

Neighborhoods



KEY TOPICS

- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
 - Asylum Hill
 - Barry Square
 - Behind the Rocks
 - Blue Hills
 - Clay Arsenal
 - Frog Hollow
 - Northeast
 - Parkville
 - Sheldon/Charter Oak
 - South Downtown
 - South End
 - South Green
 - South West
 - Upper Albany
 - West End
 - North Meadows
 - South Meadows

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FOR DISCUSSION ONLY

SUBJECT TO PUBLIC PARTICIPATION PROCESS



Introduction

Hartford is a City of fifteen distinct neighborhoods and two commercial/industrial areas. Plans at the neighborhood level are important to residents' quality of life as they often address a very wide scope of issues at a refined level. City Planning staff works with neighborhood groups to address current issues, analyze needs and update and maintain the neighborhood plans.

The city-wide Plan of Conservation and Development incorporates adopted NRZ plans. The POCD outlines the broad policies and direction for the City while the neighborhood plans focus on the street level context that is critical to neighborhood quality of life. Together they provide direction for future investment and patterns of development.

Neighborhood Characteristics

The outlines of Hartford's neighborhoods have been unchanged since the 1920's. Since then, much else has changed including population numbers and densities (see the accompanying table for data from the 2000 Census), demographic characteristics of the residents, the condition of the housing stock, and the local economy. Each area has responded to these changes in a different way, resulting in the distinct neighborhoods Hartford has today.

While all neighborhoods are different, there are many common elements that every neighborhood strives to embody, such as

- Safe streets
- Clean streets
- Low levels of crime
- Good schools
- Well-maintained properties
- Access to parks & open space
- Access to quality food
- Access to retail amenities
- Access to multiple modes of transportation
- A memorable character & a sense of pride

Every neighborhood in Hartford works hard toward the fulfillment of these goals in their own unique way. One tool that many neighborhood groups utilize is a strategic plan of development, whether it be in the form of, for example, an NRZ plan (see below), a municipal development plan, a targeted reinvestment plan, or a traffic calming plan. The following sections describe some of the goals and objectives that many of Hartford's neighborhoods have identified in order to make desired improvements.

Neighborhood Revitalization Zones

In 1998, the Connecticut General Assembly adopted legislation allowing municipalities to establish neighborhood revitalization zones (NRZ). This allows neighborhoods where there is "a significant number of deteriorated property and property that has been foreclosed, is

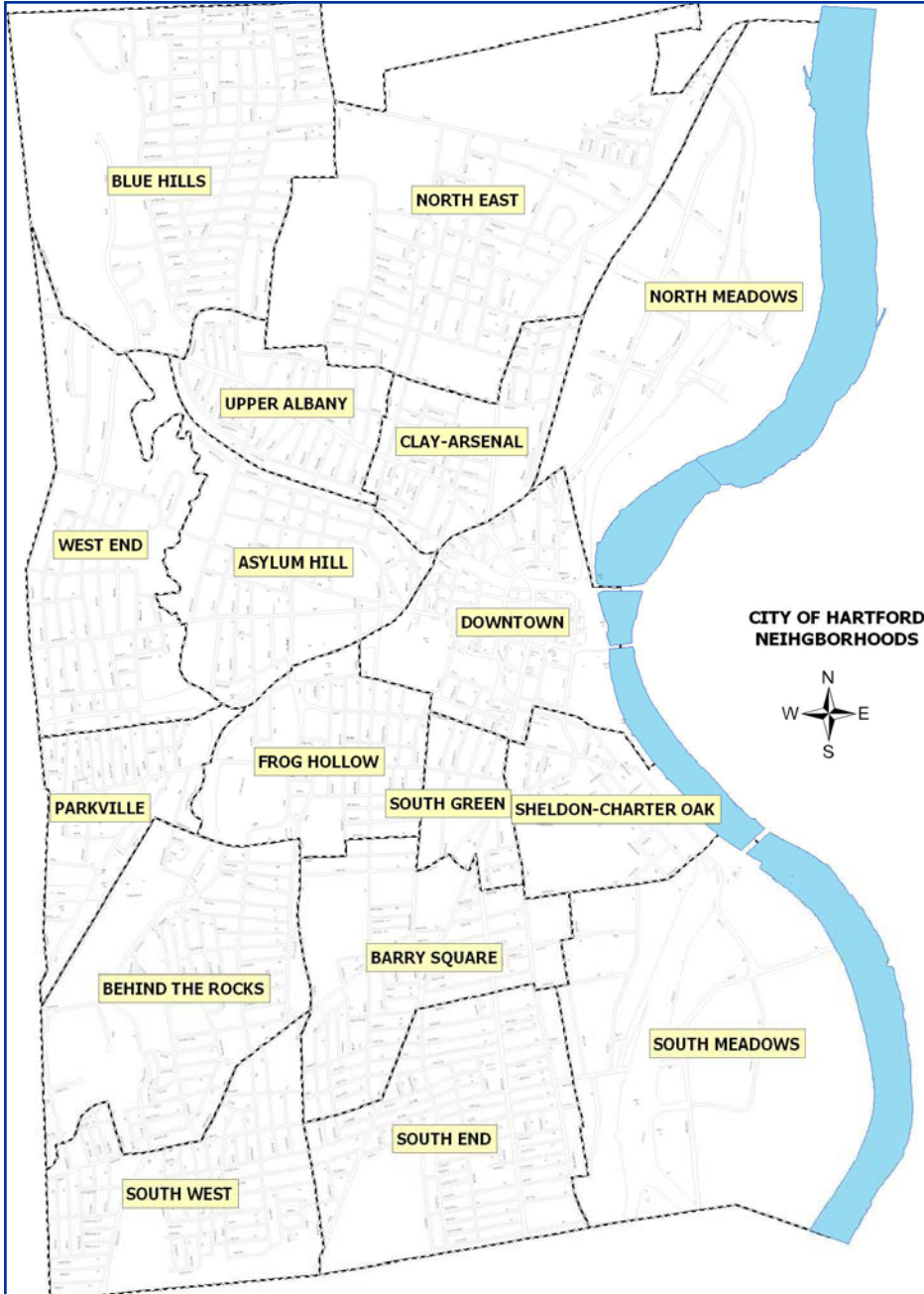
Neighborhood Plans



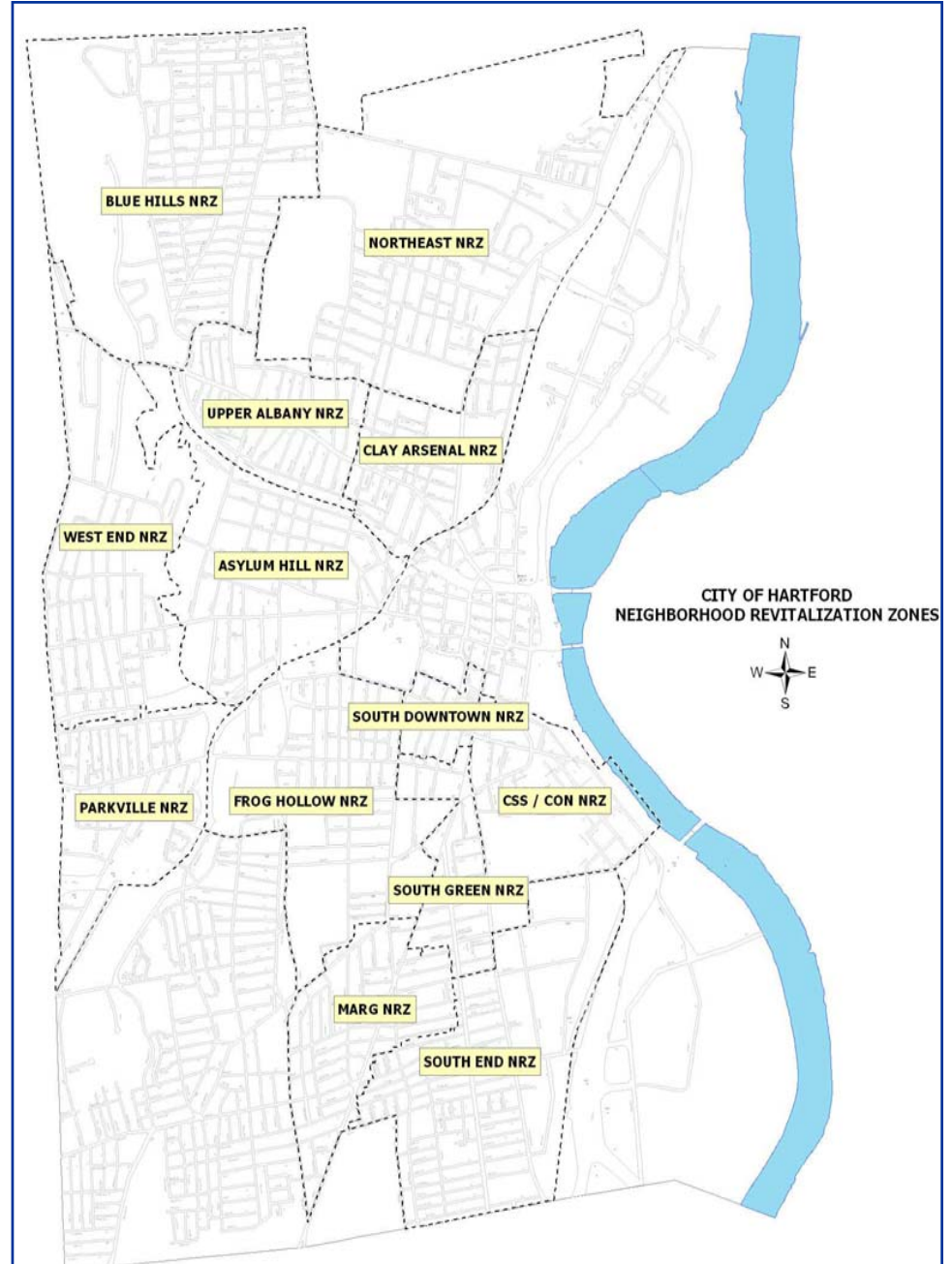
Asylum Hill



MARG/Barry Square



Neighborhood Map



NRZ Map

abandoned, blighted or is substandard or poses a hazard to public safety” to organize neighborhood revitalization planning committees to work with federal, state and local governments to address these issues. Upon the adoption of a strategic plan NRZs could access available funds to implement projects in those plans.

In 2002 the City of Hartford adopted an ordinance that created fourteen (14) such NRZs. There are currently thirteen NRZs:

- Asylum Hill Neighborhood Association
- Parkville NRZ
- South Green NRZ
- Sheldon/Charter Oak NRZ
- Maple Avenue Revitalization Group
- Northeast Revitalization Association
- Southend Neighborhood Revitalization Association
- Upper Albany Revitalization Group
- Clay Arsenal Revitalization Association
- West End Civic Association NRZ
- Blue Hills NRZ
- South Downtown NRZ
- Frog Hollow NRZ

The NRZs are currently updating their plans and going through the process to have them officially recognized by the City. While not complete at the time of the writing of this document, many are in an advanced draft stage, and those recommendations that are related to POCD elements have been incorporated into the appropriate goals & objectives of this plan, as well as into the

Neighborhood	2000 Population	% 2000 Population	Population Density (persons/sq. mile) ¹	Population Density (persons/acre) ¹
Asylum Hill	10,521	8.5%	11,342.09	17.72
Barry Square	14,505	11.7%	16,087.89	25.14
Behind the Rocks	9,031	7.3%	7,335.56	11.46
Blue Hills	12,983	10.5%	7,313.66	11.43
Clay-Arsenal	6,460	5.2%	12,082.53	18.88
Downtown	1,118	0.9%	1,276.05	1.99
Frog Hollow	9,113	7.3%	12,995.00	20.30
North East	10,137	8.2%	4,763.17	7.44
North Meadows ²	901	0.7%	458.52	0.72
Parkville	6,319	5.1%	12,484.29	19.51
Sheldon-Charter Oak	3,513	2.8%	6,222.69	9.72
South End	12,951	10.4%	11,460.90	17.91
South Green	3,579	2.9%	13,674.09	21.37
South Meadows	2	0.0%	0.97	0.00
South West	6,899	5.6%	7,322.70	11.44
Upper Albany	7,380	5.9%	14,357.22	22.43
West End	8,708	7.0%	8,185.23	12.79
TOTAL³	124,121	100.0%	7,174.62	11.21

Source: U.S. Census Bureau; compiled by HMA.

¹ Includes both land and water area.

² Represents the prisoner population housed at the State of Connecticut's Hartford Correctional Center, located on Weston Street.

³ Density calculations are based upon established City land area of 17.3 square miles (11,072 acres). Water area not included in these density calculations.

Generalized Land Use plan.

Neighborhood Plans

Asylum Hill

The Asylum Hill Neighborhood Association (AHNA) is close to completing its 2009 Strategic Plan for the NRZ. AHNA’s vision for the future includes:

Neighborhood Population and Population Density, 2000

One City, One Plan– POCD 2020



Behind The Rocks



Blue Hills

- Safe multimodal access to downtown
- An improved streetscape, a mix of uses and neighborhood-friendly businesses on Farmington Avenue
- Expanded housing options
- Improvements to West Middle Elementary School
- A New Britain-Hartford Busway station
- Expansion of St Francis Hospital
- A new library
- Incentives for rehabilitating properties
- Evaluation of traffic plans
- Addressing of quality of life issues
- Limitation of restrictive housing
- Creation of economic incentives for historic preservation
- Rezoning of portions of the neighborhood to encourage lower-density owner-occupied homes.

Barry Square

The Barry Square neighborhood is part of four NRZs including South Green, MARG, Frog Hollow and Southwest. Goals for this area are included in these NRZ plans. The Maple Avenue Revitalization Group (MARG) is the largest NRZ in Barry Square.

Priority projects included in the MARG 2009 Strategic Plan include:

- Complete Maple Avenue Streetscape;
- Foster new small businesses along Maple and New Britain Avenues;

- Work with the city to redevelop the Mega Foods site and the Maple/Benton/Webster triangle.

Behind the Rocks

Behind the Rocks is represented by the Hartford Areas Rallying Together (HART) organization. Recent neighborhood improvements include renovations to the Mary Hookers Environmental Schools, the Breakthrough Magnet School, the building of Rice Heights, the replacement of Charter Oak Terrace with the Charter Oak Marketplace.

Goals for Behind the Rocks include:

- Reuse the Housing Authority land behind Wal-Mart
- Study the impact of the extension of Bartholomew Avenue
- Develop trails along the Park River
- Institute traffic calming
- Participate in the Safe Routes to School program
- Enforce the Anti-Blight Ordinance around Zion Street.
- Enforce the Noise Ordinance.
- Encourage better property maintenance

Blue Hills

The Blue Hills NRZ plan is currently being updated. Their previous plan focused on three major areas:

- Image and Physical Improvements:

Streetscape and façade improvements are recommended for six locations; signage and façade guidelines are recommended for commercial properties; improvements to park and recreation facilities are identified; and monitoring of infrastructure services is recommended.

- Sustainable Economic Development: focus economic activities in areas that are currently zoned for commercial uses; two redevelopment sites are identified; five recommendations are made to improve the Blue Hills commercial district including a parking analysis and traffic calming measures; and maintain communication with Oak Hill School.
- Quality of Life Issues: focus on public safety; improve educational facilities and programs; and create social responsibility programs.
- Redevelopment of Westbrook Village and Bowles Park.

Clay Arsenal

The Clay Arsenal NRZ has been working on updating its plan since the Spring of 2009. Their plan of action focuses on four main areas:

- Human Development
- Commercial Development: enhance the appearance and vitality of Main Street and Albany Avenue
- Residential Area Development: increase homeownership rates and improve the

appearance and livability of residential streets and homes.

- Historic Preservation: preserve salvageable buildings and conform to neighborhood design guidelines.

Frog Hollow (North and South)

In February of 2009, the two Frog Hollows officially merged and adopted a single NRZ plan which details fifty-four different strategic projects. Examples include:

- Traffic calming and streetscape enhancements on Capitol Avenue and other streets
- Improved pedestrian amenities within the Mayor’s Target Area
- Improved traffic circulation and streetlights
- Creation of a Merchants Association
- Promote homeownership
- Redevelopment of several sites
- Establishment of a new Community Center

In early 2006, the Mayor launched an initiative called the Neighborhood Improvement Action Plan to improve the North Frog Hollow Area. This comprehensive plan for physical renewal includes action steps such as:

- Institute traffic calming on Babcock St, Lawrence St, Putnam Heights, Putnam St, and Mortson St
- Improve traffic circulation in the Capitol Ave area
- Encourage owners to rehabilitate buildings



Clay Arsenal



Frog Hollow

One City, One Plan– POCD 2020



Northeast



Parkville

- Utilize the Anti-Blight Ordinance to gain control of vacant buildings and market them to new owners
- Demolish structurally unsound vacant buildings
- Enforce the Historic Preservation Ordinance
- Deed undersized lots to adjacent properties
- Conduct concentrated code enforcement
- Publicize & utilize the Housing Preservation Loan Fund and the Façade Improvement Program
- Improve Capitol Ave streetscape
- Rezone Capitol Ave from Babcock to Lawrence from RO-1 to B-4
- Repair sidewalks
- Improve lighting
- Plant trees in traffic island
- Install additional trash receptacles

Northeast

Three neighborhood plans have recently been completed in the Northeast neighborhood. Key recommendations from these plans include:

- Revise zoning along Main Street
- Extend Main Street streetscape
- Renovate bus depot site at Terry Square
- Redevelop Barber Street
- Redevelop the Nelton Court Public Housing development
- Redevelop the Bellevue Square Housing Development
- Resolve issues between the entertainment and residential districts

Parkville

The Parkville NRZ drafted its latest Strategic Plan in 2008. The plan describes nine priority projects including:

- Streetscape improvements in 6 locations
- Street improvements in 3 locations
- Improvements at Pope Park West and Day Park
- Economic development projects including creating of the Bartholomew Business Park, a BID, and incubator space
- Aesthetic improvements including 3 gateway projects, an anti-litter plan, and creation of an Historic District
- Public safety guidelines
- Library expansion and establishment of a magnet school
- Transportation improvements including two Hartford-New Britain Busway stations and accompanying transit oriented development.
- Implement Parkville Municipal Development Plan

The Parkville Municipal Development Plan was adopted by the City in May of 2009. The plan focuses on accomplishing three main goals by identifying thirteen specific actions:

- Support Existing Businesses: expand private and public parking facilities; visually unify the Bartholomew Avenue corridor; and convey a safe, secure and

inviting environment for workers and visitors.

- Attract Additional Private Investment: acquire specific parcels at the southern end of Bartholomew Ave and/or encourage private revitalization and rehabilitation of these properties.
- Provide Necessary Infrastructure: provide aesthetically appealing, environmentally sustainable infrastructure to support new businesses.

Sheldon/Charter Oak

The Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON) 2007 Strategic Plan was adopted in January of 2008. It identifies and makes recommendations for three development areas within the neighborhood:

- Coltsville Area: Restore the Colt factory; construct the Sport & Medical Sciences Academy High School; renovate Kinsella as an arts magnet school; support more intensive use of Dillon Stadium; support a National Historic Park; support high-density economic development projects in specific locations; improve entrance to the Connecticut River & Riverfront Recapture Park; construct streetscape around Colt Complex; reconnect Stonington St to Masseek Street and Hendrickson Ave; extend Star Shuttle service; and turn the rail line into an asset.
- Colt Park Area: Develop a botanical

garden; encourage residential rehabilitation; support new construction that respects existing historic buildings; rezone south side of Wawarme Avenue; implement park vision plan; and assign traffic calming resources to Wawarme Avenue.

- Good Shepherd Area: Support redevelopment of Dutch Point; redevelop vacant properties; renovate the Capewell factory into condominiums; construct a boutique hotel on Capewell; preserve Charter Oak Place; redesign Main Street; Redesign Monument Park; institute traffic calming on Wyllys Street and Charter Oak Avenue; and improve Groton Street sidewalks.

In addition, a number of zoning and parking regulation changes are recommended throughout the neighborhood.

South Downtown (SODO)

The SODO NRZ has recently resumed meeting. The identified goals to date include:

- Protect the historic nature of the area
- Encourage the conversion of surface parking lots to mixed use development
- Increase residential development in the neighborhood
- Foster a sense of community
- Facilitate creation of 24/7 activity



Sheldon/Charter Oak



South End



Southwest



Upper Albany

South End

South End has opted not to revise their existing NRZ plan. It is cooperating with the South Hartford Alliance and is working on:

- A Wethersfield Avenue Streetscape Plan
- Redevelopment of 990 & 1000 Wethersfield Avenue

South Green

The South Green NRZ committee has recently reactivated and is currently reviewing their strategic plan. Recommendations to date include:

- Implement Hartford 2010 South Green Trident recommendations including:
 - ◆ Traffic improvements at Barnard Park,
 - ◆ Improvements to Barnard Park,
 - ◆ Reducing number of homeless shelters in the area,
- Reconfigure intersection of Jefferson, Main, Retreat, Maple, & Wyllys

Southwest

The southwest neighborhood is predominately residential consisting of single and two family homes with the exception of the Avery Heights Elderly housing and the commercial strip along New Britain Avenue. Goals for Southwest include:

- Preserve the housing stock and encourage reinvestment.
- Maintain the neighborhood business corridor on New Britain Avenue.

Upper Albany

The Upper Albany NRZ is currently inactive, however there are many other organizations that are currently active including;

- Upper Albany Main Street
- Upper Albany Collaborative
- Upper Albany Development Corporation
- Upper Albany 2010 Trident Committee

Current goals for Upper Albany include:

- Implement Hartford 2010 Trident recommendations
- Implement the Town Center Redevelopment Plan at the intersection of Albany and Woodland
- Construct the Albany Avenue Library
- Renovate the old North West School for the John E. Rogers African American Museum
- Complete redevelopment planning for Homestead Avenue
- Build new facility for the Martin Luther King School and reuse existing facility for housing.
- Completion of Sigourney-Homestead Redevelopment
- Completion of the Route 44 and streetscape project

West End

The West End Civic Association has been meeting for over a year reviewing their neighborhood

plans. Identified goals to date are:

- Design guidelines for Farmington Avenue structures
- Complete implementation of the Farmington Avenue streetscape
- Develop reuse plan for the former College for Women on Asylum Avenue
- Protect historic nature of West End
- Implement traffic calming
- Protect Elizabeth Park
- Attract high-quality commercial uses to Farmington Avenue
- Identify a reuse for the Dollar Store
- Protect the North Branch of the Park River
- The reuse of the Hartford Medical Society building on Scarborough Street.
- Utilize Anti-Blight & Housing Code effectively to eliminate deteriorated or blighted housing; particularly in the southeast sector of the neighborhood.
- Improve the park behind the Sisson Avenue fire station.

- The elimination of incompatible uses such as adult entertainment, and environmentally sensitive uses.

North Meadows

The North Meadows Neighborhood primarily contains industrial and public uses. Goal identified include:

- Long-term use of the music center
- Adaptive reuse of the police station
- Adaptive reuse of the sanitary landfill
- Develop of the north meadows area an environmental sensitive, yet tax revenue generating
- Protection of the dikes

Commercial/Industrial Areas

South Meadows

The South Meadows Problem Solving Committee meets monthly. The goals in the South Meadows include:

- Improve traffic conditions on Airport Road
- Conduct a study in the reuse of Brainard Airport
- Proposal by the MDC to



West End