, Food away from Home, and Entertainment – all of which align with the vision for reuse of the property. One of the greatest opportunities indicated in the market analysis includes retail and commercial uses that serve the local population.



## Industrial/Flex Development

The City of Hartford has seen its industrial base shrink by nearly 500,000 SF over the past ten years, with new construction taking place well outside Hartford city limits. As a result, industrial vacancy rates are declining, indicating opportunity to capture some of this market for light industrial and urban manufacturing uses within existing sites and buildings along the corridor.

# Site Conditions

The City of Hartford recently received a Community Investment Fund (CIF) grant to purchase the portions of this block formerly owned by St. Francis (Trinity Health) hospital. As a result, the City will own all properties on the south side of Homestead Avenue between Sigourney Street and Garden Street. The existing warehouse space on the 101 Homestead Avenue site should be considered for either demolition or adaptive reuse following a structural assessment.

The site also benefits from a potential future direct link to the proposed Hartline Trail, which would provide future residents and visitors access to outdoor recreation and a non-vehicular transportation corridor, connecting the site to neighborhoods across the city.

## Existing Condition



## Key Attributes

### Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 5.68
- Zone: CX-1
- Current Use: Warehouse, vacant
- Previous use: Medical warehouse, commercial printing, bakery

### Site Characteristics

- 3 attached warehouse buildings
- Surrounding paved lots

### Remediation Status

- Recommendation: Complete Phase I Environmental Site Assessment

# Benefits of this Site

The site is well positioned for development, with easy access to Downtown Hartford and public ownership that can make property transfer simplified with the right development partner.



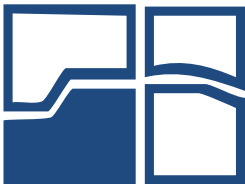
## Transportation

The site is well-connected to local and regional transportation networks, located just minutes from Interstates 84 and 91. Public transportation is easily accessible from along the corridor or immediately parallel streets. The intended construction of the Hartline, investments in bike infrastructure and a robust sidewalk network further support the multimodal character of the corridor and accessibility to the future redevelopment opportunity.



## Infrastructure

The site benefits from water, sewer and power infrastructure. There are no identified concerns with the ability to support future site redevelopment from an infrastructure perspective.

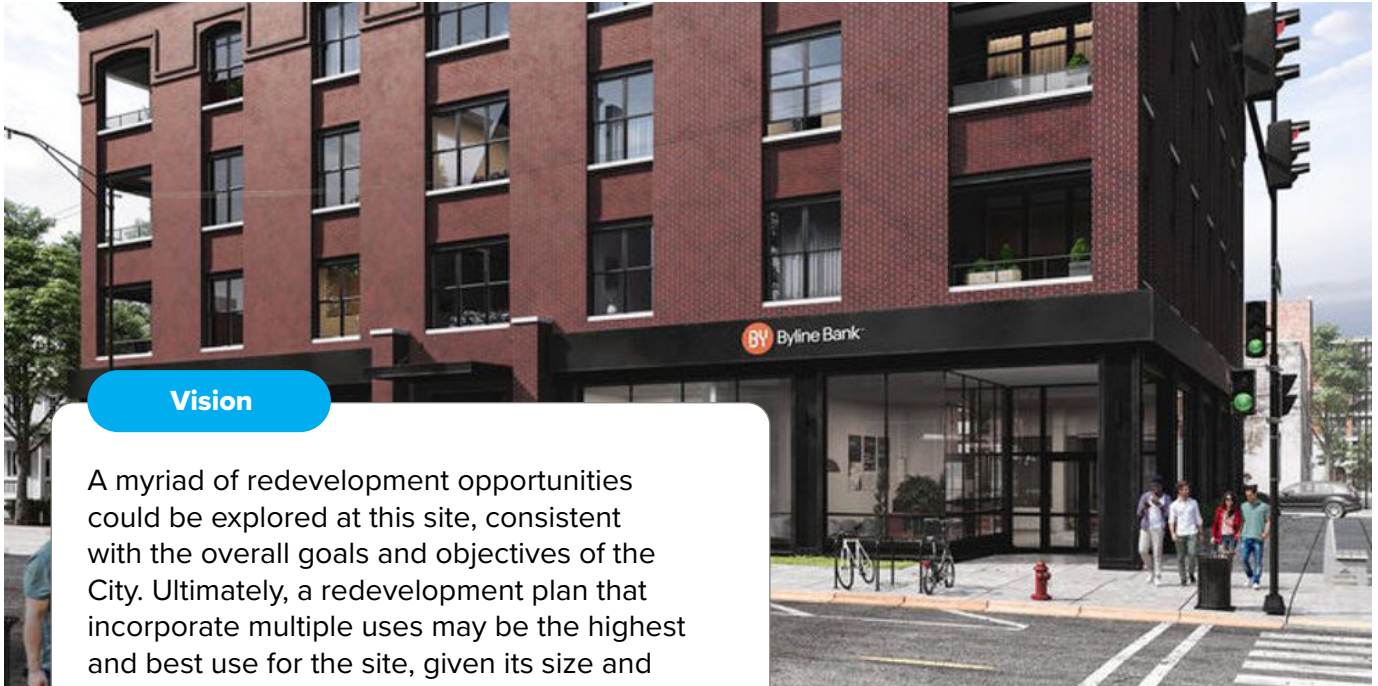


## Zoning

The site is currently zoning CX-1, which allows for a range of uses by right - including residential, neighborhood commercial, office, and hotel accommodations. Service uses, parks, light industrial and cultural facilities are permitted by special use permit. Dependent on the vision identified for the site, there is an opportunity to consider an alternative zoning classification for the site if the future use is consistent with the vision set forth in the Homestead Avenue Corridor Master Plan.

# Redevelopment Vision

While the Homestead Corridor Master Plan identifies a strategy for the entirety of the corridor from Albany Avenue through its transition to Walnut Street, 101 Homestead Avenue/255 Garden Street was identified as a priority redevelopment opportunity due to its location, public ownership, and size. Investment on this site has the potential to be truly transformative, and catalyze revitalization across the entire corridor.



## Vision

A myriad of redevelopment opportunities could be explored at this site, consistent with the overall goals and objectives of the City. Ultimately, a redevelopment plan that incorporate multiple uses may be the highest and best use for the site, given its size and location. Potential uses explored as part of the Master Plan include:

- **Public Market:** to provide a public gathering space and access to a diversity of foods and goods
- **Incubator Space:** that supports the public market, small business start-ups and captures the entrepreneurial spirit of the local community
- **Housing:** that fulfills a need in the regional market and immediate neighborhood, offering both owner occupied and rental opportunities
- **Commercial:** to support and fill local service gaps
- **Public spaces:** that support the vision to green the corridor and provide more opportunities for community members to gather



Representative image of a public green space.



Representative image of townhomes.

# Conceptual Master Plan

The plan below shows one hypothetical site build-out that supports the Master Plan vision, recognizing any future development proposals will assess site and market opportunities to create a desired site plan for the parcel.



**Mixed-Use**

- 1 14,200 SF Footprint
- 2 22,400 SF Footprint
- 3 7,300 SF Footprint
- 4 14,500 SF Footprint
- 5 6,400 SF Footprint

**Parking Garage with Storefronts Along Homestead Avenue**

- 6 52,000 SF Footprint

**Commercial**

- 7 6,400 SF Footprint
- 8 3,800 SF Footprint

**Public Market**

- 9 6,000 SF Footprint
- 10 7,000 SF Footprint

**Multi-Use Trail Development**

- 11 Future Hartline Trail

- ! Potential Future Site Development

**Conceptual Rendering of Public Market**



Conceptual Rendering of Interior Space at Public Market



Conceptual Rendering of Connection to Hartline Trail



# For More **Information**



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