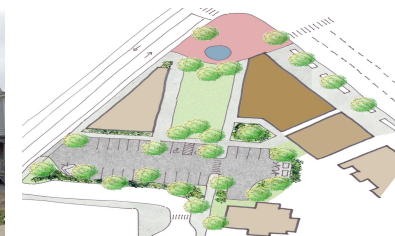
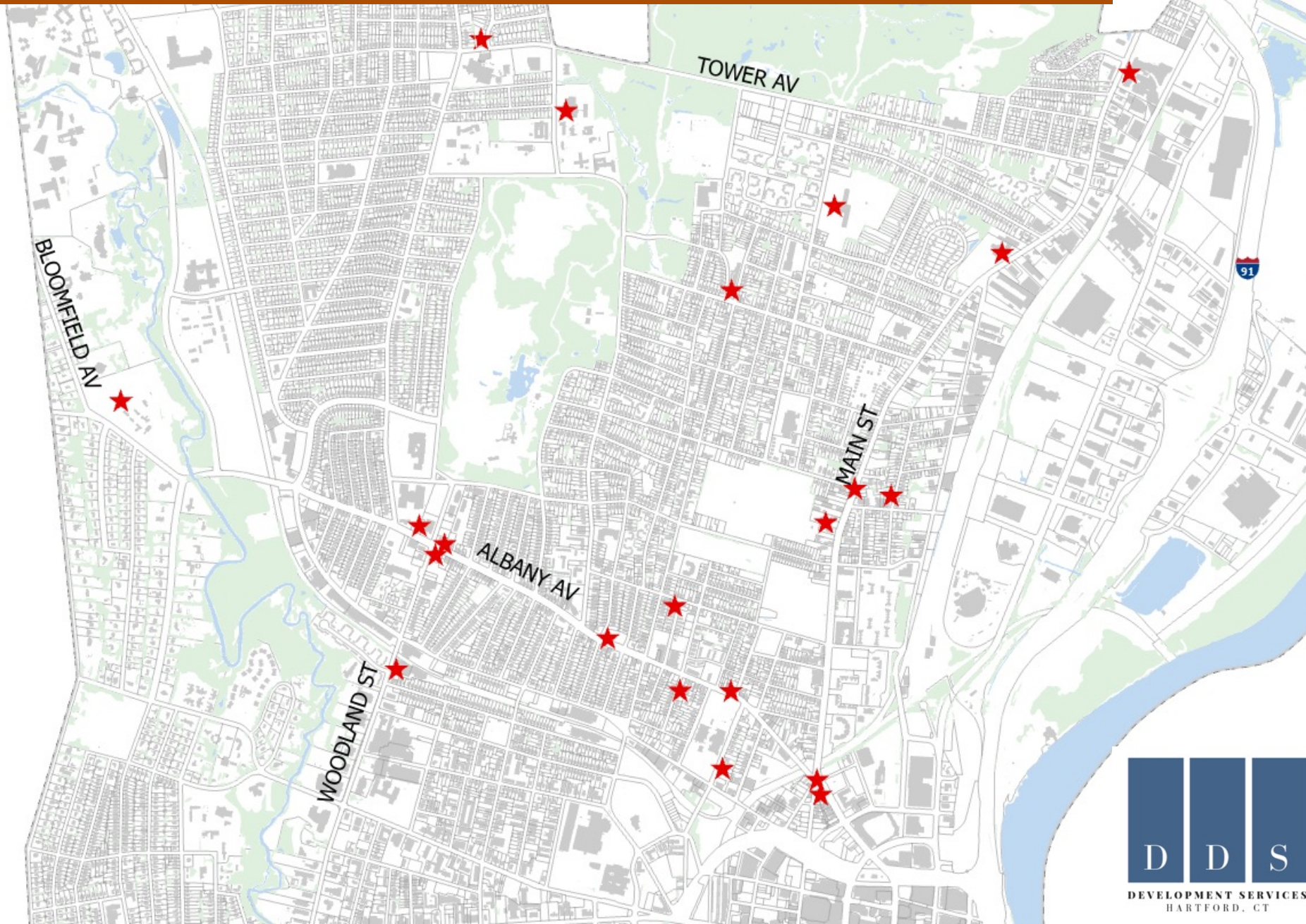


NORTH HARTFORD DEVELOPMENT PRESENTATION



Sources of Funding



- The vast majority of neighborhood projects are funded through public dollars, not private investment.
- The City (DDS) have “beat the bushes” to identify and obtain, as necessary, grants and loans for neighborhoods projects from the following sources:
 - CT – Department of Housing
 - CT – Department of Economic and Community Development
 - CRDA
 - Federal HUD Financing
 - Connecticut Housing Financing Authority
 - ARPA
 - Federal Home Funds
 - Brownfield Funds
 - Area Foundations and Corporations
 - City CIP or General Fund Dollars
 - Private Lenders, where possible

Much time is spent working with and partnering with community stakeholders to fully explain funding sources and eligibility.

Development Stages



**"Rome wasn't built
in a day, but they were
laying
bricks every hour"
~James Clear**

No Two Developments are the Same:

- New Development (Greenfields)
- Redevelopment (Grayfields)
- Historic Restoration / Adaptive Reuse
- Contaminated Sites (Brownfields)
- On-going programs including Blight Remediation & Partner Organizations

Development is done in stages:

1. **Pre-Development / Assessment**
(Due Diligence & Investigation)
2. **Planning**
(Reports & Studies)
3. **Design**
(Architecture & Engineering)
4. **Construction**
(Implementation & Completion)



Redevelopment Success in North Hartford | Swift Campus, 10 Love Lane



3



SWIFT

In 2010, the City was awarded a grant from the State Department of Economic and Community Development (DECD) for \$600,000 under the Brownfield Municipal Pilot Program to assist with environmental remediation of the property. Community Solutions rehabilitated the 2.6-acre property, and in 2020 the 80,000 square foot campus was transformed from a vacant factory into a hub for offices, education, urban agriculture, and entrepreneurship.

Village at Park River (Formerly Westbrook Village)



4



Once complete, the project will bring:

- 400+ units of mixed-income townhouse-style homes
- +/- 80,000 square feet of new office and retail space
- Bike paths
- Outdoor gardens, playgrounds, and gathering spaces
- Community building with fitness center and meeting space



Pennrose is transforming Westbrook Village.

Phases 1 and 2 are complete, adding 135 residential units, and Phases 3, 4, 5 & 6 are in various stages of construction and/or planning.



70-76 Edwards Street – New Owner-Occupied Housing



6

The City of Hartford has partnered with NAEK Construction Company, Inc. to construct three new homeowner-occupied houses on vacant land on Edwards Street. The new homes will help the City to implement goals to:

- Improve neighborhood stability
- Improve financial stability for homeowners
- Raise property values
- Reduce blight
- Create cohesive neighborhoods
- Increase homeownership

A Ground-Breaking Ceremony was held in October, and construction is underway, as seen in the photographs taken January 14, 2022.



City Funds:	\$600,000
Debt:	\$717,900
Developer Equity:	\$102,669

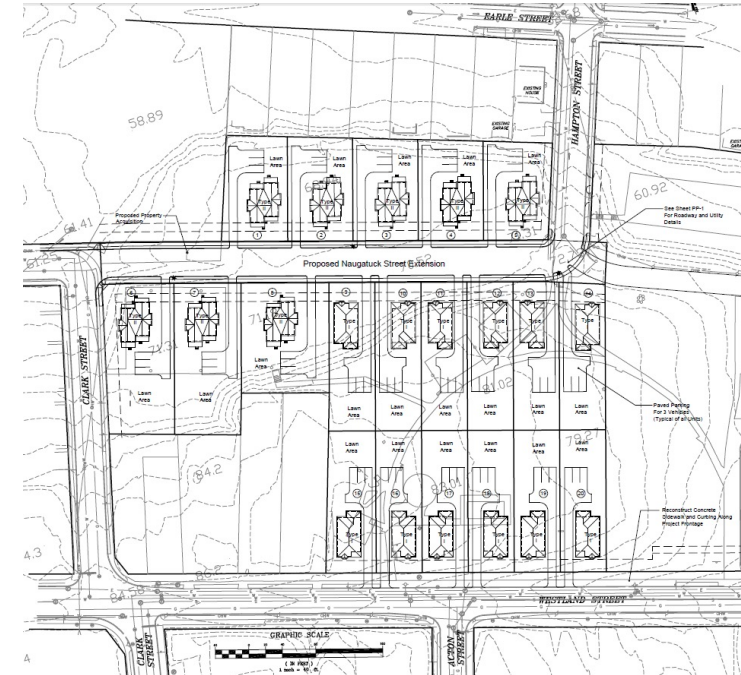
Total Sources: \$1,420,569

Timeline: Spring 2022

Brackett Knoll, Naugatuck Street



7



Toral Development, LLC is constructing 14 two-family residences at Brackett Knoll. The project also includes infrastructure improvements, including extending Naugatuck Street, and creating a connection to Hampton Street. The new community is currently under construction, and once complete will add 14 homeowner-occupied units and 14 rental units in the North East neighborhood, targeting first time home buyers.

CRDA:	\$220,000
CT DOH HOME Loan:	\$2,468,242
Developer Equity/Sales Proceeds:	\$3,326,103
City of Hartford:	\$230,000
Estimated Project Cost:	\$6,244,345

Hartford Public Library – Swift Factory



8



Timeline:

Summer 2022

The City of Hartford and Hartford Public Library (HPL) have partnered to build a library branch within the historic Swift Factory. The project will:

- Create spaces for people to create and innovate
- Bring stability to the North East Neighborhood
- Provide improved access to programs and services
- Increase opportunities for education, training, and job growth



Arrowhead Development Project Hartford, CT



9



Partners:
City Funds (HOME)
State & Federal Historic Tax Credits
CRDA
State of CT DECD

Estimated Project Cost:

Timeline:

\$17,490,228
Spring 2023



This multi-building mixed-use development is a transformative project as it acts as a gateway and critical transportation corridor between the City's central business district and the Clay-Arsenal neighborhood, the project will consist of:

- 43+ modern rental apartments
- Studio, 1- and 2-bedroom unit mix
- 3 Commercial Spaces



Main Street North Streetscape Design Project



10



The City is undertaking a design project that is the culmination of over 15 years of study for the stretch of Main Street from Earle Street to the Windsor Town Line. The project will include improved curb and sidewalk, landscaping, improved bus stops, updated traffic signals, decorative lighting, and bicycle facilities.

Concept Designs have been created for the 1 mile corridor, and costs are estimated to be \$16,000,000.

Status: Design | City Involvement: Financing, Infrastructure Improvements



Metroplex Elderly Housing Project



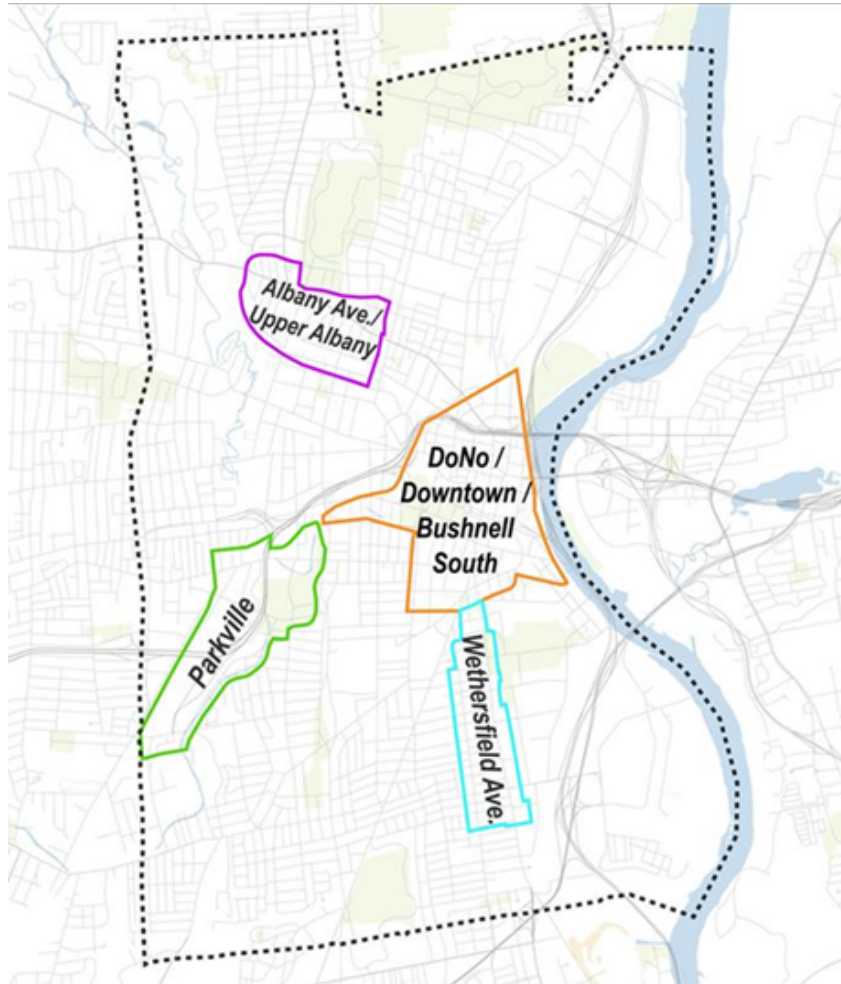
The Metropolitan AME Church located at 2051 Main Street proposes the development of 2063 Main Street a parcel of land containing an existing 12,000 square foot brick building and vacant land into a mixed-use structure containing approximately 35,000 square feet.

The proposed project is in the Northeast neighborhood of Hartford, CT. It should be noted that 969 or 10% of the neighborhood is 65 years of age or older. At present there is a wait time of 6 months for elderly housing units in the City.

Estimated cost: \$12million



Hartford Parking Study

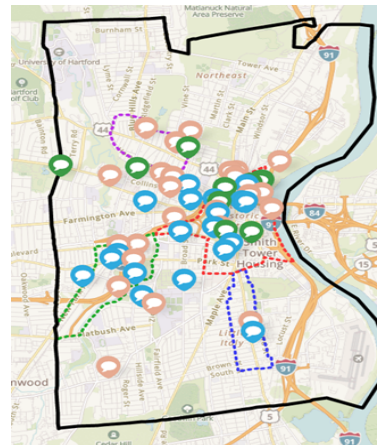


The goal of the Hartford Parking Study is to understand and evaluate the specific parking demands in downtown and along our neighborhood commercial corridors.

Four key study areas were identified, including:

1. Downtown North (DONO)/Downtown/Bushnell South
2. Upper Albany
3. Parkville
4. A portion of Wethersfield Avenue

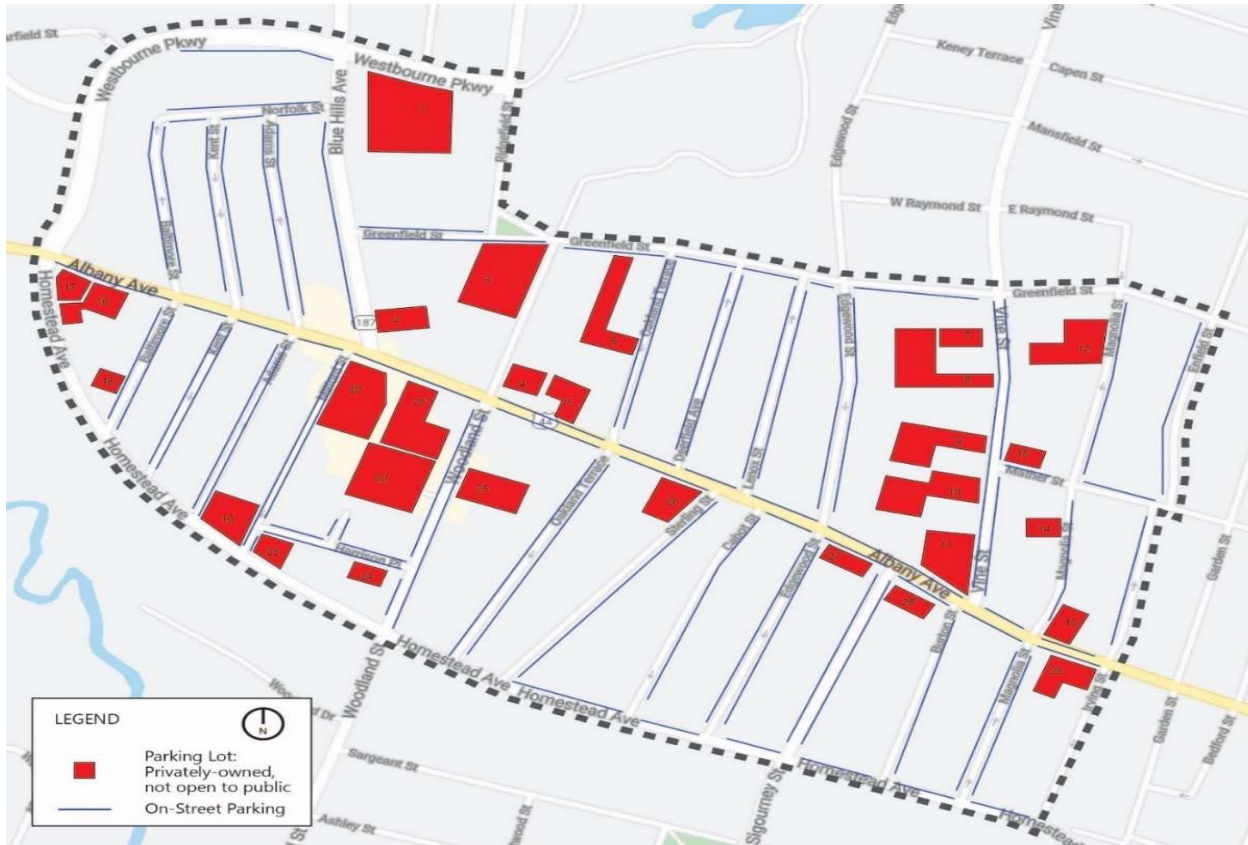
Plan is slated to be completed in the Spring of 2022



Hartford Parking Authority:	\$75,000
City of Hartford:	\$33,000
Total Sources:	\$108,000

Timeline:	Multiple Phases
Start Date:	April 1, 2021
Final Report:	Winter 2022

Hartford Parking Study – Albany Avenue Focus Area



Albany Avenue is one of 4 Focus Areas in the city that planners are concentrating their efforts on to better understand current parking demands and to alleviate conflicts between resident, commercial and customer parking as we move ahead with our planned redevelopment projects.



Streetscape improvements have recently been made to the area as part of the State and City Albany Avenue Safety Improvements Project.

\$20million streetscape redesign completed Winter 2021

Arrowhead Gateway Small Area Plan and Corridor Study

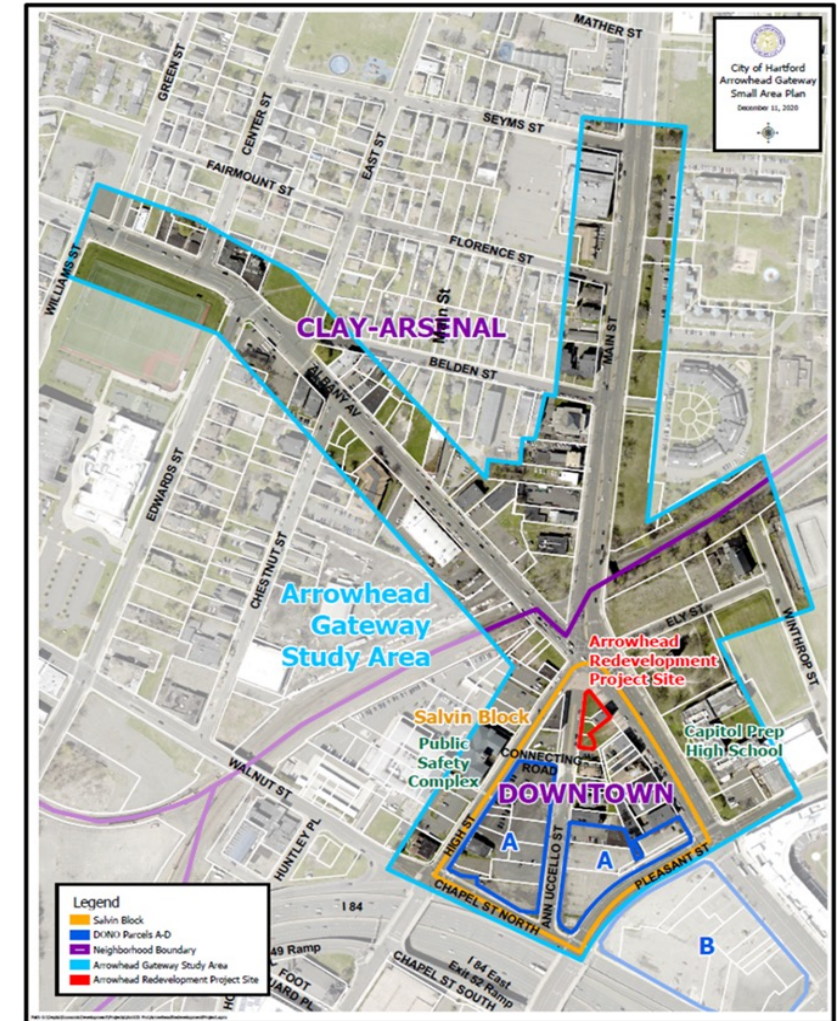
A planning study is underway to identify strategic ways that private and public lands can be improved and redeveloped to create a cohesive transition in this gateway area and to increase economic development opportunities for residents and business owners.

The resulting illustrative master plan will serve as a coordinated development strategy that:

- Responds to community needs
- Revives the neighborhoods historic urban fabric
- Establishes a unique destination and creates a sense of place
- Unites the Clay Arsenal Neighborhood and Downtown Hartford

The City is now focused on the Salvin Block and seeks to redevelop the Arrowhead Café and other nearby properties within the Gateway Area.

Plan is slated to be completed by Summer of 2022.



Hartford Renaissance District – North End Hartford

The Hartford Renaissance District (HRD) is a socioeconomic solution to resurrect and revitalize impoverished neighborhoods for families in the Black community.

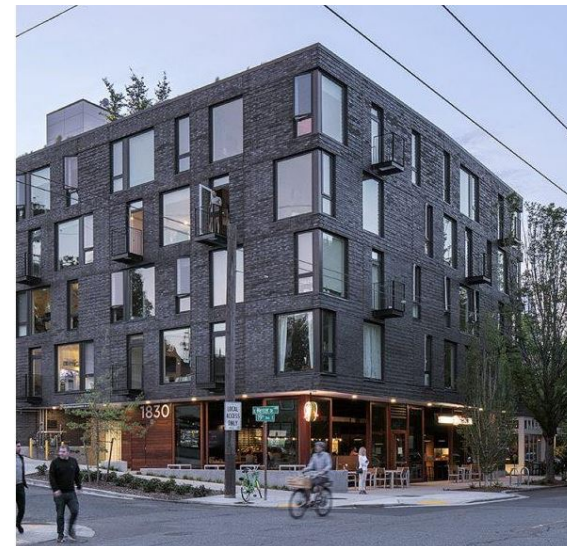
The District will:

- Return Black-owned businesses that will provide vital goods and services, foot traffic, and a renewed sense of safety and pride to the area
- Bring a rebirth of culture, style, art, and history woven into the social, economic, educational and health
- Transform 234 Barbour Street into a culturally-competent, mixed-use development
- Redevelop 128 Westland Street into a digital center, Barbour Digital

Funds allocated \$5million (City Funds)



HARTFORD RENAISSANCE
DISTRICT



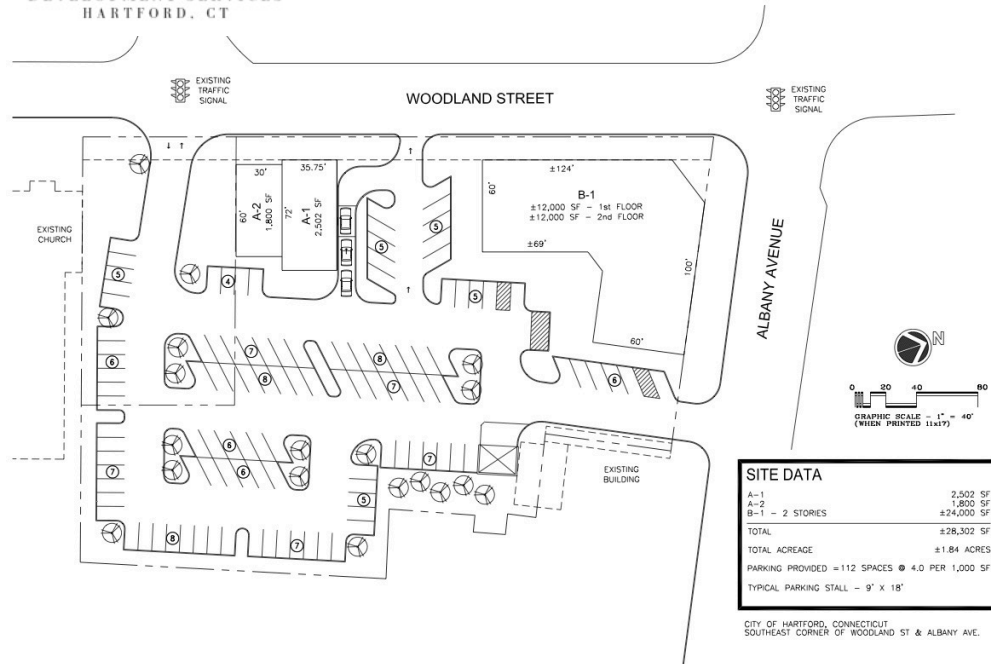


DEVELOPMENT SERVICES
HARTFORD, CT

Albany-Woodland Redevelopment Project



16



CRDA: \$5,500,000

City of Hartford: \$5,000,000

Total Sources (to date): \$10,500,000

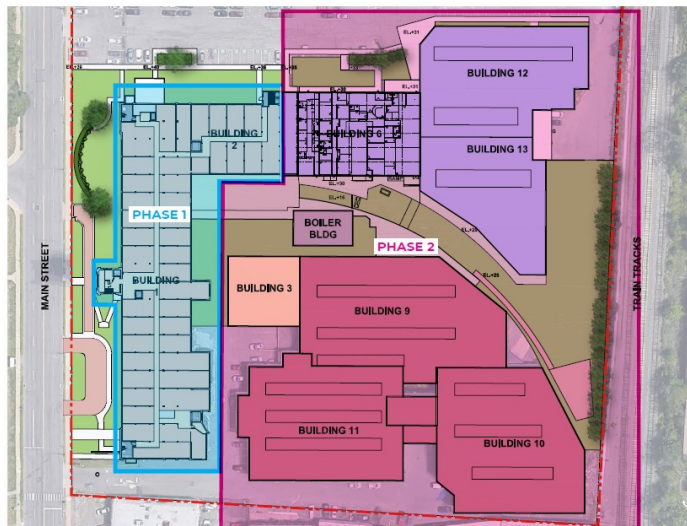
A new development at this long-vacant, high profile street intersection in the Upper Albany Neighborhood will return this underutilized site to productive reuse. The new development will:

- Create opportunities for neighborhood business development along Albany Avenue and Woodland Street
- Provide goods and services that meet the goals and desires of the community
- Contribute positively to the ongoing revitalization of the area

Status: Planning, anticipate start of construction Winter 2022-2023

City Involvement: City-Owned Property, Financing; Partner: Upper Albany Development, Inc (UADI)

3580 Main Street – Adaptive Re-use of Former Fuller Brush Factory



This site is well-positioned on Main Street in the North end of Hartford to strengthen the connection between the resurgent growth of Downtown and the residential communities to the North.

Phase One (Residential)

- +-160 Residential Units (1- and 2-bedrooms)

Estimated Project Cost: \$31,600,000

Phase Two (Commercial & Site Improvements)

- 7,180 SF of Amenity Space
- 15,184 SF Day Care
- 32,893 SF Innovation Space
- 53,440 SF Light Industrial Space
- 39,465 SF Business Use
- 750 Parking Spaces

Estimated Project Cost: \$27,578,790

Hartford Public Library | 1240 Albany Avenue Adaptive Re-use of Old Northwest School



18



Partners: Upper Albany NRZ/Community Based Groups

The City of Hartford and Hartford Public Library (HPL) have partnered to improve library services throughout Hartford. HPL will adapt the Old Northwest School, located at 1240 Albany Avenue, adjacent to the existing Albany Branch, into a library annex that will:

- Provide additional meeting rooms
- Allow additional services to be offered to the community
- Restore this historic, iconic City-owned building
- Increase stability in the neighborhood by eliminating this blighted, environmentally-challenged building and bringing it back into public use



Blue Hills Recreation Center – Adaptive Re-use of 9 Lebanon St.



19



The existing 4,580 SF building located at 9 Lebanon Street has been vacant for several years.

Extensive renovations will be required to reactivate the space. The City is making the necessary investment to renovate the building for use as a community center in the Blue Hills neighborhood.

The project will further the City's goal to provide people with lower-cost access to recreation and improve health of residents.

City of Hartford: \$1,600,000

Total Sources: \$1,600,000

Albany & Vine | 696 Albany Avenue Rehabilitation of 8 Residential Units



20



Bond – Committed:	\$1,700,000
City of Hartford:	\$600,000
Conventional Financing:	\$1,400,000
Total Sources:	\$3,700,000
Timeline:	Winter/Spring 2022

The existing 3-story mixed-use building, located on the northeast corner of Albany Avenue and Vine Street, is being rehabilitated. The 10,575 SF building consists of retail on the ground floor and residential units in upper stories. The interior of the building will be extensively renovated, and façade improvements are proposed to make storefronts more pedestrian-friendly and promote positive interaction with the recently completed streetscape improvements on Albany Avenue.

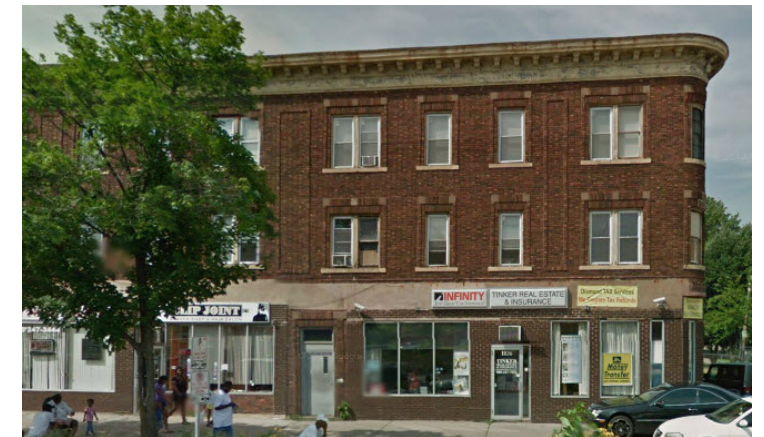


The Weaver Building, 1154-1170 Albany Avenue Rehabilitation of 18 Residential Units



Estimated Project Cost: \$1,989,335
Timeline: Winter/Spring 2022

The interior of the building will be extensively renovated, and façade improvements are proposed to make storefronts more pedestrian-friendly.



614 Albany Avenue – Redevelopment of City-Owned Vacant Land Between Irving and Magnolia Streets



Urban Act Grant Allocation: \$1,800,000

The former Hartford Police Department Northeast Substation has a high potential for redevelopment. Initial environmental investigations have been completed, and the City is planning to procure a Property Survey.

The City is currently working with the community to discuss the highest and best use for the property. Then a redevelopment strategy will be initiated to bring the property into productive reuse.

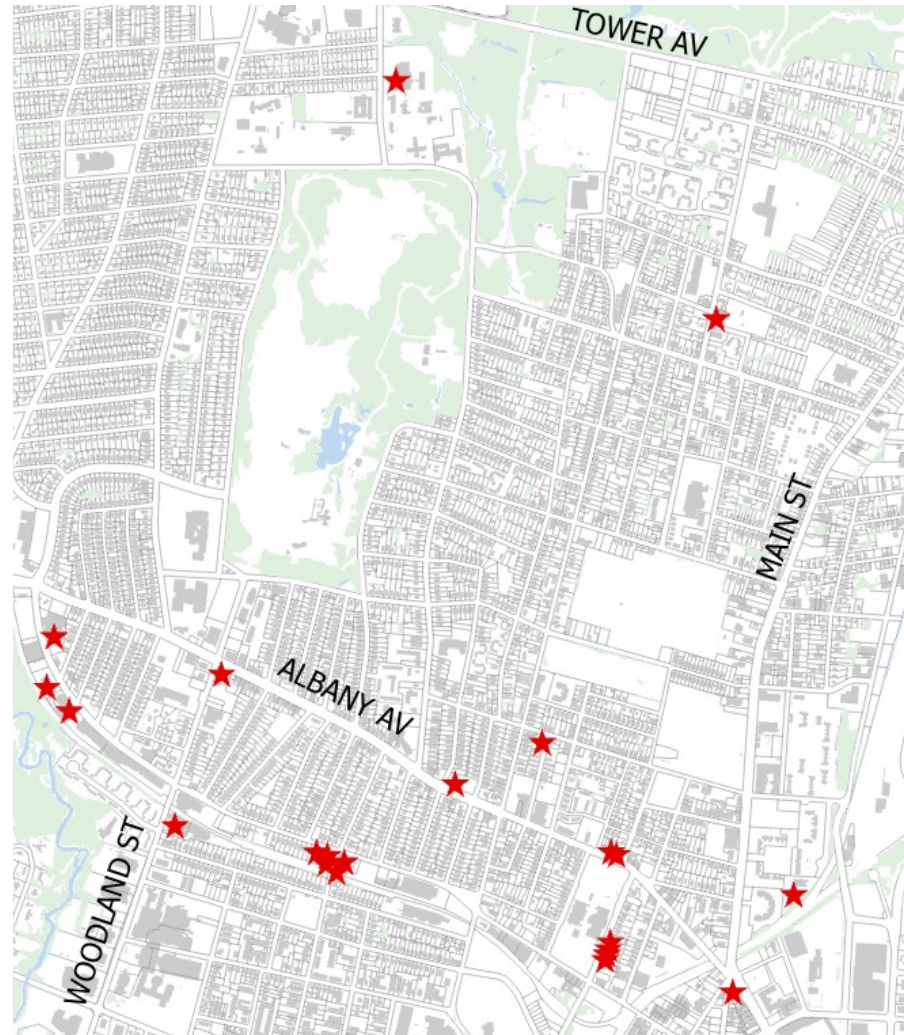
Brownfield Remediation in North Hartford



The City has worked with state and federal environmental protection and community development agencies to identify, remediate and abate pollution on numerous properties located in North Hartford. Environmental investigations have been completed or are underway for the listed projects.

Stats based off stage:

- Assessment: 5
- Remediation or Partial Remediation: 4
- Monitoring: 2



1. Albany-Woodland Redevelopment
2. 270-292 Albany Avenue
3. 614 Albany Avenue
4. Arrowhead Redevelopment Project
5. 234 Barbour Street 80 Coventry Street (Burgdorf/McCook Campus)
6. 80 Coventry Street (Burgdorf/McCook Campus)
7. 70-76 Edwards Street
8. Homestead Avenue Project (111, 135-137, 367, 393 & 424 Homestead Avenue and 314, 319 & 325 Sigourney Street)
9. 1540 Main Street
10. 175 Mather Street
11. 158 Woodland Street

Brownfield Remediation in North Hartford



- Albany-Woodland Redevelopment

Numerous Environmental Investigations, Abatement & Demolition completed

- ✓ State DECD Municipal Brownfield Grant: \$500,000
- ✓ City- CIP Funding - \$2,010,504

- 270-292 Albany Avenue

Phase 1 Environmental Site Assessment and Structural Investigation completed; Selective Demolition underway

- 614 Albany Avenue

Phase 1 & 2 Environmental Site Assessments completed, A-2 Survey planned

- Arrowhead Redevelopment Project

Phase 1 Environmental Site Assessment and Structural Investigation completed, Phase 2 Investigation underway

- 234 Barbour Street

Abatement & Demolition planned - City Funding - \$470,000

Brownfield Remediation in North Hartford



- 80 Coventry Street (Burgdorf/McCook Campus)

Comprehensive Environmental Assessment planned

- ✓ State DECD Municipal Brownfield Grant: \$200,000 - City CIP -\$114,000

- 70-76 Edwards Street

Environmental Investigations and Remediation completed

- Homestead Avenue Project (111, 135-137, 367, 393 & 424 Homestead Avenue and 314, 319 & 325 Sigourney Street)

Numerous Environmental Investigations completed, Abatement & Demolition completed, Additional Abatement & Demolition planned

- ✓ State DECD Municipal Brownfield Grant: \$2.2 Million
- ✓ Federal EPA Regional Brownfields Clean-up Grant: \$200,000

- 1540 Main Street

Demolition - City Funds - \$159,000

Brownfield Remediation in North Hartford



- 175 Mather Street

Numerous Environmental Investigations completed; Abatement, Demolition & Remediation completed; Monitoring ongoing

- ✓ State DECD Municipal Brownfield Grant: \$605,000

- 158 Woodland Street

Phase 1 Environmental Site Assessment completed, Phase 2 Investigation underway -City Funds - (Haz-Mat Due) - \$26,370

270-310 Albany Avenue – Adaptive Reuse of Historic Property



There is great potential to rehabilitate the historic building at 270 Albany Avenue and enhance the surrounding area through selective demolition and/or new construction. The City obtained initial environmental and structural investigations and have been completed. A Request for Proposals (RFP) was published in December 2021, seeking a qualified developer to partner with the City on adaptive reuse and redevelopment of the 270-310 Albany Avenue block. Responses are expected in March 2022.

The goal is to create a cohesive project that will improve quality of life for the people of Hartford.

City Funds Allocated: \$3,000,000

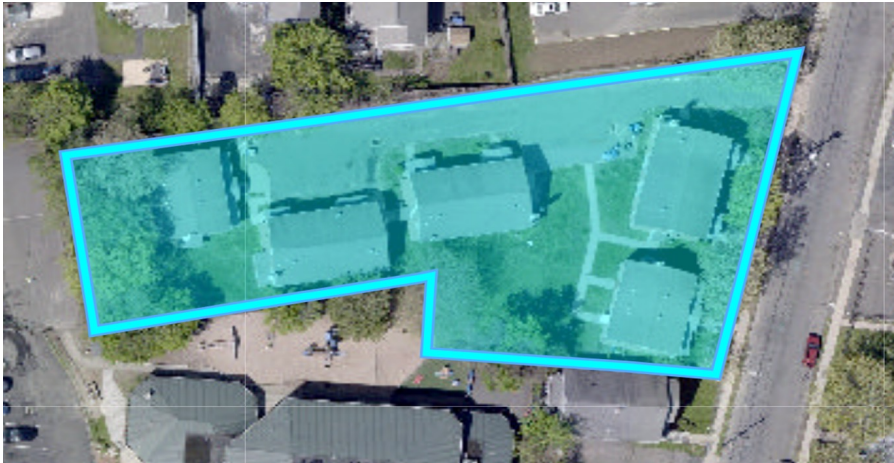
Retail development projected from the corner of Center St. and Albany to the corner of Green St. and Albany.

Bellevue Street Housing Rehabilitation



The Hartford Housing Authority has plans to renovate this 5 building, 10 unit housing complex located at 275 Bellevue Street.

The proposed \$1.4 million project includes complete exterior and interior renovations including new roofs, siding, windows, landscaping, kitchens, baths, plumbing, electrical and mechanical systems.



Project funds pending DOH

48 Brook Street



The City is working with a private developer to gut and rehabilitate this fire damaged property. The goal is to redevelop the property into an owner-occupied residence for a first-time homeowner in the Clay-Arsenal neighborhood.

Estimated Project Cost: **\$313,000**

Timeline: **TBD**

Note: Currently 50 Blighted properties at various stage of foreclosure, another 20 properties in pipeline

Burgdorf/McCook Campus – 80 Coventry Street



30



The 23-acre former Burgdorf/McCook Campus is within an area that has been identified as one of ten transformative projects in the City's Plan of Conservation & Development (POCD). The City has obtained State funding to complete a comprehensive environmental assessment of the property, and will be working on a redevelopment strategy to transform this vastly underutilized campus into the North End Wellness District, which will:

- Have a cohesive identity
- Encompass agriculture, naturopathy, and ecology
- Build upon existing assets including the Senior Center, health care facilities, and Keney Park



Phillips Metropolitan CME Church Vacant Lot



31



There are plans under way to developing on Phillips vacant lot.

Potential plans include 2 buildings of mixed-use property, with residential units in upper stories and retail beneath. A courtyard will be placed between and access to off-street parking.

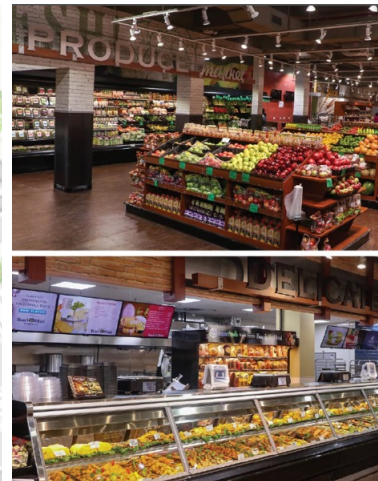
Project estimate: \$27million

Grocery Store – Main Street at Terry Square



Most recently, owner/developer Max Kothari proposes to redevelop the old Dattco bus facility site on Main Street, within Terry Square, into a commercial development that would support existing businesses and provide for a grocery store. The project serves as the realization of a 30-year dream, and will:

- Address urban food deserts and nutritional equity in Hartford
- Be a catalyst that revitalizes a long-neglected neighborhood
- Elevate services, resources, and attention to the North End
- Act as a harbinger of further development in an Opportunity Zone and Enterprise Zone



Estimated Project Cost:

\$18,556,000

Timeline:

TBD

Hartford Land Bank – Blight Remediation Program



33



SOLD September 2021



SOLD July 2021



Sale Pending

The City is working with the Hartford Land Bank to identify problem properties to acquire and clean them up to reduce neighborhood blight and put properties back to productive use, such redevelopment will:

- Improve community and economic vitality of Hartford neighborhoods
- Ensure long-term sustainability of impacted properties
- Enhance the quality of life for residents and businesses



Hartford Area Habitat for Humanity | & Other Partners



34



The City of Hartford has recently partnered with the Hartford Area Habitat for Humanity to redevelop three vacant City-owned properties in the North East Neighborhood Revitalization Zone:

- 104 Clark St.
- 88-90 Nelson St.
- 85-87 Barbour St.



The project will help the City to implement goals to:

- Improve neighborhood stability
- Improve financial stability for homeowners
- Raise property values
- Reduce blight
- Create cohesive neighborhoods
- Increase homeownership

Minority developers/contractors, non-profit developers, for profit developers

Status: Ongoing Partnership – 3 newest acquisitions propose construction to start Spring 2022 and complete in 18 months

City Involvement: Transfer of City-Owned Properties, City Financing

Rational for Development in Undeserved or Distressed Neighborhoods



KEY GOALS & OBJECTIVES

Enhance	Enhance the quality of life, health, safety and economic wellbeing for residents and key stakeholders.
Increase	Increase hope, neighborhood esteem and stability in community residents
Improve	Improve property values and attract private investments
Increase	Increase employment opportunities for minorities/females, business/contractors and neighborhood business
Grow	Grow job opportunities for neighborhood residents
Assist in	Assist in stabilizing, interacting and partnering with community-based groups, NRZ's, and other neighborhood stakeholders to move development opportunities in an efficient and effective manner.