

HOMESTEAD AVENUE REDEVELOPMENT PLAN

Plan Objectives

Community Visioning

Build vision through a cohesive community engagement process which increases awareness about the project, gathers local knowledge, understands the community's needs, and identifies, develops, and vets feasible redevelopment options.

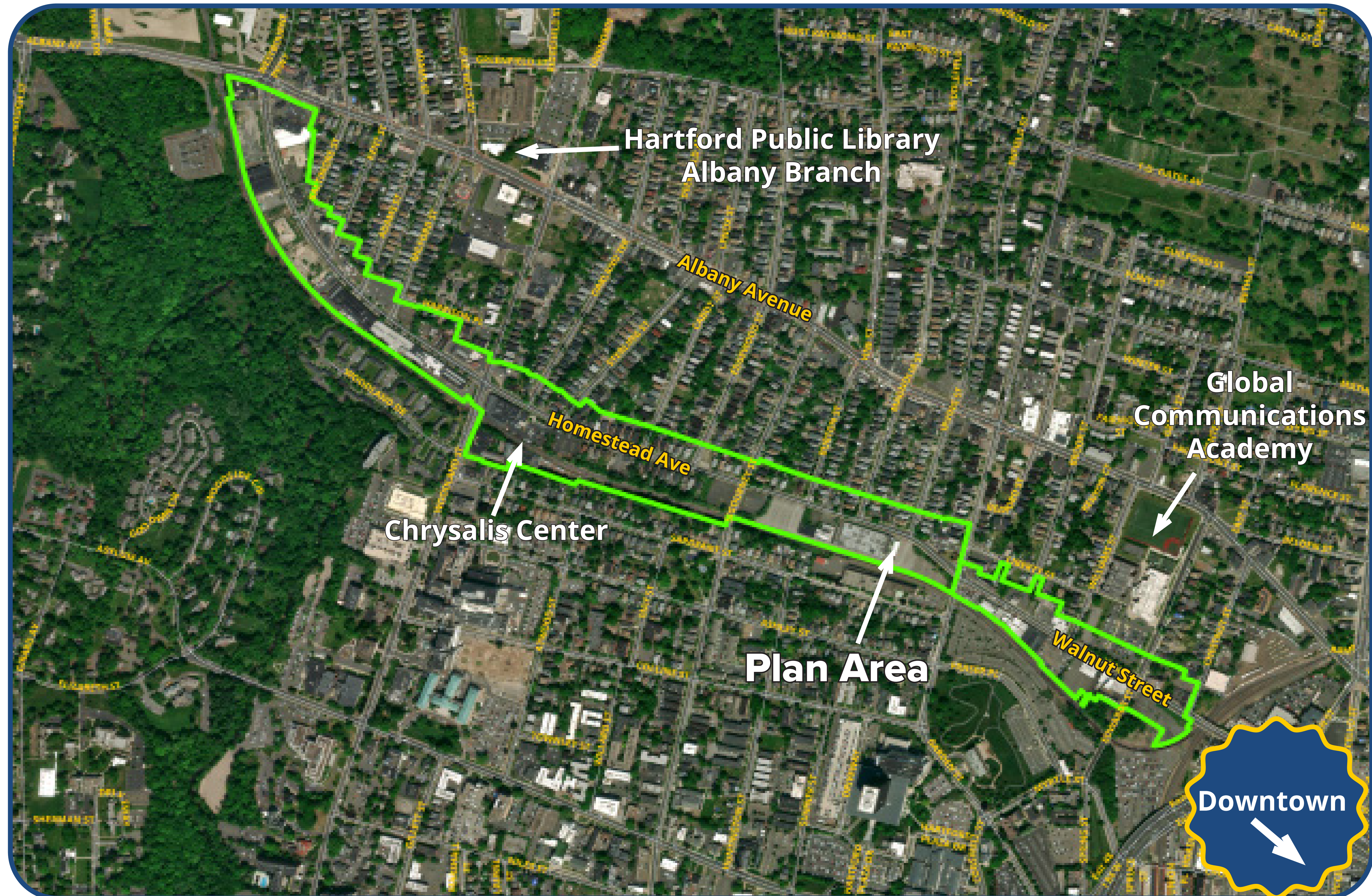
Sound Analysis to Inform Decision-Making

Conduct analyses & make recommendations for zoning, transportation and infrastructure, homeownership, commercial development, and market perspective.

Defining a Future for the Corridor

Vet alternatives and identify an implementation strategy and placemaking improvements that foster a more cohesive residential and commercial corridor.

Plan Area



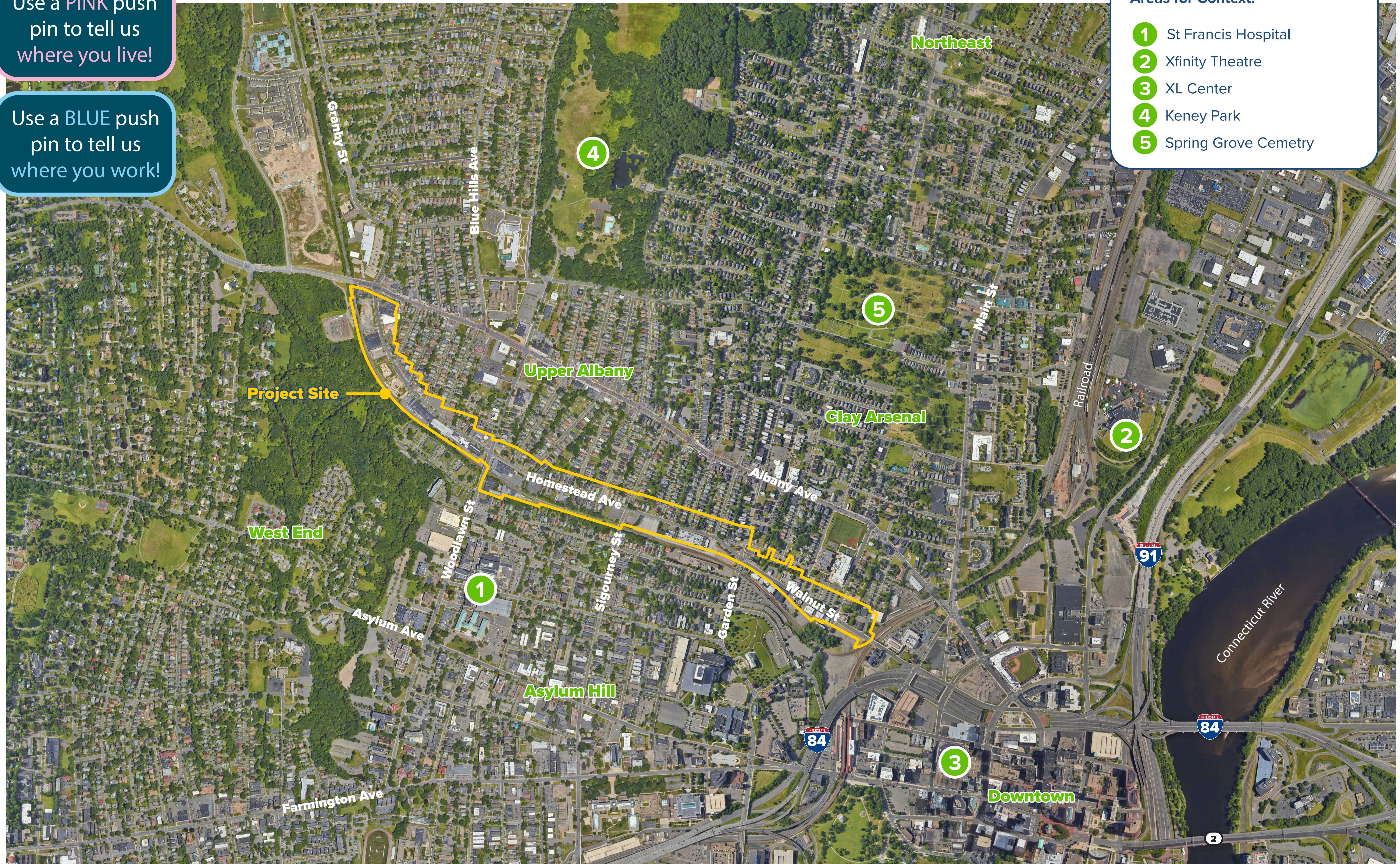
Tell Us Where You Live and Work

Use a **PINK** push pin to tell us where you live!

Use a **BLUE** push pin to tell us where you work!

Areas for Context:

- 1 St Francis Hospital
- 2 Xfinity Theatre
- 3 XL Center
- 4 Keney Park
- 5 Spring Grove Cemetery



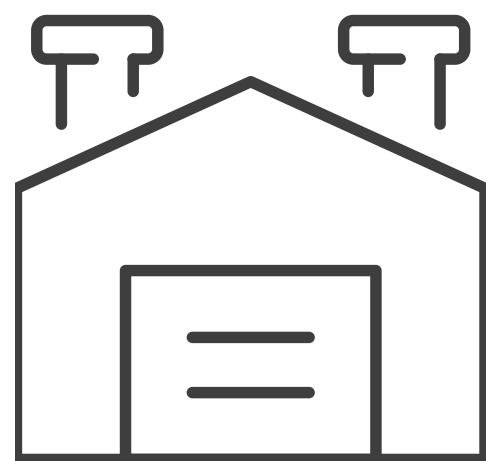
Existing Conditions

Building Conditions



The corridor has a strong historic character established by remaining historic **industrial and residential** properties, which may lend themselves to **reuse** potential.

Key Zoning Districts



Commercial-Industrial Mix 1 (MX-1)



Residential, Various (N-2-2, N-2-3, NX-1)

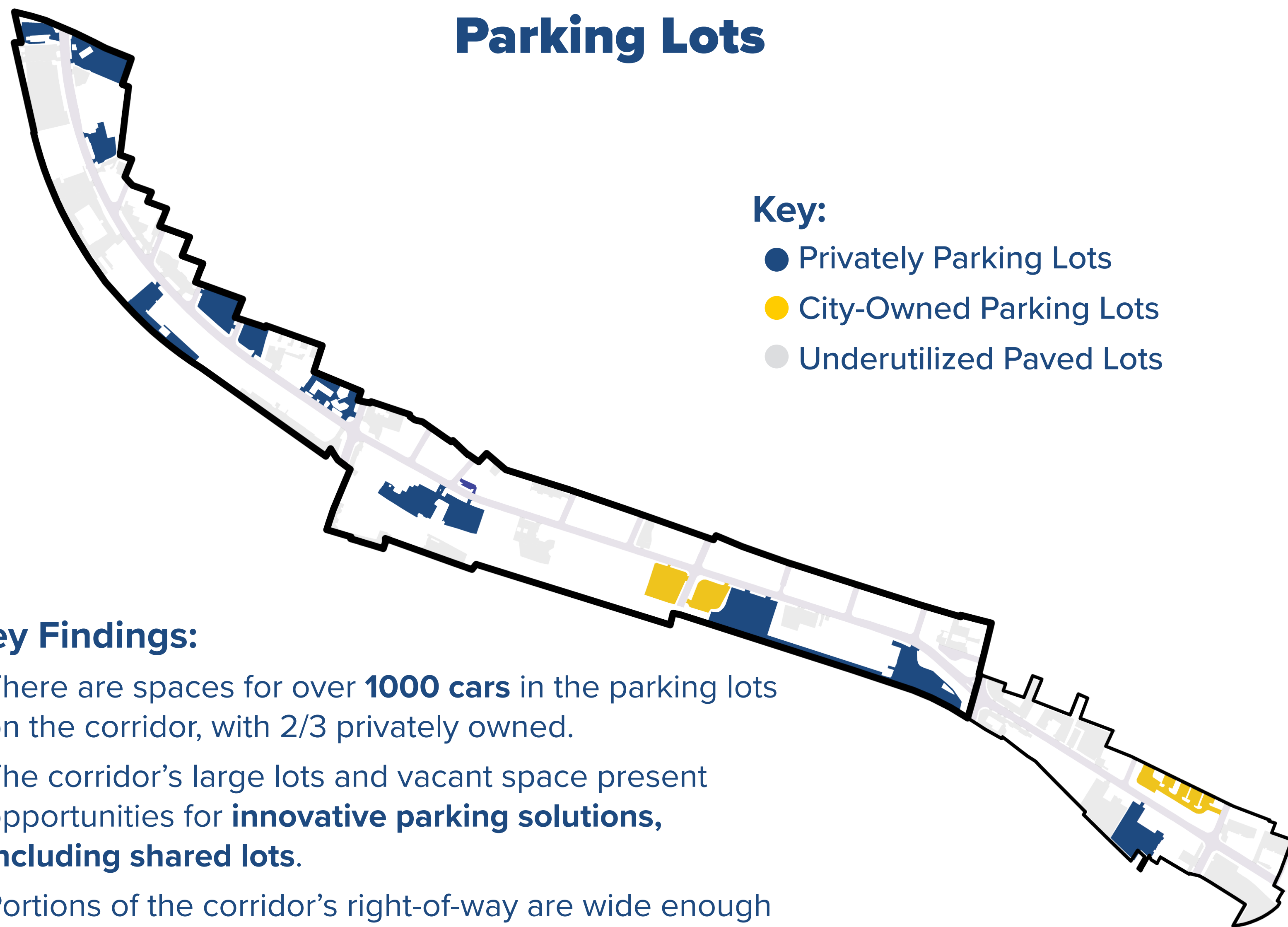
Existing zoning districts along the corridor allow for a diversity of uses that could support new development and the surrounding neighborhood, such **commercial and industrial job producers**, institutions that provide **community services**, and new market-rate and affordable **housing**.

Food Access



A full-service **grocery store** (Bravo Supermarket) and **food assistance services** are located within a mile from the corridor, but access is challenging for those reliant on pedestrian or bicycle access.

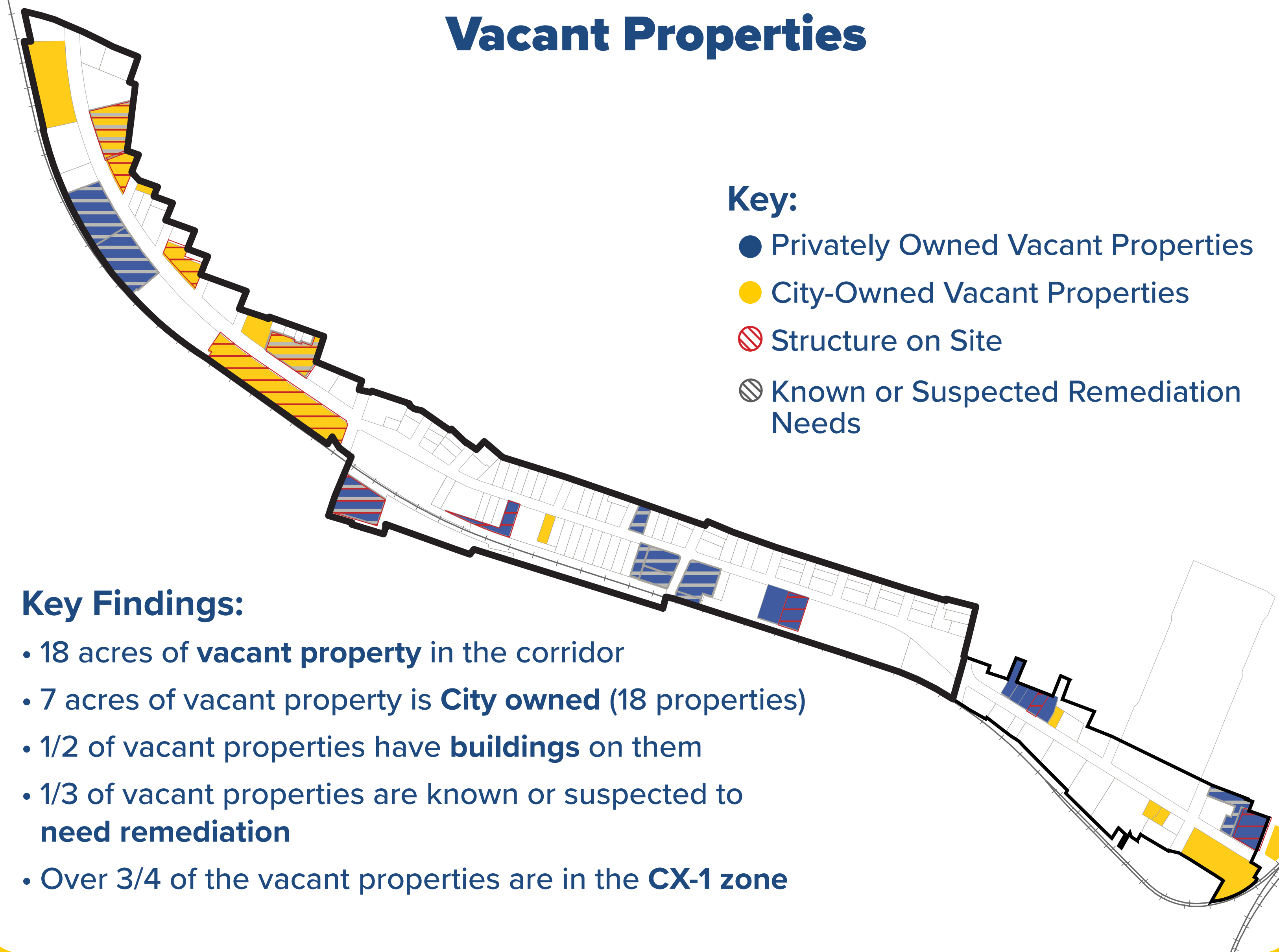
Parking Lots



Key Findings:

- There are spaces for over **1000 cars** in the parking lots on the corridor, with 2/3 privately owned.
- The corridor's large lots and vacant space present opportunities for **innovative parking solutions, including shared lots**.
- Portions of the corridor's right-of-way are wide enough to incorporate delineated **on-street parking spots**.

Vacant Properties

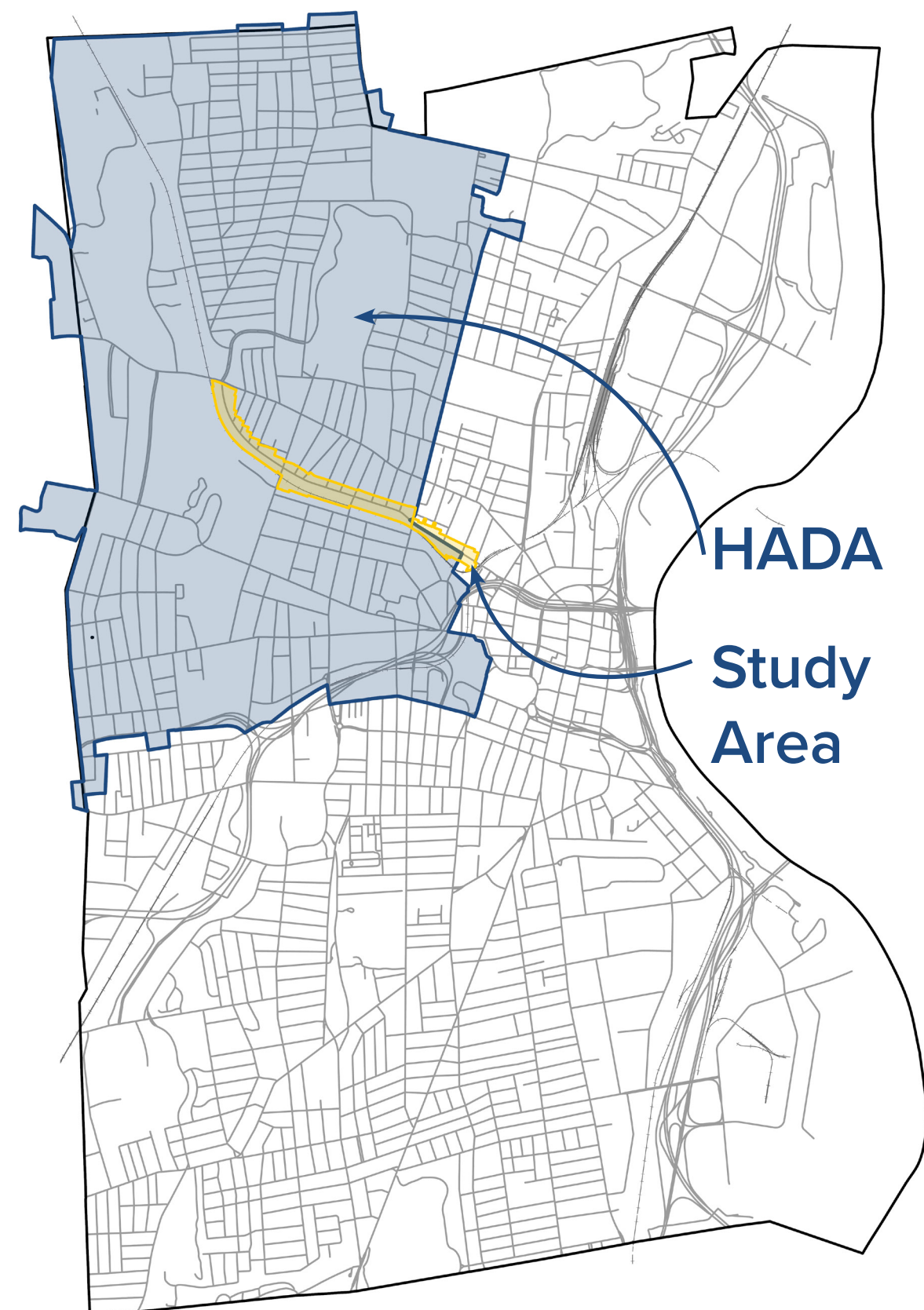


Key Findings:

- 18 acres of **vacant property** in the corridor
- 7 acres of vacant property is **City owned** (18 properties)
- 1/2 of vacant properties have **buildings** on them
- 1/3 of vacant properties are known or suspected to **need remediation**
- Over 3/4 of the vacant properties are in the **CX-1 zone**

Market Analysis

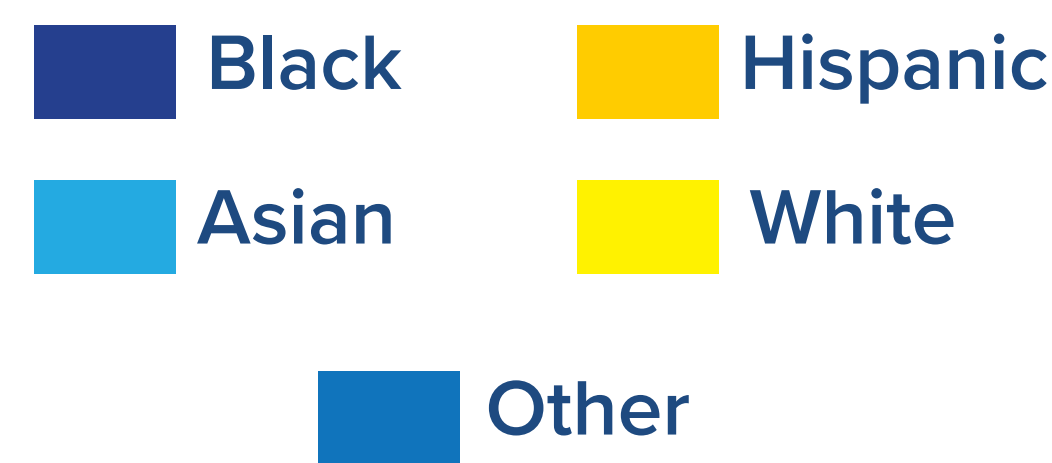
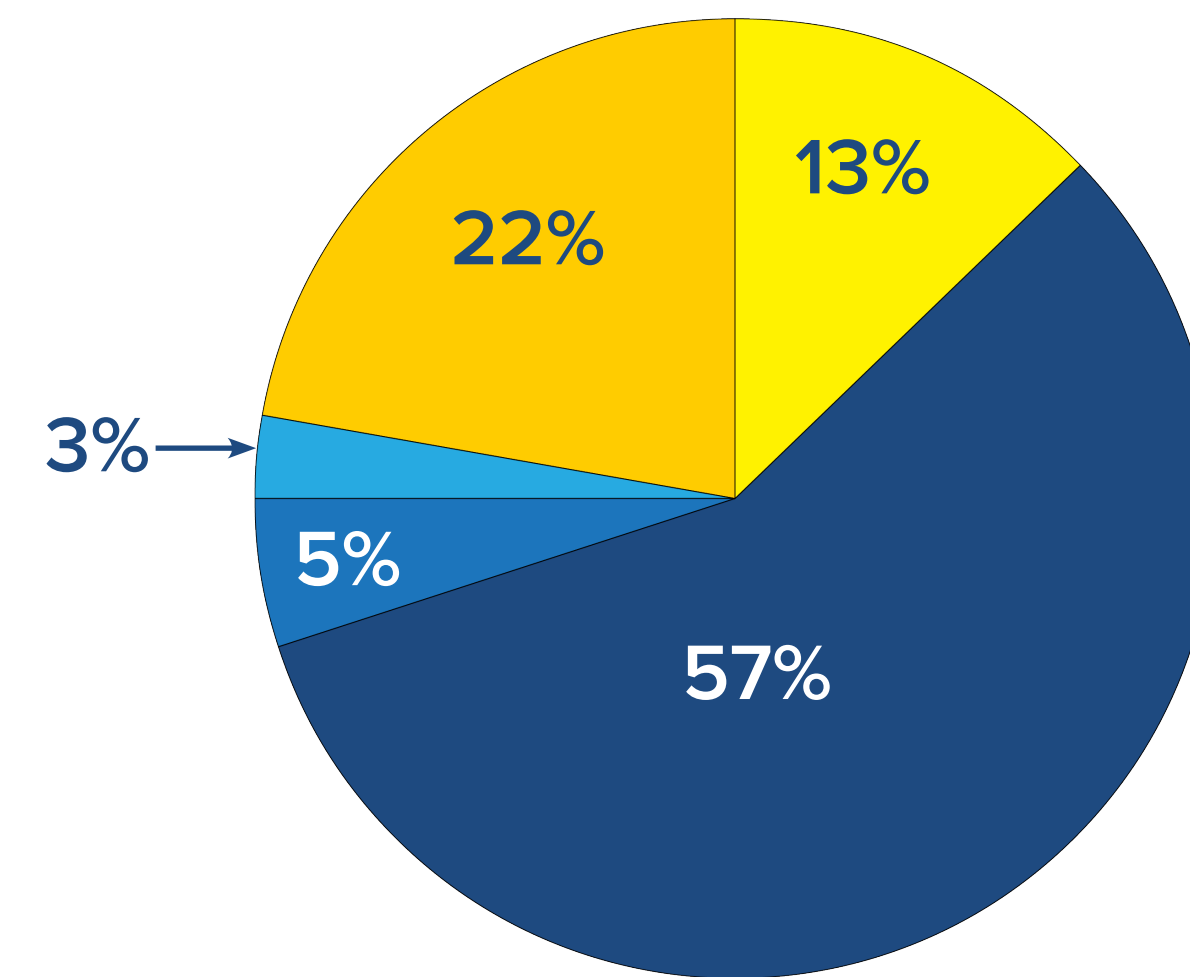
Homestead Avenue Demographic Area (HADA)



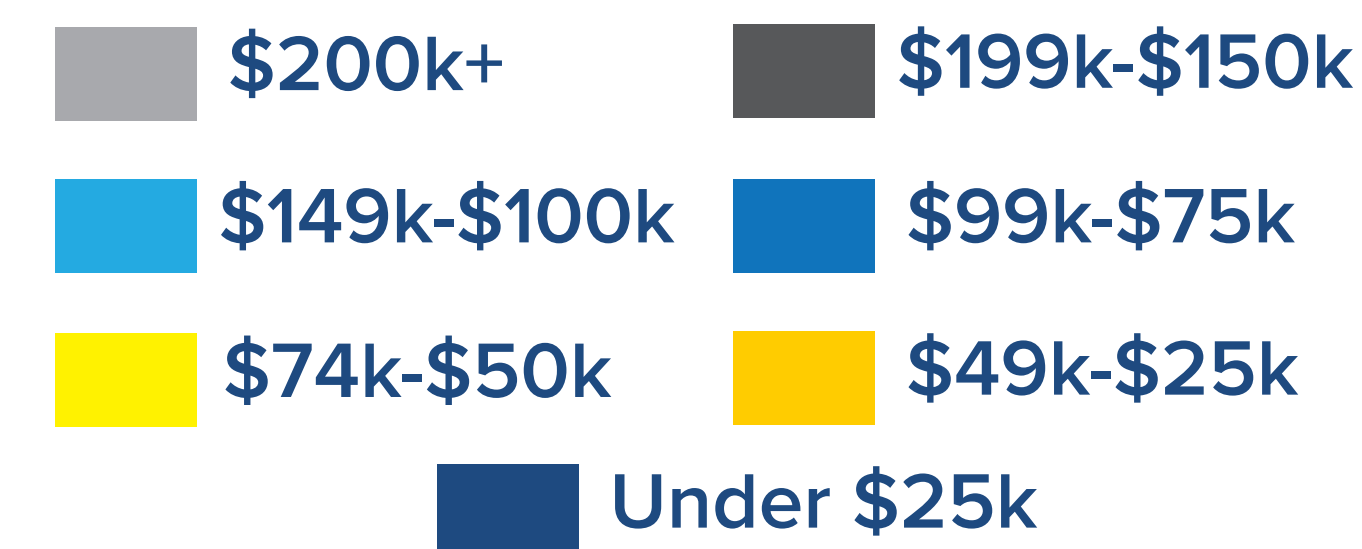
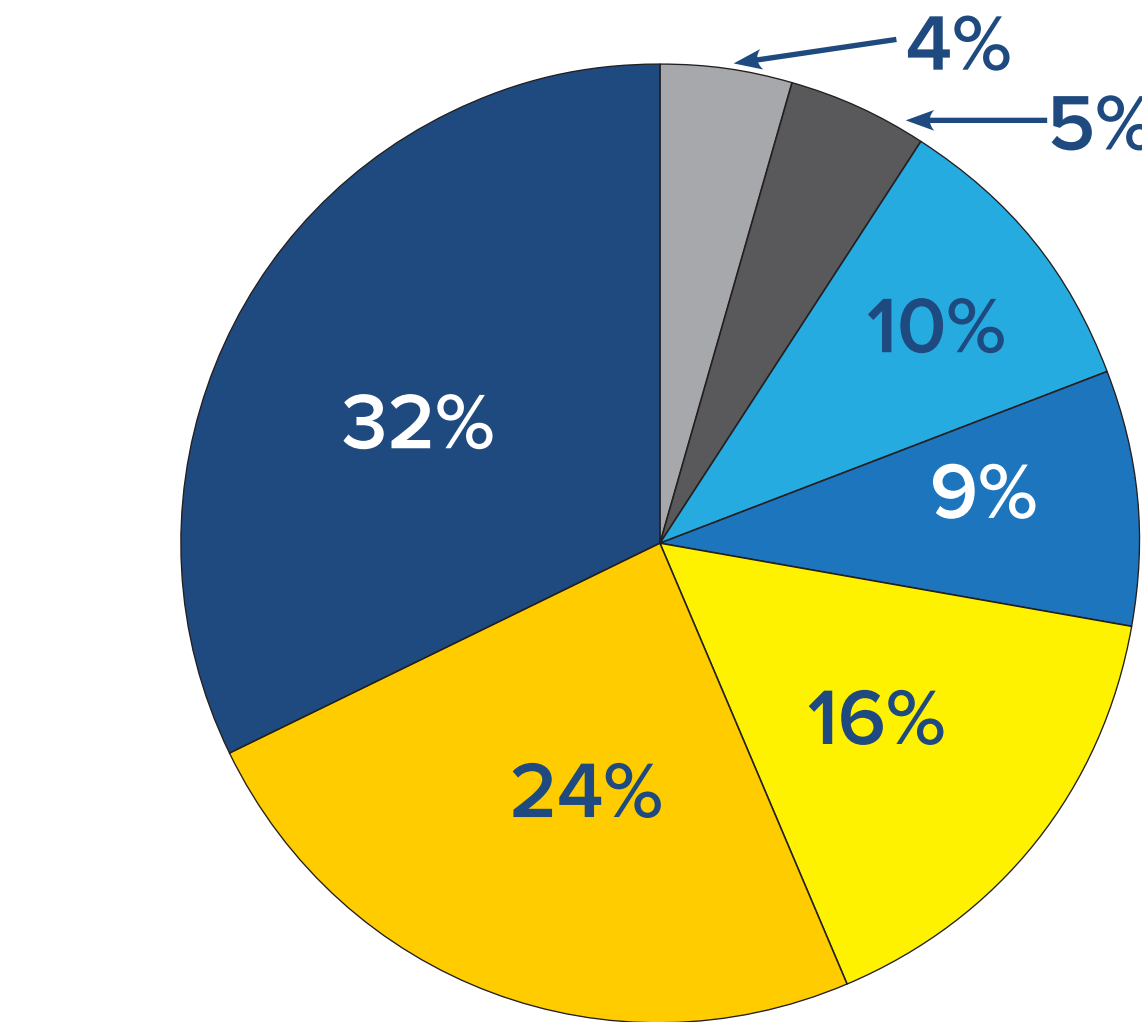
The Homestead Avenue Demographic Area is comprised of ZIP codes 06112 and 06105 and is used to gain demographic, economic, and socio-economic insights of the project area and its surroundings. **All market and socio-economic findings are representative of this area.**

Key Socio-Economic Findings

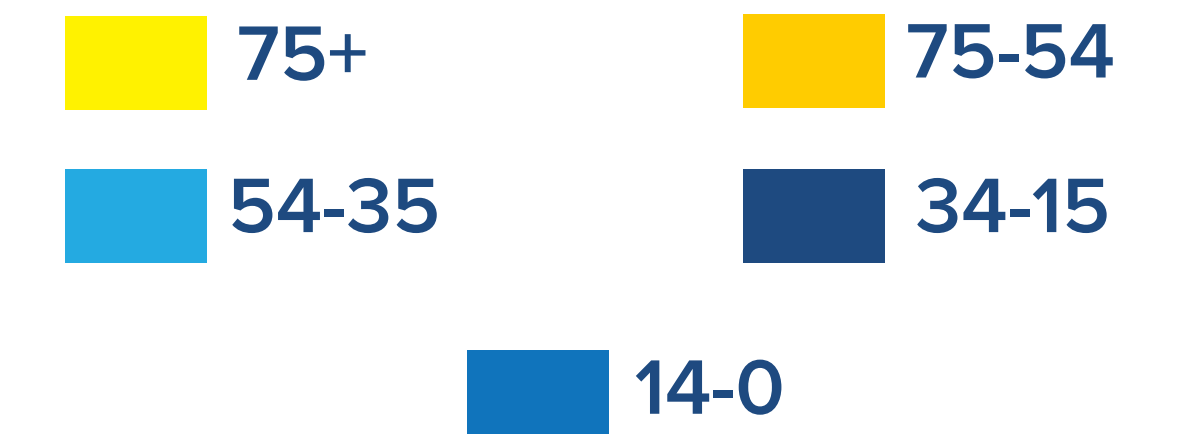
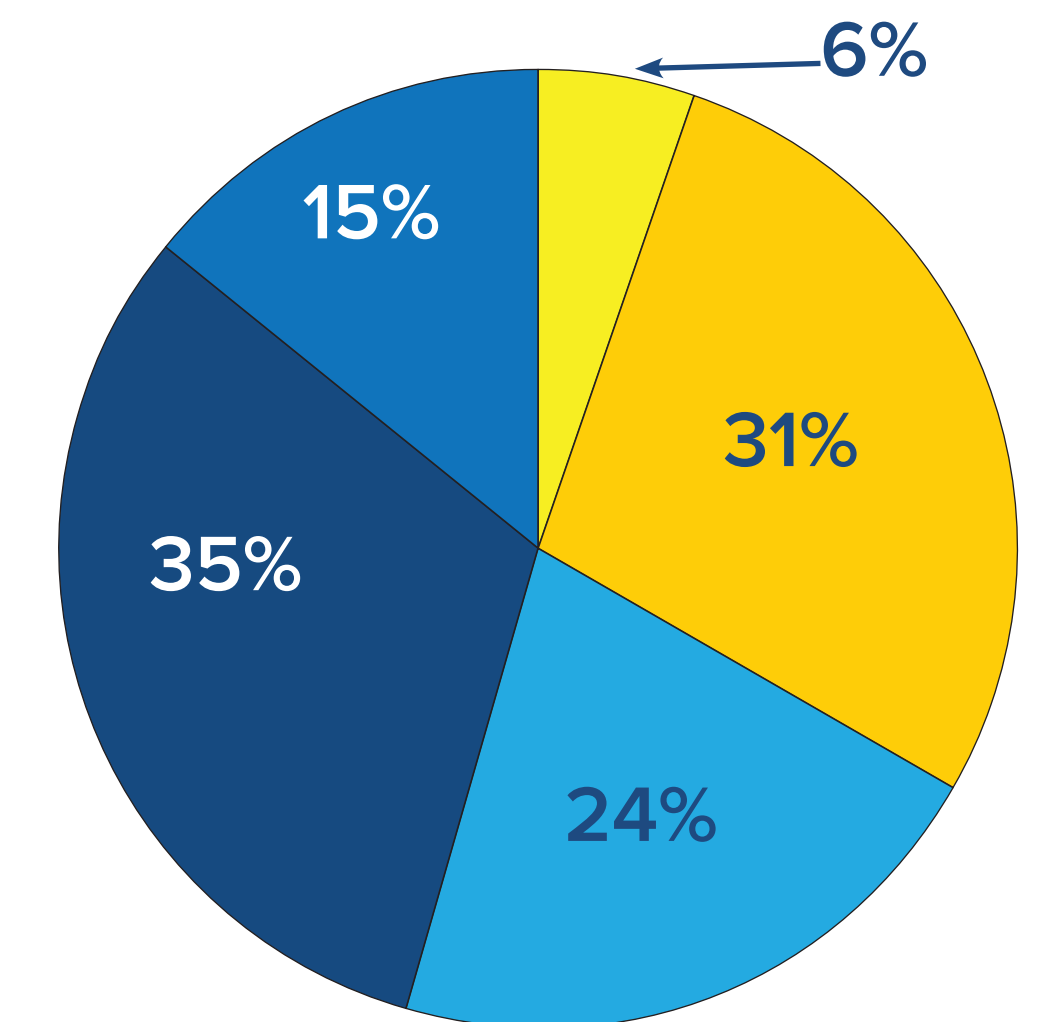
Population by Race, 2024



Household Income, 2024



Age Cohorts, 2024



Key Market Findings

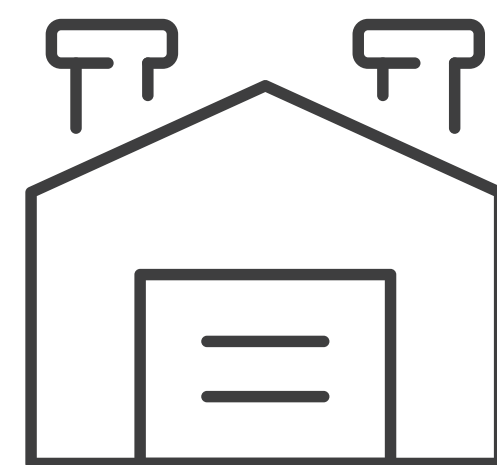
Residential Demand



Number of each type of unit which can be absorbed into housing market:

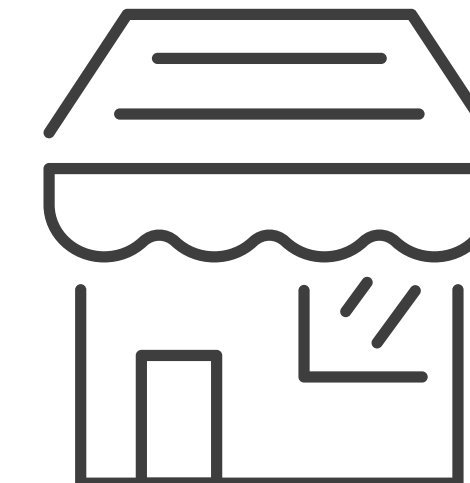
- 161 Affordable Apartment Units
- 147 Market-Rate Apartment Units
- 149 Owner-Occupied Housing

Industrial Facilities Opportunities



- Most industrial and flex space (combined warehouse, office, and retail) in HADA is in the Homestead Avenue corridor.
- Hartford has not built industrial or flex space in over 10 years.

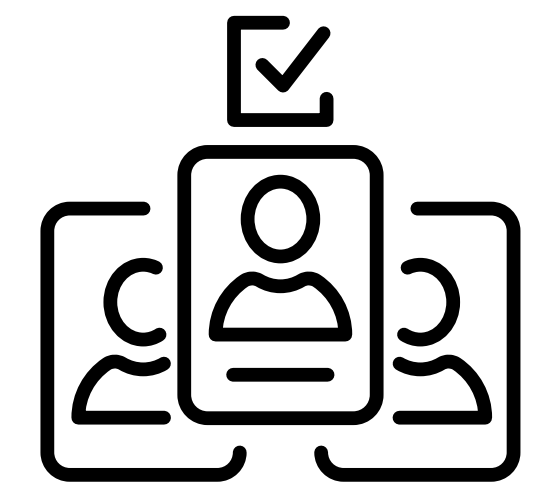
Retail & Entertainment Opportunities



Uses showing high demand in the corridor:

- Restaurants
- Nail Salons
- Manufactured Home Dealer
- Recreational Sports Center
- Appliance Retailers
- Sporting Goods Retailer
- Nursery, Garden, Farm Supply Retailer
- Specialty Food Retailer

Top Projected Industry Growth



- Healthcare
- Education
- Insurance

Visioning Exercise: Question #1

In one word...

How would you describe Homestead Avenue today?

Please write your answer(s) here:

Try
answering
in **ONE**
word!

Visioning Exercise: Question #2

In one word...

What is Homestead Avenue's greatest challenge today?

Please write your answer(s) here:

Try
answering
in **ONE**
word!

Visioning Exercise: Question #3

In one word...

What improvement do you think would have the greatest impact on the Homestead Avenue corridor?

Please write your answer(s) here:

Try
answering
in **ONE**
word!

Future Engagement: We want your input!

Are there **key stakeholders** the Project Team should be talking to?

Are there **upcoming community meetings and events** the Project Team should attend to share information, gather feedback, and engage stakeholders about the project?



General Comments: Please use the space below to share any questions, comments, concerns with the Project Team!

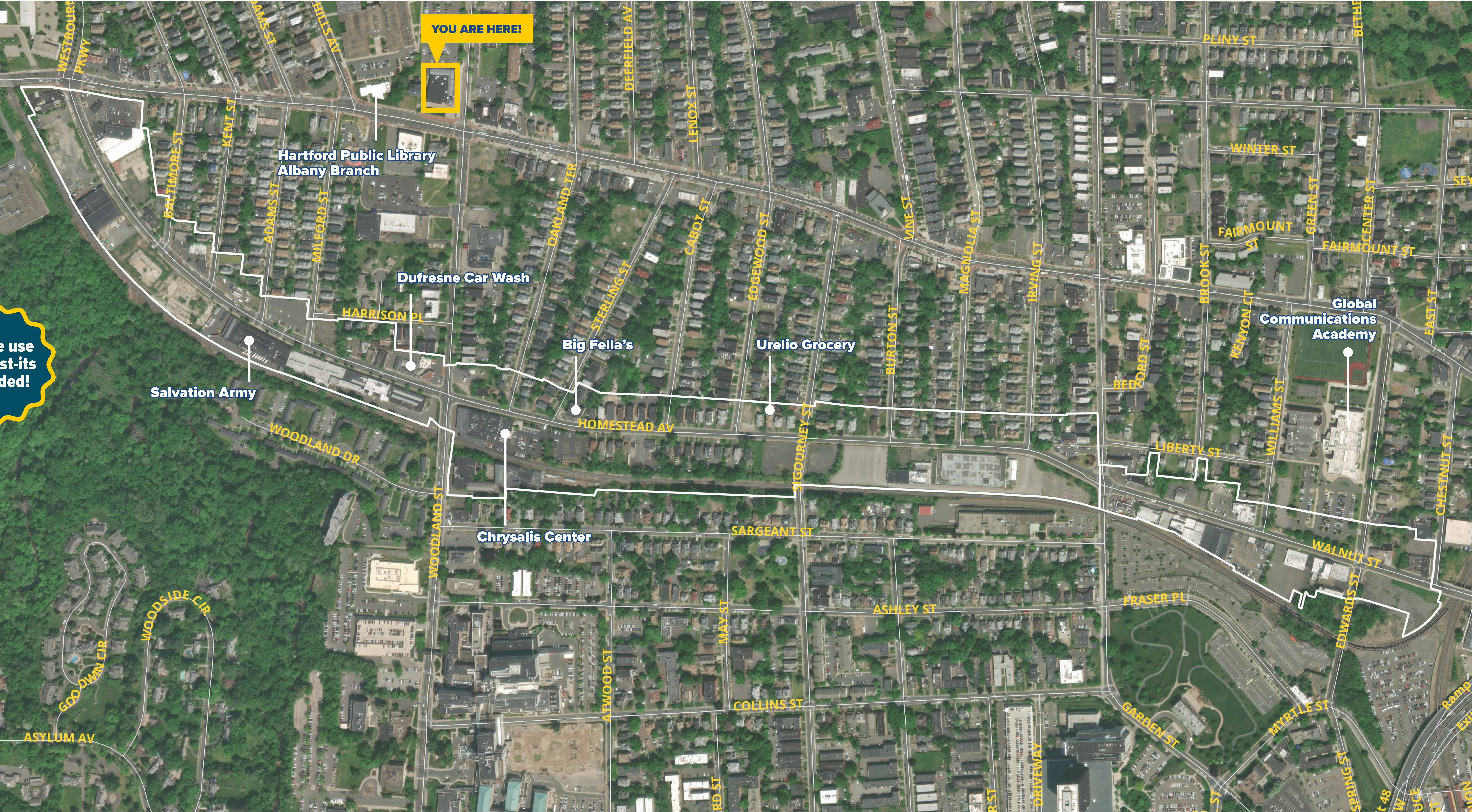


Streetscape + Public Space

Identify streetscape and public space improvements you would like to see along Homestead Avenue to enhance the pedestrian experience and create more welcoming public spaces.

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- Streetscape and public space improvements are things like:
- Sidewalks
 - Lighting
 - Landscaping
 - Seating
 - Waste Receptacles
 - ADA Access
 - Intersection Improvements
 - Bus Stops
 - Parks

Please use the post-its provided!



Site Specific Redevelopment

Identify sites that you would
prioritize for redevelopment
along the corridor. What specific
types of development would you
recommend for each location?

Please use
the post-its
provided!

