

I. Neighborhood Profile

A. Human Resources

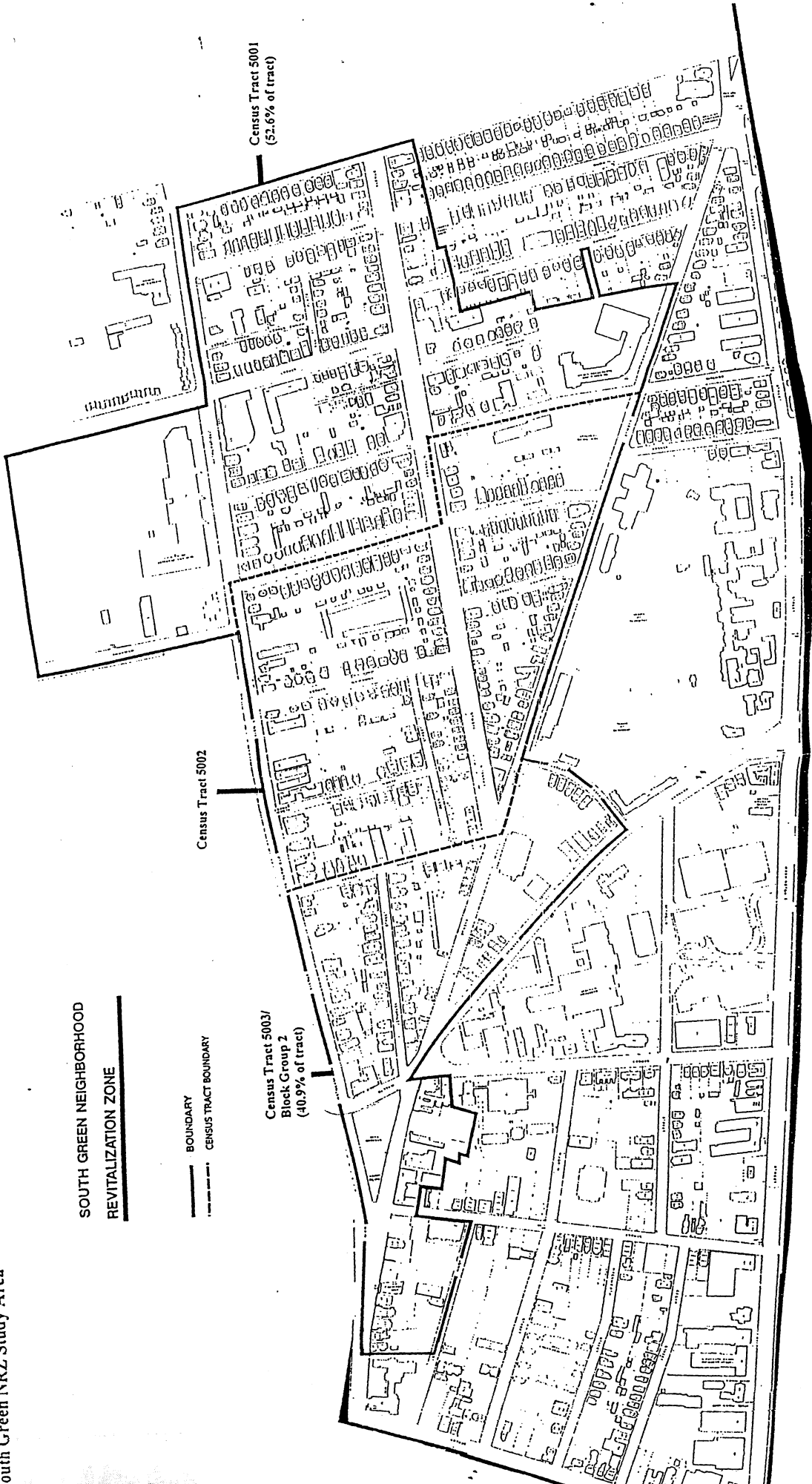
The South Green Neighborhood Revitalization Zone is generally bounded by Barnard/South Green Park and Buckingham Street to the north, Barker Street to the south, Wethersfield Avenue to the east and Maple and Retreat Avenues to the west. According to 1990 census data, this area contains a population of approximately 6,161 residents in census tracts 5001 (approximately 52.6% of this tract), 5002 and 5003/block group 2 (see **Map 1**). Institute for Living residents, who are actually outside the study area, accounted for approximately 312 of the residents of census tract 5001 in 1990. Recent population estimates by the U.S. Census Bureau indicate that the overall Hartford population base has decreased by 11.1 percent during the 1990s. Extrapolation from those estimates suggests that the actual 1998 South Green population may be closer to 5,477 residents.

Table 1: South Green Population Characteristics

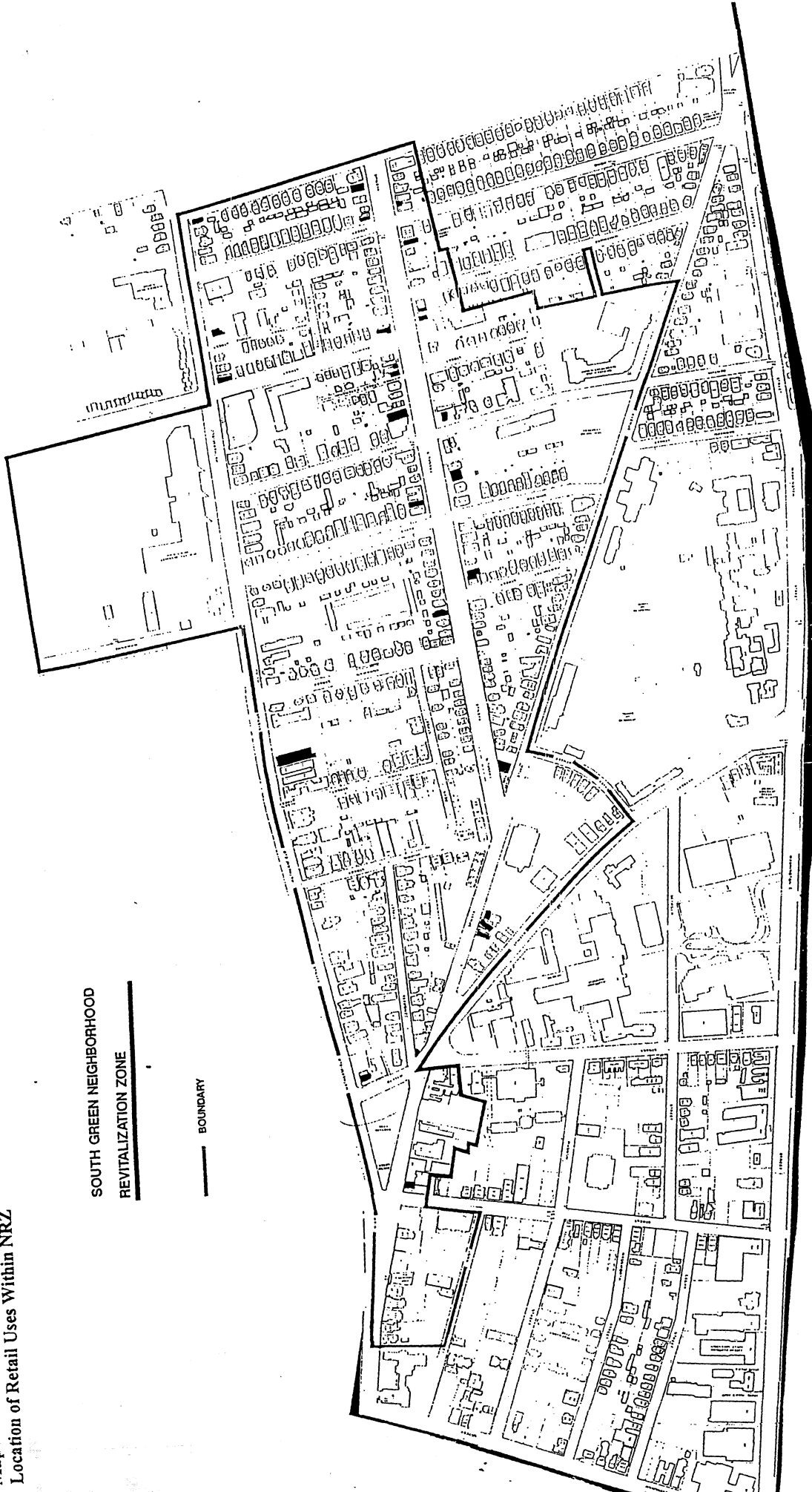
	Tract 5001 (52.6%)	Tract 5002	Tract 5003 (40.9%)	Area	Hartford
Population	1,963	2,835	1,363	6,161	139,739
Families	481	616	300	1,397	30,945
Households	746	905	491	2,142	51,464
Sex					
<i>Male</i>	949	1,345	659	2,953	66,639
<i>Female</i>	1,927	1,490	1,721	5,138	73,100
Race					
White	1,014	1,490	704	3,207	55,869
<i>% White</i>	46.92%	46.24%	29.92%	42.85%	39.98%
Afr. American	250	412	250	912	54,338
<i>% Afr. Amer.</i>	12.75%	14.53%	18.34%	14.81%	38.89%
Amer. Indian	3	11	4	19	450
<i>% Amer. Ind.</i>	0.16%	0.39%	0.33%	0.30%	0.32%
Asian	32	81	31	144	2,024
<i>% Asian</i>	1.61%	2.86%	2.28%	2.33%	1.45%
Other	757	1,020	670	2,446	27,058
<i>% Other</i>	38.56%	35.98%	49.13%	39.71%	19.36%
Hispanic Origin	1,054	1,557	859	3,470	44,137
<i>% Hispanic</i>	53.70%	54.92%	63.03%	56.32%	31.59%
Age					
Under 18	576	868	417	1,861	38,390
<i>% Under 18</i>	29.34%	30.62%	30.61%	30.21%	27.47%
Over 65	158	209	65	432	13,809
<i>% Over 65</i>	8.07%	7.37%	4.77%	7.01%	9.88%

Source: 1990 Census




Map 1
South Green NRZ Study Area

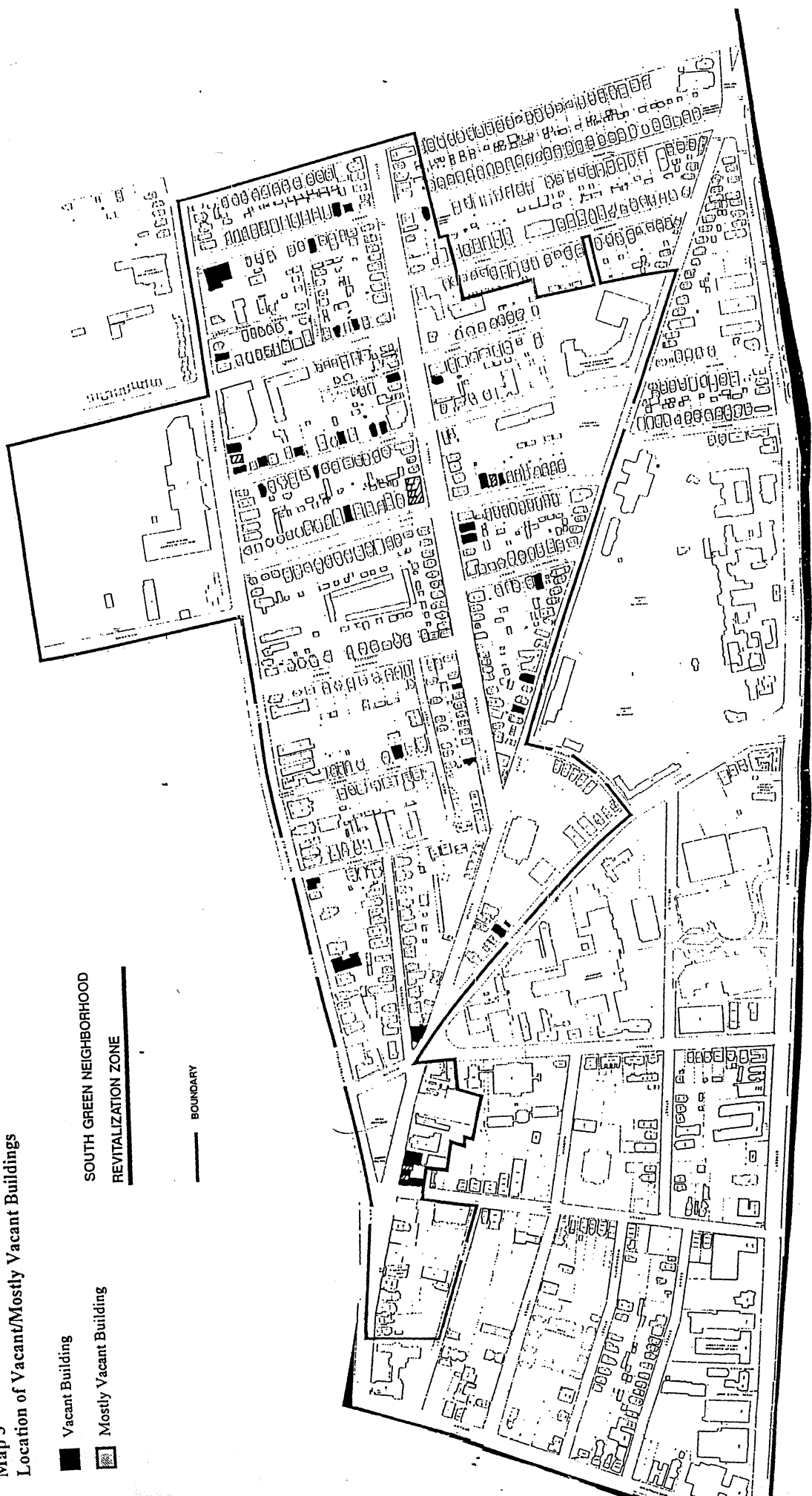


Map 2
Location of Retail Uses Within NRZ

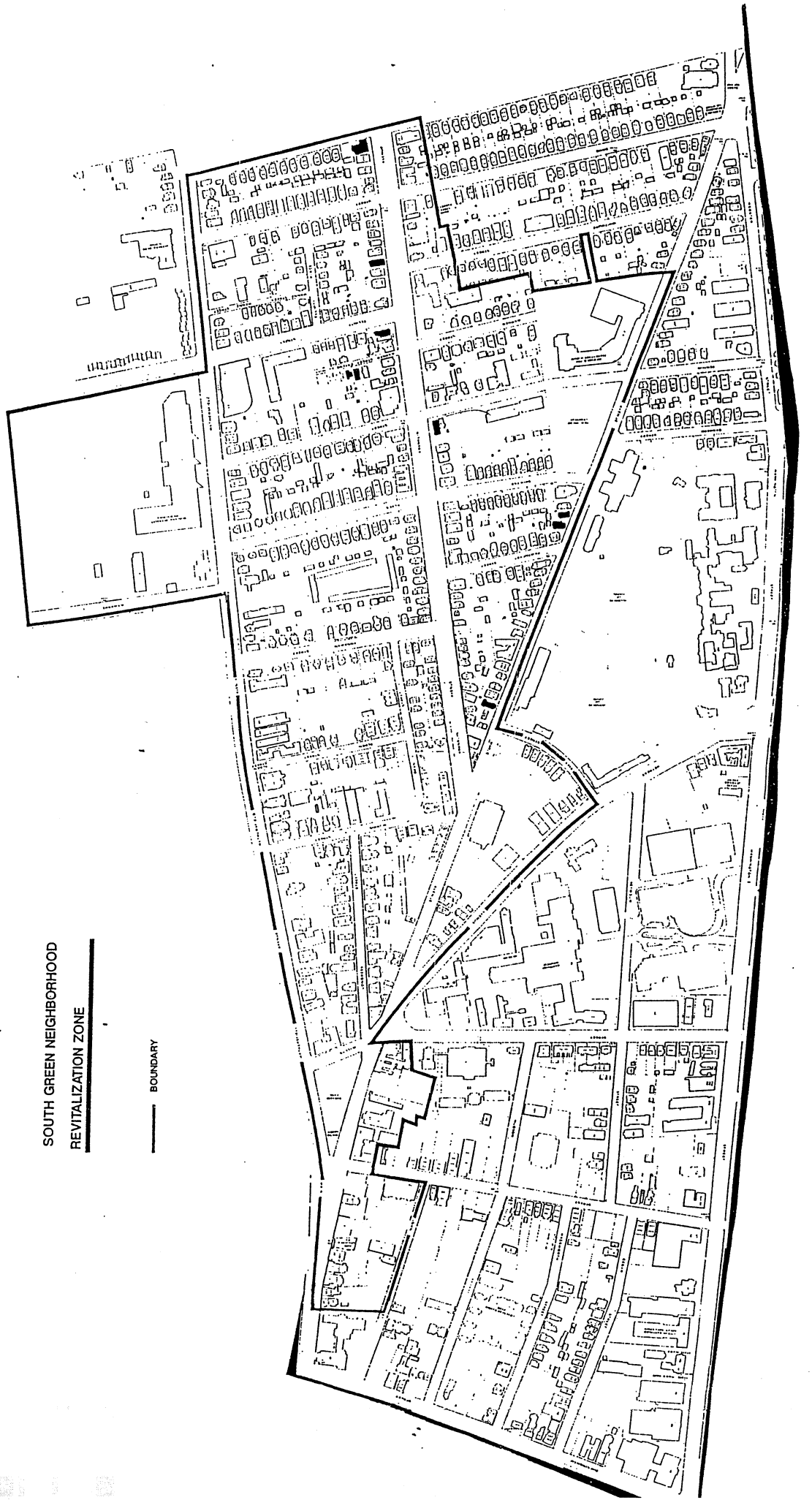


Map 3
Location of Vacant/Mostly Vacant Buildings

-  Vacant Building
-  Mostly Vacant Building
- SOUTH GREEN NEIGHBORHOOD
REVITALIZATION ZONE**
-  BOUNDARY



Map 4
Location of Occupied, Deteriorated Buildings



As shown on **Table 1**, the study area's population accounts for approximately 4.4 percent of the City of Hartford's population and a slightly lower percentage of its households. This indicates that the household size in South Green is slightly larger than that of the city as a whole. The population of the South Green neighborhood is quite ethnically diverse and includes a significant number of Hispanic residents. People of Hispanic origin represent approximately 31.59 percent of the city's overall population. In the South Green community, Hispanic residents account for 56.32 percent of the neighborhood's population.

Table 1 also shows that the age distribution of the South Green neighborhood is skewed from that of the city as a whole, with a somewhat higher percentage of children under the age of 18 and a slightly lower number of adults over the age of 65.

Table 2 details the South Green neighborhood's housing occupancy and tenure status as compared to the City of Hartford. As of 1990, the neighborhood contained 2,439 housing units, of which 2,142 (87.81 percent) were occupied. The South Green neighborhood's vacancy rate of 12.19 percent is significantly higher than the citywide vacancy rate of 8.26 percent and portions of the neighborhood – namely census tract 5003 in the northern portion of the neighborhood – had a vacancy rate almost double that of the city average.

Table 2
South Green Housing Characteristics

	Tract 5001	Tract 5002	Tract 5003	Area	Hartford
Housing Units	831	1,037	571	2,439	56,098
Occupied	746	905	491	2,142	51,464
<i>% Occupied</i>	89.80%	87.27%	85.90%	87.81%	91.74%
Vacant	85	132	81	297	4,634
<i>% Vacant</i>	10.20%	12.73%	14.10%	12.19%	8.26%
Tenure					
Owner	116	142	35	293	12,152
<i>% Owner</i>	15.59%	15.69%	7.17%	13.70%	23.61%
Renter	630	763	456	1,848	39,312
<i>% Renter</i>	84.41%	84.31%	92.83%	86.30%	76.39%
Median Value	\$137,500	\$140,600	\$114,300		\$133,800
Median Rent	\$469	\$463	\$453		\$443

Source: 1990 Census

While the City of Hartford's overall homeownership rate was only 23.61 percent in 1990, the homeownership rate in the South Green community was even lower. Overall, the South Green neighborhood exhibited a homeownership rate of only 13.70 percent at the time of the last census and, in the northern portion of the neighborhood closest to downtown Hartford, of only 7.17 percent. In addition, many of South Green's owner-occupied units are condominiums.

At the time of the census – prior to the collapse of the city’s property values – property values compared favorably with those throughout the rest of the city. The median value of a property in census tracts 5001 and 5002 exceeded the city average of \$133,800 and the value in tract 5003 was somewhat lower at \$114,300. Median rent charged in the neighborhood at that time was slightly higher than the city’s median level of \$443. **Anecdotal information about current and recent housing costs suggests that the value of owner-occupied properties has declined dramatically since 1990, while residential rents have remained at near-1990 levels. The decline in value of owner-occupied properties has been especially great for condominiums in the South Green area.**

The median income level of South Green residents is almost identical to that of the City of Hartford as a whole at the individual, household and family level as shown on **Table 3**. Census tract 5002 -- representing the mid-section of the NRZ -- had slightly lower income levels than the city while census tract 5003/block group 2 in the northern portion of the study area reported somewhat higher income levels than the city. The income distribution of South Green residents is quite varied -- the neighborhood includes both quite poor households and fairly affluent residents. Areawide, over 60 percent of the neighborhood’s households had annual incomes less than \$30,000 but 13.5 percent had incomes over \$50,000 and 5.5 percent had household incomes exceeding \$75,000.

Table 3
South Green Income Characteristics

	Tract 5001	Tract 5002	Tract 5003	Area	Hartford
Median Household	\$22,361	\$20,469	\$25,946	\$22,383	\$22,140
Median Family	\$24,226	\$21,809	\$26,000	\$23,541	\$24,774
Per Capita	\$10,217	\$11,849	\$17,140	\$12,499	\$11,081
Household Income					
Below \$30,000	58.2%	62.4%	58.7%	60.1%	
\$30,000-\$50,000	28.4%	23.5%	18.8%	24.1%	
\$50,000-\$75,000	10.6%	6.0%	17.9%	8.0%	
Over \$75,000	2.8%	8.1%	4.6%	5.5%	

Source: 1990 Census

Educational attainment in the South Green neighborhood is similar to the overall levels of educational attainment in the City of Hartford. Only 63% of South Green adults over the age of 25 have completed high school; 15% of South Green adults have received a bachelors or more advanced college degree. These comparatively low levels of educational attainment were reflected in a 1990 unemployment rate of 11% of the neighborhood work force, again paralleling the overall Hartford conditions.

Table 4
Ownership/Tax Delinquency Status of Vacant Properties

Property	Owner	Tax Delinquency (Years)
47-49 Alden Street	Marconi Enterprises	1
13-15 Benton Street	Benton Street Investors	6
27-29 Benton Street	Rahadhar, Ravindra	3
32 Benton Street	Rodriguez, Arnaldo	3
57 Benton Street	Chow, Wing Shek	3
63-65 Benton Street	Chow, Wing Shek	3
44-46 Bond Street	Avenoso, Geno	
55-57 Bond Street	Wathne, J. Ross	3
59-61 Bond Street	Tosado, Gilma	
1-9 Congress Street	The Flat Iron Building	2
26 Franklin Avenue	Greater Hartford Architectural Corporation	7
52 Franklin Avenue	Galatro, Nunzio	
105-107 Franklin Avenue	Geraci, John	2
109-111 Franklin Avenue	Wathne, Jon Ross	3
118-136 Franklin Avenue	Stavola, Frank	4
142-144 Franklin Avenue	Cortex Conception	1
169 Franklin Avenue	Pinnone, Vincent Sr.	3
174 Franklin Avenue	Rizza, Pino	
216-218 Franklin Avenue	Martin, Luica	1
99-105 Main Street	Marquis, Dorothy	
109 Main Street	Downey, Walter Jr.	
111 Main Street	Levin, Walter	1
115 Main Street	Downey, Walter Jr.	
135-157 Main Street	City of Hartford Tax Collector	
197 Main Street	City of Hartford Fire Department	
5 Manz Street	Information Management Group	6
228-230 Maple Avenue	Roth, Pamela	2
38-70 Park Street	City of Hartford Redevelopment Authority	
26-28 Pawtucket Street	Duggan, Richard	4
66 Retreat Avenue	Logan, Robert	6
70 Retreat Avenue	Seventy Retreat Avenue	
140 Retreat Avenue	Greater Hartford Architectural Corporation	4
12 Shultas Place	HUD	1
41-43 Shultas Place	Shultas Place Associates	7
101-103 Shultas Place	National Loan Investors	5
102-104 Shultas Place	Federal Home Loan Mortgage	
3 Warner Street	Delgado, Orlando	
17 Warner Street	Edwards, Isaac	1
20 Warner Street	Jorge, Fernando	
57-59 Wethersfield Avenue	Dicocco, Samuel	4
97-99 Wethersfield Avenue	South Green Associates	1
297-299 Wethersfield Avenue	Olson, John Jr.	2
307-313 Wethersfield Avenue	Alicata, Corrado	3
353-355 Wethersfield Avenue	Liberty Ventures, L.L.C.	1
383 Wethersfield Avenue	Caponetta, Michele	
383 Wethersfield Avenue	Bedrick, Bruce	1

B. Physical Resources

1. Building and Open Space Resources

Property Usage

Although the South Green community is primarily residential, the neighborhood is strongly impacted by the many arterial streets which converge on Barnard/South Green Park. These arterials---Franklin, Maple/New Britain, Retreat, and Wethersfield Avenues--run through the South Green neighborhood, dividing the residential community and generating a greater commercial feel to the area than the actual level of commercial uses would ordinarily create. In fact, all along these arterials commercial uses are substantially interspersed with residential uses.

South Green's overall housing stock contains a mixture of single family homes, condominiums, duplexes and smaller multi-family residences and larger apartment buildings. The most densely concentrated commercial zone within the South Green community is that surrounding Barnard/South Green Park; however, this zone has minimal retail uses. Retail uses in the South Green area are identified on **Map 2**.

The boundaries of the South Green NRZ abut many of Hartford's significant health and educational institutions -- including Hartford Hospital, the Connecticut Children's Medical Center, the Institute of Living and the main branch of the Hartford Public Library. Additionally, the South Green community houses numerous social service agencies, many of which provide residential care to mental health/mental retardation, substance abuse, HIV/AIDS and homeless populations and to individuals in alternative-to-incarceration programs. South Green is home to two important public schools--Michael Fox and Bulkeley High School.

A 1998 field survey identifies 43 deteriorated and vacant or mostly-vacant structures located throughout the South Green neighborhood (**Map 3**). Concentrations of vacant properties exist at the northwestern edge of Barnard/South Green Park, along Wethersfield Avenue south of Benton Street and along Shultas Place and Benton Street. In addition to these vacant buildings, there are 9 occupied but severely deteriorated properties in the South Green neighborhood (**Map 4**). Most of these are located on or near Franklin Avenue below Shultas Place. **Table 4** provides information available from the City of Hartford about vacant properties in the South Green neighborhood, including ownership and tax delinquency status.

Open Space Resources

A key identifying feature of the South Green neighborhood is the Frederick Law Olmstead-designed Barnard/South Green Park. While the 1.7 acre park is currently not well-maintained, the South Green Neighborhood Revitalization Zone Committee is actively involved in planning its revitalization with the City of Hartford. The community's plans envision a park used frequently by neighborhood families and area employees which can accommodate a regular series of cultural festivals.

Colt Park, a much larger recreational area, is immediately adjacent to the eastern border of the South Green neighborhood and provides a valuable resource to the community. There is, however, community concern that this park is too far away – and separated from the neighborhood by the busy Wethersfield Avenue – to serve the area's younger residents.

2. Transportation and Infrastructure

Transportation and Accessibility

The South Green neighborhood has excellent access to Hartford's regional transportation network. Entrances to Interstates 91 and 84, which provide connections throughout the greater metropolitan area, are within a very short distance of the neighborhood. The many arterials converging in the neighborhood—Franklin, Wethersfield, Maple/New Britain, and Retreat--connect downtown Hartford with its southern and southwestern suburbs. Bus service is present on most of the neighborhood's major roads.

There are concerns within the South Green community that the Connecticut Transit Bus System service to the neighborhood is not as extensive as desired, especially by routes that connect the area to the growing job base in Hartford's suburban ring. The need for such transportation services is exacerbated by the low percentage of automobile ownership by South Green residents. As of the 1990 census, nearly 53% of South Green households did not own an automobile compared to the 39% of all Hartford households that did not own a vehicle.

Streetscape Conditions

The most important and visible streetscapes in the South Green NRZ are along the chief commercial corridors – Franklin, Wethersfield and Maple/New Britain Avenues – and in the square surrounding Barnard/South Green Park.

Franklin Avenue

Franklin Avenue is the central spine of the South Green area and should provide a positive “front door” to the community. However, this section of Franklin Avenue (between Maple Avenue and Barker Street) suffers in comparison to the area south of Barker Street. This comparatively negative appearance results from three factors:

- 1) the mixed use character of this area (residential, retail and automotive) lacks continuity compared to the more compact retail/restaurant district further south;
- 2) the seven deteriorated and vacant structures north of Warner highlight blighting conditions in the community; and
- 3) the absence of consistent themed street improvements (lights, banners, plantings) stands in contrast to the Little Italy area farther south.

Wethersfield Avenue

Wethersfield Avenue was constructed to project an important boulevard character with its many stately homes, churches, Colt Park, schools and other institutional uses. In the many sections where these conditions have been maintained, the impression remains very positive. This is particularly true for the larger homes which have been converted to well-maintained apartments and professional offices. A unifying and attractive feature is the low wrought-iron fences fronting many of the properties.

In contrast to these stately properties, the few deteriorated, vacant properties are quite visible. This particularly impacts the intersection of Wethersfield Avenue and Benton Street – directly across from Bulkeley High School – where three deteriorated and vacant/mostly vacant properties are highly visible.

Another negative condition is presented by properties with front chain link fencing that appears “cheap” in comparison to the more attractive wrought-iron.

Barnard/South Green Park Area

Barnard/South Green Park is the oldest public park in the United States, even predating the Boston Common and Bushnell Park. Although the park's appearance is positive to passers-by, in fact many of the park's improvements are dated and the drainage system and walkways are significantly deteriorated. The park also lacks lighting and there is no covered seating area for riders waiting for buses.

More importantly, the high traffic conditions surrounding the park create a hostility that discourages its use. The park area is also impacted by vacant properties on Main Street near Park Street. While most of the edge fencing of the park is attractive, like Wethersfield Avenue, the portions with chain fencing give a negative appearance.

The park could become a more hospitable environment that encourages greater use by community residents and area employees through the completion of these key improvements:

1. The upgrading of public transportation and information facilities including a new waiting station, kiosk and display center;
2. The installation of iron fencing on the east and south sides of the park to be consistent with the other original decorative fences and the repair of fencing on the west side of the park;
3. The provision of focal points including a water feature and an interpretive sculpture;
4. The installation of decorative lighting;
5. The provision of benches, drinking fountains and other user facilities;
6. The installation of decorative bollards and attractive signage;
7. The organization of regular park cleaning;
8. The maintenance of plants in the park;
9. The provision of "eyes" on the park—organized community monitoring of activity--to discourage vagrancy, drug dealing and substance abuse in the park; and
10. The programming of a regular series of cultural events in the park.

C. Community Resources

1. Education and Employment Training Programs

There are several adult education and employment training programs currently operating within the South Green community. Programs in Adult Basic Education (ABE) and English as a Second Language (ESL) are offered at the Bulkeley School on Wethersfield Ave. by the City of Hartford Public Schools and Guakia, Inc. offers additional employment skills training at 335 Wethersfield Ave. The City of Hartford Public Schools has indicated that its preference would be for its adult-oriented programs to be housed away from its traditional primary and secondary school functions. The District has expressed interest in relocating the adult programs currently administered from the Bulkeley School, possibly to the Academy of Performing Arts complex on Wethersfield Ave., which will be partially vacated in 1999. The neighborhood strategic plan detailed below recommends this move. A full assessment of employment service needs in South Green is included in **Appendix 1**.

2. Social Service Programs

As noted in the prior discussion of community institutional uses, the South Green community houses numerous social service agencies, many of which provide residential care to mental health/mental retardation, substance abuse, HIV/AIDS and homeless populations and to individuals in alternative-to-incarceration programs. The community estimates that there are currently 17 such residential social service programs housing over 640 individuals within a 4,000 foot radius of the neighborhood's center. While the community recognizes these organizations as social service resources, it is also concerned that the South Green community not be perceived as a dumping ground for problematic residential programs that may impact its ability to attract a larger base of families and homeowners to the neighborhood. In order to control the number and type of social service programs located in the neighborhood, the South Green Neighborhood Revitalization Zone Committee seeks to be involved in the selection, approval and oversight of any future social services planned for the area.

3. Community Development Programs

The areas immediately adjacent to the South Green neighborhood house some of the Hartford area's most well-respected community development and economic development corporations, many of which have significant experience in commercial and residential development and management. These organizations include the Broad Park Development Corporation, Co-Opportunity, Inc., the Corporation for Independent Living, La Casa de Puerto Rico, Sheldon Oak Central, the Spanish American Merchant Association, the Park Street Development Corporation and SINA. Additionally, the South Green neighborhood has several active merchants associations, including the Franklin Avenue Merchants Association and the Wethersfield Avenue Area Coalition. The neighborhood can also benefit from selected organizations providing development funding and supportive services such as the Local Initiative Support Corporation (LISC) and the South Hartford Initiative (SHI). Together, the skills and interests of these organizations will be very valuable resources to the South Green NRZ Committee as it seeks partners to help implement its selected neighborhood strategic plan.

D. Market Resources

The market analysis completed as part of this strategic planning process by Urban Partners has identified opportunities for development in the retail, commercial, hotel and residential markets. These market opportunities are potential resources to the South Green community that can be developed through the neighborhood strategic plan. The complete market conditions analysis is included as **Appendix 2** to this plan.

1. Retail Market Opportunities

Based on Urban Partners' retail market analysis, approximately \$39 million in retail purchases are currently being made by South Green trade area residents outside the neighborhood. These purchases are supporting 236,000 SF of store space that could, in theory, be located within South Green. While it is unlikely that certain store categories -- such as department stores or catalog showrooms -- would locate in a neighborhood area, it is estimated that up to 173,000 SF of this available retail market potential could reasonably be captured in South Green if appropriate sites for retail development can be identified.

Opportunities for retail development within the South Green NRZ are limited by the shortage of appropriate sites within the neighborhood, but do exist in several categories. Opportunities exist for the development of up to an additional 30,000 SF of supermarket/grocery store space and for a comprehensive 11,000 SF drug store. Given the location of Walgreen's at Washington and Park Streets and the CVS on Franklin Avenue just below Barker Street, a new drug store in the South Green community is likely to be a Rite Aid or Eckerd's and would be best situated on Wethersfield Avenue to serve the eastern portions of the neighborhood not as well served by these nearby competitors and to benefit from vehicular traffic on this major thoroughfare.

Other opportunities exist to capture a portion of the South Green neighborhood residents' apparel and home furnishings purchases as well as home repair and gardening spending. The physical pattern of South Green's commercial streets--Park, Main, Franklin, Maple and Wethersfield--suggests that most store development of this type will involve smaller store space. Additionally, because the South Green community suffers from a complete lack of dry cleaning and laundromat facilities, opportunities are available for several such businesses to open throughout the neighborhood.

Given these conditions, the best opportunities for new or expanded retail development in the South Green neighborhood include:

- expansion of the C-Town supermarket on Wethersfield Avenue;
- a new discount drug store on Wethersfield Avenue;
- apparel stores and other smaller shopping goods stores on Park Street, Franklin Avenue, Wethersfield Avenue and surrounding Barnard/South Green Park;
- a hardware store;
- a take-out restaurant; and
- a laundromat.

2. Office Development

Office space within the South Green neighborhood is comparatively inexpensive, with current space available for between \$7-9/SF. The gradual development of smaller scale non-medical office space in the area may be an appropriate use for which a limited market exists. In addition to office space development in some of the architecturally interesting buildings on Wethersfield Avenue, office space development will be a compatible use for the upper floors of “Club Habana” at 7 Maple Street.

3. Hotel Development

Anecdotal industry information suggests that the hotel market in Central Connecticut is extremely tight for weeknights and that there is some level of occupancy on weekend nights. This is certainly true in the Hartford market, where the hotel industry is significantly influenced by state government, major corporate employers, Hartford Hospital, Trinity College, the University of Hartford and other large area employers.

The site of the northwestern corner of Main and Park Streets has approximately 150 feet of frontage on each of these streets and is sufficiently large to accommodate a mid-sized hotel facility. The site’s easy access to Hartford Hospital, state governmental offices and the downtown business center markets make it an excellent hotel location, particularly for a moderately-priced hotel capturing a more price-sensitive market than can be accommodated in new development on more expensive downtown sites.

4. Residential Market

The very erratic housing market conditions in the Hartford area during the last several years, particularly in this and adjacent neighborhoods, has created much uncertainty about the reasonableness of various market opportunities. Because of the confusing and somewhat contradictory information about the housing market in Hartford, it is somewhat difficult to draw conclusions about what type of residential development is appropriate for the South Green neighborhood. However, the rehabilitation of each of the 43 vacant buildings that currently exist in the neighborhood would provide close to 240 new units – a density of development that would obviously oversaturate the market and would be inappropriate in the South Green community which has the objective of lowering residential density.

A more reasonable approach to residential development within the South Green community involves experimenting with different approaches to reuse at each of the available sites. Potential reuse scenarios include:

- For larger mixed-use buildings, such as the mostly-vacant building on the southeast corner of Franklin Avenue and Shultas Place, rehabilitation as ground floor retail and upper floor rental residential.

- For more prominent larger structures on generally good blocks, such as the two large structures on the west side of Franklin Avenue between Pawtucket Street and Shultas Place, rehabilitation as rental residential or as cooperatives.
- For more isolated, structurally sound Perfect 6s, conversion to two larger owner-occupied units with unfurnished third floor bonus rooms.
- For concentrations of severely deteriorated structures on smaller side streets, demolition, reconfiguration of street layout to allow for cul de sac formation, and development of lower density single-family homes for sale.
- For properties adjacent to confined commercial uses, such as the several Wethersfield Avenue structures just south of Benton Street and two properties on the south side of Benton Street east of Franklin Avenue, demolition to provide off-street parking and expansion space for these adjacent commercial uses.

E. Neighborhood Strengths

At the onset of the strategic planning process, the South Green Neighborhood Revitalization Zone Committee identified what it believes to be the community's five key strengths. These community assets include:

1. Location

The South Green community has excellent access to downtown Hartford, the Park Street commercial district and Little Italy. This proximity to Hartford's active commercial districts not only provides South Green residents with access to a wide variety of services and amenities, but also provides the neighborhood with great visibility to the large number of Hartford area residents who frequent these active areas -- an important factor in considering the neighborhood's potential development opportunities.

Additionally, the South Green neighborhood has tremendous access to many of the region's key employers, such as Trinity College, Hartford Hospital and the Connecticut Children's Medical Center. Such linkages are valuable employment resources for the neighborhood's job-seeking residents.

Finally, the South Green neighborhood is immediately adjacent to Colt Park and within walking distance to the Hartford riverfront recreational amenities.

2. Architectural and Historic Quality of Neighborhood

The building stock of the South Green neighborhood is both historically and architecturally significant. The community's larger commercial buildings -- especially around Barnard/South Green Park and along Wethersfield Avenue -- have interesting architectural details that offer desirable alternatives to the central business district for businesses seeking offices with individualistic charm. The neighborhood's residential dwellings are quite varied in size and scale, ranging from small single family homes to larger apartment complexes. This range of residential alternatives provides the neighborhood with the ability to attract a wide variety of resident types having different housing needs.

3. Mixed Income Characteristics of Neighborhood

The population of the South Green neighborhood includes some fairly affluent professionals, some families reliant on public support and a wide range of people with incomes between these two extremes. The mixed income characteristics of its residents indicates that South Green is a neighborhood in which many people with the financial means to live elsewhere have intentionally chosen to live and to be active members of the community.

4. Transportation Access

As stated above, the South Green neighborhood has excellent access to Hartford's regional transportation network. Entrances to Interstates 91 and 84, which provide connections throughout the greater metropolitan area are within very short distance of the neighborhood. In addition, the many arterials converging in the neighborhood—Franklin, Wethersfield, Maple/New Britain, and Retreat--connect downtown Hartford with its southern and southwestern suburbs. Bus service is present on most of the neighborhood's major roads. More than 120 patrons per hour board buses at the Barnard/South Green Park hub. The neighborhood's excellent transportation network provides South Green area residents with access to the greater Hartford region's employment opportunities.

5. Availability of Young, Viable Workforce

South Green has a large base of young residents who, with proper training, can become important elements of the region's future workforce. The neighborhood's excellent access to some of the region's largest employers as well as its roadway access to the greater Hartford area provide well-trained neighborhood residents with numerous employment opportunities.

F. Significant Neighborhood Problems/Needs

The South Green Neighborhood Revitalization Zone Committee has identified a series of problems which threaten the well-being of the community and its residents. These problems can be grouped into several key areas, many of which interrelate:

1. Crime and Public Safety Issues

- Drug Sales and Use
- Prostitution
- Gang Activity

2. Physical Conditions and Community Appearance Issues

- Blighted/Abandoned Buildings
- Negligent Absentee Owners
- Lack of Physical Attribute that Defines South Green Neighborhood to Larger Community
- Lack of Public Place for Special Events/Cultural Festivals

3. Resident Income and Educational Issues

- Concentration of Poor Families in Neighborhood
- Low Level of Homeownership
- Education and Employment Needs of Residents

4. Recreational, Retail and Social Service Issues

- Lack of Recreational Activities for Younger Children Within Neighborhood
- Lack of Retail Hub Within Neighborhood
- High Number of Social Service Agencies in Area

5. Economic and Public Policy Issues

- Poor State of Hartford City Schools
- Impacts of Welfare Reforms
- Diminished Property Values
- High Property Taxes

The strategic plan described below attempts to address these concerns by :

- identifying new viable uses for derelict properties whose presence encourages negative behavior;
- increasing homeownership opportunities and reducing residential density within the neighborhood to build a stronger and more stable resident base;
- creating workforce skills programs and employment opportunities for existing and future South Green residents; and
- developing physical amenities within the neighborhood that benefit neighborhood residents and provide the neighborhood with a more positive image within the greater Hartford community.