North Hartford
Plans and Projects

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

City of Hartford Department of Development Services
Honorable Eddie A. Perez, Mayor
John F. Palmieri, Director
Annie Fisher Magnet School Renovation

- $38 million renovation to existing facility
  - New HVAC, plumbing
  - New library and cafeteria
- Pre K – 8
- 750 students
- 116,000 sq 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
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
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
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
Neighborhood Revitalization
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
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
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
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
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.
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
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
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
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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