

Development proposals



Main and Pavilion Commercial Development

Main at Pavilion LLC is a partnership between the Hartford Tenant Rights Federation, Inc. (HTRF) and the South Arsenal Neighborhood Development Corporation (SAND) under a wholly owned subsidiary, Public Housing Residents Going Places, Inc. who will be the developer/general partner/property manager. Presently there is \$2.4 million of committed funds from state and federal sources. Servus Brokerage, LLC has been retained as the exclusive brokers to market the property and several tenants/retailers are being evaluated.



City Gateway Improvement Program

Gateway structures and/or signs are to be installed to welcome people to the City and its neighborhoods, including a location at Tunnel Park. Contract documents are presently in final review and project expected to be bid in 2001.



Enfield Street Initiative

The City-initiated strategy was developed to comprehensively address quality of life issues in a target area on Enfield Street bounded by Mather Street and Capen Street. The plan focuses on coordinating City services and programs with those of area organizations to address public safety, human services, infrastructure and redevelopment needs. A plan outlining strategies to be applied has been prepared and presented to representatives of the involved neighborhoods: Northeast, Clay Arsenal and Upper Albany.



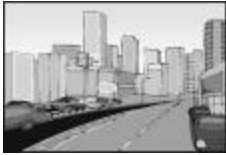
Belden Street Housing Rehabilitation

A comprehensive renovation of Belden Street historic properties extending from Albany Avenue to Main Street is being undertaken. One/CHANE has site control of five of the structures and has begun the development of strategic plans for acquisition and redevelopment of the balance of the block.



Widow's Home Rehabilitation

One/ CHANE has acquired this historic property on 1846 – 1860 Main Street.



427-443 Albany Avenue

A proposal for 5,000 to 6,000 s.f. of multi-tenanted commercial/retail space on this vacant City-owned 0.28 acre site on the south side of Albany Avenue at Brook Street was determined to be infeasible by a site-specific market assessment funded by the Community Economic Development Fund. The study did however point out potentially feasible uses including a single minority-based entrepreneurial or franchise operation, particularly serving other businesses. The site may also be suitable for residential uses or a small community based facility or perhaps a pocket park.



Route 44 Corridor Study

This Capital Area Council of Government sponsored corridor evaluation proposed the following improvements in the Clay Arsenal neighborhood:

- Mill existing pavement and resurface to re-establish proper gutter grades and curb reveals
- Concrete sidewalks with brick edging
- Trees and landscaping
- Bollards and landscaping to control illegal parking on sidewalks
- Bus Shelters and textured, colored concrete roadway pavement at all bus stops
- Selective closing or narrowing of existing driveways and installation of curb
- Enlarged street intersection curb radius
- Realignment of intersection at Edwards, East, and Belden Streets
- Revised intersection design at Main Street and new signalization

CRCOG has been keeping the City and affected neighborhoods informed of the proposal. Once the study is completed, the Connecticut Department of Transportation will take its recommendations under advisement. The proposal will be placed on a prioritized list to determine funding. Once funding is in place, the project would need to be publicly bid for design and construction plans.



Veeder Place Project

Renovation of the 230,000 sq.ft. former Veeder Root plant (located on Sergeant Street in the Asylum Hill neighborhood) is complete. Several tenants are now occupying space and an extensive marketing effort is underway by the owner in conjunction with the Department of Economic and Community Development, and the Connecticut Economic Resource Center to attract additional tenants with the potential to create significant numbers of jobs. Ultimately, the hope is not only to create jobs in the area but also act as a catalyst for other improvements in the area.



Walnut Street/Garden Street/Homestead Avenue Intersection Improvements

This is a City of Hartford project designed to realign Homestead Avenue to create a direct connection to Walnut Street and a landscaped area to serve as a southern gateway to the Upper Albany neighborhood. The project has been designed and a contractor selected. Construction is expected in Spring 2001. Part of this initiative is a phytoremediation project to reduce/eliminate lead contamination. If the site is cleaned to acceptable standards, interim uses such as a community garden/outside classroom and play lot will be developed.