

# HOMESTEAD AVENUE REDEVELOPMENT PLAN

COMMITTEE MEETING 4 – JUNE 5, 2025



# Today's Agenda

1. Welcome
2. Draft Plan Review
3. Discussion
4. Next Steps



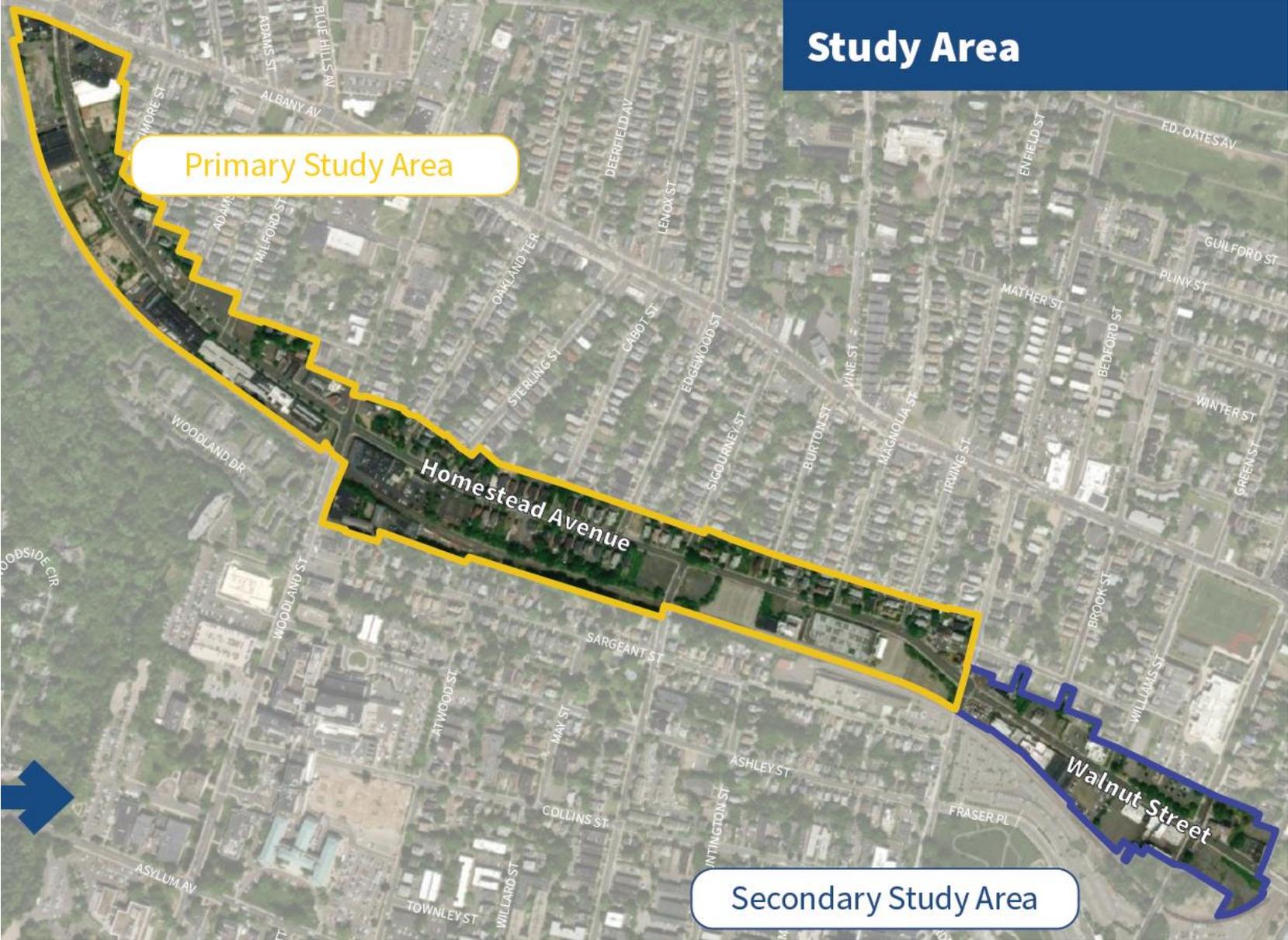
**Welcome**

# Draft Plan Review

# Elements of the Redevelopment Plan

- Introduction
- Summary of Public Participation
- Existing Conditions
- Corridor Master Plan
- Implementation Strategy

# Introduction: The Study Area



# Introduction: Vision & Goals

## Vision Statement:

Homestead Avenue will emerge as a vibrant, thriving corridor that connects Upper Albany, 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 façades



## Goal #4

### CREATE COMMUNAL SENSE OF PLACE

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

# Community Engagement



Committee Meetings



Public Meetings



Website and Online Survey



Pop-Ups and Community Outreach



Stakeholder Interviews

# Community Engagement: What We Heard

## What do you see as Homestead Avenue's greatest challenge today?

“Vacant or underutilized properties”

“Walkability”

“Lack of retail”

“Lack of a plan for the future of the corridor”

“Limited public green spaces”

## Using one word, what improvement or site development do you think would have the greatest impact on enhancing the corridor?

“Development”

“Housing”

“Jobs”

“Retail”

“Green space”

Economic development and reduction of vacant space is key to the future of the corridor

Residents want to see the corridor become more connected to surrounding neighborhoods and welcoming to the wider community

Better quality & more accessible transportation options for all modes

More housing, especially affordable and ownable housing, is needed by the community

Businesses and housing on the corridor need façade improvements

Adaptive reuse of Stanley P. Rockwell building is a focal point of interest

More options for youth programming

# Existing Conditions Analysis

- Regional Context
- Physical Characteristics
- Demographics
- Market Conditions
- Opportunities and Challenges



## KEY TAKEAWAYS

Large amounts of underutilized paved space contributes to feeling of vacancy within the corridor.

The corridor's large lots and vacant space present opportunities for shared parking lots.

Portions of the corridor's right-of-way are wide enough to incorporate delineated on-street parking spots.

# CHALLENGES

## RESIDENTIAL DEVELOPMENT

**Nearby Uses** - While nearby railroad, industrial, and automotive retail provide jobs and mobility near the corridor, they also produce unwanted visual and environmental impacts.

**Lower Asking Rate for Rentals** – Average asking rents for the Primary Market Area (PMA) are \$1,089 per unit per month, below the average \$1,324 for the City of Hartford, and well below \$1,662 of the Hartford MSA.

## RETAIL

**Nearby Commercial Corridor** – New businesses on the corridor will potentially have to compete with Albany Avenue’s restaurants, laundromats, banks, barber shops, and grocery stores, which already have already established a client base among the neighborhood population.

**Low Vacancy Rates, Rising Rents** – Retail vacancy rates in the PMA are close to 0%, creating competition between businesses for prospective space. Meanwhile, retail space rents in the PMA have gone up by 76% in the past 10 years.

## INDUSTRIAL / FLEX DEVELOPMENT

**Wide, Shallow Lots** - Lots are restricted by the railway, making truck access challenging, necessitating the need for front load warehouses for new development.

**Remediation Investment**- Investment, whether by the City or redevelopers, is required to redevelop brownfield sites in the area, adding extra costs and time to implementation of prospective projects, which may impact their feasibility.

# OPPORTUNITIES

## INDUSTRIAL FACILITIES

The Homestead Avenue corridor contains almost all of the lots zoned for industrial and flex space (combined warehouse, office, and retail) in the Primary Market Area. The limited availability of this type of space nearby will drive niche redevelopment opportunities to locate onto the Homestead corridor.

## RESIDENTIAL DEMAND

457 new housing units could be realistically supported in the PMA:

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

## TOP PROJECTED GROWTH

Industries showing highest demand in the Primary Market Area:

- Healthcare (Industrial & Flex uses)
- Education (Civic & Flex Uses)
- Insurance (Office uses)

## RETAIL/COMMERCIAL

The following retail uses are in high demand in the PMA:

- Restaurants
- Drinking Places
- General Merchandise Retailers
- Nail Salons
- Nursery, Garden, Farm Supply Retailers
- Specialty Food Retailers

# The Corridor Master Plan

## Elements

- Strategic Redevelopment Sites
- Corridor Improvements
- Placemaking Improvements

## Overarching Policies

### Redevelopment

- Strengthen the individual characters of the 3 subareas
- Redevelop strategic sites to build vibrancy on the corridor
- Temporarily activate sites to build redevelopment momentum
- Take advantage of infill housing opportunities

### Transportation Improvements

- Improve connections to Asylum Hill, Upper Albany, and Downtown
- Improve quality of all transportation modes on the corridor

### Placemaking Improvements

- Create an identity for the corridor which contributes to community pride
- Take efforts to beautify the public realm

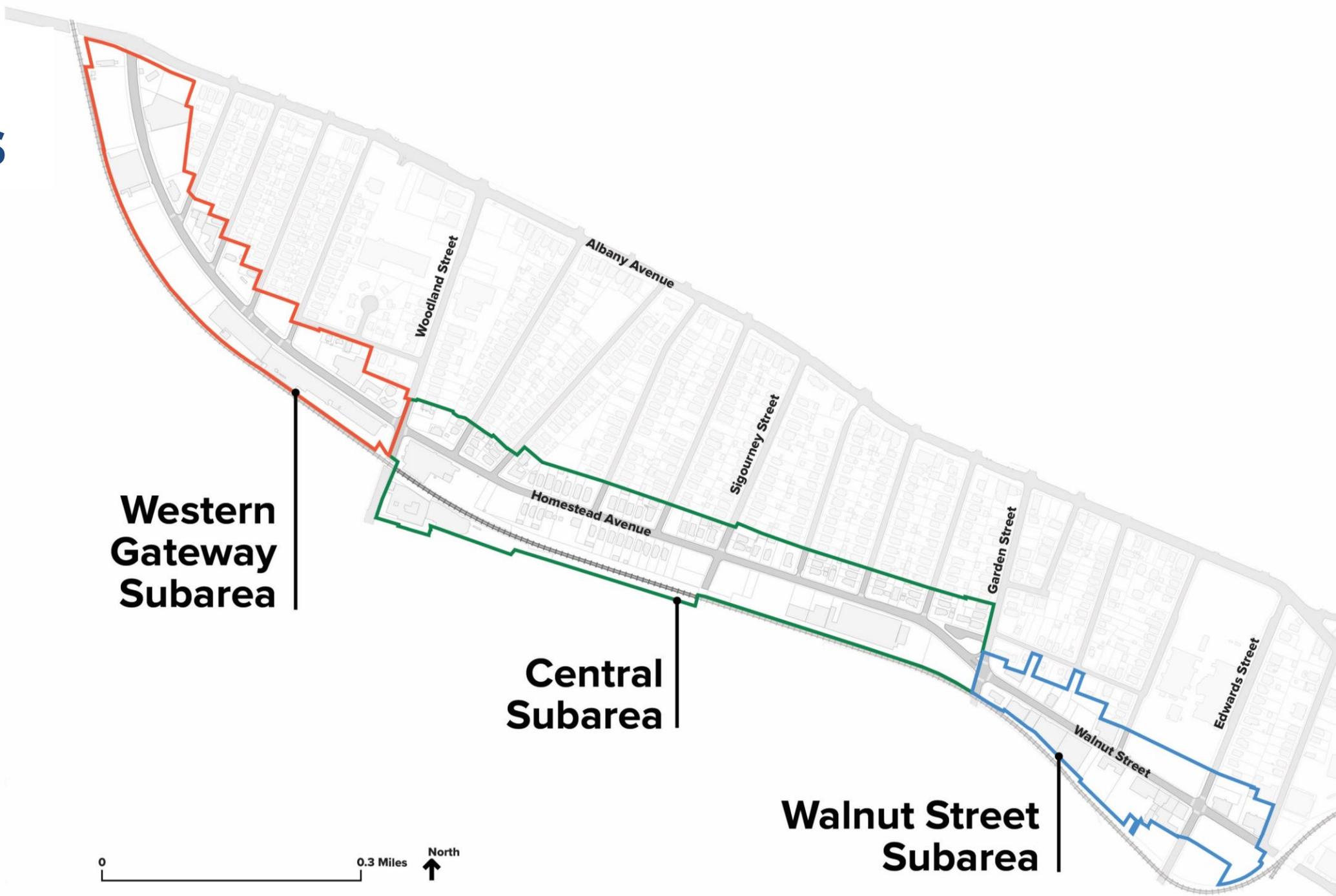
# Corridor Subareas

**Western Gateway Subarea**

**Central Subarea**

**Walnut Street Subarea**

0 0.3 Miles



# Strategic Redevelopment 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



**KEY:**

- Commercial / Industrial
- Public / Community Space
- Residential/Mixed Use
- Green Space

# 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 Condition



### Existing Condition Summary

- Ownership: Talar Properties
- Acreage: 1.83
- Zoning: CX-1
- Current Use: Vacant
- Former Uses: Automobile garages, dry-cleaning service

### Site Characteristics

- Unpaved
- Northwest corner contains utility infrastructure

### Environmental Considerations

- Phase I, II, and III Environmental Site Assessment completed: contaminant releases have impacted soil and groundwater
- Remediation Action Plan completed and remediation underway

### Representative Imagery: Future Potential



### Redevelopment Potential

This large, flat lot is a great location for a commercial or industrial/flex redevelopment. The market analysis found a commercial greenhouse use for this site may be desirable due to its vicinity to Albany Avenue and the beautification aspect of plantings. Commercial greenhouse uses could potentially build on momentum created on the site by Levo International and the in-progress cannabis production facility at 287 Homestead Avenue to create a crop cultivation hub. Operations such as the Keney Park Sustainability Project can also thrive here.

The lot is near the corner of Albany Avenue and Homestead Avenue, which provides easy access to other regional commercial centers and transportation corridors. Warehouse or industrial buildings have the potential to complement the character of structures adjacent to the lot and across the street. Redeveloping this site to a desirable commercial or industrial/flex use is critical as it will be the closest new development to the Albany Gateway transformative project area and has the potential to set a tone for the redevelopment of the rest of the corridor.

# Making the Case for Urban Manufacturing

## Swift Factory | Hartford

This former gold leaf factory has been repurposed to house a range of uses that contribute to economic revitalization. The majority of tenants in new manufacturing spaces are Black entrepreneurs and businesses led by women. The site hosts a 4,500 square foot food business incubator that provides affordable rental space and business support for food entrepreneurs.



## Greenpoint Manufacturing and Design Center | Brooklyn

The Greenpoint Manufacturing and Design Center (GMDC) is a network of nine properties rehabilitated and constructed to suit small manufacturing enterprises, artisans, and artists. The combined total of the properties consists of almost 700,000 square feet of industrial space, housing over 130 businesses and 760 employees, 91% of whom live locally.



## Singer CT | Bridgeport

This former sewing machine factory has been repurposed to house 160 units of rentable space, including warehouse and commercial kitchen space, making it Connecticut's largest business incubator. Recent modernization investments in the complex's infrastructure have resulted from demand for high-quality urban manufacturing space.



# Western Gateway Subarea 424 Homestead Avenue

## Existing Condition



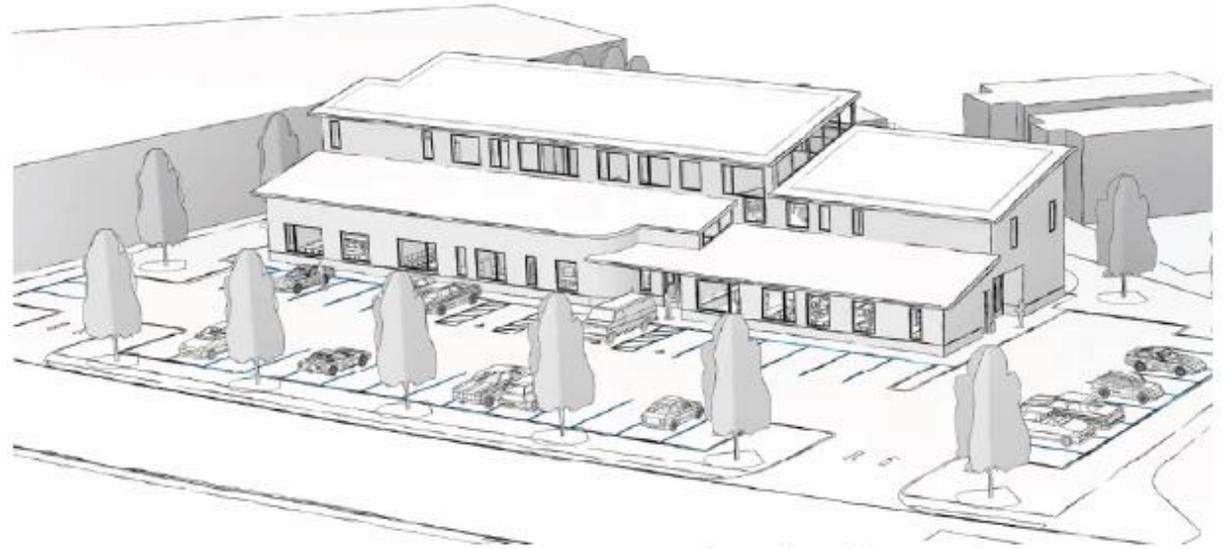
## Existing Condition Summary

- Ownership: Blue Hills Civic Association
- Acreage: 1.00
- Zoning: M-2
- Current Use: Vacant
- Previous Use: Unknown

## Site Characteristics

- Unpaved
- Fully enclosed by fencing

## Representative Imagery



▲ Rendering by O’Riordan Migani Architects

## Redevelopment Potential

This site is slated to become the Blue Hills Civic Association Community Center. The proposed Neighborhood and Community Development Center is envisioned as a two-story educational and training facility serving the neighborhoods of northwest Hartford. This building is set to contain a family and community support center, co-working spaces, a culinary arts space, media studios, and workforce training. As the corridor redevelops, the center has the potential to help position community members to take advantage of the job and entrepreneurial opportunities created.

## 410 Homestead Avenue

Blue Hills Civic Association owns the adjacent lot of 410 Homestead Avenue at the corner of Baltimore Street and Homestead Avenue. A former bank building, BHCC should consider utilizing this site to complement the planned services of the Community Center, or consider selling or transferring the property to another entity which can provide neighborhood benefits.

# Western Gateway Subarea

## 367-393 Homestead Ave

### Existing Condition



### Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 2.43
- Zoning: CX-1
- Current Use: Vacant
- Former uses: Philbrick-Booth metal foundry

### Site Characteristics

- Unpaved
- Fully enclosed by fencing

### Environmental Considerations

- Phase I and II Environmental Site Assessment completed: contaminant releases have impacted soil, groundwater, and remaining building materials
- Recommendation: Complete Phase III ESA and RAP, remediate site

### Representative Imagery



### Redevelopment Potential

This location is suited for a commercial or industrial/flex redevelopment. Due to limited suitable space in the City of Hartford, the market study projects that modern flex, industrial, and manufacturing space can be filled quickly if it suits the industry needs (transportation and warehousing, accommodation and food services, and retail trade are likely to expand in the Primary Market Area in the next five years.) The market study also predicts success for destination retail at this site as it is slightly off Albany Avenue, which allows for lower prices and more space. Opportunity also exists for the development of multi-tenant small urban manufacturing spaces which could attract entrepreneurs, artisans, and creatives from the neighborhood and Hartford. These types of developments could potentially benefit from the job training programs offered by non-profits in the Upper Albany neighborhood.

# Western Gateway Subarea 360 Homestead Ave

## Existing Condition



### Existing Condition Summary

- Ownership: Salvation Army
- Acreage: 0.52
- Current Use: Vacant
- Previous Use: Unknown
- Zone: CX-1

### Site Characteristics

- Partially paved
- Dual corner lot

## Representative Imagery



### Redevelopment Potential

This site is currently an underutilized, undeveloped strategically located corner lot with strong street exposure. Its location blocks from Albany Avenue and proximate to residential neighborhoods make it an ideal site for context-sensitive commercial development. A multi-tenant development with small to mid-size commercial spaces would have the potential to address gaps in the local retail and service market, and potentially provide local start-ups or entrepreneurs smaller, affordable spaces. The Primary Market Area and City of Hartford are projected to see increases in consumer spending in the retail trades of apparel and services, entertainment and recreation, food at home, and food away from home over the next five years. Retail businesses of these types are poised for success at this location. The site should be rezoned to CX-2 to allow for these potential retail industries.

# Western Gateway Subarea 333 Homestead Ave

## Existing Condition



### Existing Condition Summary

- Ownership: Salvation Army
- Acreage: 1.67
- Zone: CX-1
- Current Use: Partially vacant
- Previous Use: Unknown

### Site Characteristics

- Underutilized western portion of Salvation Army building.
- Brick factory building featuring a cargo bay.
- Accompanying parking lot.

### Environmental Considerations

- Recommended: Conduct Phase I ESA

## Representative Imagery



### Redevelopment Potential

This western portion of the current Salvation Army building is currently underutilized. Whether by the next phase build-out of the services provided by the Salvation Army or by a different organization or business, this site has potential to be renovated to a flex reuse while keeping the current brick façade characteristic of the industrial buildings on Homestead Avenue. The market study found that redeveloping small bay industrial buildings such as this can create niche opportunities for small businesses. Reactivating this portion of the building has the potential to act as a beginning to a prospective continuous mini-corridor of flex/manufacturing activity along the southern side of the Western Homestead Avenue subarea.

Since this portion of the building has not been renovated, a Phase I ESA should be conducted to determine if environmental contamination exists, especially for hazardous building materials.

# The Benefits of Adaptive Reuse

- Enhancing Neighborhood Character
- Conservation of Building Materials / Craftsmanship
- Cost Reductions
- Sustainability



## **Fuller Brush Factory**

Former foundry building to be converted to a mix of innovation space, light industrial space, business space, and apartments.

# Western Gateway Subarea

## 300-296 Homestead Ave

### Existing Condition



### Existing Condition Summary

- Ownership: Multiple
- Acreage: 1.26
- Zone: CX-1
- Current Use: Vacant
- Previous Use: Metal foundry

### Site Characteristics

- Joined industrial buildings with paved lot and adjacent vacant paved lot
- Former site of Stanley P. Rockwell foundry. Listed on National Register of Historic Places.

### Environmental Considerations

- Phase I & II ESA complete: soil and groundwater contaminants identified
- Recommended: Complete Phase III ESA and RAP, conduct site remediation

### Redevelopment Potential

This historic building has the potential to be adaptively reused to accommodate a range of potential business types. Preservation of the building façade has the potential to celebrate the Upper Albany neighborhood’s historical and industrial past, while providing an opportunity for new businesses that meet the needs and desires of today’s population. The proposed Hartline Trail connection at Woodland Street has the potential to create a strong linkage and potential expanded customer base for a future use at this site.

A range of business types could potentially utilize this space with both the market analysis and community feedback indicating strong support for a business incubator, makerspace, public market, or an artist’s collective. Each of these unique uses recognize the desire to foster and provide opportunities for small business growth along the corridor. Other business types that could be suitable for the site given its context could include small-scale industrial uses with a public facing component, such as a brewery or restaurant. This site should be rezoned to CX-2 to allow for these uses.

The largest challenge facing the site is limited space for off-street parking. However, there is the potential for off-street parking on adjacent lots at 300 or 320 Homestead Avenue.

**Western Gateway Subarea**  
**300-296 Homestead Ave**

Conceptual Rendering



# Western Gateway Subarea

## 287 Homestead Ave

### Existing Condition



### Existing Condition Summary

- Ownership: Eros, LLC
- Acreage: 2.56
- Zone: CX-1
- Current Use: Partially vacant
- Previous Use: Machinery manufacturing

### Site Conditions

- Block-spanning row of sidewalk fronting, connected industrial buildings
- Paved parking lot and loading bays in rear
- Former site of Hartford Specialty Machinery Complex, listed on National Register of Historic Places
- Site currently being partially redeveloped into a cannabis production facility.

### Environmental Considerations

- Recommended: Complete Phase I ESA



### Redevelopment Potential

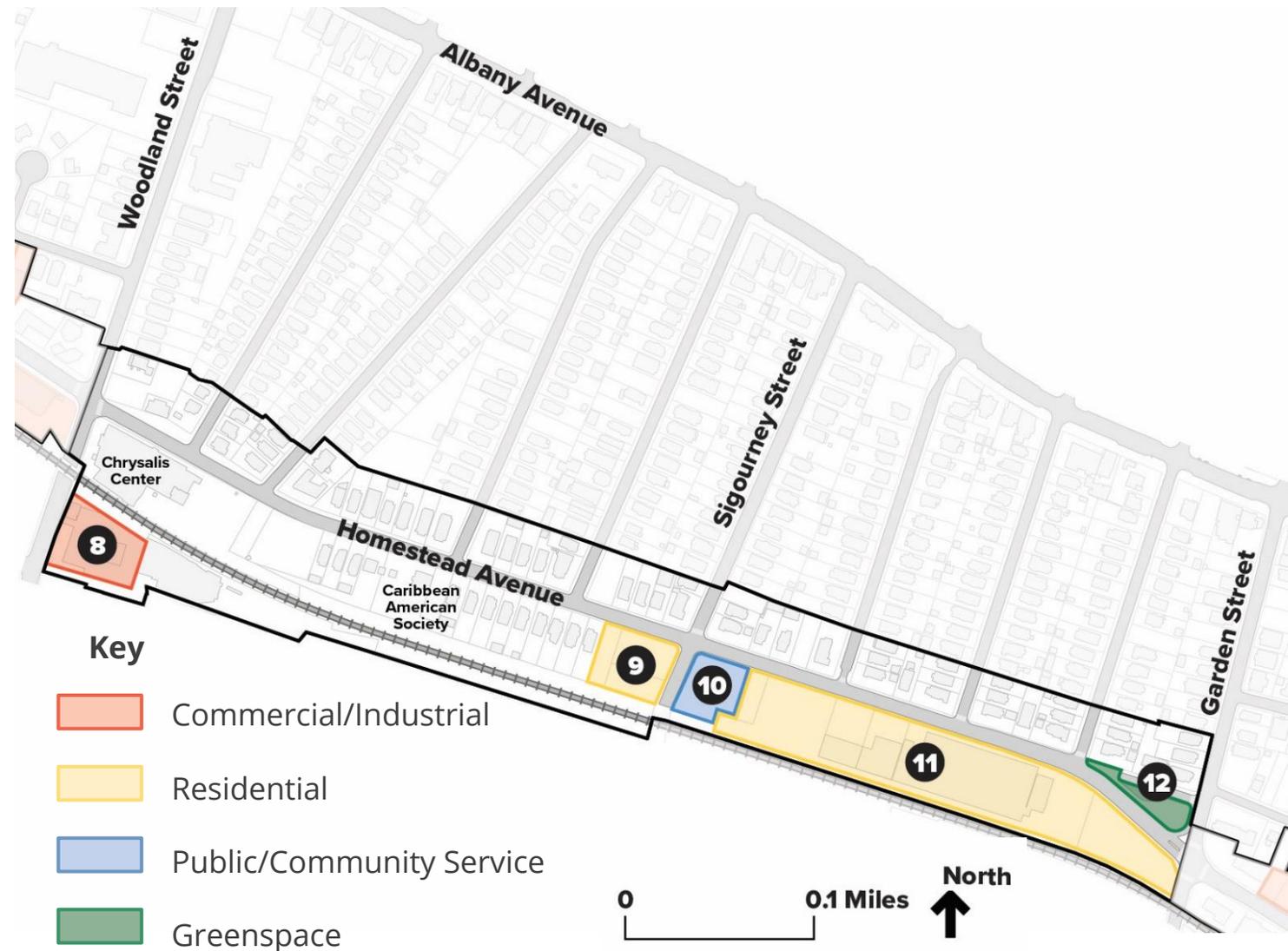
A developer is currently moving toward the reuse of this historic factory building as a cannabis production facility. The current plans do not include reactivating the western third of the building connected to the current Salvation Army building at 333 Homestead Avenue. This portion of the building should either be expanded into a further build-out phase of the proposed cannabis production facility or be activated by an industrial/flex use that complements and is not nuisanced by the cannabis production process. The cultivation of specialty plants in this portion of the building could complement cannabis production and the potential greenhouse uses at 441 Homestead Avenue.

If the inside of this portion of the building is not already remediated, a Phase I ESA should be completed with a focus on potential hazardous building materials.

# Subarea: Central

## Strategic Sites

- 8 158 Woodland Street
- 9 319 & 325 Sigourney Street & 135 Homestead Avenue
- 10 111 Homestead Avenue
- 11 101 Homestead Avenue & 255 Garden Street
- 12 Homestead Avenue & Garden Street



# Central Subarea 158 Woodland Avenue

## Existing Condition



### Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 0.96
- Zone: CX-1
- Current Use: Vacant
- Previous Use: Organs manufacturing

### Site Conditions

- Brick factory building
- Adjacent paved driveway
- Former site of Austin Organ Company, listed on State Register of Historic Places

### Environmental Considerations

- Recommended: Complete Phase I ESA

## Representative Imagery



### Redevelopment Potential

This historic factory building has the potential to be repurposed as an industrial/flex or mixed-use development, both of which are supported by the findings from the market analysis. If feasible, adaptive reuse of the structure should allow for restoration of the brick façade which contributes to the historic character of the Homestead corridor. The site's direct access and connectivity to the proposed Hartline Trail has the potential to be a benefit for future development and a selling point as a quality of life and recreational asset for future tenants. If the site is to be redeveloped as mixed-use, it should be considered for rezoning to MX-2. The property does not currently have adequate space for on-site parking to support future uses envisioned for the site. Further consideration of how to accommodate parking will need to be considered as part of a comprehensive redevelopment plan.

As no environmental data is currently available for this site, the results from future site investigations will impact future reuse alternatives and inform required mitigation activities and associated costs.

# Central Subarea 135 Homestead Ave

## Existing Condition



### Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 0.80
- Zone: NX-2
- Current Use: Vacant
- Previous Use: Auto repair, contracting

### Site Conditions

- Unpaved
- Corner Lot
- Fully enclosed by fencing

## Representative Imagery



### Redevelopment Potential

This strategic site is comprised of 3 individual lots which should be merged to create a larger development lot. As envisioned by the City, this site should be redeveloped as a mixed-use building with a commercial/retail first floor use with multiple stories of multi-family residential on the upper floors. To allow for this, the site should be considered for rezoning to MX-2. The commercial first floor use is a great location for a limited service restaurant as such restaurants are in high demand in the Primary Market Area. The market analysis found that mixed-use residential and retail is successful on the corridor and is likely to continue to be successful for new developments. A commercial use can be fitting for the high traffic of the Homestead Avenue and Sigourney Street intersection and the medium-density residential use can act as a transition between the detached multi-family residential to the west of Sigourney Street on Homestead Avenue and the proposed high-density residential on the southern side Homestead Avenue between Sigourney Street and Garden Street.

# Central Subarea 111 Homestead Ave

## Existing Condition



## Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 0.64
- Zone: CX-1
- Current Use: Seasonal parking lot
- Previous Use: Package store

## Site Conditions

- Unpaved
- Corner Lot
- Fully enclosed by fencing

## Conceptual Plans



## Redevelopment Potential

Hartford Fire Department is moving Engine Company #5, currently located at 129 Sigourney Street in Asylum Hill, to this site. Four designs are being considered for the station, each with parking lot access on Sigourney Street and fire engine access on Homestead Avenue. The station will likely house 2 or 3 fire engines, staff bunk rooms, and training facilities.

The station can act as a stabilizer to the Homestead Avenue corridor and enhance public services offered to the community. A potential brick warehouse character of the building can further strengthen the historic character of the neighborhood. Reuse of this site can be key to reducing the vacant space that creates a perceived barrier between Upper Albany and Asylum Hill.

# Central Subarea 101 Homestead Ave

## Existing Condition



### 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

## Representative Imagery



### Redevelopment Potential

The City of Hartford recently received a Community Investment Fund (CIF) grant to help purchase the St. Francis-owned portions of this block; as a result, the City will own all properties on the south side of Homestead Avenue between Sigourney Street and Garden Street. This parcel's redevelopment should have housing incorporated, filling a key need identified in the market analysis as well as relayed through community outreach activities. The existing warehouse space on the lot should be considered for conversion to a public market, which will benefit from being developed in conjunction with new housing. If the site is to be redeveloped as multi-family or mixed-use, it should be considered for rezoning to MX-2. If the site is to be redeveloped for attached single family or townhomes, it should be considered to be rezoned to NX-2. As with other properties on the south side of Homestead Avenue, potential direct connection to the proposed Hartline Trail would provide future residents and visitors opportunity for access to outdoor recreation and a non-vehicular transportation corridor.

# Public Market: More Than Just Produce!

- Programmatic Opportunities
- Community Gathering Space
- Entrepreneurial Opportunities
- Access to Fresh Food
- Special Events

## Parkville Market | Hartford

This market is Connecticut's first and largest food hall, offering 22 restaurants and 3 bars. The market offers indoor and outdoor eating space, as well as space for yard games. The market offers karaoke nights, salsa lessons, drag bingo, and live music. Following investment from both the State and Capital Region Development Authority, the market is expanding to accommodate large events.



# Central Subarea

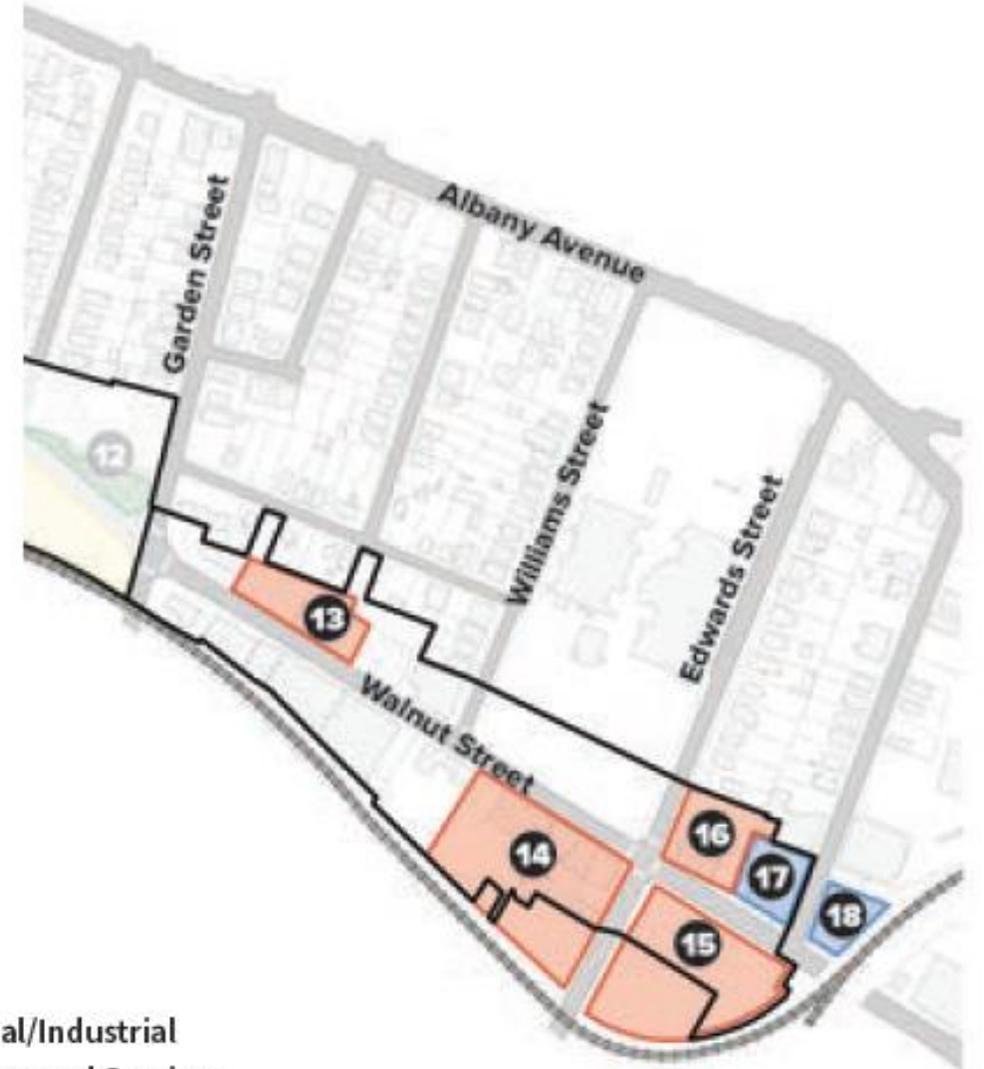
## Homestead Ave & Garden St



# Subarea: Walnut Street

## Strategic Sites

- 13** 202-228 Walnut Street
- 14** 151-133 Walnut Street / 35-39 Edwards St
- 15** 107 Walnut Street & 36 Edwards Street
- 16** 110-100 Walnut Street
- 17** 92 Walnut Street
- 18** 70 Walnut Street



### KEY:

- Commercial/Industrial
- Public Space and Services

# Walnut Street Subarea 228-202 Walnut Street

## Existing Condition



## Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 0.77
- Zone: CX-1
- Current Use: Vacant
- Previous Use: Restaurant, corner store

## Site Characteristics

- Vacant buildings
- Paved lot
- Former site of Comida Restaurant, and prior to that Frank DeLuca's Convenience Store

## Representative Imagery



## Redevelopment Potential

The six lots that make up this strategic site have the potential for commercial redevelopment, potentially with the addition of workforce training. This is a prime location for limited-service restaurants, entertainment, or recreation retail, which are all retail sectors projected to have increased consumer spending in the Primary Market Area over the next five years. 218, 212, and 206 Walnut Street are City-owned lots flanked by the private lots at 202 Walnut Street to the east and 224 and 228 Walnut Street to the west. 228 Walnut Street could be subdivided, with the half facing Walnut Street incorporated into this development, and the other half facing Liberty Street dedicated to infill housing. The remaining lots could be purchased by the City and combined into a single redevelopment parcel. The parcel should be considered for rezoning to CX-2 to allow for in-demand retail uses.

# Walnut Street Subarea 151-133 Walnut Street

## Existing Condition



## Existing Condition Summary

- Ownership: 151 Walnut Street, LLC
- Acreage: 2.77
- Zone: CX-1
- Current Use: Vacant
- Previous Use: Warehouse, residential

## Site Characteristics:

- Corner lot
- Multiple attached vacant or underutilized warehouse/industrial buildings
- Accompanying paved parking lot

## Environmental Considerations

- Recommended: Complete Phase I ESA

## Representative Imagery



## Redevelopment Potential

This site offers significant redevelopment potential due to its size and accessibility from both Walnut and Edwards Streets. Its location along the Walnut Street corridor, given surrounding uses and context, make it a prime location for future commercial, light industrial or flex space. Any future use should be considered for its compatibility with the Global Communications Academy across the street.

Consideration should be made so the redevelopment complements the planning of the other sites along this segment of Walnut Street, and together they create a strong transition between the Homestead Avenue corridor and Downtown. Given the unique character of the existing buildings and their strong street frontage, efforts should be made to focus on restoration and adaptive reuse to the extent practicable.

# Walnut Street Subarea 107 Walnut & 36 Edwards

## Existing Condition



### Existing Condition Summary

- Ownership: Multiple
- Acreage: 2.58
- Zone: CX-1
- Current Use: Vacant
- Prior Use: Unknown

### Site Characteristics

- Partially paved
- Corner lot

### Environmental Considerations

- Recommended: Complete Phase I ESA

## Representative Imagery



### Redevelopment Potential

This redevelopment site is at the gateway between Walnut Street and Downtown. A portion of the site will possibly be impacted by the I-84 Realignment project, which borders it by the south and east near the rail line.

If possible after the implementation of the I-84 Realignment project, the site should be considered for a large scale commercial site that complements the planning of the other sites fronting on the Walnut Street and Edwards Street intersection. This location is prime for a manufacturing or light industrial space which can partner with the job training programs provided by Blue Hills Civic Association or Our Piece of the Pie.

Because little information is readily available about the history of the site, it is recommended to complete a Phase I ESA to establish knowledge of past uses and whether they may have caused environmental contamination.

# Walnut Street Subarea 110-100 Walnut Street

## Existing Condition



## Existing Condition Summary

- Ownership: Multiple
- Acreage: 0.83
- Zone: CX-1
- Current Use: Warehouse, vacant
- Prior Use: Unknown

## Site Characteristics

- Automotive-centered commercial building
- Corner lot
- Building surrounded by L-shaped vacant lot

## Representative Imagery



## Redevelopment Potential

Currently operating on this site is an automotive use, typical of commercial uses on Walnut Street. The City of Hartford owns an L-shaped vacant lot surrounding the current use. When the current use ends, the City should work to incorporate the vacant lot with the commercial lot for a larger, more compatible commercial use. This site could support one or more in-demand retail businesses in the Primary Market Area, such as a limited or full-service restaurant, general merchandise, a beauty salon, or a pharmacy. The site should be considered for rezoning to CX-2 to allow for these retail uses. The existing brick building should be reused to the extent possible. Considerations should be made to complement the planning of the other sites fronting on the Walnut Street and Edwards Street intersection so together they can create a character area for the gateway between the Homestead Avenue corridor and Downtown.

# Walnut Street Subarea

## 92 Walnut Street

### Existing Condition



### Existing Condition Summary

- Ownership: House of Bread
- Acreage: 0.58
- Zone: CX-1
- Current Use: Vacant
- Prior Use: Bar

### Site Characteristics

- Partially paved
- Corner lot

### Existing House of Bread Facility on Chestnut Street



### Redevelopment Potential

The City and House of Bread are finalizing an agreement to transfer this property to House of Bread. This new site can complement the food, shelter, and education services offered to economically disadvantaged and marginalized individuals at the adjacent facility at 27 Chestnut Street. House of Bread may have redevelopment concepts potentially as early as 2026. Reuse of this site can help add character to the gateway area between Downtown and the Homestead Avenue corridor and can be complemented by the proposed open space across the street at 70 Walnut Street.

# Walnut Street Subarea

## 70 Walnut Street

### Existing Condition



### Existing Condition Summary

- Ownership: City of Hartford
- Acreage: 0.37
- Zone: CX-1
- Current Use: Vacant
- Prior Use: Contracting

### Site Characteristics

- Unpaved
- Corner lot

### Representative Imagery



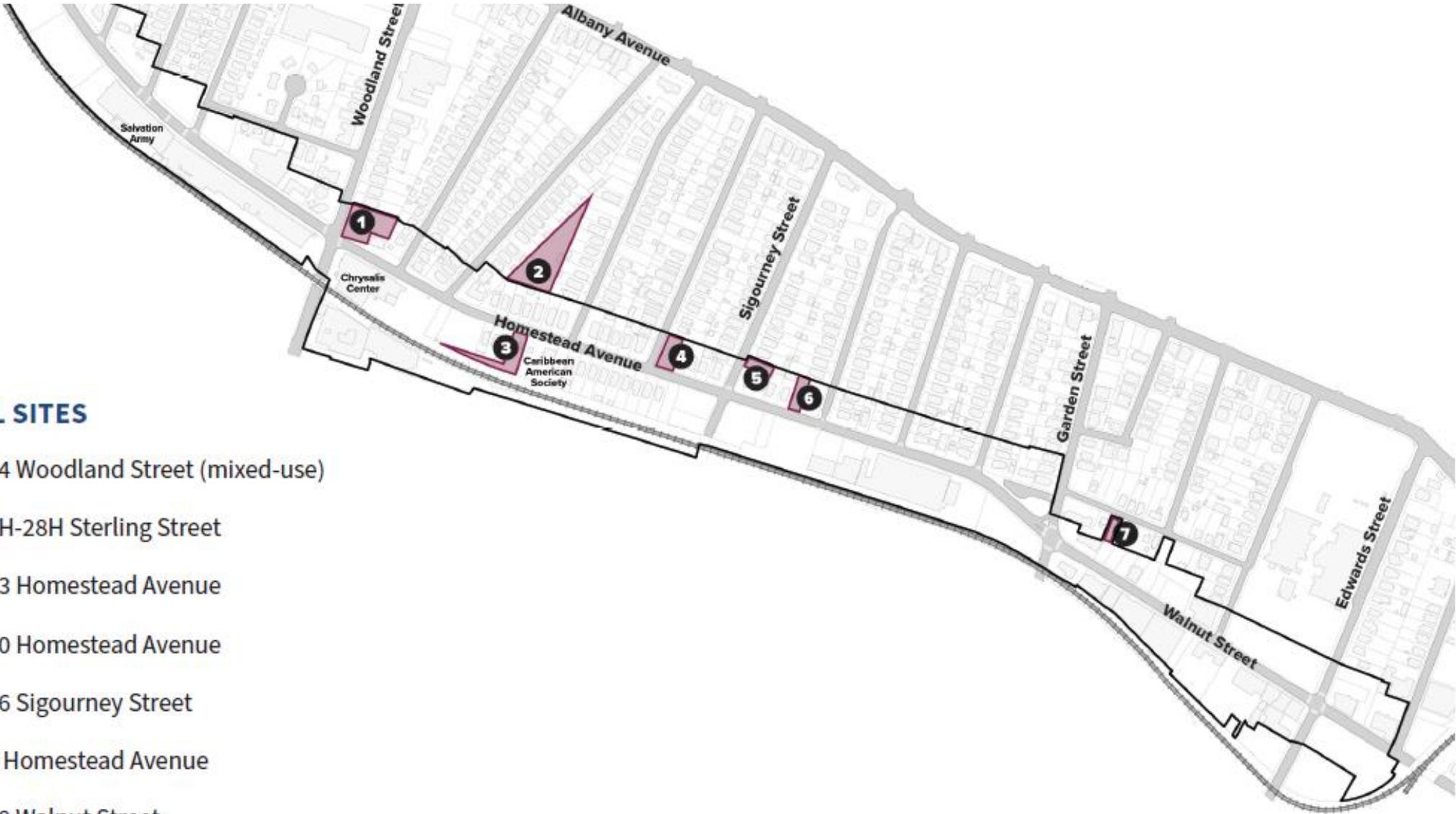
### Redevelopment Potential

As a City-owned lot, this site offers a unique opportunity to strengthen community green space and public gathering areas along the corridor. The site is currently underutilized in its naturalized state as a wooded open space abutting the rail line. In the short-term, this lot may be utilized and impacted for staging or construction work associated with the I-84 Alignment Project. In the future, or if the roadway project does not impact the parcel, consideration should be given to formalizing the space for community benefit. The site could be enhanced to serve as a gateway to the Walnut corridor and improved as a passive green space with signage and limited amenities such as seating areas and small public art elements. Consideration may also be given to providing additional community value by providing space for community gardens that could be maintained and utilized by nearby residents.

# Infill Housing Opportunities

## INFILL SITES

- 1 354 Woodland Street (mixed-use)
- 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

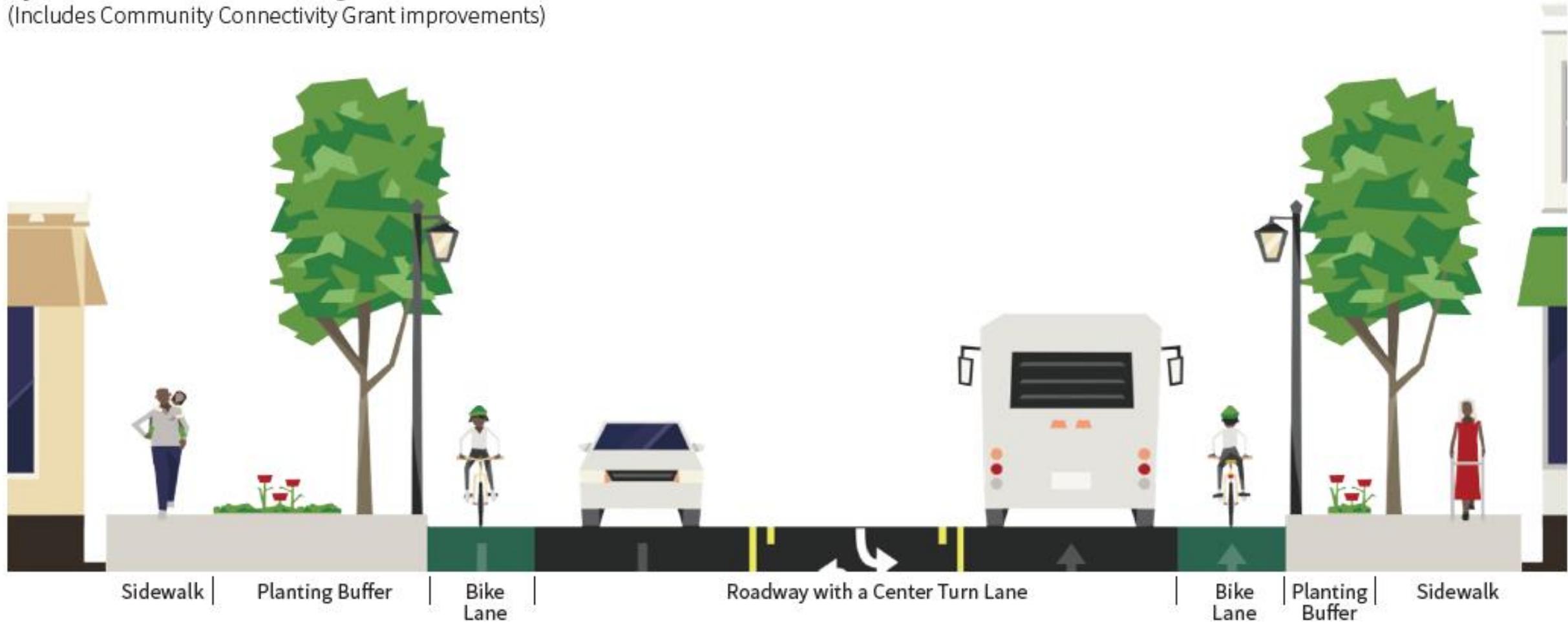


# **Public Realm Enhancements**

# Public Realm Enhancements

## Streetscape – Western Gateway Subarea

**Typical Cross Section Looking Eastbound**  
(Includes Community Connectivity Grant improvements)

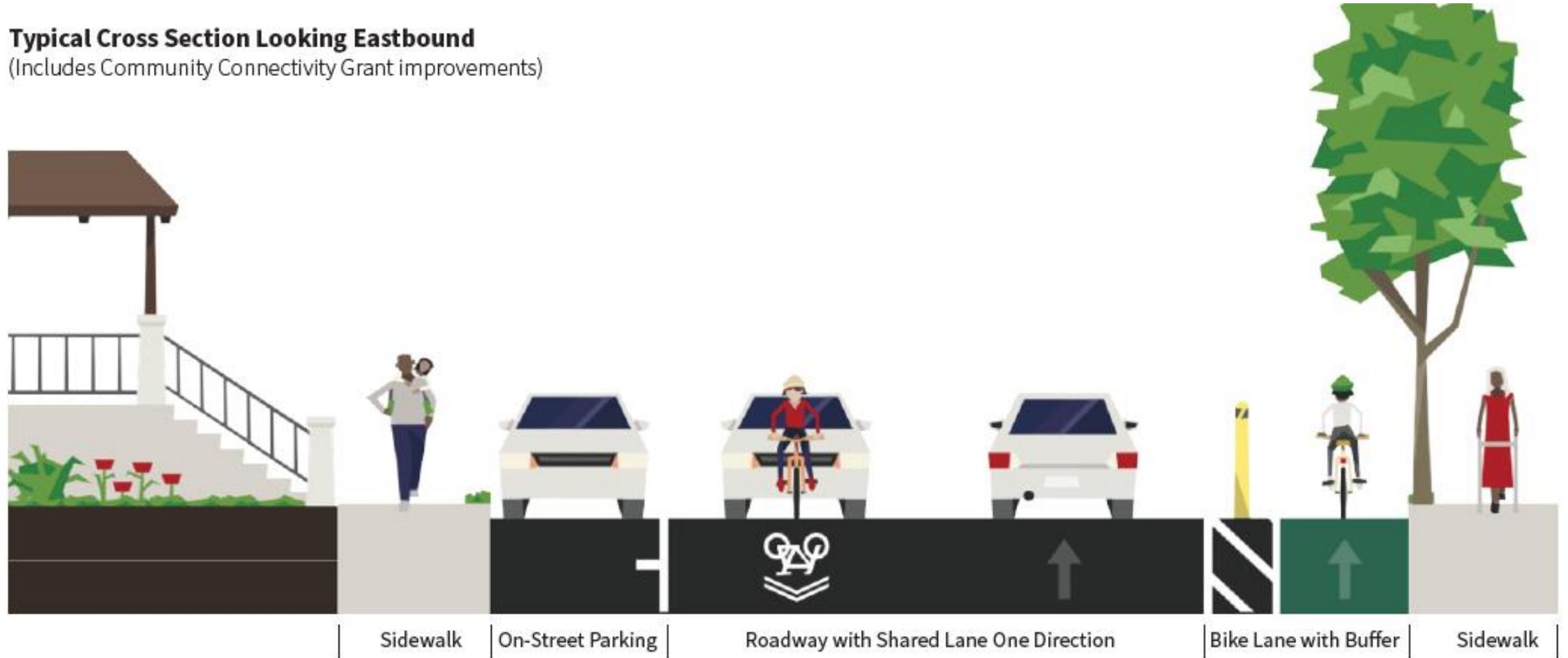


# Public Realm Enhancements

## Streetscape – Central & Walnut Street Subareas

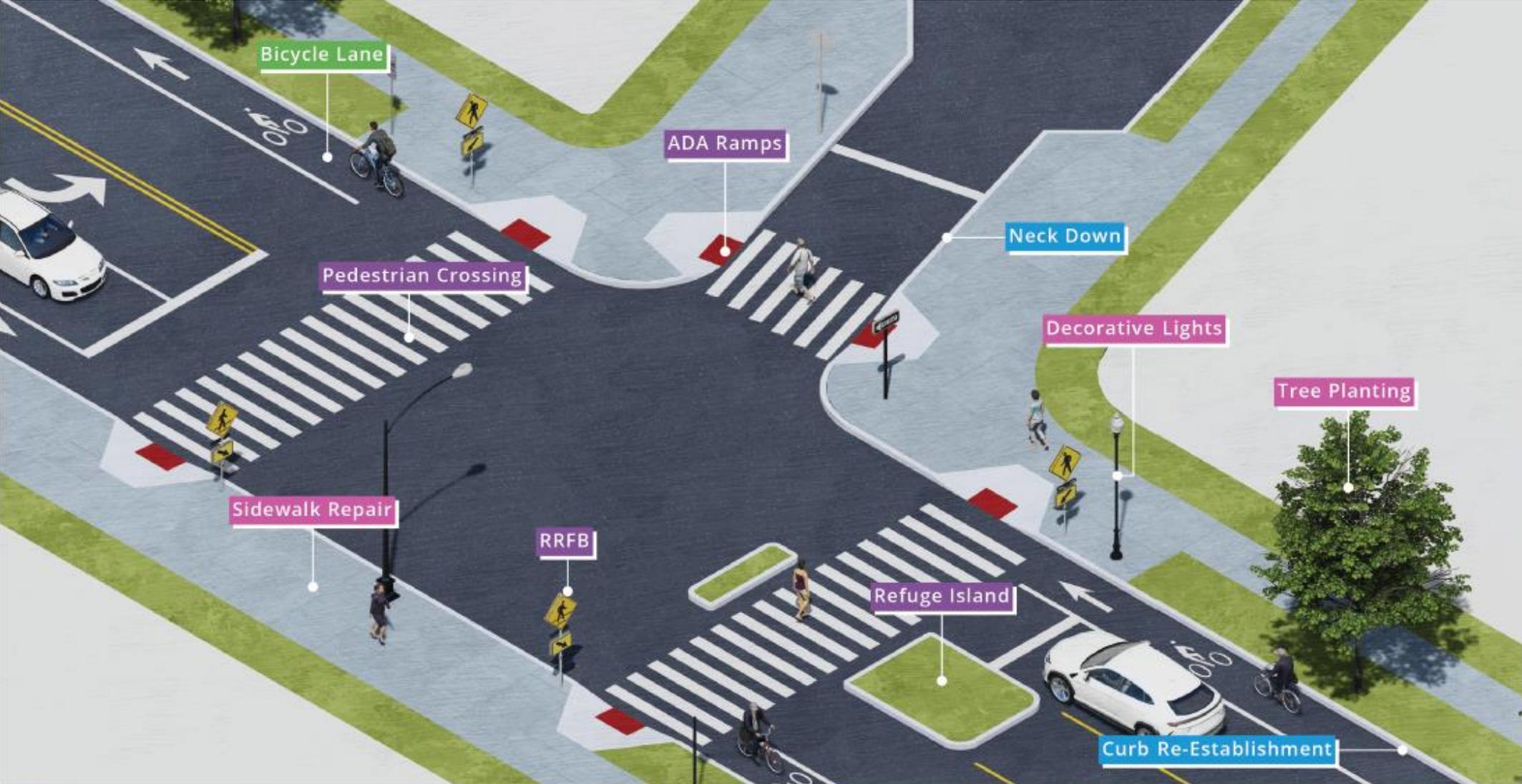
### Typical Cross Section Looking Eastbound

(Includes Community Connectivity Grant improvements)



# Public Realm Enhancements

## Intersection – Western Gateway Subarea

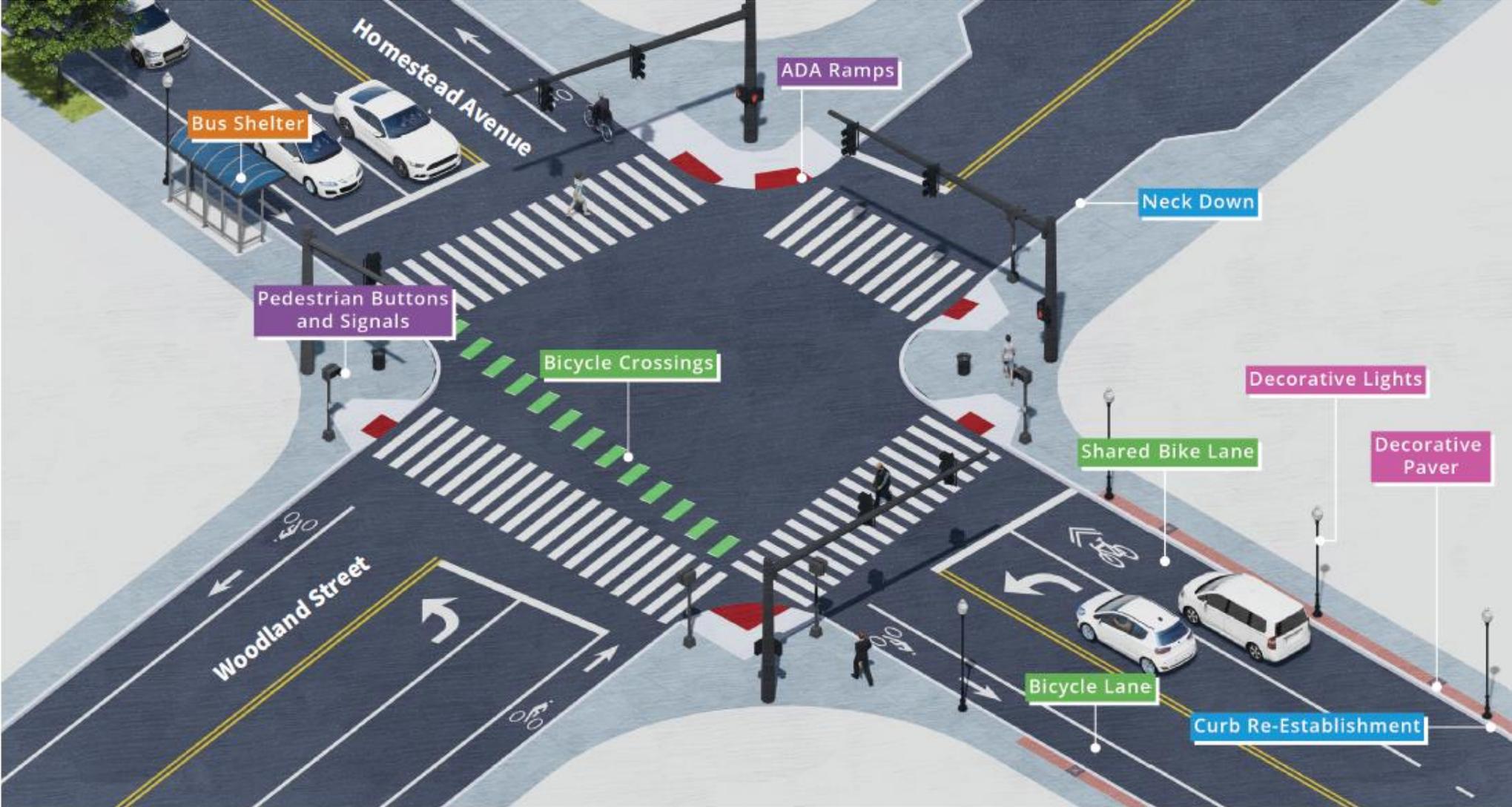


- CURB MODIFICATION
- PEDESTRIAN IMPROVEMENT
- STREETSCAPE IMPROVEMENT
- BUS IMPROVEMENT
- BICYCLE IMPROVEMENT



# Public Realm Enhancements

## Intersection – Woodland & Homestead Ave

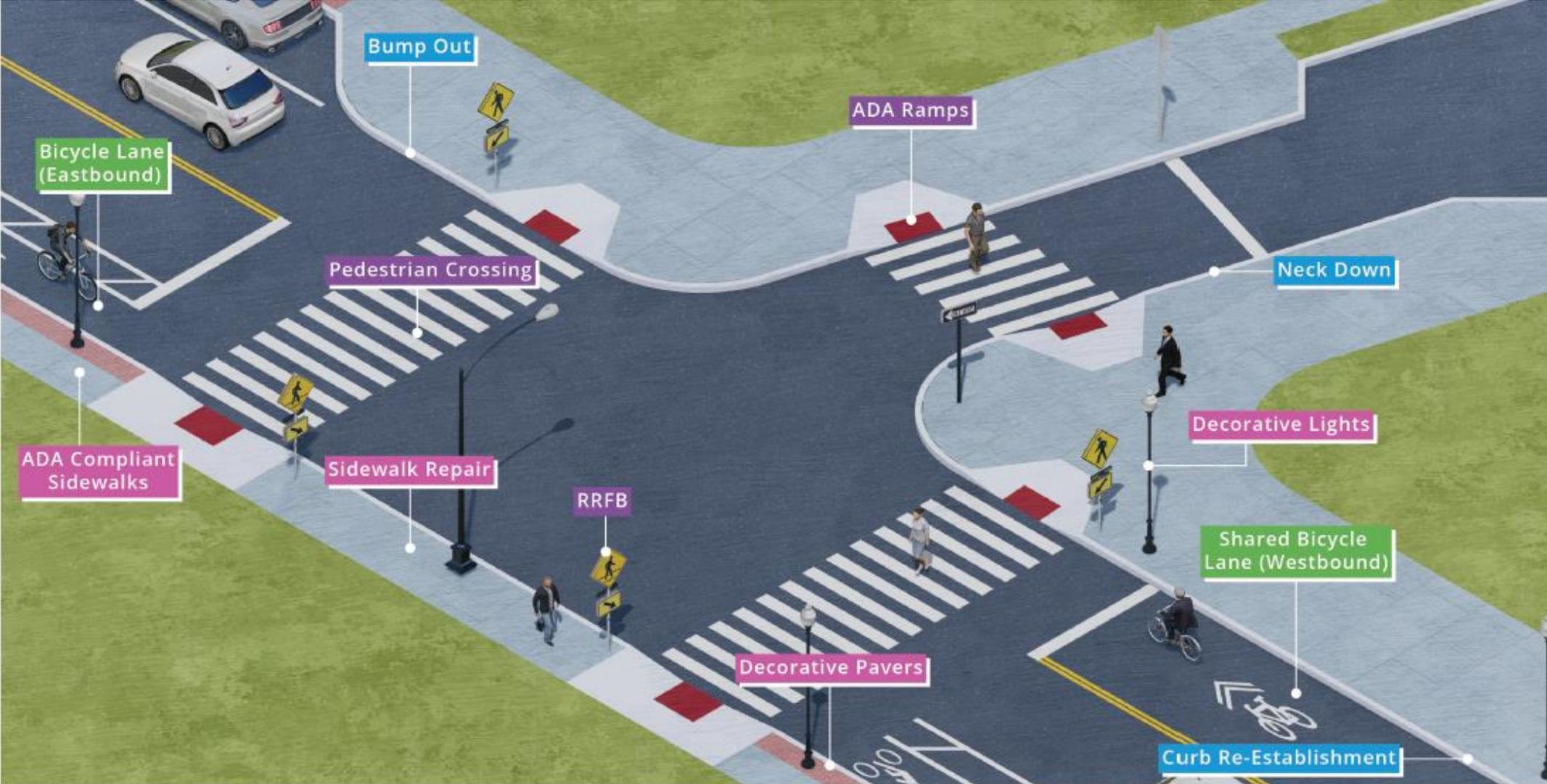


- CURB MODIFICATION
- PEDESTRIAN IMPROVEMENT
- STREETScape IMPROVEMENT
- BUS IMPROVEMENT
- BICYCLE IMPROVEMENT



# Public Realm Enhancements

## Intersection – Homestead & Walnut



- CURB MODIFICATION
- PEDESTRIAN IMPROVEMENT
- STREETScape IMPROVEMENT
- BUS IMPROVEMENT
- BICYCLE IMPROVEMENT



# Placemaking



**HARTLINE TRAIL CONNECTIONS**



**GATEWAYS & WAYFINDING SIGNAGE**



**WOODLAND STREET CULTURAL CORRIDOR**



**STREETSCAPE AMENITIES**



Highlight the Woodland Street Cultural Corridor as a destination adjacent to Homestead Avenue

Opportunity to orient visitors with branded wayfinding signage at key intersections

Provide trail users access to Homestead Avenue as a destination and rest area

Establish a common character with site furnishings along the Corridor

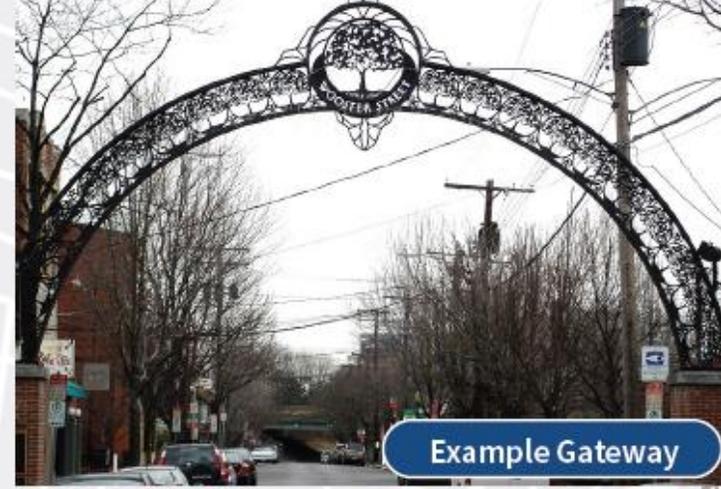
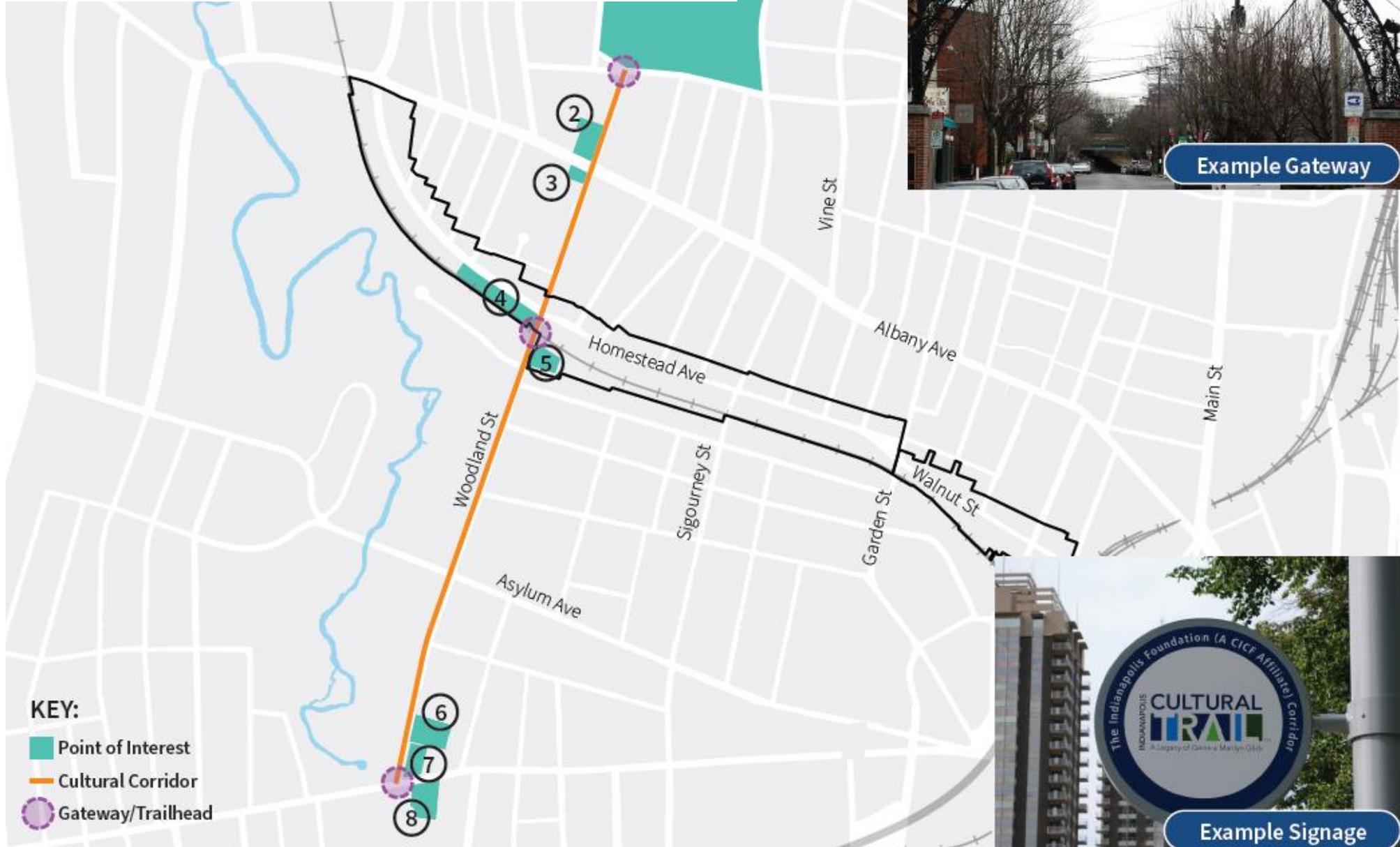


# HARTLINE TRAIL CONNECTIONS





# WOODLAND STREET CULTURAL CORRIDOR





## GATEWAYS & WAYFINDING SIGNAGE



**Major Gateway Sign**

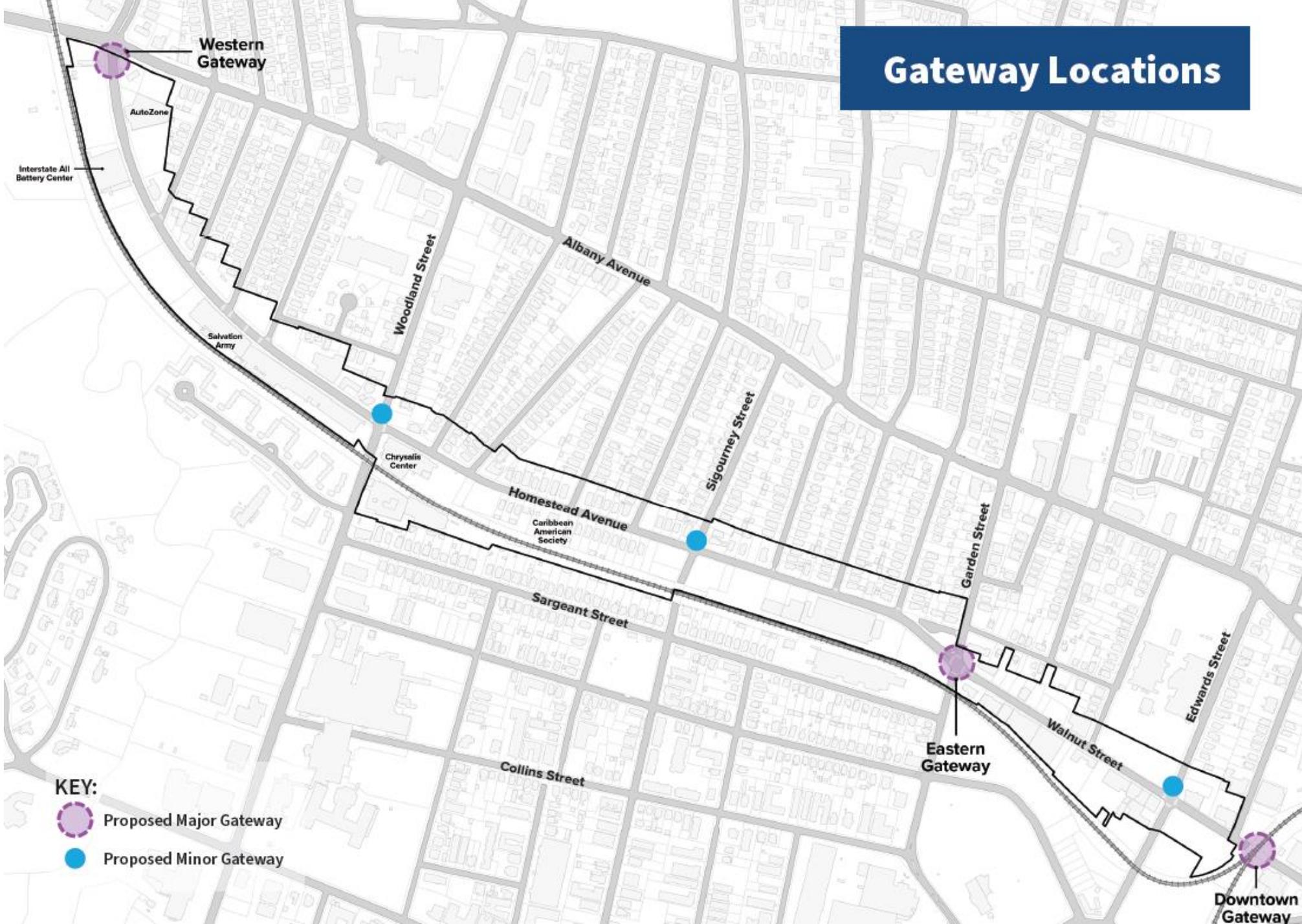
**Minor Gateway Sign**

**Pole Banners**

**Directional Signage**

**Parking Signage**

# Gateway Locations





# STREETSCAPE AMENITIES

Sidewalk Improvements (seating, lighting, signage)



Gateway and Wayfinding Signage



Public Green Space



# Implementation Strategy

# Elements of the Implementation Strategy

The implementation strategy is divided into seven sections:



## Short-Term Development Activities

Identifies short-term projects which can build momentum toward implementation of the long-term community redevelopment vision.



## Priority Tasks for CIF Funding

This page identifies how the City's current CIF grant can be best spent to forward the implementation of this plan.



## Policy Recommendations

To help facilitate implement the redevelopment of the Homestead corridor as envisioned by the community, the City should pursue these policies.



## Strategic Sites

Identifies the phasing, delegation of leadership, and funding opportunities for the redevelopment process for each strategic site.



## Zoning Analysis

To allow for redevelopment to fulfill future uses envisioned by the community, the City should revise the zoning of the several strategic sites as recommended.



## Capital Improvements

These improvements to the public realm will help build neighborhood pride, improve connectivity, and encourage economic development.



## Potential Funding Opportunities

Identified in this table are opportunities to fund development and public realm improvement projects.

# Implementation Strategy

## Short Term Actions



### Public Realm Projects

- Streetscape improvements which improve connectivity and comfort of traveling on the corridor
- Placemaking improvements such as gateways and wayfinding signage to build a sense of place for the corridor

### Temporary Site Activations

- Urban gardens to create jobs for neighborhood residents and green the corridor
- Farmers and makers markets to provide a new source of fresh food for neighborhood residents and opportunities to grow businesses
- Pop-up community initiatives to build community cohesion and invite people onto the corridor

### CIF Pre-Development Work

- Conduct site assessments which will assist prospective developers in forming development plans
- Market available sites to attract prospective developers

# Discussion

# Next Steps

# Next Steps

- Final Edits - Please send any comments by June 20<sup>th</sup>
- Comments should be sent to:  
[jacob.Robison@collierseng.com](mailto:jacob.Robison@collierseng.com)  
[kimberly.baptiste@collierseng.com](mailto:kimberly.baptiste@collierseng.com)
- Final Presentation?