



# **North Hartford Plans and Projects**

**Prepared by City of Hartford  
Department of Development Services  
July 26, 2007**

*City of Hartford Department of Development Services  
Honorable Eddie A. Perez, Mayor  
John F. Palmieri, Director*





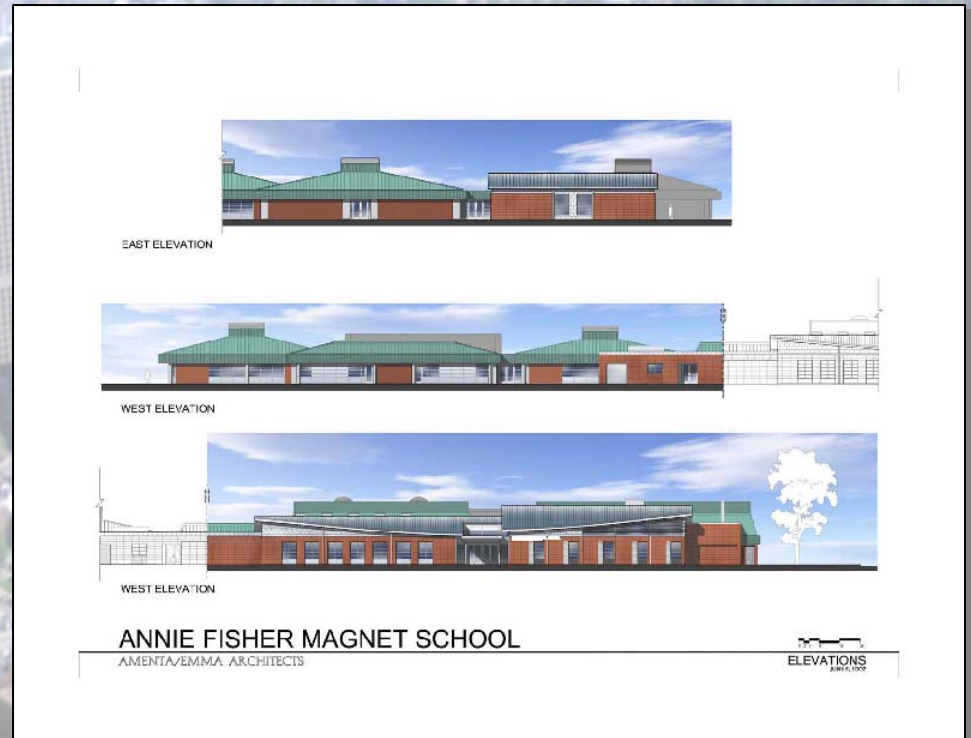
# Schools

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# Annie Fisher Magnet School Renovation

- **\$38 million renovation to existing facility**
  - New HVAC, plumbing
  - New library and cafeteria
- **Pre K – 8**
- **750 students**
- **116,000sq ft after renovations**
- **Construction to start late summer 2007**
- **Scheduled to open 2009**



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# University of Hartford Magnet High School of Science & Engineering

- **\$41 million new facility located on Mark Twain Drive**
- **400 students**
- **84,000 sq ft**
- **Construction to start late summer 2007**



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# Proposed New Facility on Site of Fox Middle School

- **Demolish existing building**
- **Build a \$78 million Pre K-8**
- **Establish a campus-style environment for public activities**



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# Housing

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# Habitat For Humanity Development

- 33 homes in Swift Village
- 22 homes complete; 11 under construction
- New homes (32 single-family & 1 duplex) will have 2, 3, or 4 bedrooms
  - 3 bedroom units typically average 1,260 square feet
- The Victorian style homes designed with full front porches
- Total Cost - \$5.2 million



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# Grand Families Housing Barbour Street

- **New construction of 24 rental units for grandparents raising grandchildren**
- **16 converted units in old school for empty-nester grandparents.**
- **Support services and community area on 1st floor of old school building**
- **Section 8 Project-based certificates for all units**
- **Developer - 35 Clark Street Limited Partnership (Hartford Grandfamilies Development-sponsored by CRT)**



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# 1450 Main Street

- **Residential development on 4.4 acres located on Main Street**
- **24 two bedroom apartments**
- **31 three bedroom apartments**
- **2 four bedroom apartments**
- **Developer – Sheldon Oak Central Inc.**
- **Total Cost - \$15 million**
- **Next phase: retail**



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# Westland Street & Clark Street Housing

- **Developer to purchase land at 54 Westland Street**
- **20 owner-occupied affordable duplex homes to be sold to eligible low/mod-income buyers**
- **40 three bedroom units**
- **Land will be subdivided to establish individual lots and a recreation area**
- **Design features and characteristics consistent with Hartford personality –**
  - **front porches**
  - **gable roofs**
  - **large bay windows**
- **Developer – Toraal Development**
- **Total Cost - \$7.6 Million**



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# Neighborhood Revitalization

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# Homestead Avenue Industrial Site Cleanup



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# Upper Albany

## University of Hartford Performing Arts Center

- **\$21 million renovation of the former Thomas Cadillac site**
- **Center will consist of rehearsal, classroom and performance space that will also be made available as a community resource**
- **Project includes renovation of 3 buildings totaling 82,500 square feet**
- **Significant brownfield remediation at the corner of Albany and Westbourne Parkway**



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# Belden Street Buildings Rehabilitation

- **The 14 unit homeownership development**
  - **Renovations of five (5) vacant, blighted, architecturally significant 2-family brick residential structures**
  - **Two vacant lots for two new 2-family homes will be built**
- **Total Cost - \$3.2 Million**
- **Developer – Belden Development, LLC**

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# Belden Street Buildings Rehabilitation

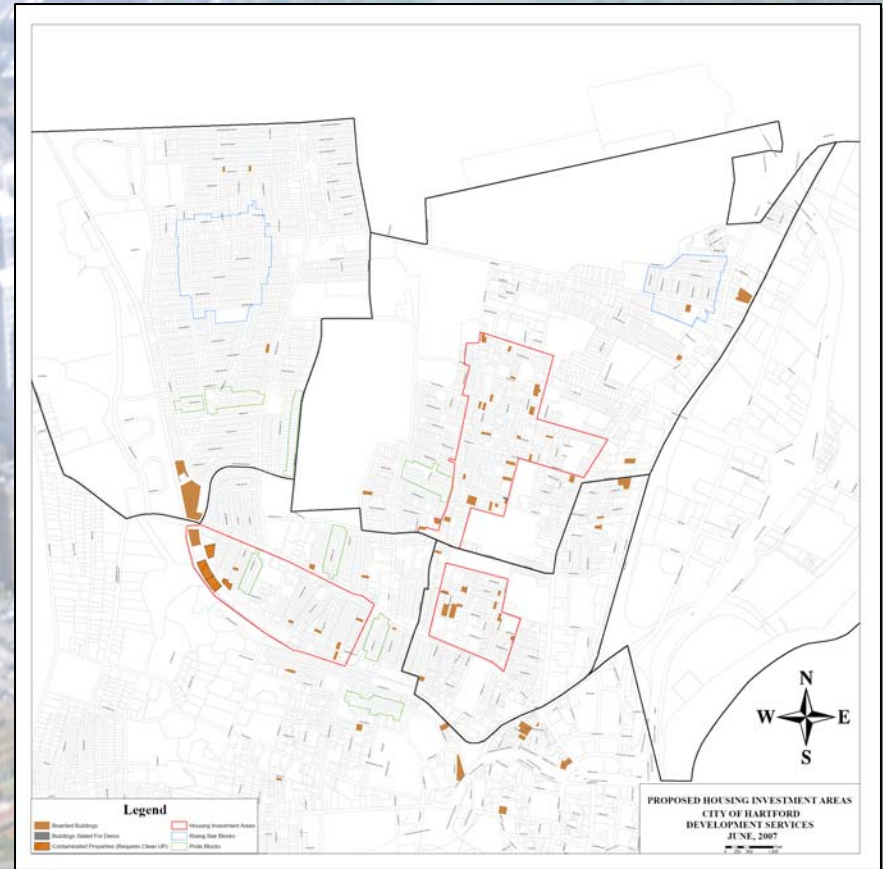


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# Proposed Investment Areas in North Hartford

- **53 of 124 boarded buildings in the City of Hartford are in the north end**
- **Mayor Perez has committed \$50 million to revitalize neighborhoods in the City of Hartford**



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# Public Facilities

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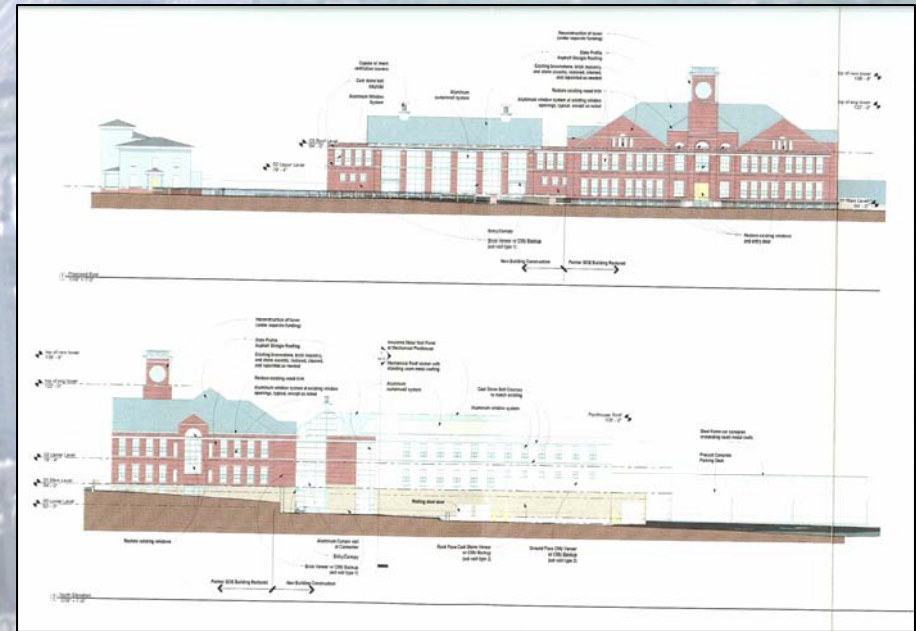
# Northwest Jones School – Future Site of the African American Museum



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# Public Safety Complex



- **Located in the vicinity of Ann Street, High Street and Chapel Street North**

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# New Upper Albany Avenue Library Proposed



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# North Hartford YMCA

- **35,000 – 40,000 sq ft facility on corner of Albany & Garden Streets**
- **Total Cost - \$9.1 million**
- **Amenities will include**
  - **Child care center**
  - **Child watch and parenting services**
  - **Youth and teen center**
  - **Library and academic support center**
  - **Computer resource center**
  - **Adult and senior wellness center**
  - **Gymnasium**



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# Economic Development

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# North Main Street Streetscape

- **Community leaders are working with the City and State to identify funding to rebuild the streetscape on North Main from Windsor Street to the City Line**
- **New sidewalks, ornamental lighting, street furniture, etc. are contemplated**



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# Gateway Plaza

- **NES Investments is nearing completion of a 14,200 sf retail building at 25-73 Albany Avenue**
- **The building will consist of 5 retail shops.**



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# Hartford Crossing

- **400,000 sf retail center planned for 40 acres on West Service Road**
- **Project will encompass current Advo and Edart truck rental facilities**
- **Expected to generate more than \$1 million a year in taxes and employ approximately 750**



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# Albany/Woodland Redevelopment Area

- 3 of 4 property acquisitions have been completed in 1.97-acre assemblage in the Upper Albany neighborhood
- Following the relocation of three commercial tenants and clearing and cleaning of the site, the HRA will publish a request for proposals
- **Objective:** A town center style retail development
- **Partner:** Upper Albany Development Corporation

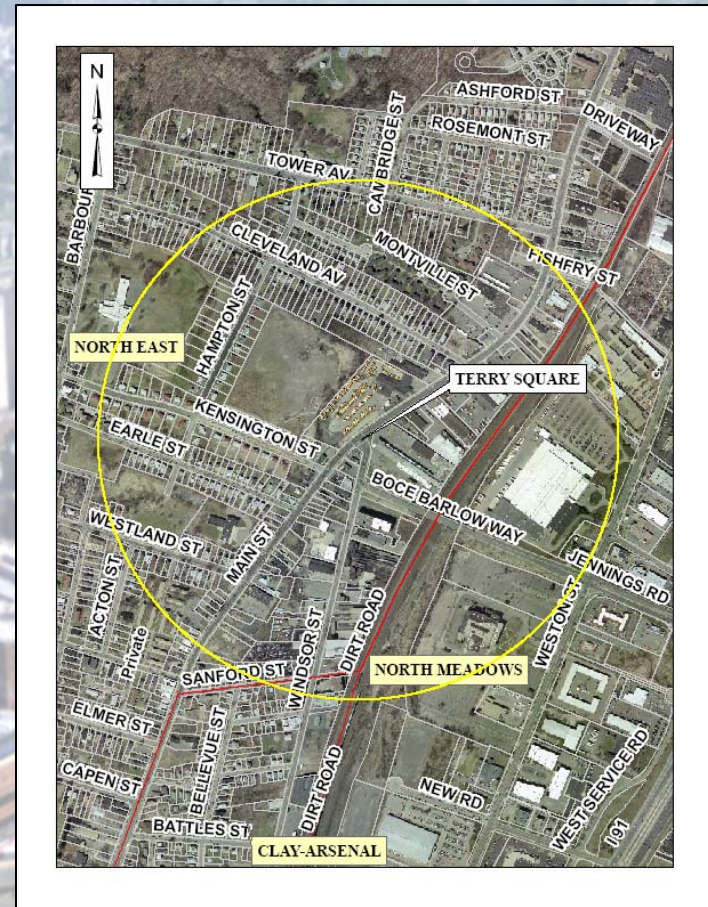


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# Opportunities for Terry Square

- Potential for development of 170,000 sq ft of residential, retail, and office space
- Has the potential to create 200 new jobs and attract 150 new residents



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# Albany Avenue Roadway / Streetscape Improvements



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# Albany Avenue Roadway / Streetscape Improvements

- Project extends from Westbourne Parkway to Brook Street
- State partnered with MDC
- Total Cost: \$30 million
  - \$28 million in state funds
  - \$2 million in MDC funding
- Construction to start 2010



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# Downtown North

- **Reconnect the urban fabric and remove existing blight**
- **Potential development of nearly 1.8 million sq ft of office and residential space**
- **Potential to generate 3000 jobs and attract 400 new residents**



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# Parks

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# Connecticut Equestrian Center Proposal

- A portion of Keney Park is being studied as a site for a major equestrian venue that will host national competitions
- The facility would include an arena, stables, practice areas and other support facilities
- Estimated cost - \$60 million

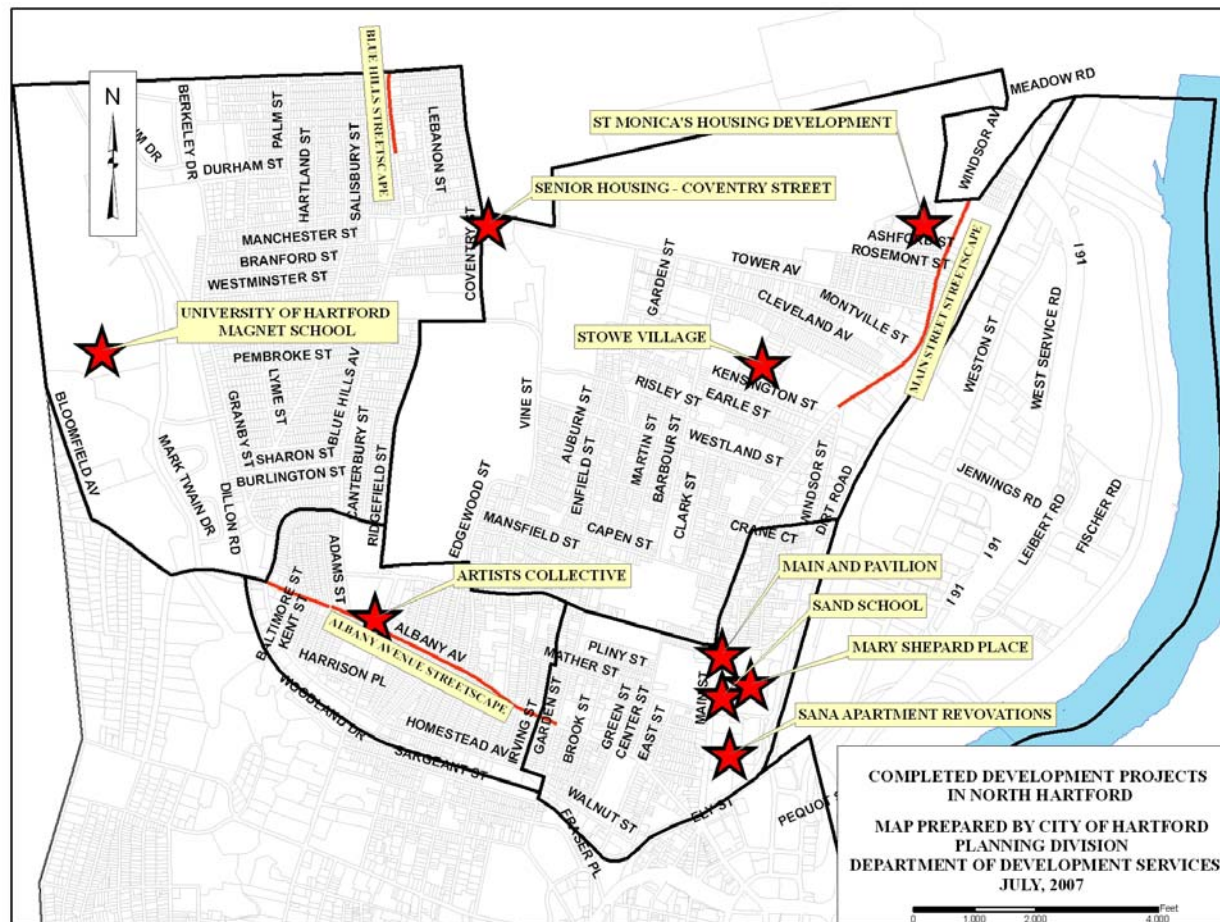


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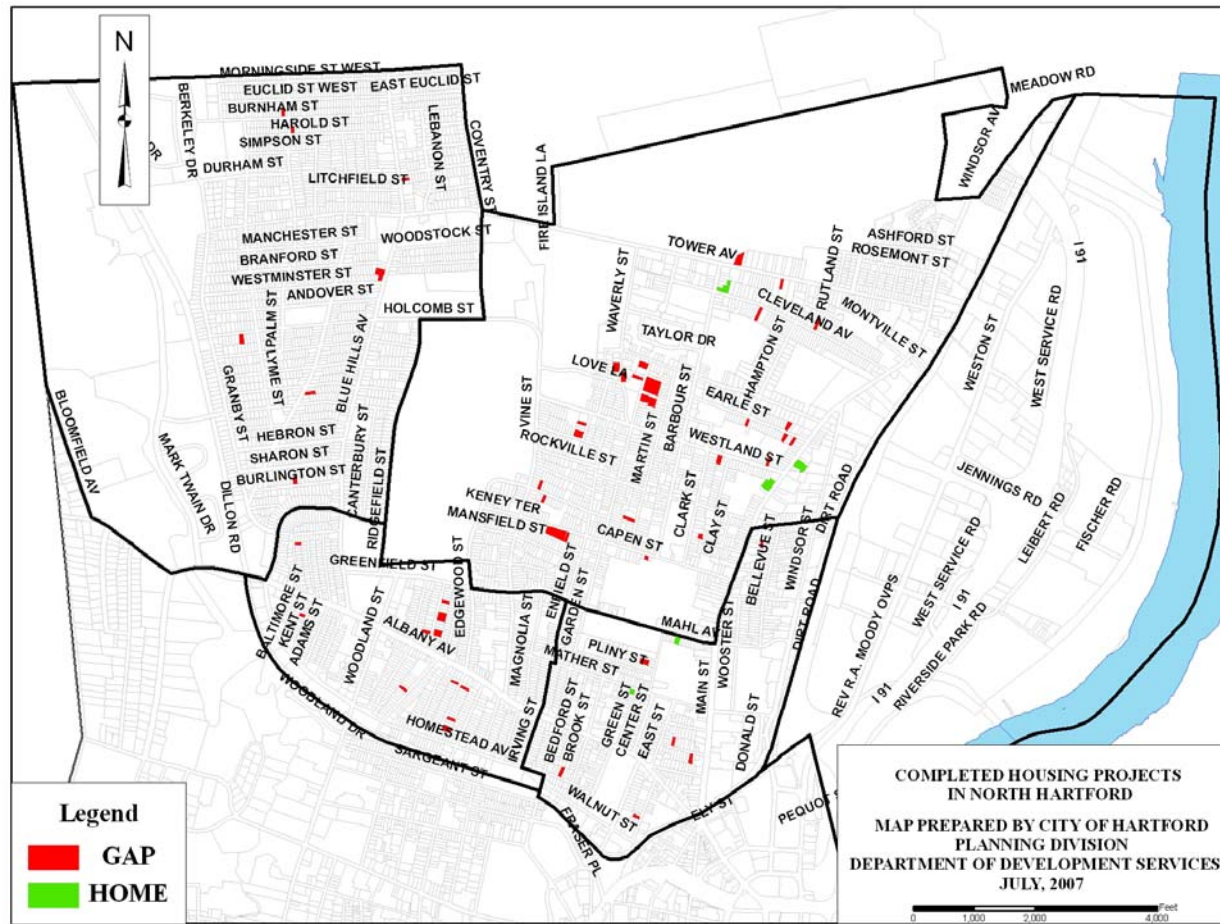
# Completed Development Projects in North Hartford



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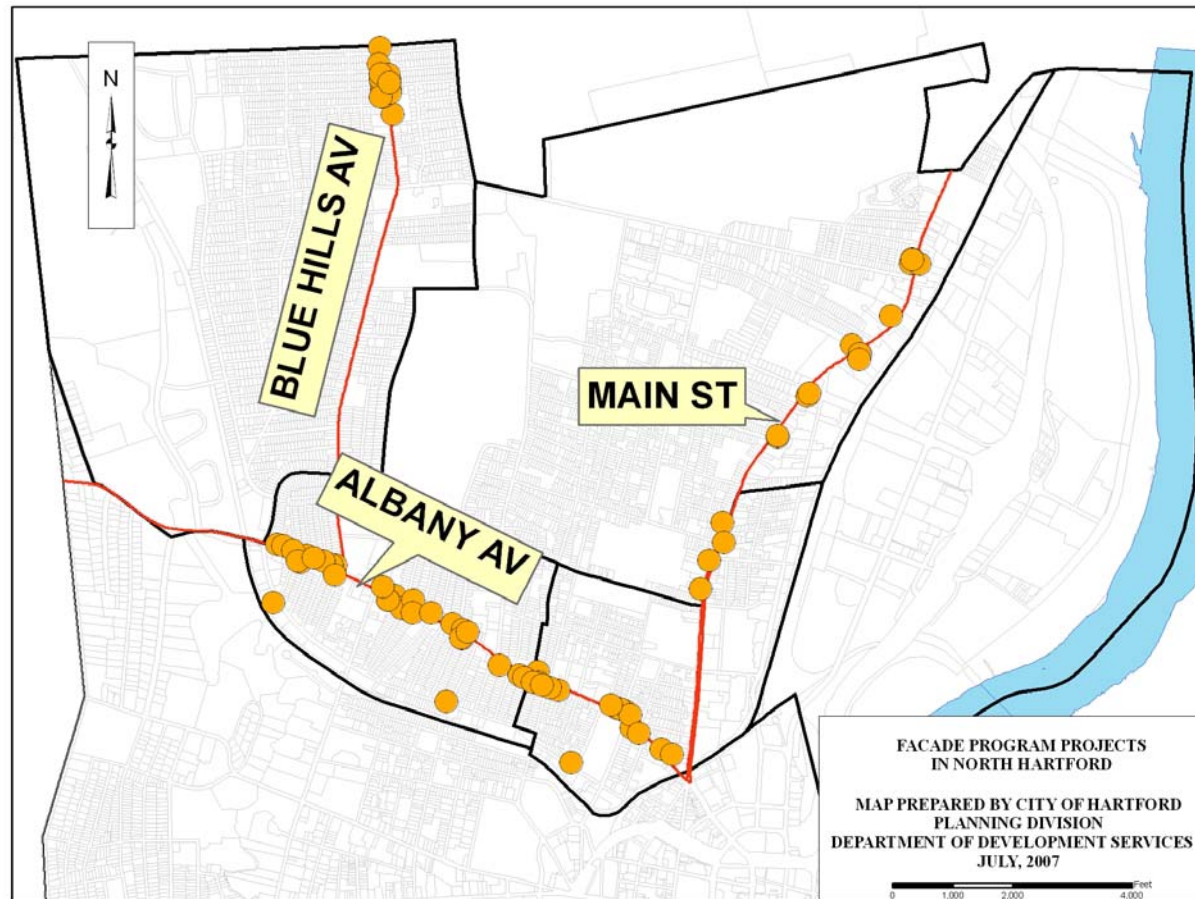
# Completed Housing in North Hartford



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# Completed Façade Projects in North Hartford



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