



Upper Albany Neighborhood Plan

**City of Hartford
2023**





Albany Avenue

The City of Hartford's Neighborhood Planning Process was a collaborative effort involving six key groups: The City of Hartford Planning Department, the Upper Albany Neighborhood Planning Committee, the Upper Albany Neighborhood Revitalization Zone (NRZ), Advocacy to Legacy, Neighborhood Stakeholders, and Kounkuey Design Initiative (KDI) – a consultant to the City of Hartford.

The City of Hartford's Planning

Department, initiated and oversaw the neighborhood planning process on behalf of the City of Hartford. The City provided City data sets, plans, and documents; connected key neighborhood stakeholders to the process; and created the City's neighborhood planning website for information sharing. The Planning Department managed the approval and adoption process for the Neighborhood Plan.

The Upper Albany Neighborhood

Planning Committee was instrumental to the neighborhood planning process. Throughout the engagement process, the Committee guided engagement and ensured that the community's vision and ideas were represented and implemented within the final Neighborhood Plan. The Planning Committee included a range of stakeholders representing various institutions and areas of expertise operating within Upper Albany.

The Upper Albany NRZ also played a central role in guiding the neighborhood planning process. Select members of the NRZ participated in the Neighborhood Planning Committee. The NRZ disseminated information to their members regarding the process.

Advocacy to Legacy is a non-profit organization in Upper Albany that works

with youth to help them become future leaders. Advocacy to Legacy youth leaders performed asset mapping in 2020 of their community. Their asset mapping helped to inform the vision, goals, and strategies of the neighborhood plan. In addition, Advocacy to Legacy youth assisted in surveying Upper Albany community members about what goals they would like to see in their neighborhood in the next five to ten years.

Upper Albany Stakeholders included community members who live, play, work, and own in the neighborhood. Stakeholders provided valuable information and feedback at each stage of the planning process. Their thoughts, needs, and desires were incorporated into the vision, goals, and strategies of the neighborhood plan. The neighborhood plan does not exist without their participation and ideas.

KDI facilitated the neighborhood planning process in Frog Hollow, including coordinating the Frog Hollow Neighborhood Planning Committee; collecting and synthesizing stakeholder input; and drafting the final plan documents for City adoption and approval. The KDI consultant team is very grateful to the work of each member of the Frog Hollow Neighborhood Planning Committee, the Frog Hollow NRZ, and Frog Hollow community members for supporting the planning process, lending their in-depth knowledge of the neighborhood, and lending their skills and expertise to implement the plan's development.

Photo Credits: KDI except where noted



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Executive Summary

The Upper Albany Neighborhood Plan was developed through a year-long planning process that involved participation across the neighborhood from residents, business owners, neighborhood stakeholders, community advocates, and City officials. The Plan represents the beginning of Hartford's multi-year neighborhood planning effort to develop 13 neighborhood plans over the course of a multi-year period, starting in 2022.

Neighborhood plans are important tools to bring the Hartford City Plan 2035 (Plan of Conservation and Development) down to the neighborhood scale. Through neighborhood plans residents and stakeholders are able to voice their ideas and vision for shaping and adapting City-wide goals and strategies to the context of their own neighborhood. Upper Albany residents and stakeholders took on this effort, spending time engaging with questions about street safety, litter, economic development, abandoned properties, the impacts of climate change, access to public space and recreation facilities, places to learn and grow in new career paths, and a lot more. They lent their local knowledge and ideas for change, ensuring their voices shape Upper Albany's future.

The community-driven plan outlines a vision where Upper Albany continues to celebrate and support its rich culture and history, while providing a high standard of quality of life for its residents with

opportunities for growth, play, safety, resilience, and beauty. What follows in this document is a record of those community-driven ideas and vision for Upper Albany, and the actionable steps to get there, starting with a vision for Upper Albany ten years from now, followed by goals to achieve that vision. These goals are operationalized by 39 specific, action-oriented strategies for projects that bring those goals and wider vision of the neighborhood to life, matched with the responsible agencies and groups for achieving that particular implementation strategy.



Introduction to Neighborhood Plans in Hartford

What is a neighborhood plan?

A neighborhood plan helps residents, workers, and business owners identify neighborhood priorities, build consensus around a long-term vision, and ensure consistency between the community and the City's goals outlined in the Hartford City Plan 2035. The City Plan, adopted May 12, 2020 by the City of Hartford Planning and Zoning Commission, outlines Hartford's priorities, action areas, and transformative projects that would make the city more sustainable, prosperous, equitable, mobile, and vibrant. Its goal is to make significant progress by 2035 in each of five action areas: green, grow, live, move, and play. The neighborhood plan takes each of these five action areas and makes them implementable at the neighborhood level through neighborhood-specific goals and strategies.

The Upper Albany Neighborhood Plan creates a roadmap for the City to follow for the next 10 years. It is intended to help guide City Departmental decisions on resource allocation and investments for projects in the neighborhood. Thus, it supports efficient and effective growth and development of the neighborhood, while preserving and leveraging its unique features that have important environmental, social, or cultural significance. It acknowledges not only

physical and economic factors, but social needs within the neighborhood.

In addition, the neighborhood plan builds from the work of the Upper Albany Neighborhood Revitalization Zone (NRZ), specifically their original Strategic Plan. Established after the State of Connecticut passed the 1995 Act Establishing Neighborhood Revitalization Zone Process (P.A. 95-340), today's Upper Albany NRZ was enabled through a Hartford municipal ordinance in 1998. The goal of the Upper Albany NRZ is to "improve the quality of life, and to protect and advance the well-being of the community." Their most recent, Strategic Plan identified various projects throughout the neighborhood that would help address blight, substandard, and unsafe areas in Upper Albany.

Ultimately, this neighborhood plan for Upper Albany supplements previous plans, including the NRZ Strategic Plan and the Hartford City Plan, to create a neighborhood-specific, implementable set of goals and strategies to accomplish the Upper Albany community's vision for their neighborhood. Many of the original NRZ strategic plan projects have not been implemented since plan adoption. However, those strategies are still relevant today.

As a result, this neighborhood plan has included and updated many of those original projects as was deemed relevant by community stakeholders and the Neighborhood Planning Committee.

One Transformative Project from the Hartford City Plan 2035 is located in the Upper Albany neighborhood:

Albany Avenue Gateway Let's create a new western gateway on the city's third-most trafficked corridor, including commercial development at Westbrook Village and Homestead Avenue, expanding on existing street-scape improvements,

Hartford City Plan 2035

The Hartford City Plan 2035 is organized around eight overall priorities (unity, health, density, ingenuity, security, identity, connection, and nature) and five action areas (green, grow, live, play, move). It includes reconnecting Hartford to its waterfront, completing ten transformative economic development projects, implementing a plan for enhancing park and bike infrastructure, becoming the state's capital for live music, and cutting gun violence in half. While the Plan is focused on city-wide projects and issues, it includes a number of transformative projects that are neighborhood-based.



The Neighborhood Planning Process

The neighborhood planning process for Upper Albany consists of the following six main phases:

1. Establish a Neighborhood Context
2. Create a Vision for the Neighborhood
3. Set Goals that help to realize the Neighborhood vision
4. Brainstorm strategies that will help achieve Neighborhood goals
5. Prioritize strategy implementation
6. Adopt the plan and put it into action!

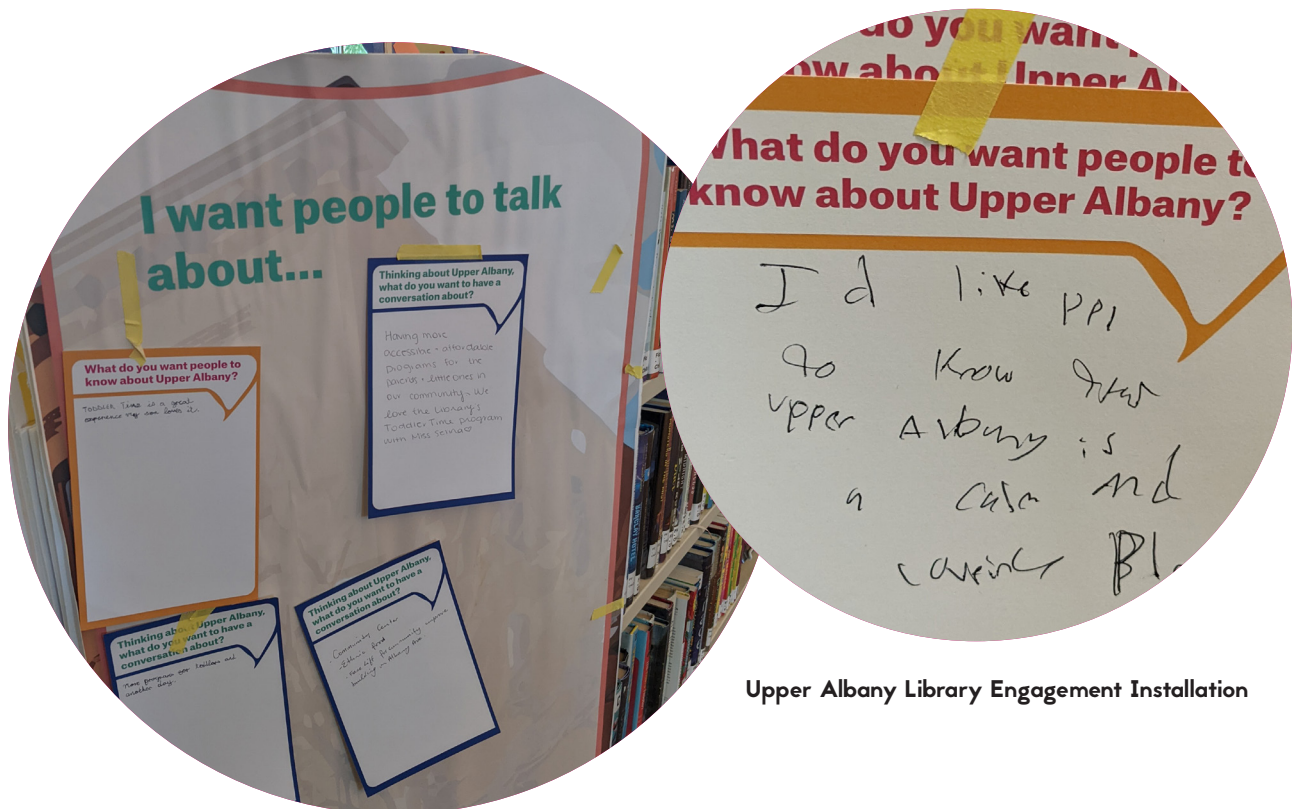
Planning phases were iterative, building upon one another, and, in some cases, overlapping. The process was developed from national neighborhood planning best practices. The plan for engagement was analyzed, vetted, and supported by the Upper Albany Neighborhood Planning Committee. The Committee worked throughout the process to ensure that the engagement efforts were contextually

appropriate and relevant to the Upper Albany community. The resulting process began with understanding the neighborhood context broadly, engaging residents to develop a community vision for what they see as the future of their neighborhood, and then collaboratively developing goals and strategies that could 1) help accomplish the community vision and 2) be implemented over the next 10 years.

Appendix 1 provides further details to each phase of the project.

"It is a very positive and historically powerful community that has, over the years, played a tremendous role in humanitarianism and self empowerment."

At the start of the neighborhood planning process, we asked Upper Albany community members to respond to two simple questions: 1) What do you want people to know about Upper Albany? and 2) What do you want to have a conversation about? Responses to these two questions helped to set the vision for the Upper Albany neighborhood plan. Respondents described the need to address food affordability and access, youth programming, and job readiness. They also described Upper Albany as a calm and caring place, whose assets included a diverse population.



Upper Albany Library Engagement Installation

Upper Albany Neighborhood Profile

Time and Place

The Upper Albany neighborhood is comprised of almost 478 acres. In the late 1800s, as the original Hartford settlement expanded beyond the downtown area into outlying farmlands, Upper Albany transformed into a dense residential community. The neighborhood developed around Albany Avenue, which was the primary route connecting Hartford to Albany, NY, it's nearest economic hub to the west.

New transportation infrastructure helped further develop Upper Albany, including railroad lines built in the mid-1800's, horsecar lines, and a major trolley line that both ran along Albany Avenue. As a result of these transportation developments, Upper Albany experienced a housing boom between 1897 and 1909 where twenty-one streets were laid out and built up. By the mid-1920s, what is now Upper Albany, was built and the neighborhood was considered 'a streetcar suburb'. Today, Upper Albany housing typologies include the unique 3-3-3, three story, three bedroom, three unit multi-family housing.

Today, there are approximately 6,500 people living in Upper Albany. However, the neighborhood has seen a steady decline in population since 1970. The majority of residents in Upper Albany are black, consisting of 82% of the population. Thirty-five percent of residents in the neighborhood have West Indian ancestry, eighteen percent are Hispanic, and thirty-one percent were

foreign-born. Upper Albany has a lower median household income than the City as a whole and a higher share of the population living 200% and 100% below the poverty line. The majority of housing in the neighborhood has more than one-unit, with 41% of housing consisting of three to four units.

The challenges Upper Albany faces as a neighborhood were outlined in the 2001 Upper Albany NRZ Strategic Plan and still hold relevance today. During engagement efforts, residents confirmed the continued need to improve infrastructure in disrepair, abandoned houses, and deteriorating housing stock. The Upper Albany NRZ Strategic Plan from 2001 set a vision for the neighborhood: Upper Albany will become a neighborhood of choice, offering a quality of life to all of its residents by welcoming cultural density, providing the necessary services to those in need, maintaining stable residential areas free of crime and blight, and encouraging compatible development that will provide jobs as well as serve our residents. For the 2022 Upper Albany Neighborhood Plan this vision was updated to reflect the changes in the neighborhood that have occurred over the last two decades.

Plan Boundaries

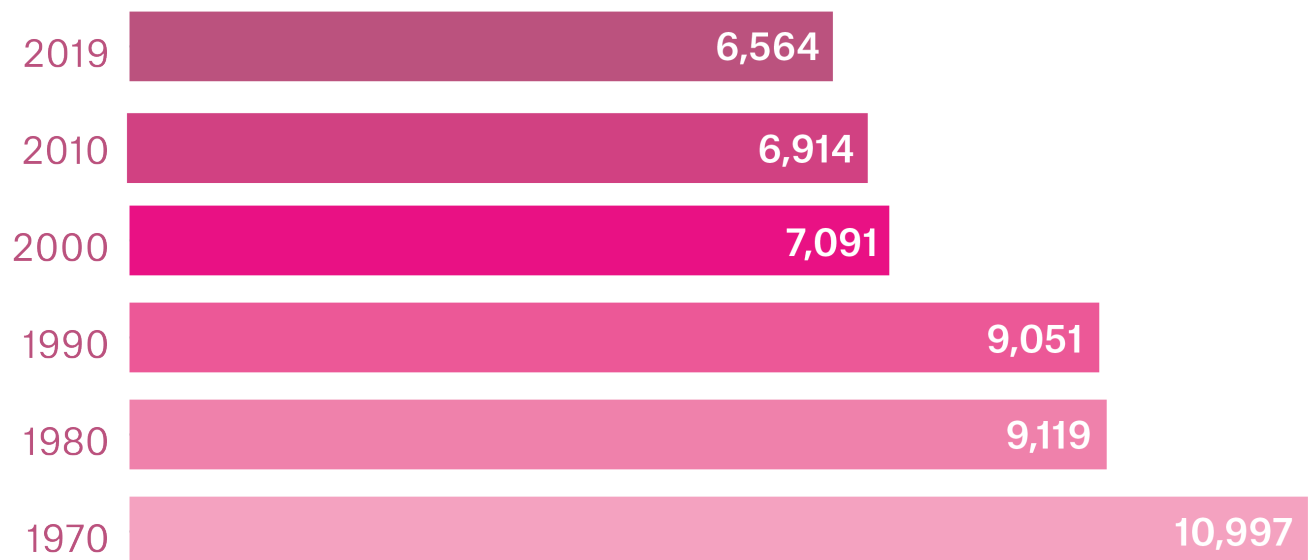
The area addressed within the Upper Albany Neighborhood Plan is consistent with the boundaries for the Upper Albany Neighborhood NRZ. The area is bordered by Homestead Avenue to the south, Westbourne Parkway, Keney Park, and Greenfield Street to the north, and Enfield and Irving Streets to the east. Other physical boundaries include the active freight railline south of Homestead

Avenue and the Park River in the southwest of the neighborhood. Upper Albany has a large West Indian population whose culture is proudly displayed in the restaurants and shops along Albany Avenue's commercial corridor. The Upper Albany neighborhood is home to over 6,500 people and long-serving arts institutions. Appendix 2 provides additional maps that help contextualize the neighborhood.



Upper Albany at a Glance

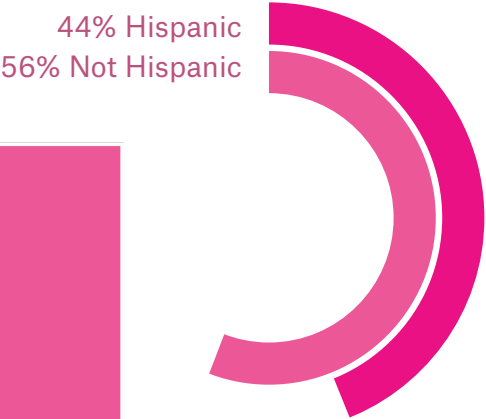
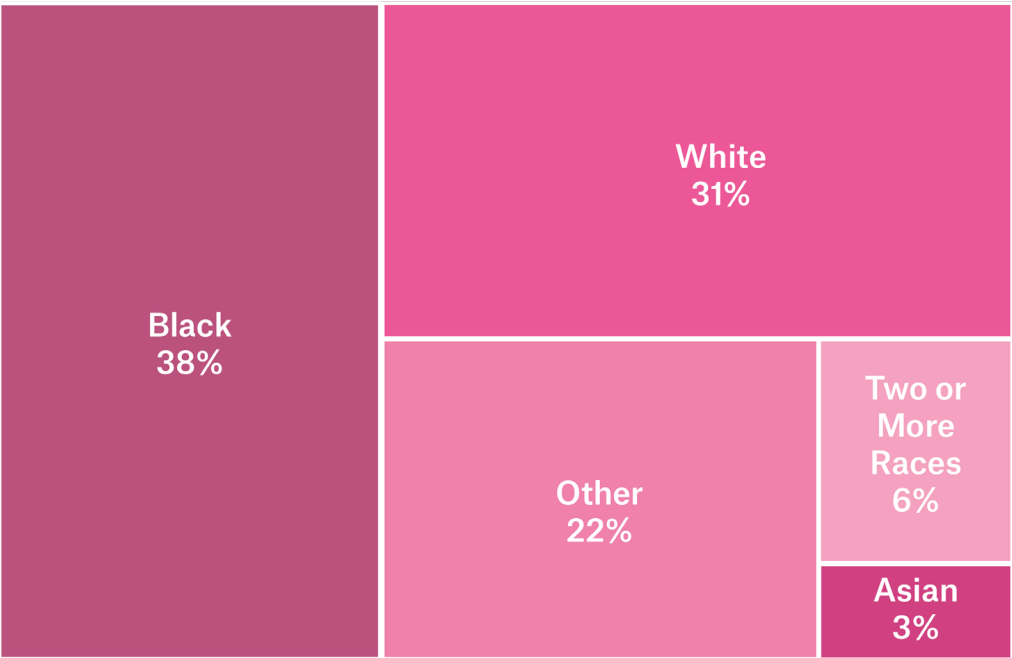
Population in Upper Albany from 1970 to 2019



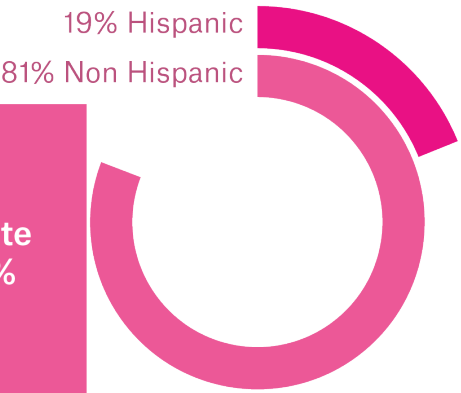
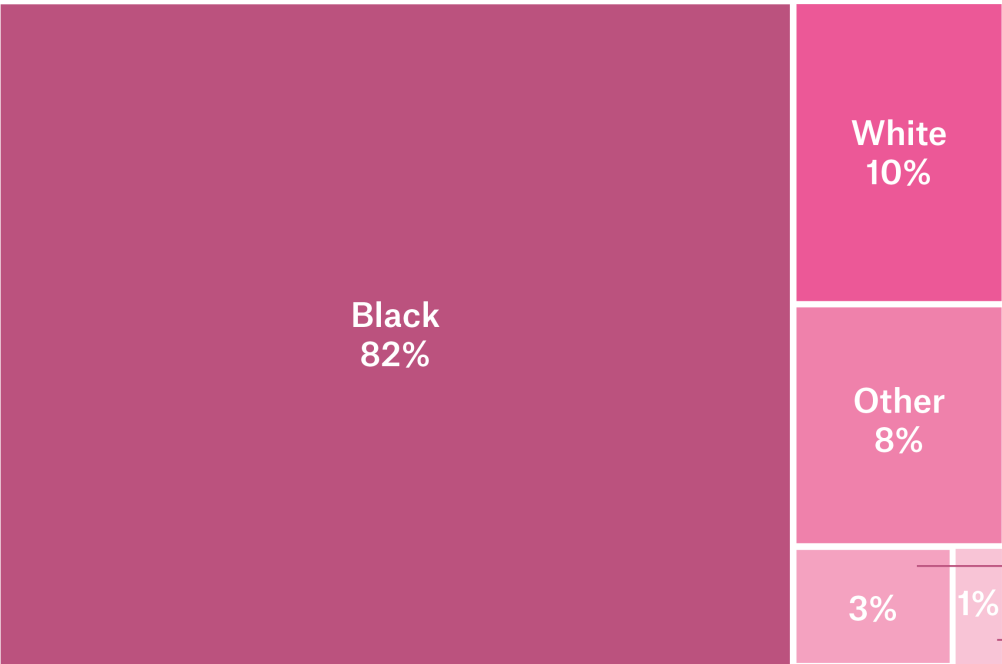
**35% of the population in Upper
Albany is West Indian**

Data source: American Community Survey 5-Year Estimates, 2019
*2019 ACS data is used throughout due to the issues with Census data collection during COVID-19
**Upper Albany neighborhood boundaries encompass three census tracts

Population Demographics



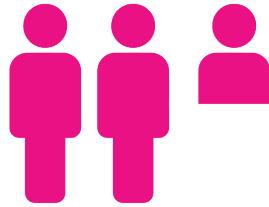
Hartford
Total Population: 123,088



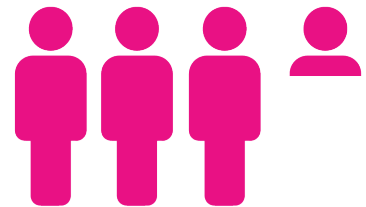
Upper Albany
Total Population: 6564

Population of Two or more
races
Indigenous or Alaska
Native

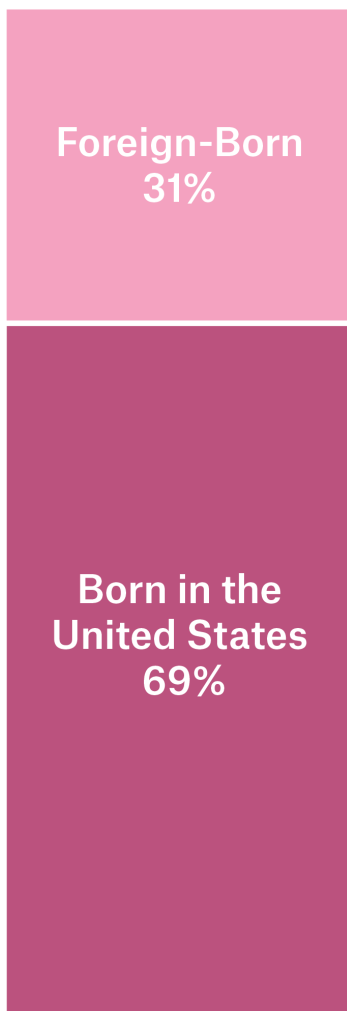
**Average
Household
Size: 2.54**



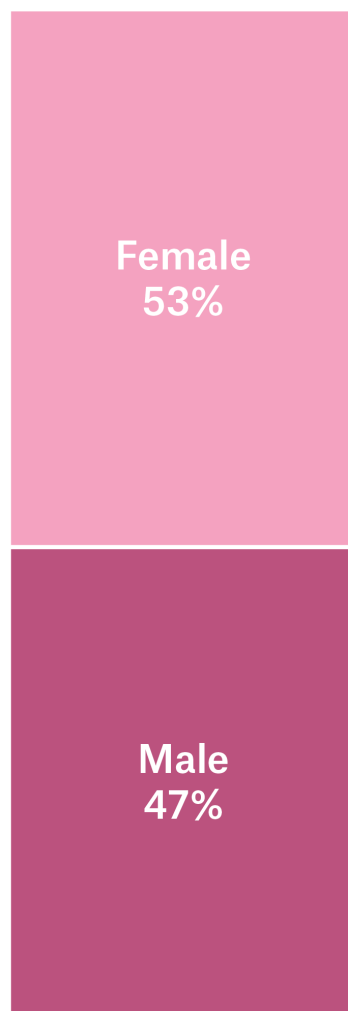
**Average
Family
Size: 3.32**



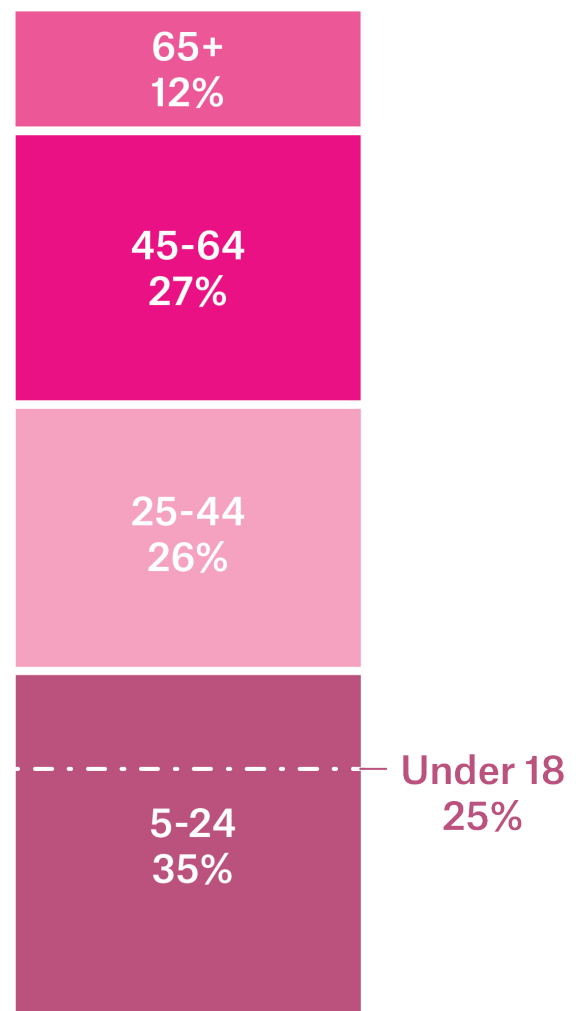
Origin



Sex



Age



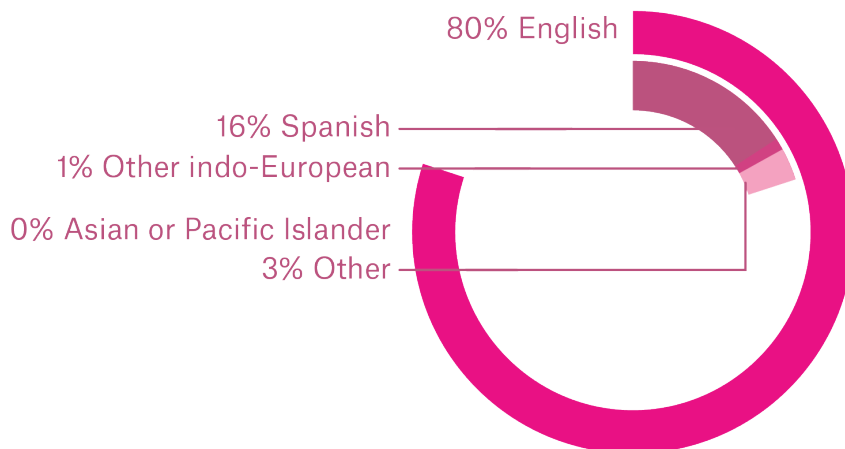
Household Income

Median Income: **\$31,961**

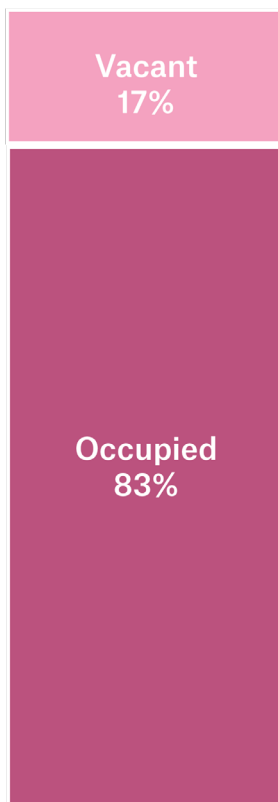


20% of Population Living Below 200% Poverty Line

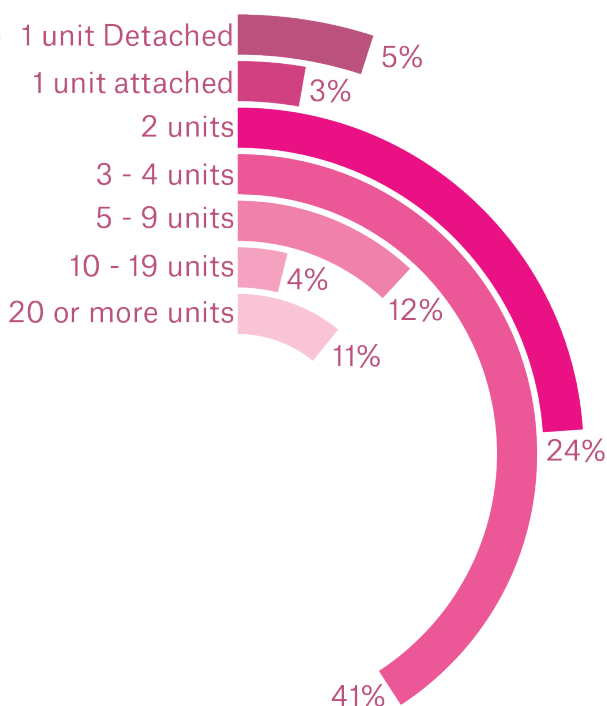
Language Spoken at Home (population over 5)



Housing Occupancy



Units in Housing



Assets

From Advocacy to Legacy: Asset Mapping through Photo Voice

In 2020, youth members of Advocacy to Legacy conducted a Photo Voice project that mapped the assets of their neighborhood, Upper Albany. Asset mapping helped young Upper Albany residents identify and document assets in their hometown. They worked with their community to identify assets. From this, they created a comprehensive inventory of the neighborhood. Their asset mapping project creates a space for dialogue between community-based organizations and resident groups working on community/economic development projects, using information from the photovoice project to advance community-centric decision-making.

The Advocacy to Legacy asset mapping serves as a foundation for the Upper Albany Neighborhood Plan. **Text and photos were provided by Advocacy to Legacy.**

“I take pride in this statue because it is a black man from the community we are honoring. It is so important that our youth see this.”

-An Upper Albany resident

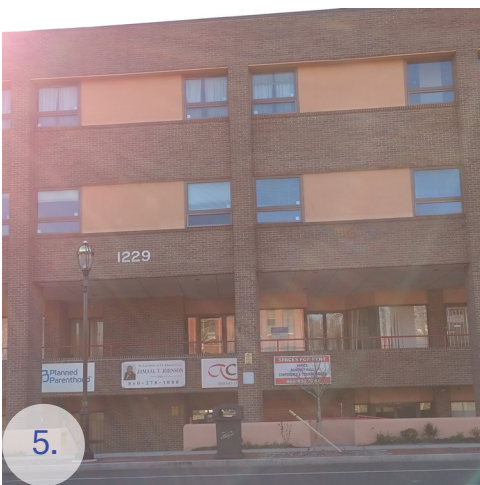
People - Past and Present

1. **People** (shown in picture BHCA Youth Members and Guests). The number one asset identified in North Hartford was the people/residents. People spoke of the resiliency, creativity, industriousness, pride, determination and love that many residents have for the city.
2. **Engaged Community.** Members of the community have strong feelings and opinions and share them in various ways.
3. **Walter “Doc” Hurley Statue.** This is the first public artwork honoring a contemporary African-American anywhere in Connecticut. Hurley, who was a coach, mentor and educator, created a scholarship program for Hartford high school students to receive higher education.
4. **Fire Station.** This fire station is named after John Stewart, who was the first Black fire chief in Hartford. Fire stations are important because if you have a fire or an emergency they come and help you. Fire trucks come a lot of times when you call 911. The fire department will give



People

1. BHCA Youth
2. Engaged Community
3. Walter “Doc” Hurley Statue



4. Fire Station
5. Collin Bennett Building
- Culture**
6. Kamora's Cultural Corner

you smoke detectors for free and help you put them up if you need help.

5. **Collin Bennett Building.** Named after Collin B. Bennett, a Black City Councilmember in Hartford in the 1960's, who built this building because he believed in entrepreneurship, self employment, and home ownership. This building has housed many small businesses and neighborhood organizations over the years. Today, Planned Parenthood, Upper Albany Neighborhood Collaborative, Dr. Henry, Advocacy to Legacy, and other offices are located there.

Culture

6. **Kamora's Cultural Corner.** This is a community space. Various activities are held at different times - yoga, flea markets, community gatherings, etc. The space is outdoors where people can get together and socialize and meet each other. It provides a safe, brave space for everyone, especially LGBTQ POC.

“[Artists Collective] brings the community together to celebrate the arts, and the youth who go there keep the property up.”

-An Upper Albany Resident

7. **CURET - Caribbean Resource Center, Center for Urban Research, Education & Training.** The Center teaches and promotes the distinctive Caribbean identity of the City of Hartford and the impact of Caribbean culture on contemporary societies around the world. They conduct research and host cultural activities and exchanges that draw on the transnational ties of the region and help students grow as dedicated global citizens. They have a summer program for students. This is also the home of a West Indian community newspaper.

8. **Artists Collective.** Artists Collective, founded in the 1970's, is a training school for dance, music, and arts. Artist Collective teachers have taught thousands of people, helping them become artists. People can use this asset by going to their summer program to learn more about different arts and cultures.

Schools

9. **Achievement First.** Achievement First is a charter school that helps young minds learn different things each and everyday. This school introduces basic learning skills for grades K-4. It also houses a middle and high school. It



7.



10.



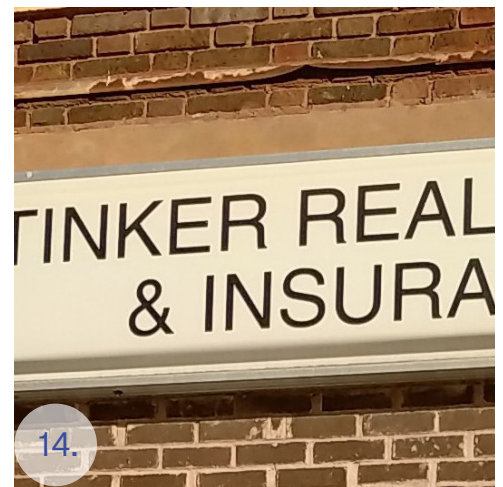
13.



8.



11.



14.



9.



12.



15.

7. CURET
8. Artists Collective
Schools
9. Achievement First

10. Annie Fisher
11. MLK
Businesses
12. Check Cashing

13. Living Word Imprints
14. Tinker Realty & Insurance
15. Bank of America



16.



17.



18.

16. Scotts Jamaican Bakery

17. Bravo Plaza

Community Organizations and Housing

17. BHCA

proudly states that all of its students get admitted to higher education after high school. "This is a good school. It is my school." -quote from Advocacy to Legacy youth member 10. **Annie Fisher.** This is another school option that offers an alternative to the standard public school core curriculum. This school follows the Montessori philosophy and also has a S.T.E.M. focus. The school's building is renovated and has the newest and best equipment.

11. **Martin Luther King School.** "MLK" is a neighborhood school and an asset to the community, because it helps kids learn and give parents a safe place for kids during the day. This benefits the community by having the school within walking distance from many homes. This school is well known, because of its name and endeared by alumni. Built in 1924, it was renovated and reopened in 1976 and re-named the Martin Luther King Jr. Middle School after the "old" Weaver High School moved to a new location. This school reopened in 2020 after renovations to upgrade the building. The school wants to be known for teaching "social justice."

Businesses

12. **Check Cashing.** The check cashing place offers many convenient services to residents. They can come here to pay utility bills at no or low cost (fees are determined by utility companies). They can buy money orders for \$0.99 or send money anywhere via moneygram. They can cash their checks for 2% of the amount of the check. They can also buy bus passes. This option works for many residents who do not have steady or stable income.

13. **Living Word Imprints.** Living Word Imprints is an asset to our community because people can go there to get school uniforms or school logos put on the uniforms. You can also get copies of your important papers here. They print invitations for parties and weddings and cards, brochures, and signs for businesses. It is nice to have a copy service place in the neighborhood.

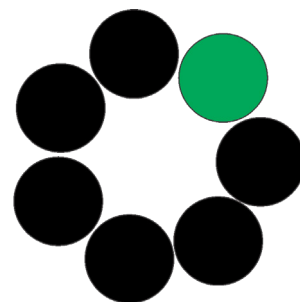
14. **Tinker Realty & Insurance.** This business is an asset to the community because you can come here when you want to buy a house, rent an apartment, or get car insurance. It is easy to reach as it is on Albany Avenue. This business also allows people to send money to their families and friends in the Caribbean through their moneygram service. Mr Keith Tinker has been servicing the Hartford community since 1973 with insurance and real estate services.

15. **Bank of America** is a bank that you can put money in or take it out. If you have a check you can go there and cash

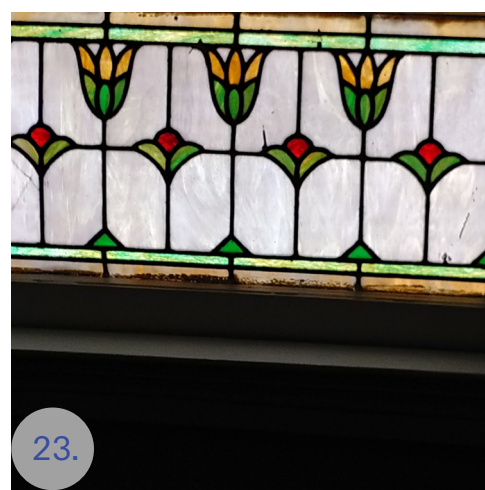
it. Because it is the only bank in the neighborhood, many people use it. It benefits the community by making it easier for people to get their money at the 24 hour ATM.

16. **Scott Jamaican Bakery** is an institution in the city. It is known for Jamaican patties and Coco Bread, Easter Buns, Hardo Bread and Duck bread. It is probably one of the first places in the city where Jamaican patties were made and sold. It reflects the changing population and taste of the city as the population began to change from Irish, Italian and Jewish to African American and West Indian. This business has been around since 1978.

17. **Bravo Plaza.** The center's nine tenants include a Walgreen Pharmacy, restaurants and small retail that serve a diverse community with large percentage of African

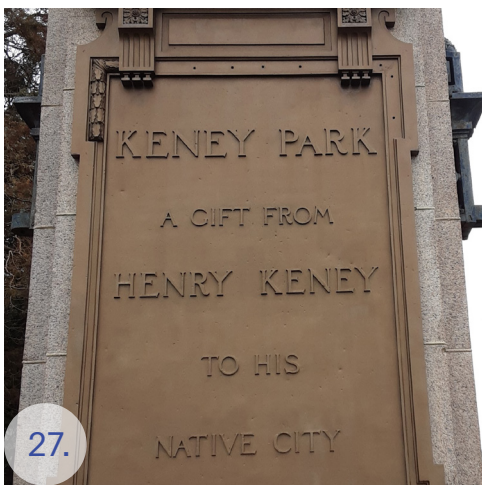


Advocacy to Legacy



19. - 22. Multi-family homes

23. Stained Glass
24. Albany Avenue Library



American, West Indian and Hispanic residents.

Community Organizations and Housing

18. **Blue Hills Civic Association** "We started our work on asset mapping through our summer youth employment through BHCA." - SYE Student. The BHCA offers a lot of services to the community. It provides summer youth employment (SYE) opportunities for youth 14 - 18 to work in various local businesses. It also has other youth and young adult programs, such as community organizing. It also provides volunteer opportunities for the community to help the neighborhoods such as "litter clean up campaign".

19.-23. **Stained Glass Windows and Multi-family Homes.**

There are a lot of older homes in Blue Hills with beautiful stained glass windows. Many homes in Upper Albany are 3-3-3 (three family, three floors, three bedrooms).

24. **Albany Avenue Library.** Kids go to the library for a safe space, programing and after school help. They also use the computers and can borrow books, videos, games and other things. This library has U-media center where kids can learn photography, 3D printing and screen printing. There is space where adults can have meetings or programs.

25. **U.S. Post Office.** Post offices are important to our communities. Many people mail their bills or letters because they do not have internet so they go to the post office to buy stamps and money orders. They also use it to mail packages. People rent "mailboxes" to get mail if they don't want to use their home address. At some post offices you can get your passport renewed.

Gardens and Parks

26. **Gardens.** Many businesses and homeowners beautify their landscapes with gardens. Gardens (floral or vegetable) in the front and backyards of homes not only bring beauty but also nutrition and exercise to the families that tend them.

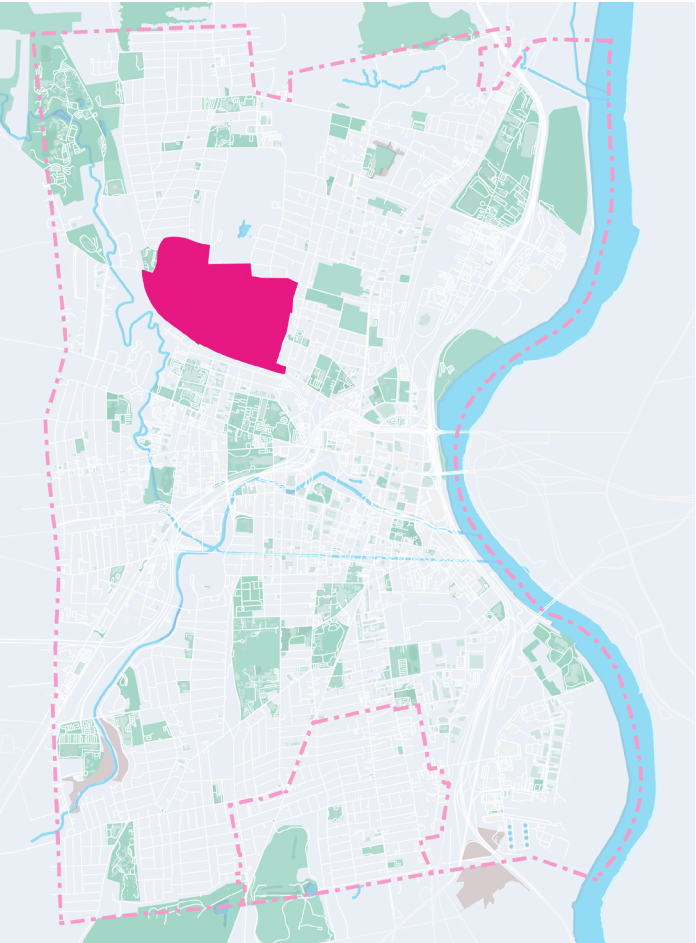
27. **Keney Park** is the largest city park in New England with its many playing fields (cricket, football, soccer), basketball courts, playgrounds and playscapes. It has a pond stocked with fish, a beautiful fountain for viewing and a swimming pool.

25. U.S. Post Office
Gardens and Parks

26. Gardens

27. Keney Park

Upper Albany Neighborhood Map



- Keney Park
- MLK, Jr. Middle School
- Achievement First
- Caribbean Resource Center
- Albany Ave. Library
- Artists Collective
- Thirman L. Miller Elementary School
- Collin Bennett Building
- Blue Hills Civic Association
- U.S. Post Office
- Bravo Plaza
- Kamora's Cultural Corner

- Legend**
- Arts and Culture
 - Learning
 - Community Development
 - Business Centers
 - Commercial Corridor
 - Industrial Corridor

- Development Project Pipeline**
- 1. 1240 Albany Avenue (Hartford Public Library expansion)
 - 2. 1154-1170 Albany Avenue (18 residential units)
 - 3. Woodland and Albany (mixed-use)
 - 4. 696 Albany Avenue (8 residential units)
 - 5. 614 Albany Avenue (redevelopment of vacant land)





Homestead Avenue

Neighborhood Vision

Upper Albany will become a neighborhood of choice: offering a quality of life to all of its residents by welcoming cultural diversity and abundance, providing opportunities for social and economic growth, sustaining local safety and beauty, and promoting job creation as well as support for our residents.



Albany Avenue and Homestead Avenue

Goals and Strategies

The Upper Albany Neighborhood Plan uses the five action areas – Green, Grow, Live, Move, and Play – from the Hartford City Plan 2035 to outline community goals and strategies for the next decade. Goals and strategies help the City and neighborhood achieve the Upper Albany Neighborhood Plan Vision. Goals serve as broader concepts for each action area that are operationalized by implementing the specific strategies. Upper Albany community members identified thirty-nine strategies to help achieve their vision for their neighborhood. These sections are followed by an Implementation Matrix that articulates how strategies can be implemented, by whom, timeline to completing their next phase, and the phase budget magnitude.

Improving Quality of Life

Over the course of the neighborhood planning process, Upper Albany community members focused on goals and strategies that would improve quality of life for current residents. Neighborhood stakeholders identified the need to improve the quality of an aging housing stock, increase homeownership opportunities, add new businesses and jobs, and provide resources to existing businesses. For Upper Albany community members, quality of life issues spanned from issues of street safety to housing cultural amenities. Strategies that address quality of life for Upper Albany residents are found within each of the five goal areas.



GREEN achieve a more sustainable and resilient Upper Albany community

“Environmental sustainability can be achieved with community gardens and classes to help people grow sustainable foods.”

The focus of the City Plan’s GREEN action area is to improve the City’s environment. City Plan recommendations include improving energy efficiency and renewable energy, expanding and conserving the city’s flora and fauna, reengaging with the City’s rivers, addressing waste reduction, and advancing climate change resiliency.

During the community engagement process for the neighborhood plan, stakeholders highlighted the need for strategies that support a more sustainable and resilient Upper Albany. Community members discussed the need to address energy efficiency in housing units, clean-up contaminated lots, and increase environmental sustainability awareness neighborhood-wide. In addition, in 2021, areas in Upper Albany adjacent to the Park River and downstream from developments with large impermeable surfaces experienced severe flooding during extreme rainfall. As climate change increases the frequency and intensity of these weather events, Upper Albany residents face further threats from flooding.

Community members highlighted **six strategies** including increasing the tree canopy and green space, making parks more accessible, establishing a more sustainable energy source, and addressing flooding as ways to become more resilient.

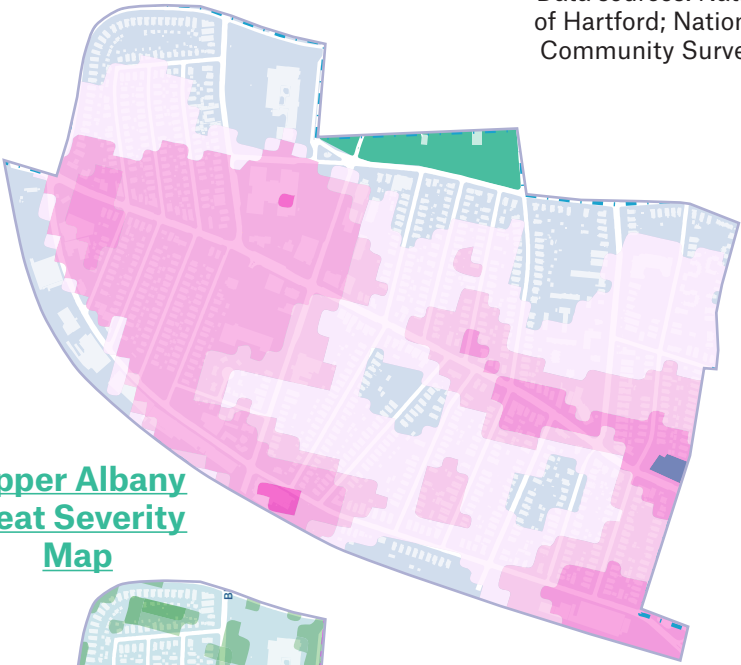
What we heard

Upper Albany Community Members want

- Larger tree canopy
- More green spaces and trails across Upper Albany.
- Cleaner, safer, and more accessible parks.
- More urban farming and community farmers markets
- Cleaner, nicer, and more welcoming streets.
- Establishing more sustainable energy sources.
- Better preparedness for climate change effects - flooding.

Data sources: National Land Cover Database Tree Canopy Cover 2016; City of Hartford; National Integrated Heat Health Information System; American Community Survey 5-Year Estimates, 2019; U.S. Dept. of Energy LEAD tool

Upper Albany
Heat Severity
Map

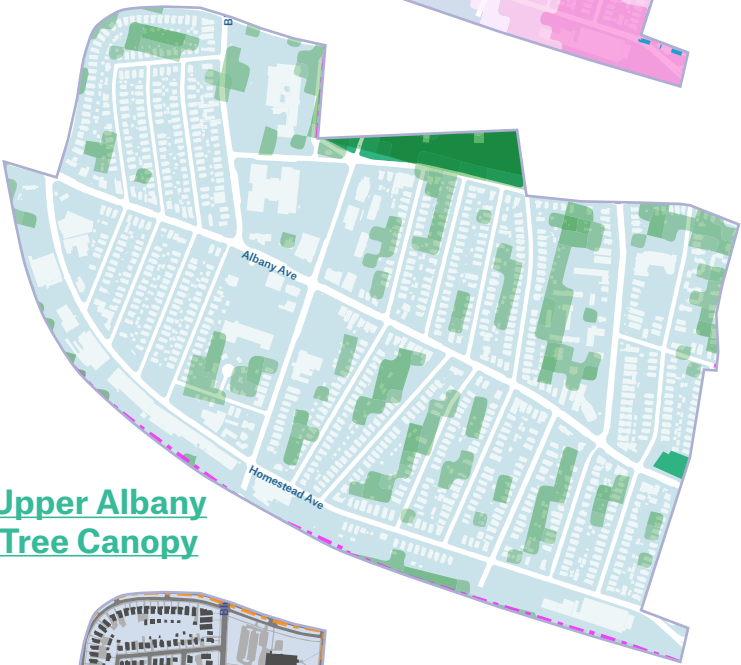


Average Annual
Energy Cost

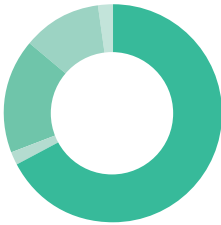


City: \$2,893.00
Upper Albany: \$3,233.67

Upper Albany
Tree Canopy



Heating Fuel



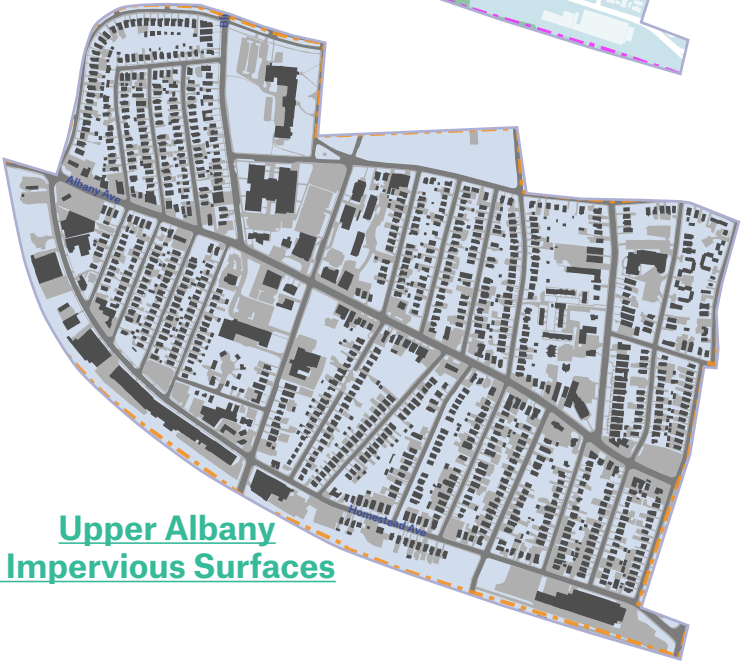
- Solar Energy 0%
- Coal or Coke 0%
- Other 0%
- None 2%
- Bottled, Tank, or LP gas 2%
- Fuel Oil, Kerosene, etc 12%
- Electricity 17%
- Utility Gas 68%

Average Energy Burden as
% of Income



City: 6%
Upper Albany: 7-8%

Upper Albany
Impervious Surfaces



GREEN Strategies for a sustainable and resilient Upper Albany

Adding Solar

Description: Install solar panels on municipal/public building roofs.

Community Need: During our final Neighborhood Planning Committee meeting, we heard about the importance of adding solar panels on municipal buildings to introduce multi-functionality to the buildings and improve energy efficiency.

Implementation: Identify and select public buildings for solar panel installation. Leverage Federal and State level funding to fund implementation.

Address Extreme Heat

Description: Plant native trees along Albany and Homestead Avenues and other heat-island areas to improve the existing tree canopy.

Community Need: During the engagement period, residents and stakeholders discussed the need to combat neighborhood-level climate change impacts from increased extreme heat by adding more trees to the streets.

Implementation: The City has developed a Tree Canopy Action Plan that calls for planting an additional 150,000 trees within 50 years to achieve the 35% tree canopy goal. Include native tree planting for the three identified streets into the City's Annual Budget. Ensure that tree canopy does not interfere with solar panel installation.

Community Clean-Up

Description: Implement a bi-monthly community cleanup day.

Community Need: Blight and safety were two of the biggest concerns that people have mentioned during the neighborhood planning process. Stakeholders identified the need to confront this challenge by increasing community ownership and pride in the neighborhood.

Implementation: Organize and plan community clean-ups through NRZ, and collaborate to support trash removal.

Community-Led Gardens

Description: Identify lots for new community-led gardens or expansion of current gardens. Ensure that gardens are integrated with the ecological and community fabric of the neighborhood, do not lead to increased rodent populations or other undesired impacts, and support the neighborhood's well-being.

Community Need: During the engagement process, we received comments and responses from individuals in the community that called for more opportunities to grow and create access to produce.

Implementation: Identify lots for new community-led gardens or expansion of current gardens. Ensure that gardens are integrated with the ecological and community fabric of the neighborhood, do not lead to increased rodent populations or other undesired impacts, and support the neighborhood's well-being. Have adequate guidance and oversight to ensure that gardens do not lead to increased rodent populations or have other undesired impacts, and that they are integrated with the community and support its well-being.

Farmer's Markets and Co-Ops

Description: Explore feasibility and partnerships for a co-op or farmer's market tied to community gardens.

Community Need: Throughout engagement, Upper Albany stakeholders noted the large need and interest in improving access to fresh produce and better food nutrition.

Implementation: Connect the NRZ, Merchant's Association, or other community organizations with the CT Department of Agriculture to establish a certified farmer's market and find farmers and other vendors, and connect with the City to find a street location for operation.

Flood Readiness

Description: Inform and prepare a flood readiness plan for flood-prone areas, especially blight infrastructure areas.

Community Need: In 2021, areas in Upper Albany near the Park River experienced flooding and damage from flooding during extreme rainfall occurrences. Community members described the importance of developing a flood readiness and response plan for future flood events in the neighborhood.

Implementation: Include a flood readiness and response plan development in the City's annual budget.

Zoning Strategies

Zoning recommendation to support Community Gardens. Current zoning regulations allow for the development of Community Gardens in all district types. The zoning code stipulates that various conditions must be met to receive a zoning permit. Under the zoning code 3.3.3 Open Spaces A. Community Gardens (1)(a) applicants are required to have "reliable and legal access to an onsite source of water." However, this requirement is both an impediment to growing community gardens as well as unnecessary due to the amount of annual rainfall Hartford receives. To support adding more community gardens to the neighborhood, the provision requiring an onsite source of water can be eliminated from the zoning code or altered so that rain barrels or other rainwater storage is considered a reliable and legal source of water.



GROW

strengthen Upper Albany's economic development, especially by creating quality jobs for residents

“More variety of businesses, more opportunities for businesses to get together to collaborate and share info and resources.”

The focus of the GROW action area is to connect residents to career paths in core industries prominent in Hartford and to foster local entrepreneurship. The City Plan includes suggestions to help support the growth of an inclusive regional economy. Within Upper Albany, fifty-eight percent of residents are in the labor force; sixty-four percent of them work in the neighborhood. The majority of residents in Upper Albany work in service related occupations such as education, healthcare, and social services. While each of these services are important to the individuals of the community, many residents have expressed interest in more trade specific job opportunities.

During the neighborhood planning process, Upper Albany stakeholders highlighted the need to address support for existing businesses and create quality jobs for residents. In particular, stakeholders suggested strategies for implementing job training and trade programs and incentivizing new businesses for the Homestead and Albany Avenue commercial corridors.

Upper Albany stakeholders developed **eleven strategies** to strengthen economic development in the neighborhood.

What we heard

Upper Albany Community Members want

- Quality jobs within or easily accessible from the neighborhood
- Opportunities for job training and education programs
- Quality and diverse retail that serves resident needs
- Small businesses that are supported with services to stay in place and thrive
- Community ownership

Median Household Income

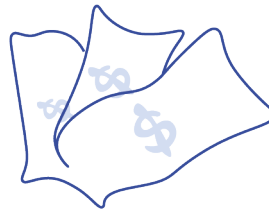
Hartford: \$36,278

Upper Albany: \$32,689

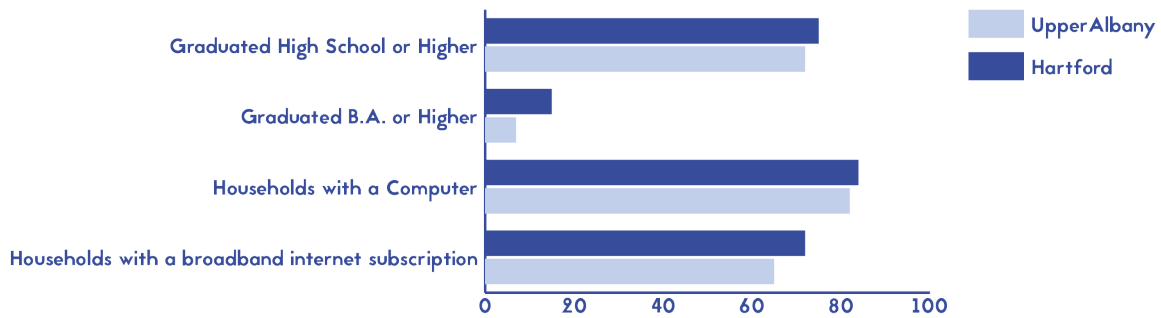
Median Family Income

Hartford: \$42,536

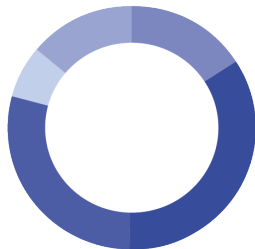
Upper Albany: \$47,924



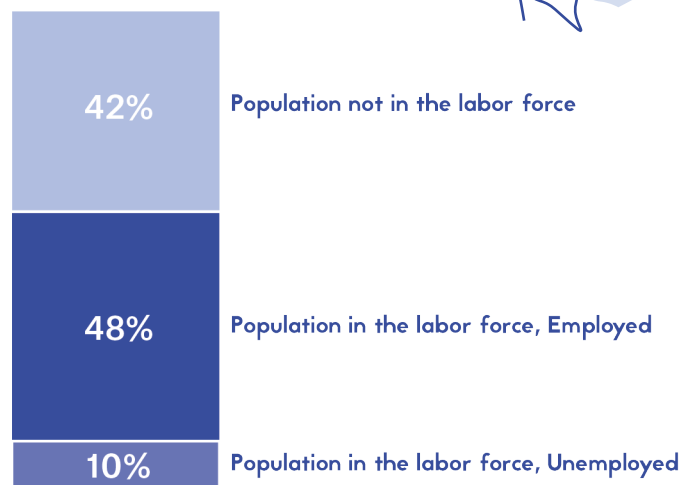
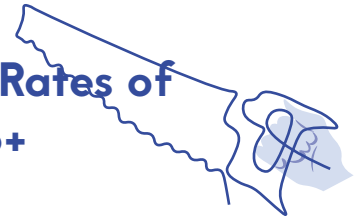
Educational Attainment (Pop. 25+)



Occupation



Employment Rates of Population 16+



Data source: American Community Survey 5-Year Estimates, 2019

Vacant Properties and Brownfields



Data source: City of Hartford 2023

GROW Strategies

for a strong economy with quality jobs in Upper Albany

Albany Ave. Façades

Description: Target Albany Avenue for inclusion in the City's façade program.

Community Need: In order to build curiosity and incentivize visitors into the neighborhood, adding Albany Ave. to the list of places included in the City's façade program will improve existing business street presence driving interest in the neighborhood. This strategy comes directly from the last Upper Albany strategic plan.

Implementation: In winter of 2022, the City of Hartford announced a new \$2 million façade program that includes funding for Albany Avenue.

Business and building owners can apply to the city's new façade program to improve their storefronts.

A Place to Shop, Sit, Eat

Description: A Place to Shop, and Sit Down, and Eat: Explore the siting of a produce market with sit down restaurants and good quality, affordable food options, potentially a market like Quincy Market.

Community Need: As a way to bring more healthy food options and local produce to the neighborhood residents of Upper Albany discussed the need for an additional affordable market. They described the desire for a market that could serve residents and incentivize new visitors by providing a shopping area, creating a restful space for gathering, and supporting local small food business and/or farmers through a location for selling their produce.

Implementation: Identify a vacant lot or building for use as a new market venue and perform an environmental study to assess land use conversion.

Business Resources and Training

Description: Create more business development resources along Albany Avenue, including small business education and training programs.

Community Need: Business stakeholders noted the need to improve business capacity to access existing resources provided by the City, Chamber of Commerce, and State.

Implementation: Conduct business focus groups through the Small Business and Community Development Division to better understand existing limitations for businesses to access resources.

Homestead Businesses

Description: Attract and incentivize a private company to set up shop on Homestead Ave. that would provide high paying jobs for Upper Albany residents.

Community Need: Stakeholders expressed the need for businesses in the neighborhood that could provide higher paying jobs for residents. They cited the vacant lots along Homestead Avenue as opportunity sites for new developments that could support the neighborhood's economic growth.

Implementation: Implement a redevelopment plan for Homestead Avenue to create a comprehensive vision for the area that includes a market feasibility study identifying the types of businesses that the neighborhood could support along the corridor.

Job Placement Covenants

Description: Create a new policy for "Job Placement Covenants" for all new initiatives in the neighborhood.

Community Need: Ensuring that any new businesses in the neighborhood provide jobs for residents surfaced as a high priority for Upper Albany stakeholders.

Implementation: The City of Hartford has ordinances in place requiring new developments to enlist 15% minority businesses and a 30% goal for hiring Hartford residents and tradeworkers. State laws limit the City's ability to require hiring percentages.

Implement community advocacy and discussion with City to explore alternative community benefit agreement opportunities for new developments that are city-assisted. Implement community advocacy at state level to change state laws regarding hiring requirements.

Legacy Business Support

Description: Identifying, promoting, and, over time, financially supporting Hartford's longtime community businesses through a legacy business program along Albany Avenue.

Community Need: Community engagement identified the need to help existing neighborhood businesses maintain and grow their services, while also increasing the number of businesses in the neighborhood. This strategy is also highlighted in the City Plan

Implementation: Develop a Business Retention and Expansion Program to support existing small businesses and sustain and expand emerging small businesses.

New BID

Description: Explore possibility of creating a Business Improvement District (BID) for Upper Albany.

Community Need: Stakeholders expressed the need to create a Business Improvement District for Upper Albany to support the Albany Avenue business corridor. This strategy was also outlined in the City Plan.

Implementation: Organize neighborhood businesses to identify priority needs and whether a business improvement district is the appropriate structure to address those needs.

Technology Center

Description: Create a technology center for medical training programs in the vacant lot next to Blue Hills civic association.

Community Need: During various conversations with Upper Albany's Neighborhood Planning Committee, stakeholders expressed an interest in defining Upper Albany as a technology and medical hub. With existing residents in medical service industry jobs, job training for the technology side of the medical industry as well as new businesses in med-tech would help improve resident skills and job prospects.

Implementation: Budget and conduct a market feasibility to identify the possibility and requirements of creating a technology center to serve medical training.

Pop-up to Brick and Mortar

Description: Develop a "pop-up to bricks-and-mortar" pipeline to identify spaces for temporary retail shops, such existing storefront vacancies.

Community Need: Stakeholders identified the need to attract new businesses to Upper Albany. This strategy, helping new businesses move into brick-and-mortar locations, comes from the City Plan. Starting as pop-ups allows businesses to gain experience in maintaining a brick-and-mortar location, while lessening the financial burden and decreasing blight from vacant storefronts

Implementation: Through a Business Retention and Expansion Program, support use of vacant storefronts, and use to partner with existing "pop-ups to brick and mortar" programs.

Rezone Homestead

Description: Rezone Homestead Avenue into a mixed used corridor to reestablish its vibrancy as an industrial and retail corridor relevant for the resident community.

Community Need: Residents of Upper Albany and the Neighborhood Planning Committee have expressed a deep interest in supporting Homestead Avenues transition from abandoned industrial corridor to a jobs and retail corridor that would support the neighborhood's economic development. Stakeholders described the need to redesign the corridor for light-industrial, reimagined retail storefronts, and adding new developments to vacant lots.

Implementation: Implement a redevelopment plan for Homestead Avenue to create a comprehensive vision for the area that includes a market feasibility study, environmental studies of vacant lots, and suggestions for rezoning to accommodate new land use needs.

New Businesses

Description: Attract and incentivize new businesses to Upper Albany to support job creation for neighborhood residents.

Community Need: Community members expressed the desire to see Upper Albany's two commercial corridors (Albany Ave. and Homestead Ave.) become thriving places for businesses and visitors.

Implementation: Budget and conduct a market feasibility for Upper Albany to identify jobs, job training, and businesses that match resident skill and education levels.

Zoning Strategies

Zoning recommendation to support Homestead Avenue development.

Land uses on Homestead Avenue are currently zoned under the CX-1, NX-2, N-2-2, and N-2-3 districts, which allows an innovative mix of office, residential, and low-intensity industrial uses, along with retail and service uses. None of these districts allow retail or the majority of service uses. In addition, the building-type zoning (including residential types, General Building Type, and Workshop/Warehouse Building Type) overly restricts retail and service uses on the ground and upper floors in direct contradiction to community interest and needs for a vibrant commercial corridor. Supporting a mixed-use corridor along Homestead Avenue requires changing the zoning of all parcels to a CX-2 district and either 1) eliminating the building type requirements entirely or altering building type requirement so that they only direct design and form and do not direct use. Altering building types so that they are no longer overly restrictive of land use on ground and upper floors (to allow for more retail and restaurant use) nor of the number of allowable buildings (to allow for multiple principal buildings) is especially important for a vibrant mixed-use corridor.

Zoning recommendation to support Albany Avenue.

Zoning along Albany Avenue is a mix of districts including MS-2, MX-1, MX-2, NX-3, and NX-1. To support the economic development of the corridor, Albany Avenue should have single district designation that supports it as a commercial corridor. This would require rezoning the corridor as MS-1 and MS-3 zones, for parcels currently zoned MX or NX. Building type requirements should be limited to directing form and design (and not use).

“Build affordable housing that poor people can afford to buy. The aim should be to help poor people elevate their standard of living, provide for their families, and feel better about earning minimum wage.”

The focus of the City Plan’s LIVE action area is to forge better connections between people and available resources as well as between people and across neighborhood boundaries. The City Plan provides recommendations to support equitable and affordable access to a high quality of life for all the city’s residents.

Almost half of Upper Albany today is residential. About 23% of Upper Albany housing was constructed prior to 1939 and is composed of low- (1 to 2 family) to medium-density (3-6 family) structures. While originally this medium density housing stock was owner-occupied, and often housed several generations of the same family in one building, today they are mostly renter occupied, with multiple families in one structure. High density housing exists in several elderly facilities in the neighborhood, as well as along portions of Vine and Woodland Streets. Residential areas are accompanied by mixed use commercial corridors on Albany Avenue and Homestead Avenue.

To support existing housing in the City, Hartford adopted its Affordable Housing Plan in 2022. To develop new sites the City follows a four-stage process: 1) pre-development/assessment, 2) planning, 3) design, 4) construction. Within the City’s project pipeline are developments at Woodland/Albany (restaurant/retail), 1240 Albany Avenue (library expansion), 696 Albany Avenue (retail/housing), and 1154-1170 Albany Avenue (housing).

During the planning process for the Neighborhood Plan, Upper Albany stakeholders expressed a need for strategies that addressed an aging housing stock, low homeownership rates, lack of job diversity, and the need for improving and redeveloping the neighborhood’s commercial corridors.

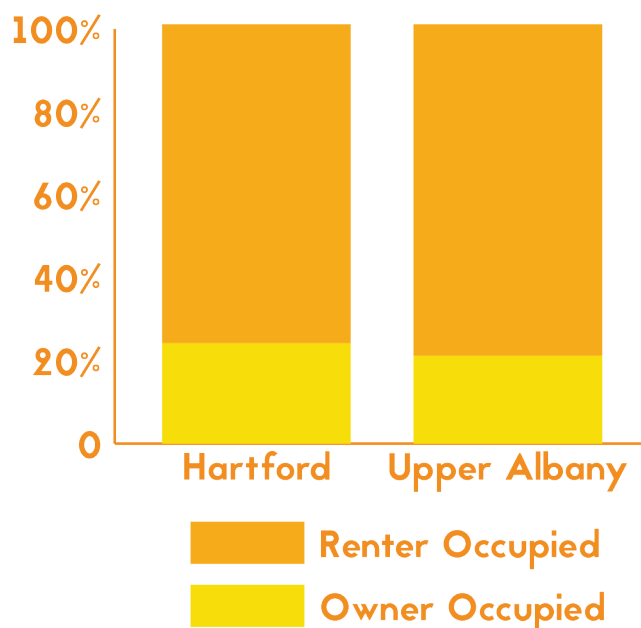
The Upper Albany community developed **twelve strategies** to help achieve a more equitable, safe, affordable, and healthy neighborhood.

What we heard

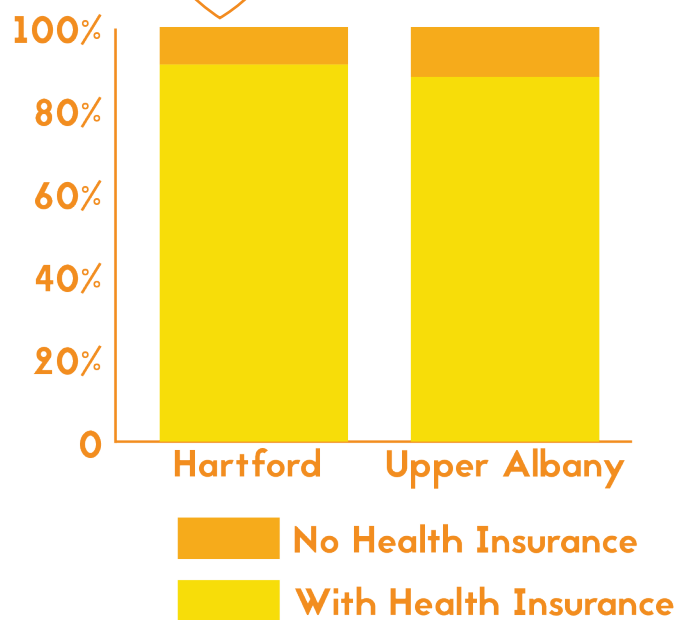
The Upper Albany Community Identified the Need for:

- increased resident access to resources
- quality rental units, property maintenance, and tenant housing assistance
- lower crime and vehicular crashes
- safer and less hazardous environments
- improved housing stock
- greater home ownership

Housing Tenure



Health Coverage



Hartford



Upper Albany



Community Resilience



- % with 3+ Risk Factors
- % with 1-2 Risk Factors
- % with 0 Risk Factors






Community Resilience is defined as the capacity of individuals and households to absorb, endure, and recover from health, social, and economic impacts. The U.S. Census estimates community resilience based on risk factors including: Income to Poverty Ratio; Single or Zero Caregiver Household; Crowding; Communication Barrier; Households without Full-time, Year-round Employment; Disability; No Health Insurance; Age 65+; No Vehicle Access; No Broadband Internet Access

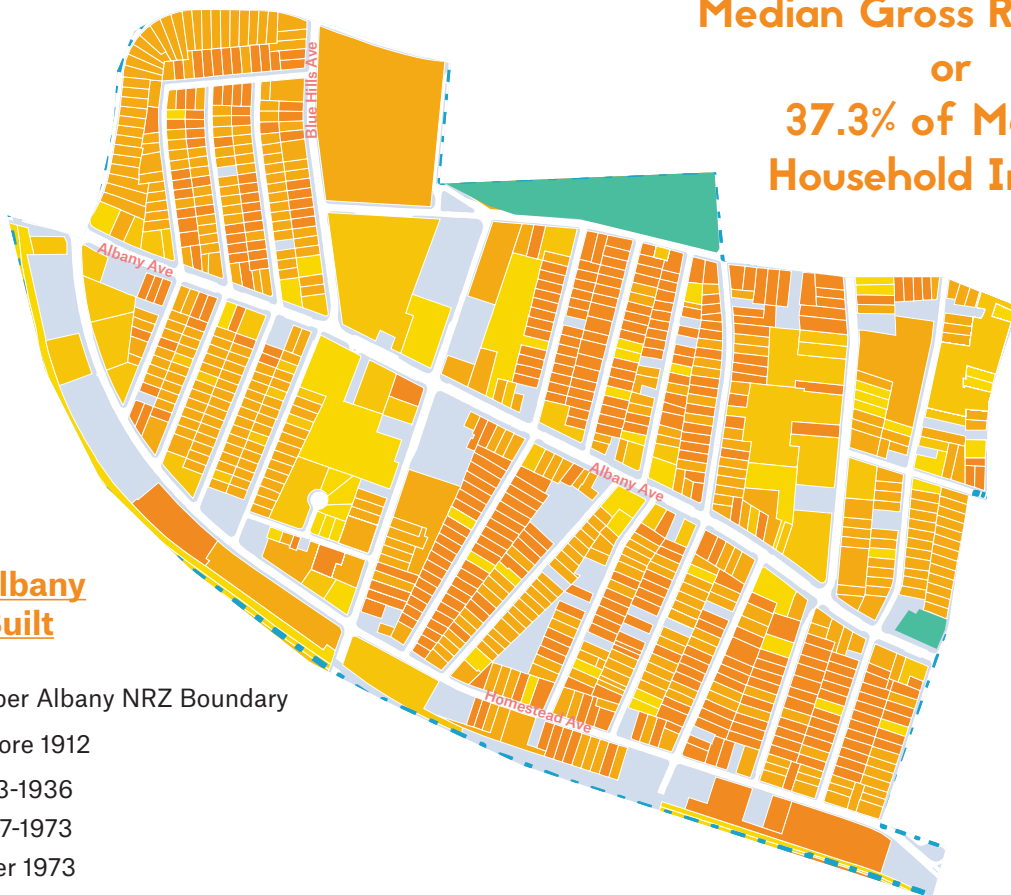
Data source: American Community Survey 5-Year Estimates, 2019



Median Gross Rent: \$986
or
37.3% of Median Household Income

Upper Albany Year Built

-  Upper Albany NRZ Boundary
-  Before 1912
-  1913-1936
-  1937-1973
-  After 1973



LIVE Strategies

for an equitable, affordable, safe, and healthy Upper Albany

Access to Fresh Produce

Description: Improve access to fresh produce and quality grocery stores.

Community Need: In Upper Albany, residents expressed the need for additional and more affordable options to access fresh produce and quality grocery stores.

Implementation: Implement farmer's markets in Upper Albany, and encourage the City to support resident access to fresh produce by exploring opportunities for siting a new indoor market and additional grocery stores on developable land.

Maintaining Housing Stock

Description: Repair and maintain aging housing stock and weatherize housing units.

Community Need: Upper Albany residents believe that vacant lots and aged buildings are leading to neighborhood blight, which they feel also causes a lack of interest in neighborhood investment. In addition, stakeholders identified the need to improve renters' quality of life by ensuring the buildings they live in are safe and high quality. This strategy also comes from the City Plan and was confirmed through the engagement process.

Implementation: Conduct homeowner focus groups to better understand existing limitations to accessing resources and identify the most common maintenance needs. This can help the City identify changes necessary to market their services.

Maintenance Assistance for Homeowners

Description: Identify homeowners in need of home maintenance assistance and connect them with existing home improvement programs.

Community Need: During community engagement, Upper Albany stakeholders discussed the need for homeowner assistance to support maintenance of aging housing stock. Where resources exist, the Neighborhood Planning Committee identified the need to make connections between homeowners and available resources in order to help reduce blight and increase property values.

Implementation: Build on the success of Hartford's Land Bank to create a similar program that helps homeowners and landlords improve their aging buildings, while allowing residents to remain in place and disincentivize displacement.

Promote and Increase Homeownership

Description: Create a homeownership program to promote home ownership among Upper Albany residents.

Community Need: Upper Albany currently has low homeownership rates. However, stakeholders expressed a desire to help current residents access homeownership opportunities in their area.

Implementation: Encourage the City to study new policies that could help residents achieve home ownership. This could include city-wide policies that require a tenant option for private landlords (TOPL) when selling properties, allow Tenancy in Common, or incentivize Cooperative Housing policy models that converts multi-family housing from rentals to tenant-owned. Encourage the City to investigate the possibility of setting up down payments or no interest down payment loan fund to support new, low-income homeowners.

Public Orchards

Description: Develop a front-yard fruit and nut tree program.

Community Need: Lacking access to fresh produce and healthier options, many lawns and yards across Hartford offer space for public orchards and trees. This strategy is taken directly from the City Plan and aims to introduce accessible fruit and nut trees to combat food insecurity while providing shade and cooling along the sidewalks on residential corridors.

Implementation: Connect Knox Hartford with residents to obtain trees. Encourage the City to support a public orchard by creating a city nursery for fruit, nut, and urban canopy trees for City and residential use.

Public Trash and Recycling

Description: Place more trash cans and recycling receptacles in public areas.

Community Need: Blight and trash were two of Upper Albany's characteristics that residents felt most strongly about changing and disliked seeing on a daily basis. This strategy is aimed at giving people more locations to dispose of trash for cleaner streets, sidewalks, and public green space.

Implementation: Identify areas in Upper Albany most in need of additional receptacles before installing them throughout the neighborhood.

Reduce Speeds

Description: Reduce speeds and speed limits citywide.

Community Need: Upper Albany stakeholders continually discussed the need to address insecurity residents felt while walking through the neighborhood due to vehicular speeds. This project is taken directly from the City Plan and intends to reduce speed limits in each of the Hartford neighborhoods for safer pedestrian streets. The strategy was confirmed during the neighborhood plan engagement process as a priority.

Implementation: Initiate a study to identify streets needing speed reductions and determine the appropriate infrastructure methods for reducing speeds on each street. Encourage City to work with CTDOT to reclassify street designations that reduce speed limits. Encourage HPD to increase their presence on specific streets to ensure compliance with speed limits.

Rodent Reduction

Description: Establish a pest and rodent control program.

Community Need: Community engagement during the neighborhood planning process identified the need to address an increase in rodent presence in the neighborhood.

Implementation: Study how to implement a program for rodent control that comprehensively addresses neighborhood-wide rodent issues, going beyond responding to individual 311 complaints.

Routine Development Reviews

Description: Advocate for routine schedule for coordinated city review of health, building, and zoning compliance.

Community Need: During community engagement, Upper Albany stakeholders discussed the need for better transparency and efficiency in Hartford's development process. Stakeholders felt that community investment through new developments was stymied by lack of coordination between the various compliance agencies.

Implementation: Encourage the City to explore additional hiring for development and building compliance review and conduct a feasibility study for streamlining and coordinating city services.

Support Programs and Safe Spaces

Description: Develop an addiction support program to create a safe space to talk, share, receive help/aid, rehab, information/education, and community.

Community Need: Upper Albany stakeholders described the need for the neighborhood to become a safe place for individuals with drug addictions to receive help, support, rehab, or even simply a judge free conversation.

Implementation: Create a strategic plan to identify the services, coordination, funding, and physical site needs.

Woodland and Sigourney

Description: Implement a development plan for Woodland and Sigourney that puts into action the neighborhood plan strategies.

Community Need: Upper Albany identified the need to locate new developments along Woodland and Sigourney. The new developments will hopefully become places for incoming new businesses, trade school training programs, and small business incubators to support the neighborhood's growing economy.

Implementation: Include the Woodland and Sigourney corridors in the Homestead Avenue Redevelopment Plan to ensure that the two streets can comprehensively support the neighborhood as connections to the neighborhood's two main commercial corridors.

Woodland Moving and Warehouse

Description: Implement a development on the Woodland Moving and Warehouse site that puts into action the neighborhood plan strategies. (The City is currently working on a development proposal for this site).

Community Need: Redeveloping vacant sites was repeatedly mentioned as an important next step for driving economic development and quality of life in the neighborhood. Stakeholders identified the Woodland Moving and Warehouse site as a specific location to initiate new development.

Implementation: Provide feedback and input to the City on the development plans for the site through Planning and Zoning Commission meetings.

MOVE

Improve non-motorized transportation access and quality infrastructure for all Upper Albany residents

“I can see that space for CT Transit, bikes, scooters, ride sharing, recreational transportation be more easily used if the traffic isn’t heavy or fast-going.”

The focus of the City Plan’s MOVE action area is to promote equity in mobility. It calls for giving higher priority to pedestrians, transit riders, and cyclists in street design and reducing greenhouse gasses to improve public health and help families save money.

During the planning process for the Neighborhood Plan, Upper Albany stakeholders expressed the need to implement complete streets and greater safety and transit affordability. Thirty-eight percent of residents use methods of transportation other than an individual car. To support these residents, stakeholders noted the need to further improve recent redesigns to Albany Avenue to better accommodate neighborhood visitors with parking and make non-motorized transportation safer.

During plan engagement, the Upper Albany community identified **six strategies** to help improve non-motorized transportation and quality infrastructure.

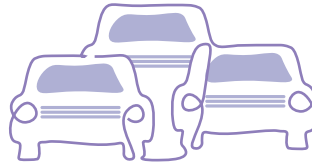
What we heard

Upper Albany Community Members want

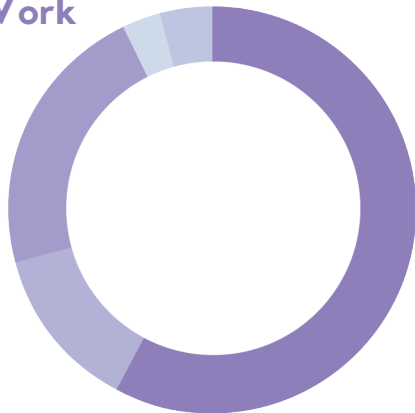
- Complete streets including sidewalks, bike paths, and accessible transit stops
- Utility infrastructure
- Proper lighting
- Quality public transit or other affordable transportation options
- Safe places for residents to walk, run, bicycle, and recreate

Mean Travel Time to
Work (in Minutes)

27.4

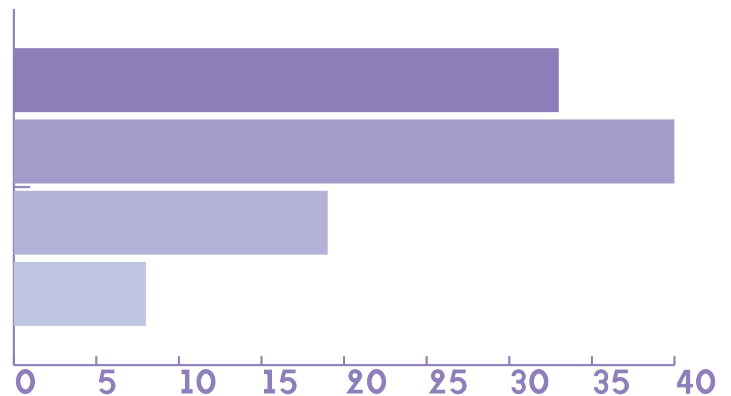


Communiting to
Work



- Other Means 0%
- Walked 3%
- Worked From Home 4%
- Car, Truck, Van
Carpool 13%
- Public Transportation 22%
- Car, Truck, Van
Drive Alone 58%

Vehicles Available



- 3 Vehicles Available 8%
- 2 Vehicles Availables 39%
- 1 Vehicle Available 40%
- No Vehicles Available 33%

Data source: American Community Survey 5-Year Estimates, 2019

MOVE Strategies

for non-motorized transportation and quality infrastructure in Upper Albany

Albany Ave. Improvements

Description: Implement further traffic calming measures on Albany Avenue, in particular a bike lane between parked cars and the sidewalk.

Community Need: During our engagement process, residents expressed a need for more traffic calming methods throughout the neighborhood, and specifically along Albany Ave, to address new needs associated with an increase in people using alternative transportation methods.

Implementation: Issue a Request for Proposals for Albany Avenue street redesign to address the mobility needs of non-vehicular traffic.

Bike Parking

Description: Expand the number of bike racks and storage.

Community Need: This strategy was taken directly from the City Plan and will help make biking more visible and accessible and make choosing an alternative to cars easier for pedestrians.

Implementation: Coordinate design and planning to streamline rack installation and respond more quickly to neighborhood requests. Conduct routine, monthly on-the-ground assessments and location marking, followed by installation.

Enforce Traffic Laws

Description: Improve enforcement of traffic laws to create a safer environment for pedestrians, bus transit riders and cyclists.

Community Need: During engagement we heard from residents and business owners that many people feel insecure as pedestrians and public transit riders. Community members brought up a need for increased law enforcement to address traffic and pedestrian safety.

Implementation: Include data on vehicular crashes and traffic violations in HPD NRZ Reports. Encourage HPD to prioritize traffic monitoring at intersections and times where crash data indicates the most risk.

Improve Road Maintenance

Description: Implement road fixtures, in particular streets on Granby Street and Blue Hills Avenue.

Community Need: Upper Albany stakeholders identified failing road maintenance as a significant impediment to traffic safety,

Implementation: Include funds to assess and fix street surface issues in City's annual budget.

Provide Transit Stipends

Description: Provide transit stipends including subsidized bus fares for Upper Albany residents.

Community Need: In 2022, CT DOT initiated free public transit fares on buses throughout the state. In Hartford, free public transit has increased ridership and resident access to jobs and services.

Implementation: Encourage the City to conduct a funding feasibility study to finance transit stipends for Hartford residents or advocate at CT DOT for state-level funding to continue free public transit that began in 2022.

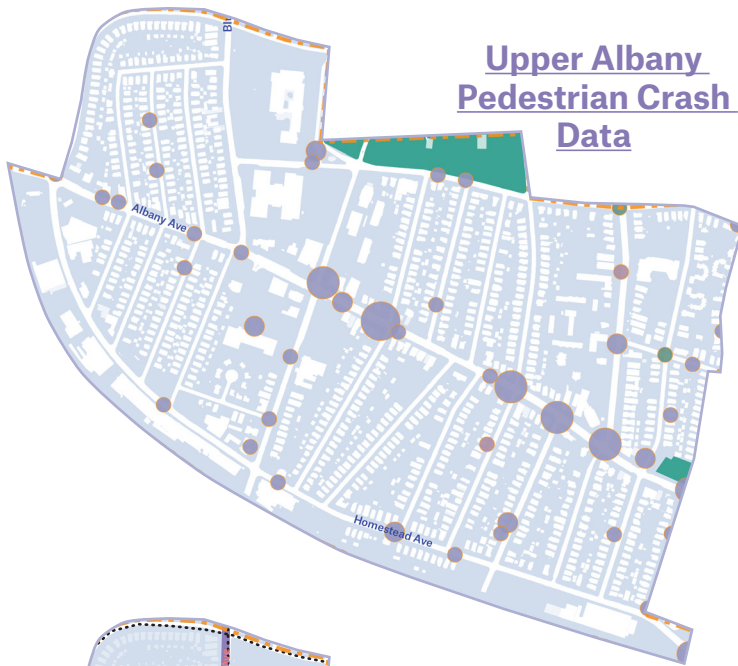
Traffic Calming

Description: Redesign streets to slow down cars.

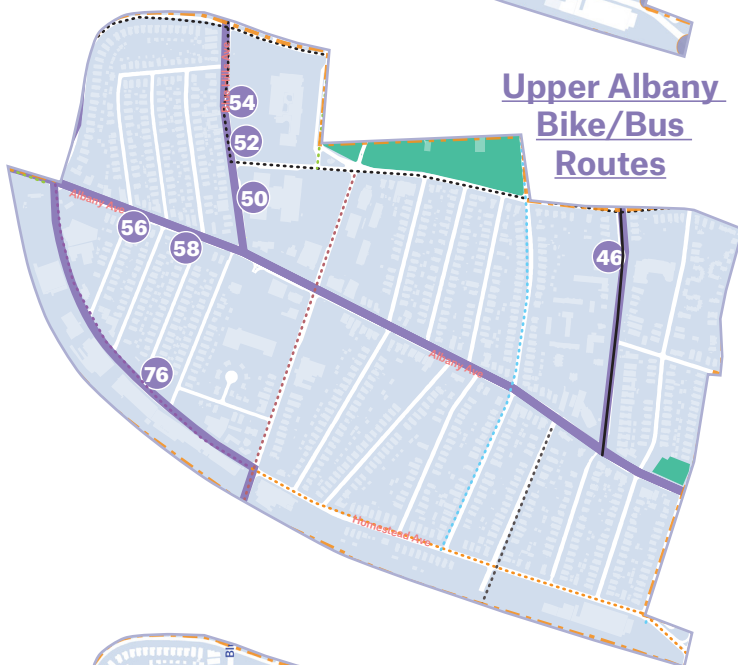
Community Need: During plan engagement, public safety was cited as a high priority for the neighborhood. In particular, respondents discussed the need to help allow non-vehicular users feel safer when navigating Upper Albany streets.

Implementation: Issue a request for proposals for a neighborhood mobility and safety plan that could study existing street use patterns, high-need safety areas, and interventions to redesign the neighborhood's streets as a network to achieve neighborhood-wide traffic calming and pedestrian safety.

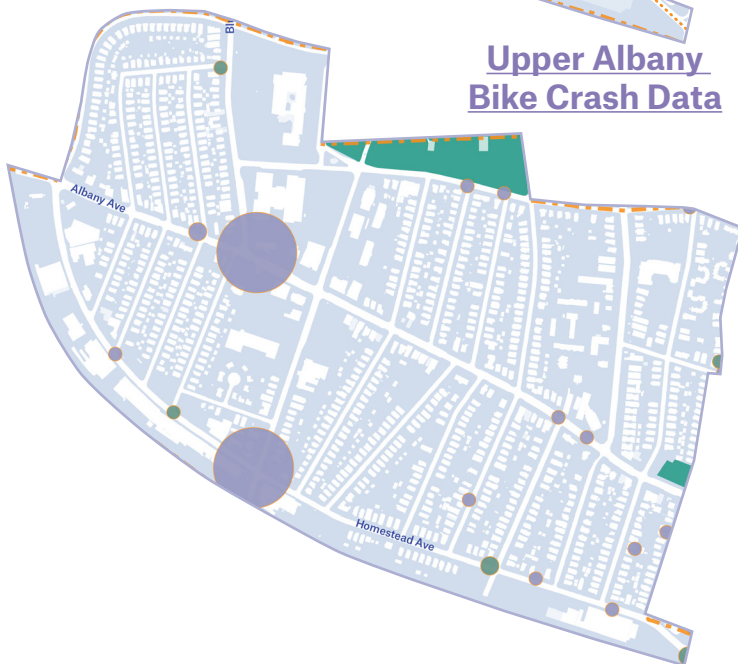
Upper Albany Pedestrian Crash Data



Upper Albany Bike/Bus Routes



Upper Albany Bike Crash Data



Zoning Strategies

Zoning recommendation to support bicycle storage. The parking regulations can incentivize alternative transportation modes by allowing new developments to substitute vehicle parking spaces for bicycle and EV parking spaces when located near major transit corridors in the City. In addition, the City's current bicycle plan has identified specific corridors to improve or create bicycle infrastructure (lanes, boulevards, buffered lanes, etc.). Regulation amendments that incentivize the development of bicycle and micro-mobility vehicle storage and parking racks along the commercial and industrial corridors of Homestead and Albany Avenues where the City has planned new bike infrastructure can support MOVE and GREEN strategies.

*See appendix for enlarged maps
Data source: CTDOT; CT Crash Data

PLAY

Create and sustain a more vibrant Upper Albany with a beautiful and culturally thriving community

“We can experience arts and culture for Upper Albany during the day and the nightlife. There can be different creative venues, classes that can be taken by children, teenagers, and adults to bring our neighbors together with common interests. This can be done through seasonal periodicals that give info to the people of Upper Albany to know these classes would be available to them. It would truly build connection in the neighborhood.”

The focus of the City Plan’s PLAY action area is to ensure the people of Hartford have opportunities to connect with each other throughout the year. The City Plan recommends expanding arts, culture, sports, and tourism to support the city becoming a vibrant place for residents and visitors.

During the planning process for the neighborhood Plan, Upper Albany stakeholders expressed a desire to celebrate more public art, create more arts and cultural programming in public spaces throughout the neighborhood, and offer more cultural activities for youth.

The neighborhood developed **four strategies** to help achieve a more vibrant Upper Albany.

What we heard

Upper Albany Community Members want more

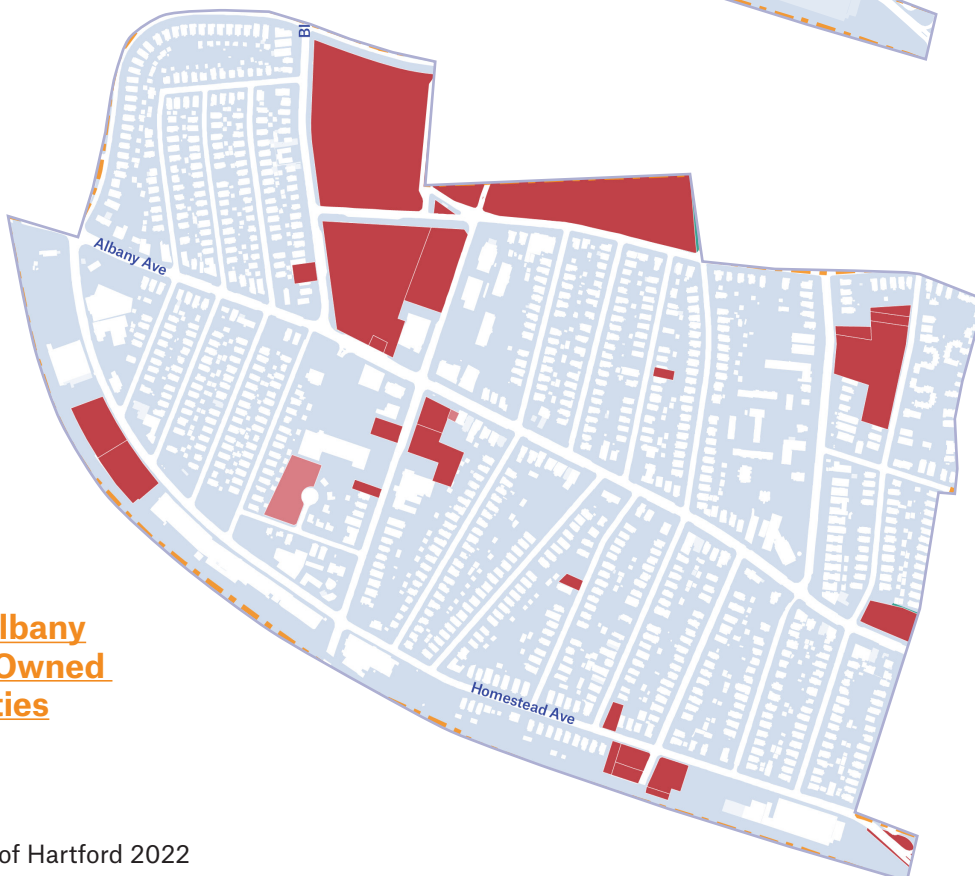
- Public art
- Neighborhood-based arts and culture that enables existing communities and cultures to stay and grow in place
- Arts and cultural programming offerings in public spaces
- Cultural activities for youth

Upper Albany residents have limited access to recreational facilities within walking distance in their neighborhood. Keney Park provides some of the only adult and youth facilities for recreation in Upper Albany

Upper Albany Recreation Facilities



Upper Albany Publicly-Owned Facilities



Data source: City of Hartford 2022

PLAY Strategies

for a vibrant, beautiful, and culturally thriving Upper Albany

A Home for Community Arts

Description: Create an artist's space that houses a performance space, arts programs and community classes.

Community Need: During community engagement, respondents expressed the desire to bring new artists and lift-up existing artists in the neighborhood. Stakeholders identified the need for a space that houses the studios, performance spaces, and community classes to support artists in the community.

Implementation: Encourage the City to explore how vacant public land or buildings can be used to house artist spaces. Support the inclusion of artists spaces in the redevelopment plan for Homestead Avenue.

African American Museum

Description: Explore the opportunity to develop an African American Museum in Upper Albany in partnership with a non-profit, and community stakeholders.

Community Need: To support more visual representation of the Upper Albany community, the Neighborhood Planning Committee, along with residents, would like to take actions necessary to develop an African American museum in the neighborhood.

Implementation: Organize as a non-profit cultural entity and identify collections to acquire for the museum.

Cultural Venue Network

Description: Create an artist relocation program and create a network of free and affordable venues.

Community Need: This project was taken directly from the City Plan and is aimed at identifying locations where local artists and performers can foster community of support, practice, and inspire creativity. During the neighborhood planning process, residents expressed a desire to see more art, artists, and arts venues take up residence in Upper Albany.

Implementation: Encourage Planning Division to ensure that zoning in Upper Albany allows for expanded use of buildings for arts and culture. Encourage The Commission on Cultural Affairs to support allocation of arts investments from the City's budget towards this strategy.

Graffiti Improvement

Description: Establish a youth program for street and vacant lot graffiti improvement.

Community Need: During the engagement process, many residents brought up a strong dislike for the graffiti found in the neighborhood. They attributed it to a lack of proactive activities and programs for youth in Upper Albany.

Implementation: Identify locations in need of graffiti improvement and removal and work with the Youth Service Corps to establish a monthly removal program.

Action and Implementation

Strategy Matrices

This Neighborhood Plan outlines 39 strategies to meet the Green, Grow, Live, Move, and Play goals for Upper Albany. Strategies range in scope from long-term visions for economic development and climate resiliency to community beautification actions. They are implementable by City departments and community organizations. Their timeline to implementation ranges from strategies that can be put into action within the next year and others that require multiple phases to complete. Taking this into account, Upper Albany neighborhood planning participants were asked to categorize each strategy as a high, medium, or low implementation priority. Strategy prioritization is meant to help guide future City department budgets and programs.

The following pages present an implementation matrix for each neighborhood plan goal. For each strategy the matrix identifies the strategy priority level and category, agency implementation leads, upcoming project phase or next step to implementation, short description of implementation steps, implementation timeline, and budget magnitude. The matrices are designed for the City and community members to use to prioritize strategies during budgetary, planning, and infrastructure processes.

Timeline

Strategy timelines are based on the next implementation phase of the strategy. Each strategy has been categorized in length as 1-5 years and 5-10 years.

Budget Magnitude

Budget magnitudes are estimates on the funding needs of the strategy's next implementation phase.



under \$100,000



\$100,000 to \$1 million



over \$1 million

Who Implements Strategies?

Each strategy requires a different set of multi-departmental and stakeholder coordination for successful implementation. In the matrix each strategy is categorized with an implementation lead based on City department and community involvement. On the next page are the various types of strategies and the agencies most frequently involved in implementation.

Capital Improvement Projects

These are strategies that involve planning, design, and construction of public infrastructure such as parks, street improvements, community centers, and flood management. Capital improvement projects involve multiple departments within the City. Capital improvement projects fall within one of five asset classes: facilities, infrastructure, parks, transportation/mobility, or schools. Neighborhood planning strategies fall under one of the following three capital improvement project phases: planning, design, and/or construction.

Community

These are strategies that are typically not appropriate or beyond the capacity of the City to implement or require community organization leads.

Economic Development

These are strategies that are typically led by the Economic Development Division in the Department of Development Services. The Economic Development Division facilitates commercial real-estate development, attracts investment, and expands quality of life for the residents of Hartford across all neighborhoods. Neighborhood planning strategies fall under one of the following economic development project types: redevelopment plan, feasibility study, environmental assessment, or market study.

Housing

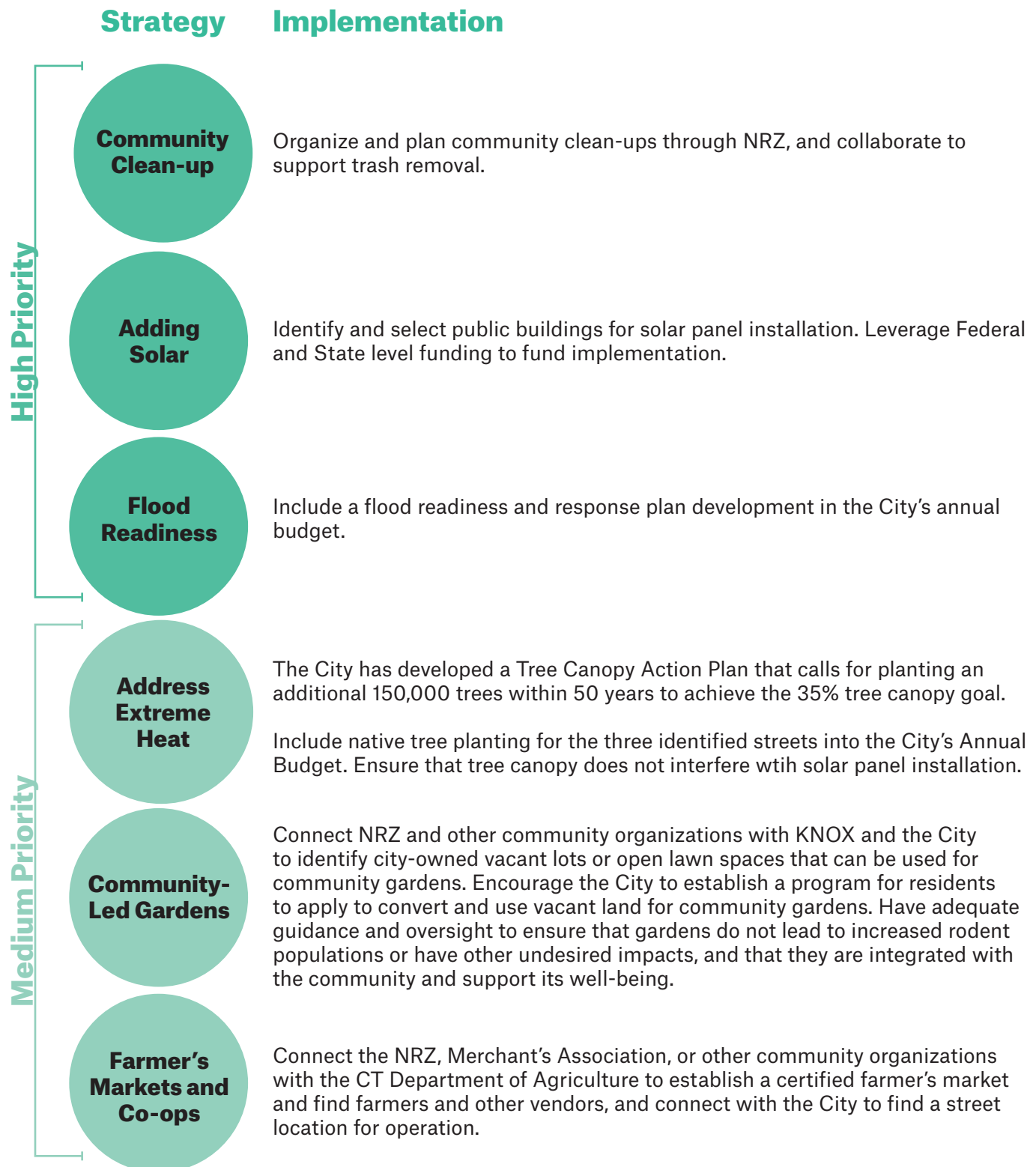
These are strategies that involve support from the Department of Development Services, City Council or Mayoral support for policy changes, and the City's Land Bank.

Planning







These are strategies that involve the Planning Division in the Development Services Department. Many strategies are typically co-led by the Planning Division as capital improvement or economic development projects.

Small Businesses These are strategies that are typically led by the Small Business and Community Development Division in the Development Services Department. The division works towards supporting existing and emerging small businesses and entrepreneurs. Support for small businesses include focus groups, façade improvements, and business retention and expansion programs.

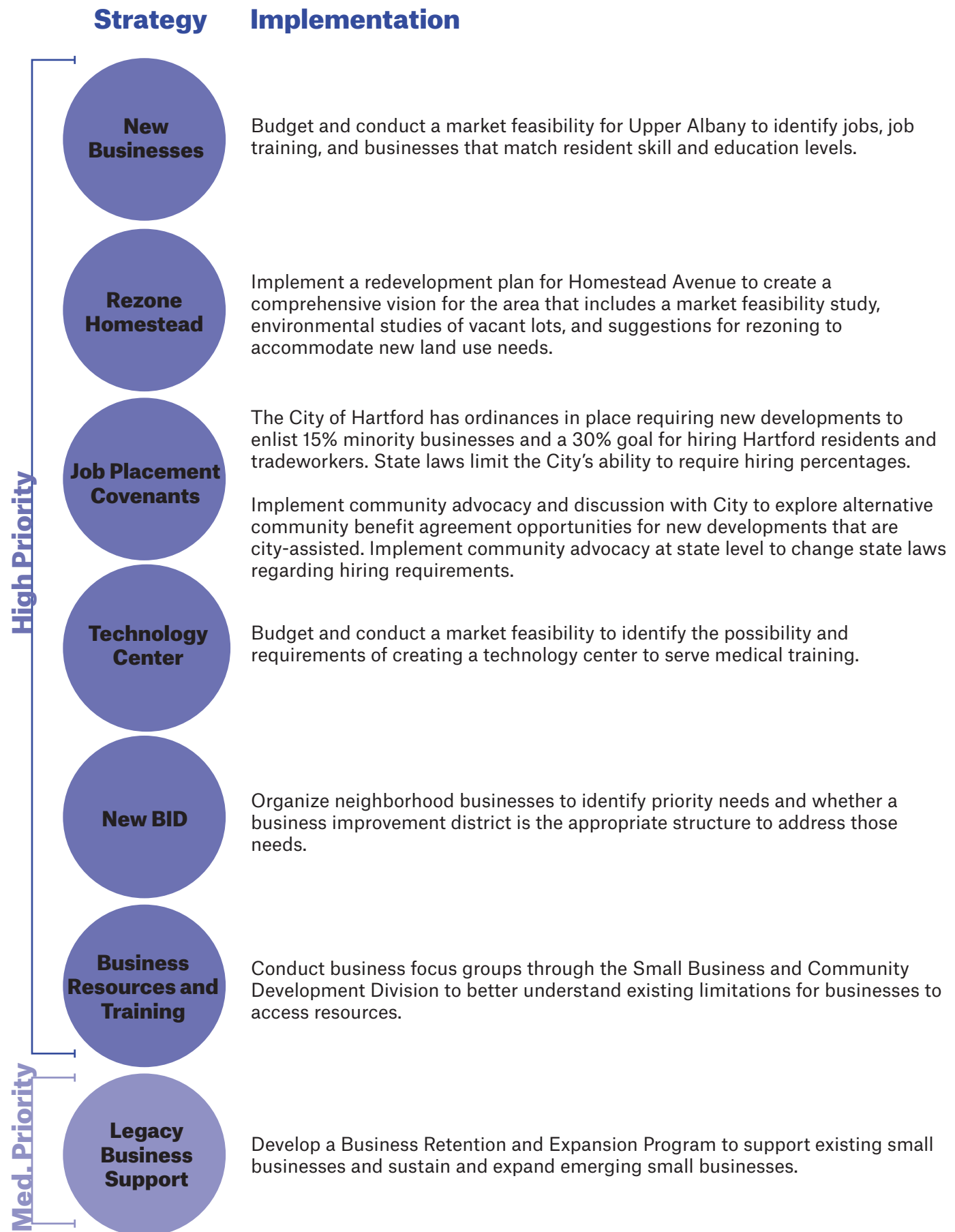
GREEN










GREEN

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Community Clean-up	NRZ Community Groups Dept. of Public Works City ReEntry Program Alvany Ave. Merchant's Association	Community Organizing	1-5 years	
Adding Solar	Dept. of Public Works Office of Sustainability Energy Improvement District	CIP Phase: Plan Asset Class: Facilities	1-5 years	
Flood Readiness	Dept. of Public Works Office of Sustainability	CIP Phase: Plan Asset Class: Infrastructure	1-5 years	
Address Extreme Heat	Dept. of Public Works City Forester	CIP Phase: Plan Asset Class: Infrastructure	1-5 years	
Community-Led Gardens	NRZ KNOX Dept. of Public Works Dept. of Development Services Office of Sustainability Dept. of Health and Human Services	CIP: Plan Asset Class: Facilities	1-5 years	
Farmer's Markets and Co-ops	NRZ Alvany Ave. Merchant's Association Upper Albany Main Street Other community groups Dept. of Development Services CT Dept. of Agriculture Dept. of Health and Human Services	Organize and Plan	1-5 years	

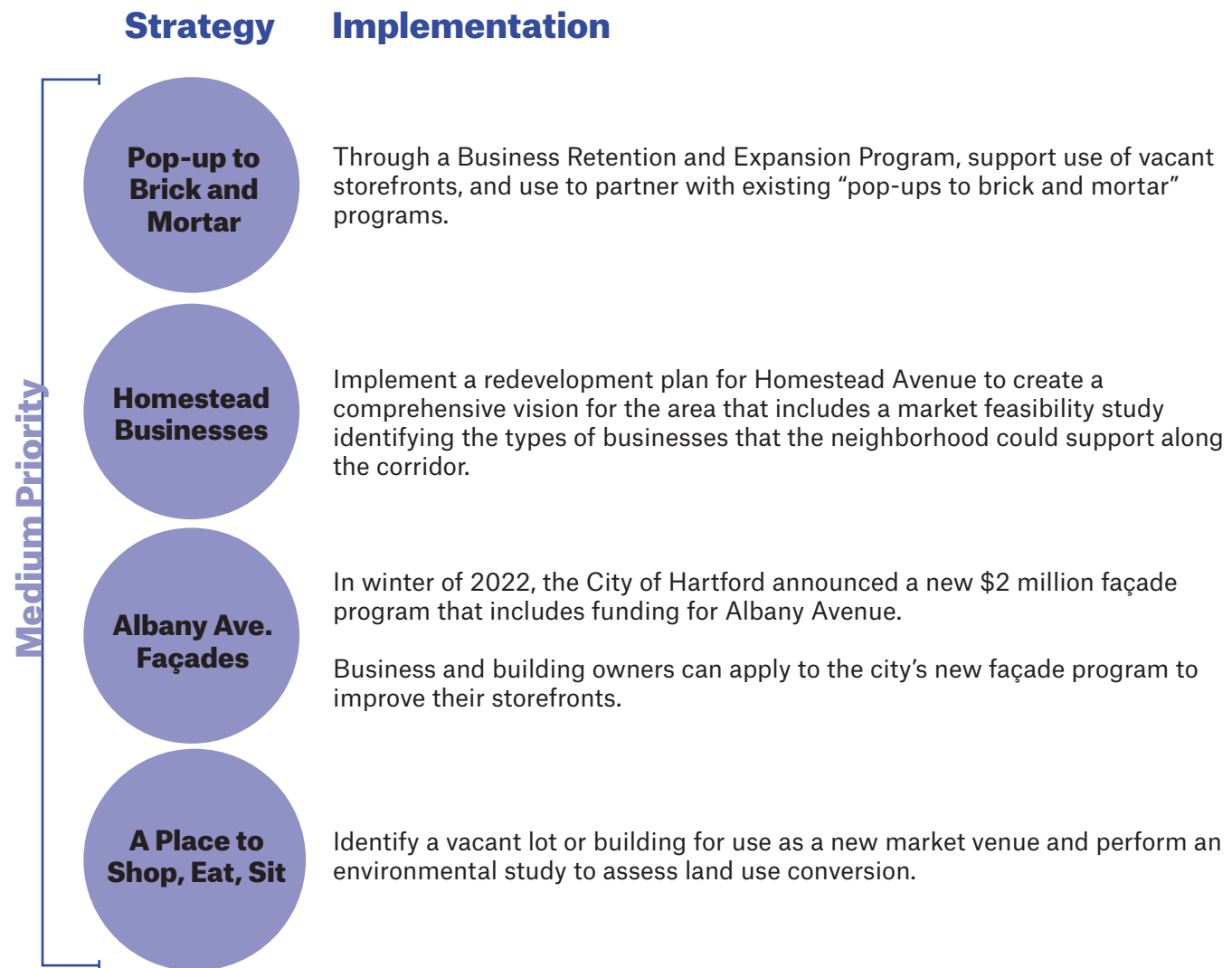
GROW



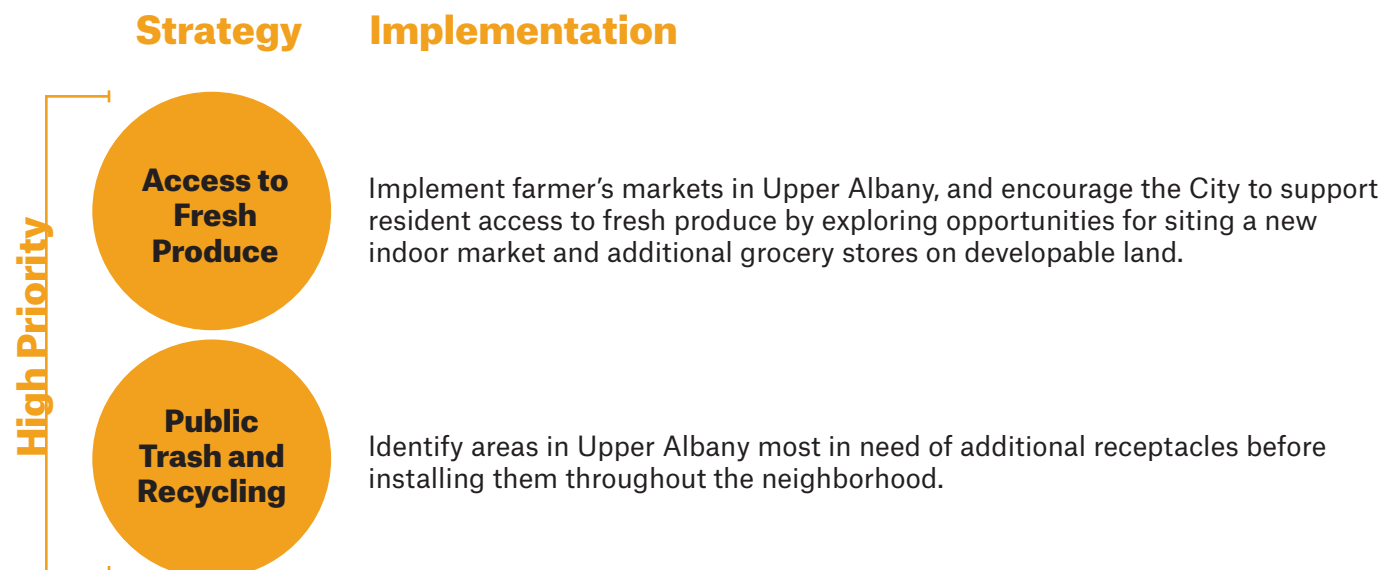
GROW

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
New Businesses	Dept. of Development Services, Economic Development Division Alvany Ave. Merchant's Association	Market Feasibility Study	1-5 years	
Rezone Homestead	Dept. of Development Services, Economic Development Division Dept. of Development Services, Planning Division	Homestead Ave. Redevelopment Plan	1-5 years	
Job Placement Covenants	Dept. of Development Services	Advocate	1-5 years	
Technology Center	Dept. of Development Services, Economic Development Division Upper Albany Main Street	Market Feasibility Study	1-5 years	
New BID	Upper Albany Merchant's Association Upper Albany Main Street	Community Organizing	1-5 years	
Business Resources and Training	Dept. of Development Services, Small Businesses and Community Development Division Upper Albany Merchant's Association Upper Albany Main Street	Focus Groups	1-5 years	
Legacy Business Support	Dept. of Development Services, Small Businesses and Community Development Division Upper Albany Merchant's Association Upper Albany Main Street	Business Retention and Expansion Program	5-10 years	

GROW



LIVE



GROW

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Pop-up to Brick and Mortar	Dept. of Development Services, Small Businesses and Community Development Division ReSET Upper Albany Merchant's Association Upper Albany Main Street	Business Retention and Expansion Program	5-10 years	
Homestead Businesses	Dept. of Development Services, Economic Development Division Dept. of Development Services, Planning Division	Homestead Ave. Redevelopment Plan	1-5 years	
Albany Ave. Façades	Dept. of Development Services, Small Businesses and Community Development Division Upper Albany Merchant's Association Upper Albany Main Street	Community Applications	1-5 years	
A Place to Shop, Eat, Sit	Dept. of Development Services Upper Albany Merchant's Association Upper Albany Main Street	Plan and Environmental Study	5-10 years	

LIVE

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Access to Fresh Produce	Dept. of Development Services, Economic Development Division Dept. of Health and Human Services Upper Albany Merchant's Association Upper Albany Main Street	Plan	1-5 years	
Public Trash and Recycling	Dept. of Public Works Upper Albany Merchant's Association Upper Albany Main Street	CIP Phase: Plan Asset Class: Infrastructure	1-5 years	

Strategy

Implementation

High Priority

Rodent Reduction

Study how to implement a program for rodent control that comprehensively addresses neighborhood-wide rodent issues, going beyond responding to individual 311 complaints.

Maintain Housing Stock

Build on the success of Hartford's Land Bank to create a similar program that helps homeowners and landlords improve their aging buildings, while allowing residents to remain in place and disincentivize displacement.

Routine Development Reviews

Encourage the City to explore additional hiring for development and building compliance review and conduct a feasibility study for streamlining and coordinating city services.

Woodland Moving and Warehouse

Provide feedback and input to the City on the development plans for the site through Planning and Zoning Commission meetings.

Woodland and Sigourney

Include the Woodland and Sigourney corridors in the Homestead Avenue Redevelopment Plan to ensure that the two streets can comprehensively support the neighborhood as connections to the neighborhood's two main commercial corridors.


Maintenance Assistance for Homeowners

Conduct homeowner focus groups to better understand existing limitations to accessing resources and identify the most common maintenance needs. This can help the City identify changes necessary to market their services.

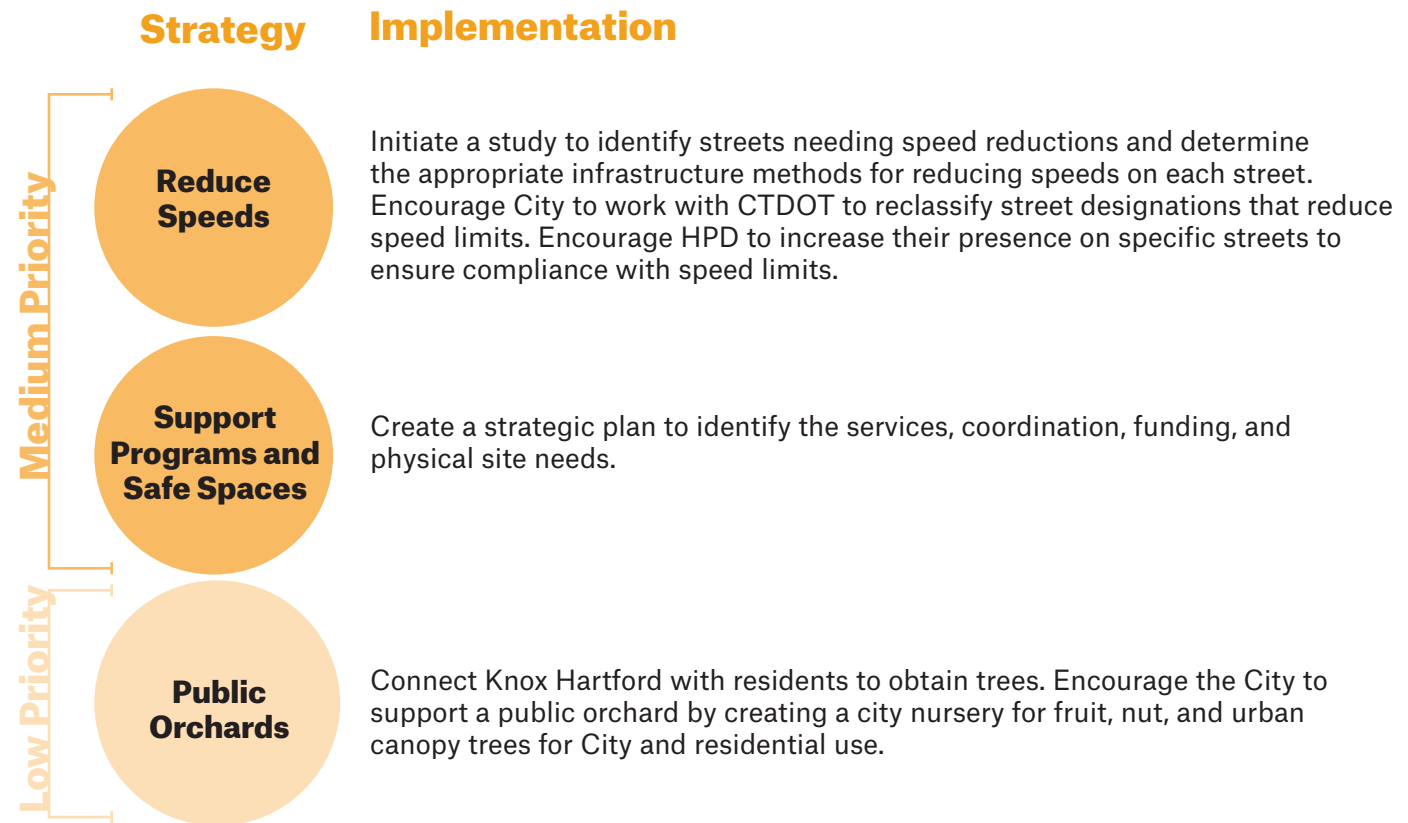
Promote and Increase Homeownership

Encourage the City to study new policies that could help residents achieve home ownership. This could include city-wide policies that require a tenant option for private landlords (TOPL) when selling properties, allow Tenancy in Common, or incentivize Cooperative Housing policy models that converts multi-family housing from rentals to tenant-owned. Encourage the City to investigate the possibility of setting up down payments or no interest down payment loan fund to support new, low-income homeowners.

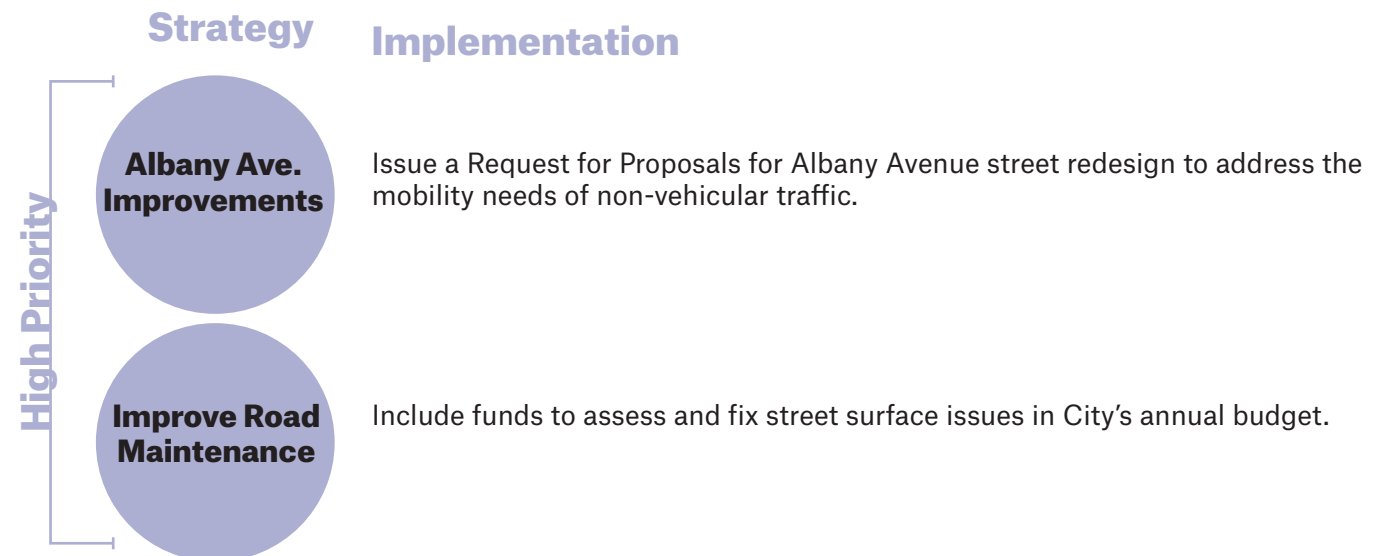
LIVE

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Rodent Reduction	Dept. of Health and Human Services, Environmental Health Division Dept. of Health and Human Services	Plan	1-5 years	
Maintain Housing Stock	Housing Authority of City of Hartford Hartford Land Bank Center for Leadership and Justice	Plan	5-10 years	
Routine Development Reviews	Dept. of Development Services	Feasibility Study and Hiring	1-5 years	
Woodland Moving and Warehouse	Community Upper Albany Main Street	Advocate	5-10 years	
Woodland and Sigourney	Dept. of Development Services, Economic Development Division	Redevelopment Plan	1-5 years	
Maintenance Assistance for Homeowners	Dept. of Development Services Center for Leadership and Justice	Homeowner Focus Groups	1-5 years	
Promote and Increase Homeownership	Dept. of Development Services Hartford Land Bank CHFA Center for Leadership and Justice	Homeownership Housing Program and Policy Study	5-10 years	

LIVE





Move



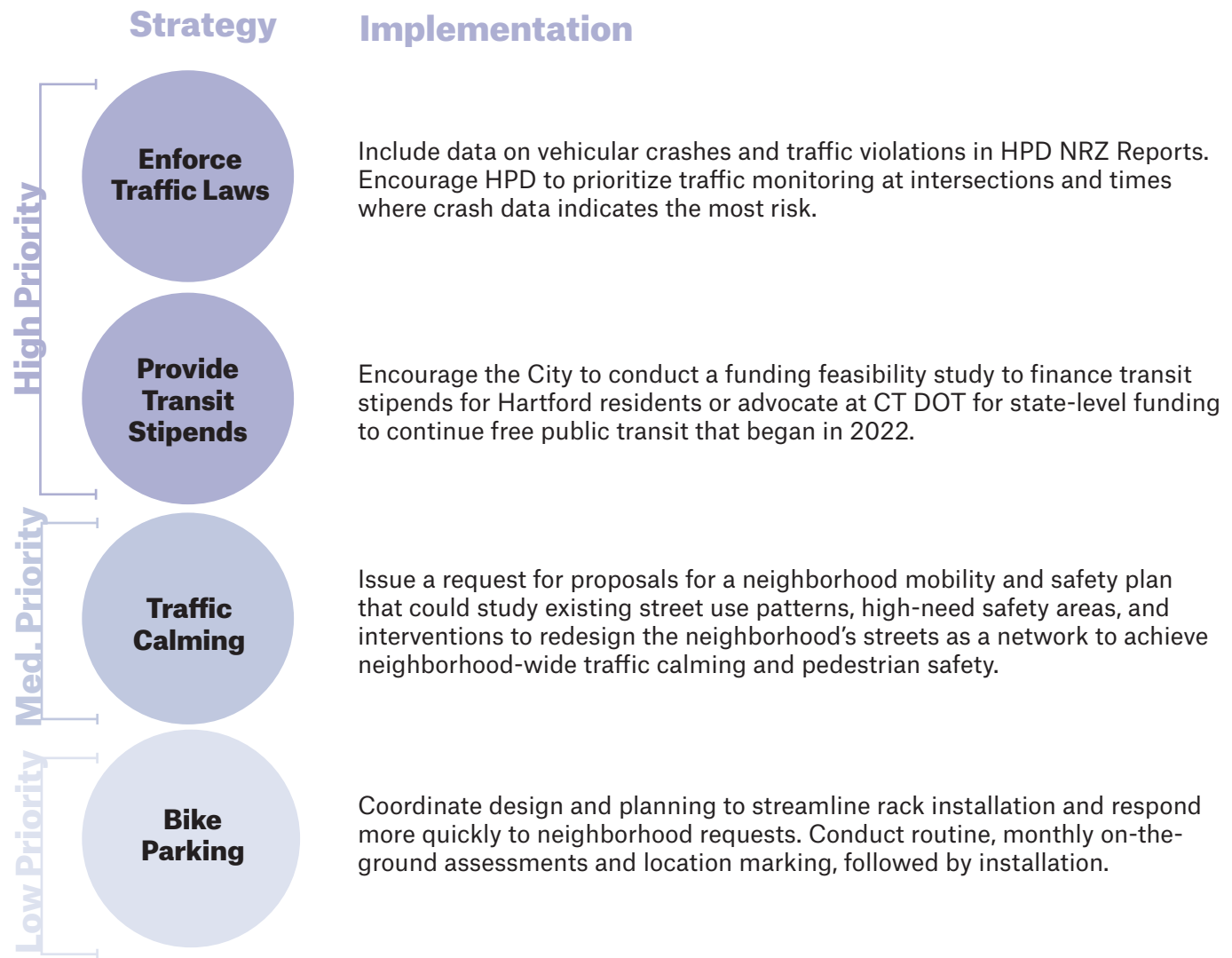
LIVE

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Reduce Speeds	Dept. of Public Works CTDOT Hartford Police Dept. Dept. of Development Services, Planning Division Upper Albany Merchant's Association Upper Albany Main Street	CIP Phase: Plan Asset Class: Infrastructure	1-5 years	
Support Programs and Safe Spaces	Dept. of Public Health Center for Leadership and Justice	Strategic Plan	1-5 years	
Public Orchards	Office of Sustainability KNOX	CIP Phase: Construction	5-10 years	

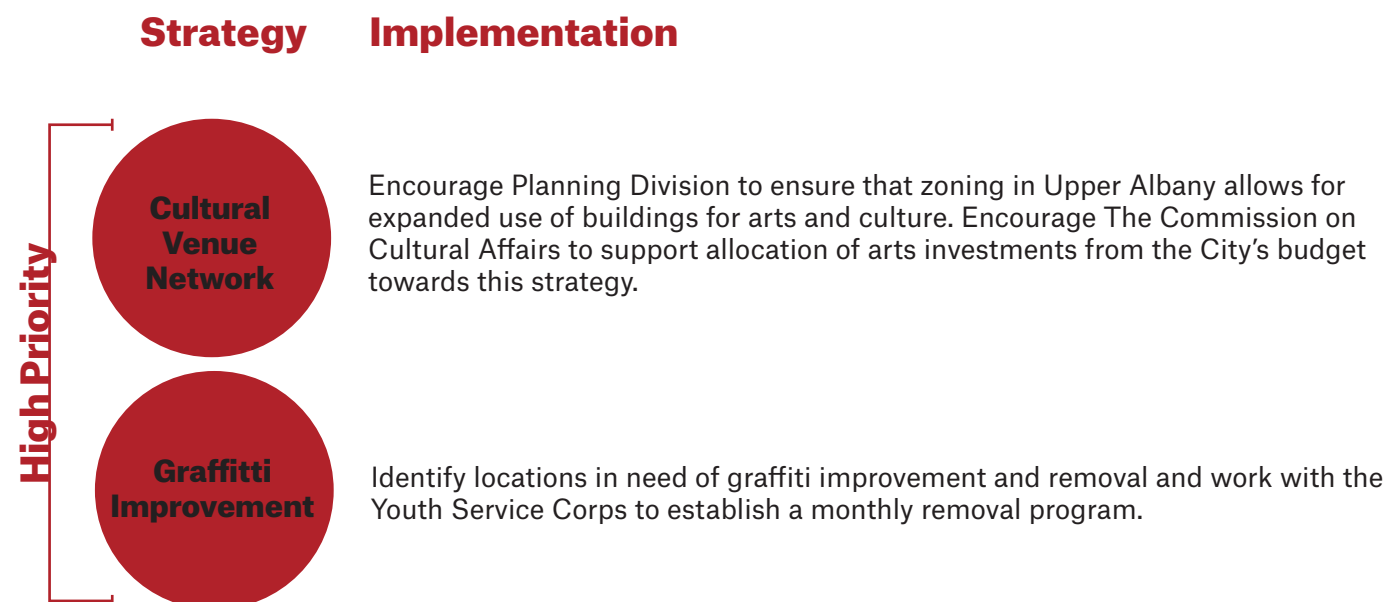
Move

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Albany Ave. Improvements	Dept. of Development Services, Planning Division Dept. of Public Works Dept. of Health and Human Services Upper Albany Merchant's Association Upper Albany Main Street	CIP Phase: Plan Asset Class: Infrastructure	1-5 years	
Improve Road Maintenance	Dept. of Public Works	CIP Phase: Construction Asset Class: Infrastructure	1-5 years	

Move



PLAY



Move

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Enforce Traffic Laws	Hartford Police Dept. Dept. of Development, Planning Division Dept. of Health and Human Services	Monitor and Report	1-5 years	
Provide Transit Stipends	City or State Legislative Body	Study and Advocate	1-5 years	
Traffic Calming	Dept. of Development Services, Planning Division Dept. of Public Works Dept. of Health and Human Services	CIP Phase: Plan Asset Class: Infrastructure	5-10 years	
Bike Parking	Dept. of Public Works Dept. of Development Services, Planning Division Upper Albany Merchant's Association Upper Albany Main Street	CIP Phase: Construction Asset Class: Infrastructure	1-5 years	

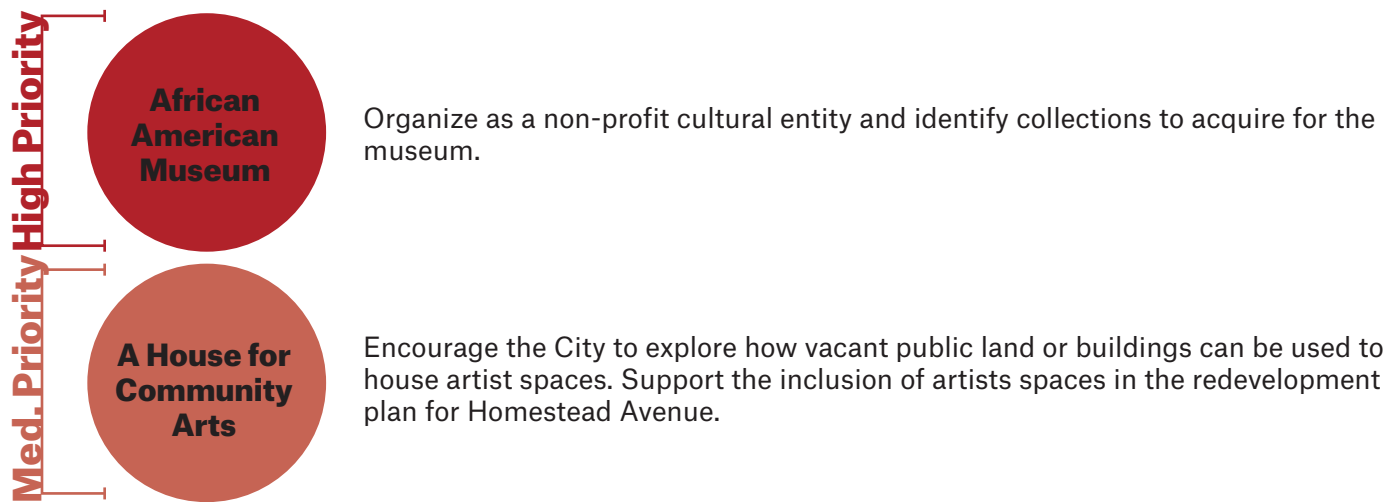
PLAY

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
Cultural Venue Network	Community Organization Dept. of Development Services Commission on Cultural Affairs Dept. of Health and Human Services	Plan	1-5 years	
Graffiti Improvement	NRZ Our Piece of the Pie - Youth Service Corps Center for Leadership and Justice Alvany Ave. Merchant's Association	Organize	1-5 years	



PLAY

Strategy

Implementation

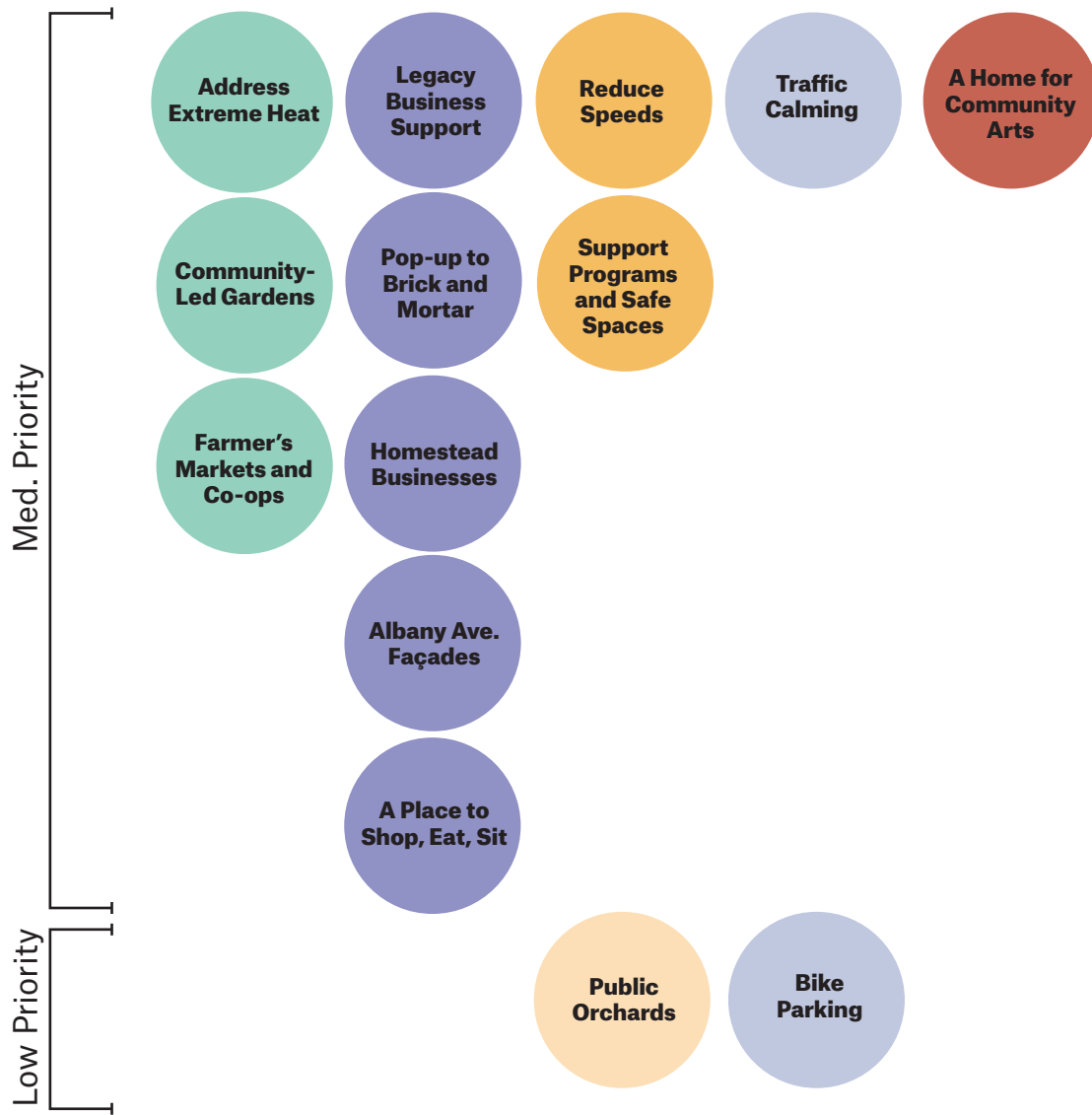


PLAY

Strategy	Implementation Lead	Project Phase/ Next Step	Next Phase Timeline	Budget Magnitude
African American Museum	Upper Albany Community Members Commission on Cultural Affairs Alvany Ave. Merchant's Association Upper Albany Main Street Center for Leadership and Justice	Organize and Plan	5-10 years	
A House for Community Arts	Dept. of Development Services Dept. of Health and Human Services Upper Albany Main Street	Identify and Study	5-10 years	

All Strategy Matrix





Appendix 1: Engagement

Engagement Phases

Phase 1: Context Setting. The KDI team of planners and designers created an interactive installation at the Upper Albany library, in both adults and kids sections of the library. The installation invited library goers to engage with the following questions about Upper Albany: first, ‘What do you want to have a conversation about?’ and second, ‘What do you want people to know about Upper Albany?’. The installation received 11 comments while up for a month and a half. It served as a way to introduce the neighborhood planning process and understand from community members how they feel about their neighborhood and what the neighborhood plan should consider. The context setting library installation set the stage for more in depth conversations in later phases of the neighborhood planning process. During this phase, the Neighborhood Planning Committee was set-up to ensure community engagement throughout the plan process and final strategies were contextual to the neighborhood. The neighborhood planning process was introduced at the Upper Albany NRZ meeting in early spring with approximately 29 attendees. In addition, KDI collected demographic data about the neighborhood and City, regional, and state plans relevant to neighborhood development.

Phase 2: Visioning. During this phase, residents and businesses were invited to participate in creating a neighborhood vision. A mailer was sent to all residential (4,459 residential addresses) and business (198 business addresses) addresses within the Upper Albany neighborhood to inform the community about the process. Included in the mailer were links to the City’s Neighborhood Planning website and a community-wide survey. The survey asked stakeholders to respond to questions about the vision residents and business owners of Upper Albany have for the future of their neighborhood. The survey was designed to use the previous vision statement from the NRZ Strategic Plan from 2001 as a starting point for the vision for this neighborhood plan.

The KDI team dropped off flyers at local businesses for business owners and customers to fill out the survey. KDI set up SMS notification (13 subscribers) and an email listserv for stakeholders to opt-into to follow and engage in the neighborhood planning process. In addition, we used the City’s Safe Streets email and social media to further distribute information on each phase of the neighborhood planning process.

Phase 3: Goals Setting. To set Goals that help realize the Neighborhood vision, the KDI team developed a questionnaire driven

by the five action areas from the Hartford City Plan 2035. Questions were designed to understand the neighborhood's goals for each action area. Example questions included: 'How do we achieve environmental sustainability in Upper Albany?' and 'What do you think our neighborhood's goals should be for economic development?'. We made this questionnaire available in person and online. We partnered with Advocacy to Legacy, a local nonprofit in Upper Albany, who helped conduct in-person surveying, continuing their years-long planning work in the community and engaging residents around what goals they would like to see achieved in their neighborhood. We received 60 responses to visioning and goal setting surveys.

Phase 4: Brainstorm projects that will help achieve neighborhood goals.

Throughout the various engagements, including the library installation, visioning survey, and goals questionnaire, participants oftentimes responded with actionable and implementable project ideas. The KDI team consolidated and shaped these ideas into strategies for the Upper Albany Neighborhood Plan. Additionally, many relevant and not yet implemented projects had been proposed in previous plans for the neighborhood, including the NRZ Strategic Plan. The KDI team worked with the Neighborhood Planning Committee to determine relevancy of past strategic plan projects, whether they were applicable to the neighborhood plan, and how to update project details. The final strategy list was presented in a Neighborhood Planning Committee meeting to finalize

the list by adding details, determining strategy relevancy, and filling in gaps with additional strategies.

Phase 5: Prioritize project

implementation. The Neighborhood Planning Committee was then asked to prioritize strategies by ranking them as high, medium, or low priority, based on how well the project would accomplish the goals of the neighborhood. To further develop the implementation matrix, the KDI team consulted with City agencies to understand additional details related to feasibility of implementation, including alignment with the City's priorities for project development, the implementing agency's capacity, potential funding sources for the project, timeline for implementation, etc.

Phase 6: Adopt the plan and put it into

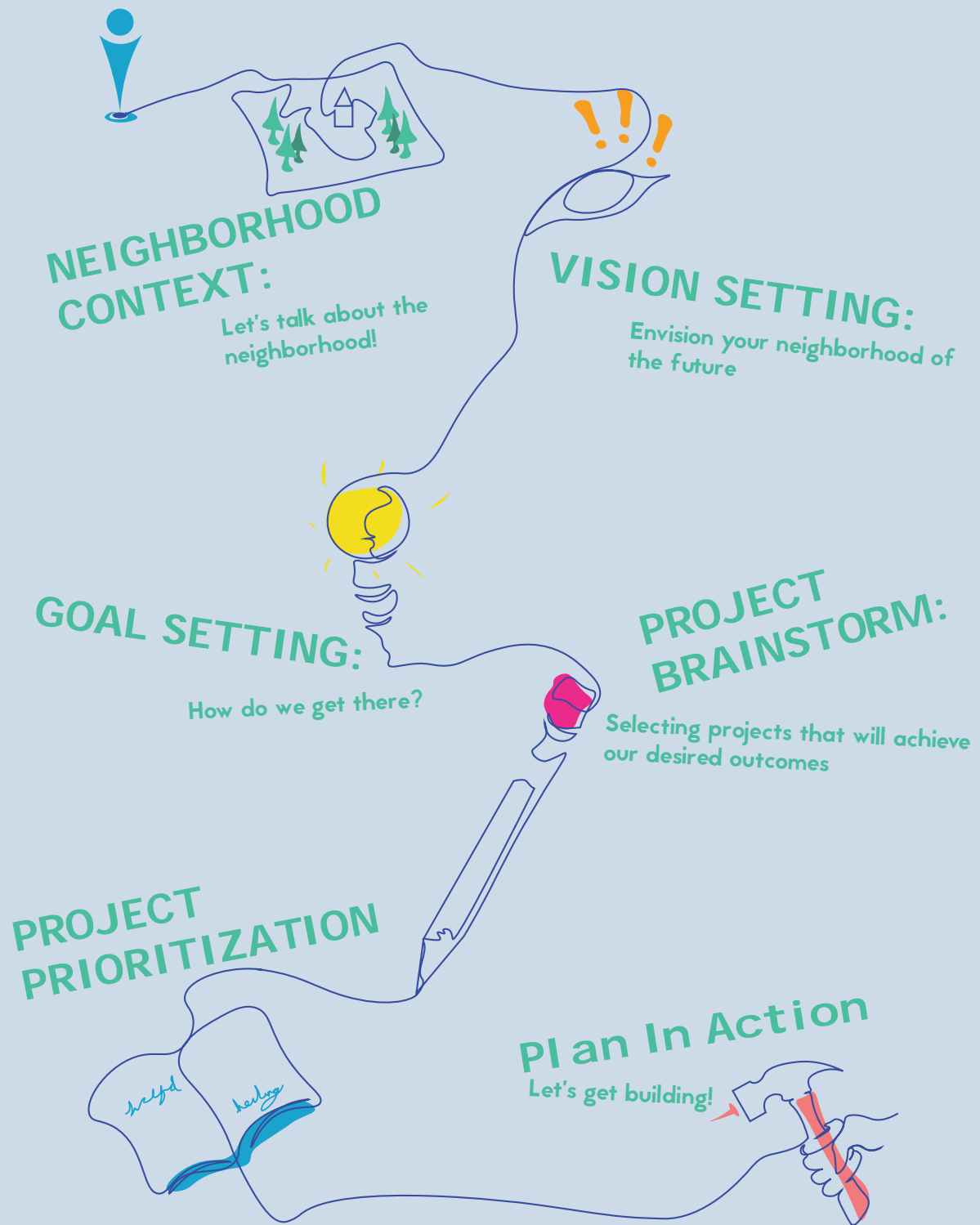
action. The draft plan is submitted to the City, the Neighborhood Planning Committee, and NRZ, as well as the wider public, for a public review and feedback period. At the end of the period, feedback will be incorporated in coordination with the City. The updated plan is approved and adopted by the Planning and Zoning Commission and City Council. Once adopted, City departments and divisions can use the plan to prioritize their annual projects, programs, and budgets and review proposals and development applications against. The NRZ and other community groups can use the plan to implement community-led projects and advocate with the City for strategy implementation.

Thank you to members of the following organizations who collaborated on the Neighborhood Plan as part of the Neighborhood Planning Committee:

Achievement First
Advocacy to Legacy
Artists Collective
Blue Hills Civic Association
Kamora's Cultural Corner
The Village for Families and Children
Upper Albany NRZ
Upper Albany Merchants Association
Voices of Women and Color
Urban League

Plans Reviewed

Capitol Region Plan of Conservation and Development (2014)
City of Hartford Bicycle Master Plan (2019)
Department of Development Services Project Presentations (various)
Greater Hartford Mobility Study (2020-ongoing)
Hartford Capital City Parks Master Plan (2014)
Hartford City Plan 2035/Hartford Plan for Planning and Conservation and Development (2020)
Hartford 400 (2021)
LISC Hartford Neighborhood Planning (2016)
MetroHartford TOD Study
One City, One Plan (2020)
State of Connecticut NRZ Guidelines (2005)
Tree Canopy Action Plan (2020)
Upper Albany NRZ Strategic Plans (2001)
Zone Hartford: Zoning Regulations (2020)

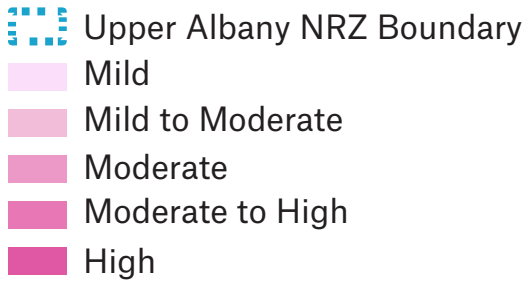


Appendix 2: Maps

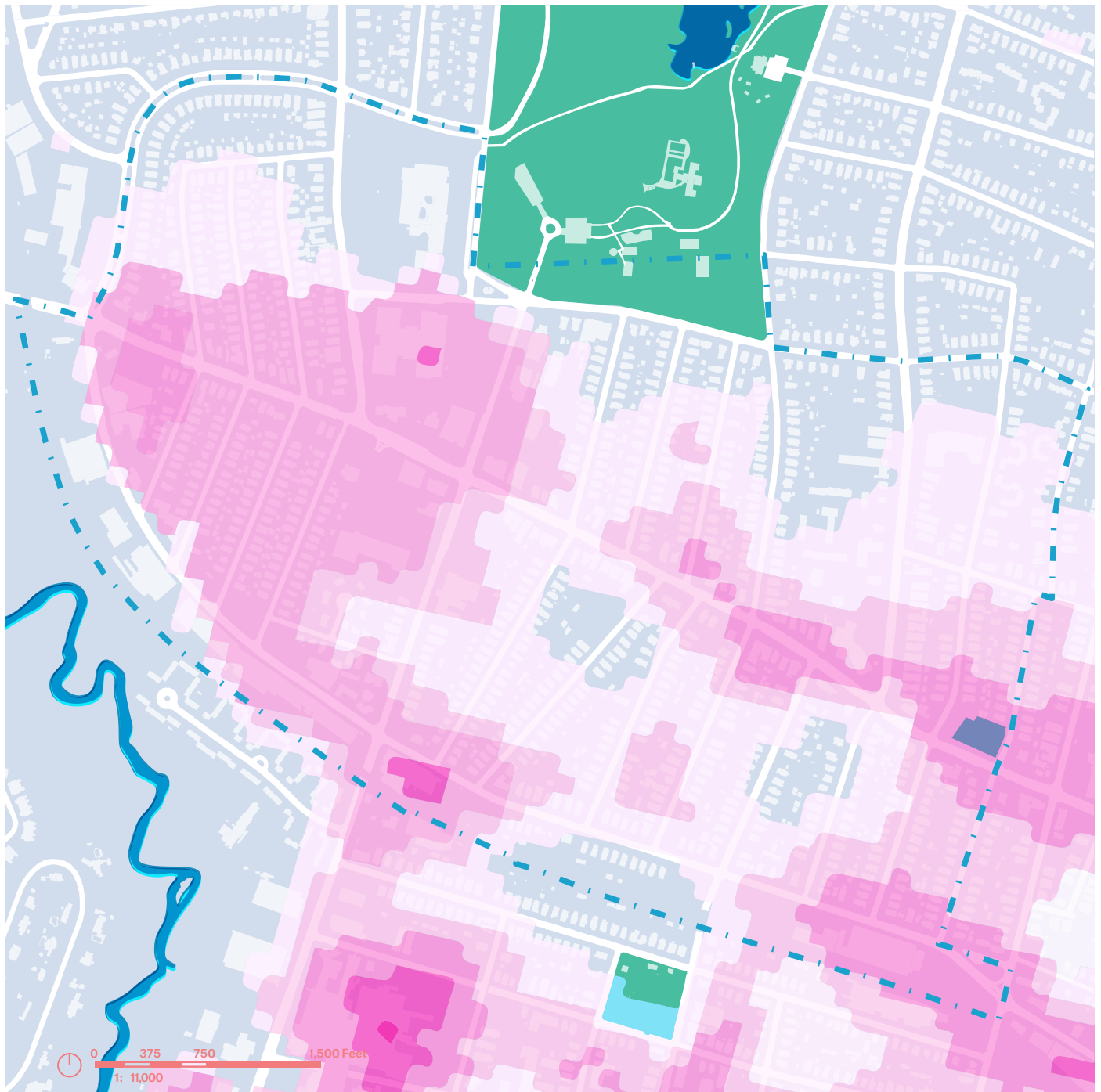


Upper Albany Heat Severity Map

Data source: National Integrated Heat Health Information System 2021



About this data from Heat.gov: This map shows the relative heat severity for every pixel of the city using 30-meter raster derived from Landsat 8 imagery band 10 (ground-level thermal sensor) from the summer of 2021, patched with data from 2020 where necessary. Federal statistics over a 30-year period show extreme heat is the leading cause of weather-related deaths in the United States. The purpose of this map is to show where certain areas of the city is hotter than the average temperature for that same city as a whole. Severity is measured on a scale of 1 to 5, with 1 being a relatively mild heat area (slightly above the mean for the city), and 5 being a severe heat area (significantly above the mean for the city).



Upper Albany Tree Canopy Coverage

Data source: National Land Cover Database Tree Canopy Cover 2016



Upper Albany Impervious Surfaces

Data source: City of Hartford

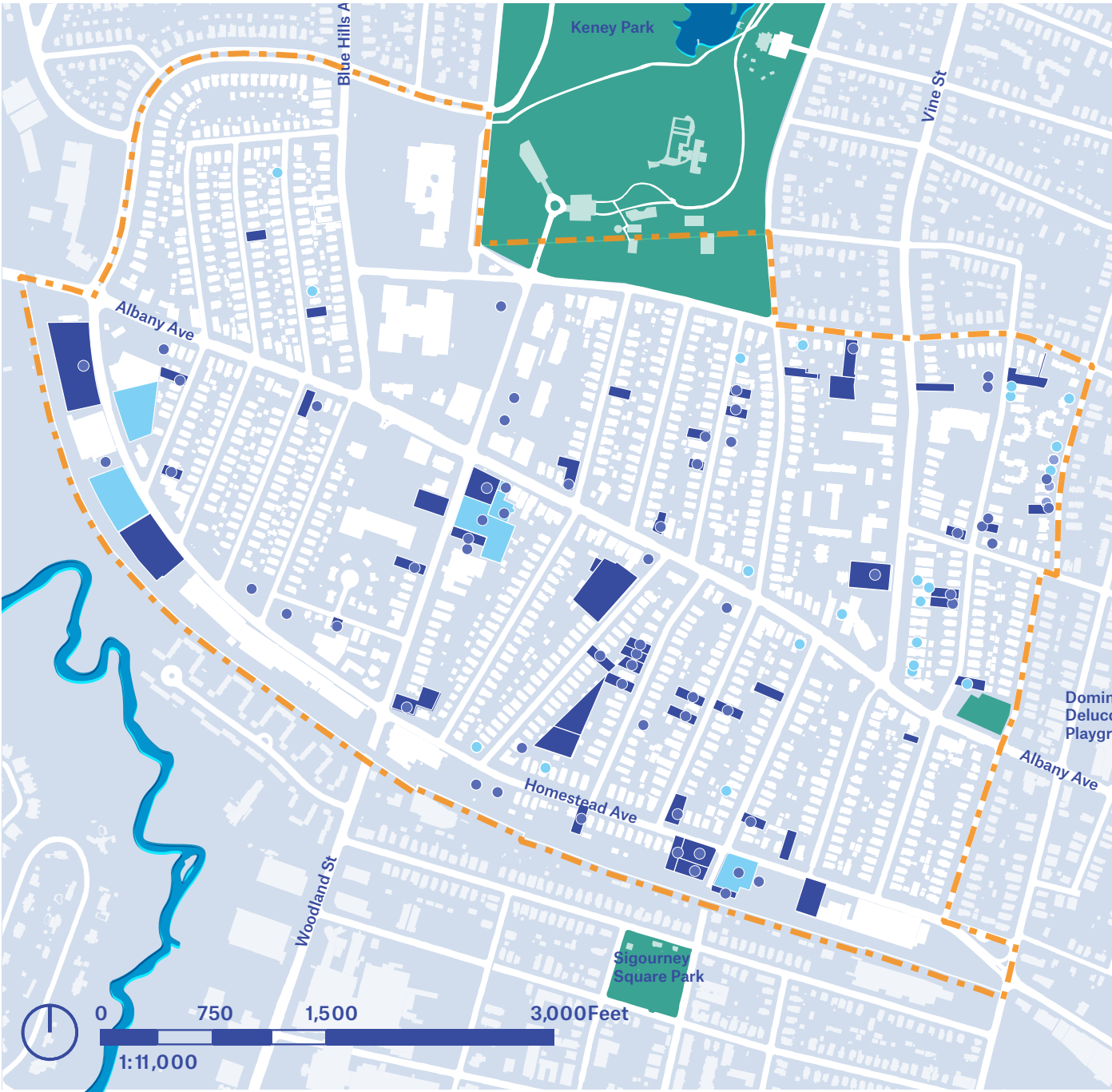
- Upper Albany NRZ Boundary
- Buildings
- Roads
- Other Impervious Features



Upper Albany Vacant Properties and Brownfields


Data source: City of Hartford 2023


- Upper Albany NRZ Boundary
- Brownfields
- Vacant Lots
- Vacant Parcels
- Vacant Buildings




Upper Albany Buildings Year Built

Data source: City of Hartford

 Upper Albany NRZ Boundary

 Before 1912

 1913-1936

 1937-1973

 After 1973




Upper Albany Pedestrian Crash Data

Data source: CT Crash Data






Upper Albany Bicycle Crash Data



Data source: CT Crash Data

 Upper Albany NRZ Boundary

Crash Severity

-  Vehicular Only
-  All Injuries
-  Fatal














Number of Incidents

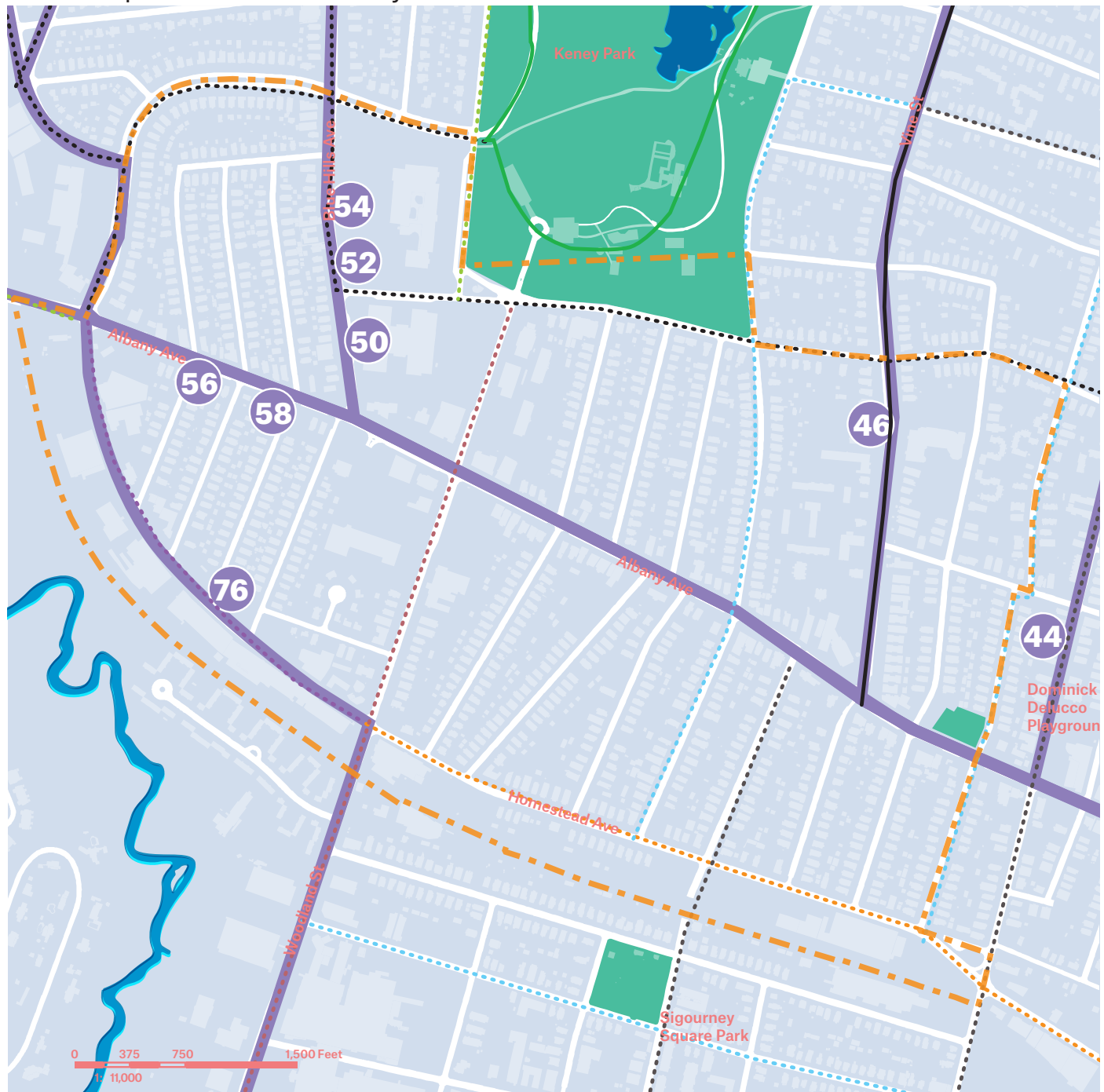
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Upper Albany Bicycle and Bus Routes

Data source: City of Hartford Bike Master Plan; CT DOT

-  Upper Albany NRZ Boundary
-  CT Transit Bus Route
-  Existing Pathways
-  Existing Sidepaths
-  Existing Bike Lanes
-  Proposed Bike Boulevard
-  Proposed Shared Roadway
-  Proposed Bike Lanes
-  Proposed Buffered Bike Lanes
-  Proposed 1-Way Paired Separated Bike Lanes
-  Proposed 2-Way Separated Bike Lanes
-  Proposed Sidepath
-  Proposed Shared Use Pathway



Upper Albany Parks and Recreation

Data source: City of Hartford

- Upper Albany NRZ Boundary
- Park Playground
- Pool
- Splash Pad
- Tennis Court
- Basketball Court



Upper Albany Publicly-Owned Facilities

Data source: City of Hartford

- Upper Albany NRZ Boundary
- City of Hartford
- State of Connecticut

