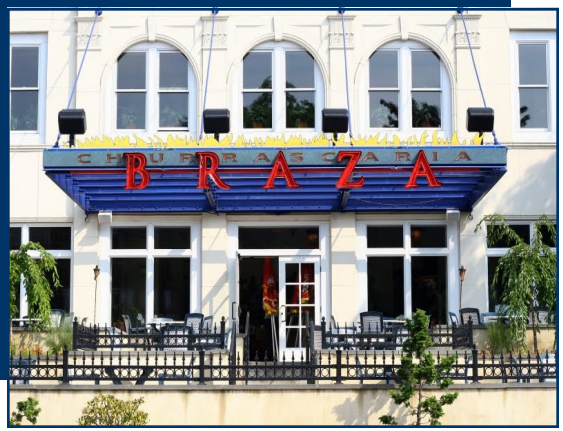
One City, One Plan

Neighborhoods

Chapter 13

KEY TOPICS

- Neighborhood Plans:
  - Asylum Hill
  - Barry Square
  - Behind the Rocks
  - Blue Hills
  - Clay Arsenal
  - Frog Hollow
  - Northeast
  - Parkville
  - Sheldon/Charter Oak
  - South Downtown
  - South End
  - South Green
  - South West
  - Upper Albany
  - West End
  - North Meadows
  - South Meadows
- Goals & Objectives



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Introduction

Hartford is a City of fifteen distinct neighborhoods and two commercial/industrial areas. Plans at the neighborhood level are important to residents' quality of life as they often address a very wide scope of issues at a refined level. The Planning Division works with neighborhood groups to address current issues, analyze needs and update and maintain neighborhood plans.

The POCD outlines the broad policies and direction for the City while neighborhood plans focus on the street level context that is critical to neighborhood quality of life. Together they provide direction for future investment and patterns of development. The Plan of Conservation and Development recognizes and supports the goals identified in neighborhood plan. Although some goals are not within the scope of a Plan of Conservation and Development, the City has incorporated appropriate goals and objectives in One City, One Plan's action agenda.

While all neighborhoods are different, there are many common elements that every neighborhood strives to embody, such as:

- Safe streets
- Clean streets
- Low levels of crime
- Good schools
- Well-maintained properties
- Access to parks & open space
- Access to quality food
- Access to retail amenities
- Access to multiple modes of transportation
- A memorable character & a sense of pride

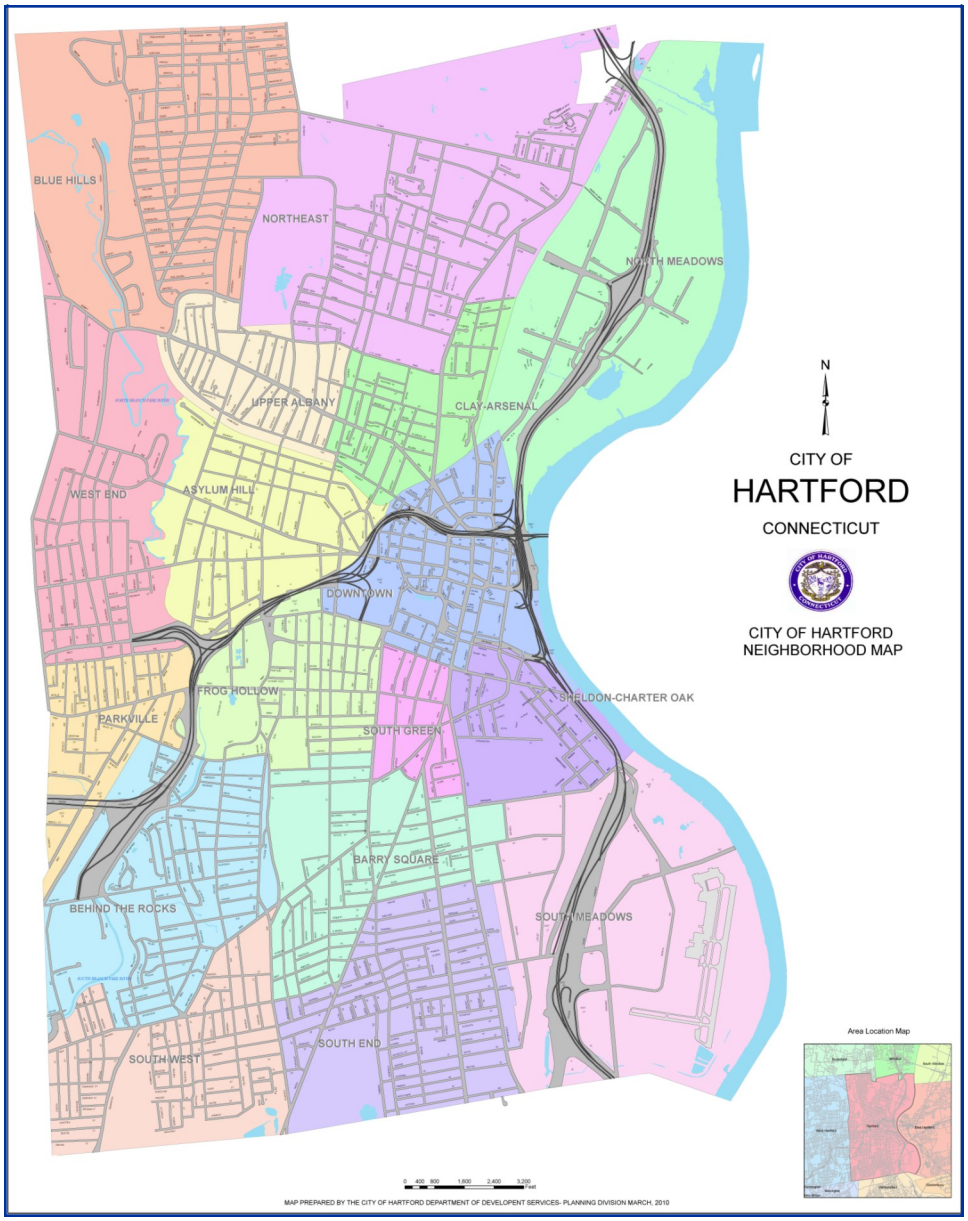
Every neighborhood in Hartford works hard toward the fulfillment of these goals in their own unique way. One tool that many neighborhood groups utilize is a strategic plan of development. It may be in the form of an NRZ plan (see below), a municipal development plan, a targeted reinvestment plan, or a traffic calming plan. The following sections describe some of the goals and objectives that many of Hartford's neighborhoods have identified in order to make desired improvements.

In 1998, the Connecticut General Assembly adopted legislation allowing municipalities to establish neighborhood revitalization zones (NRZ). This allows neighborhoods where there is "a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted or is substandard or poses a hazard to public safety" to organize neighborhood revitalization planning committees to work with federal, state and local governments to address these issues. Upon the adoption of a strategic plan NRZs could access available funds to implement projects in those plans.

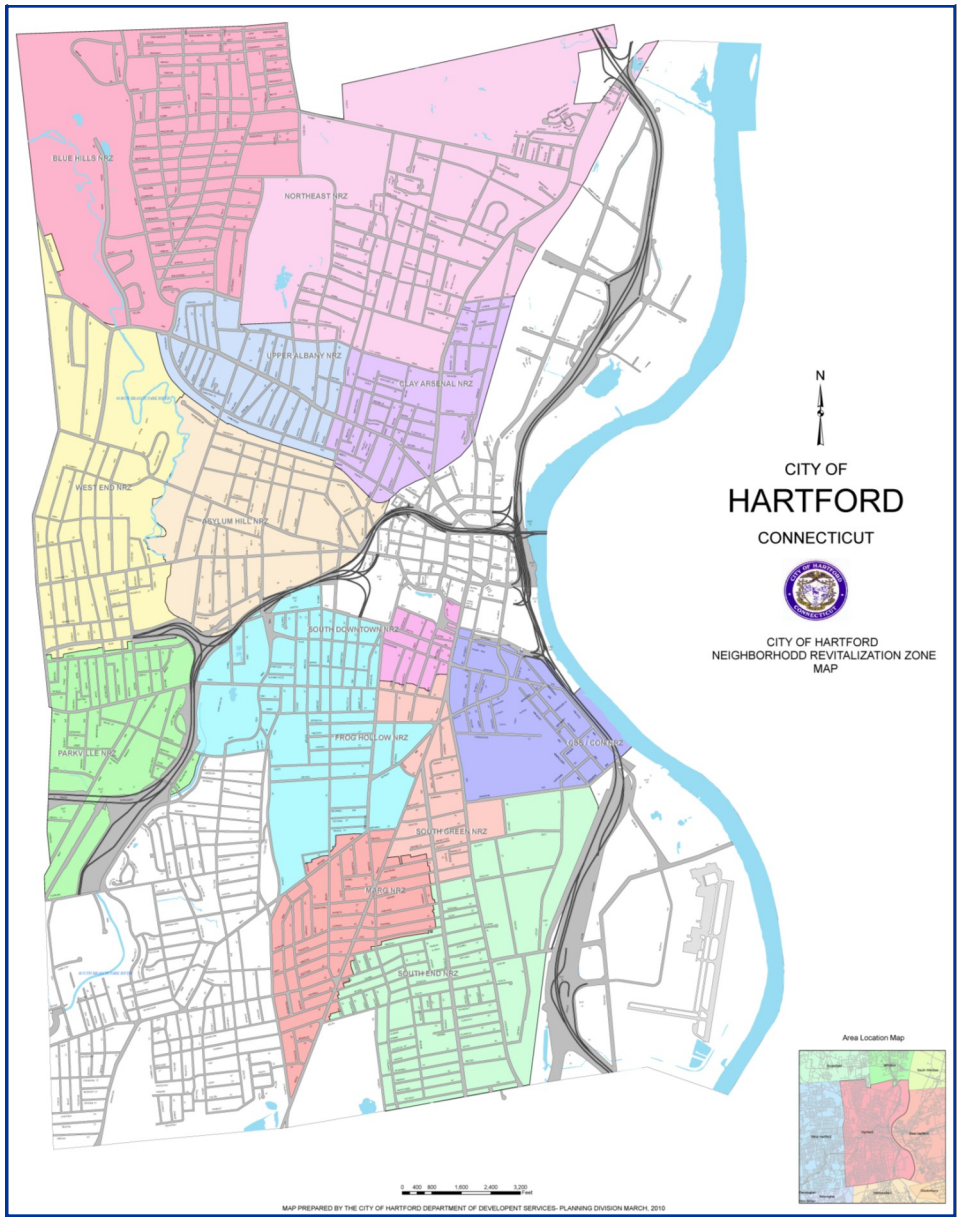
In 2002 the City of Hartford adopted an ordinance that created fourteen (14) such NRZs. There are currently thirteen NRZs:

Asylum Hill

MARG/Barry Square



Neighborhood Map



NRZ Map

- Asylum Hill Neighborhood Association
- Blue Hills NRZ
- Clay Arsenal Revitalization Association
- Frog Hollow NRZ
- Maple Avenue Revitalization Group
- Northeast Revitalization Association
- Parkville Revitalization Association
- Sheldon/Charter Oak NRZ
- South Downtown NRZ
- Southend Neighborhood Revitalization Association
- South Green NRZ
- Upper Albany Revitalization Organization
- West End Civic Association NRZ

Elements of the above plans have been incorporated into the appropriate goals & objectives of this plan, as well as into the Neighborhood and Generalized Land Use plan.

Neighborhood Plans

Asylum Hill

The Asylum Hill Neighborhood Association (AHNA) neighborhood plan has a vision for the future which aims to:

- Provide safe multimodal access to downtown
- Improved the streetscape and add a mix of uses and neighborhood-friendly businesses on Farmington Avenue
- Expand housing options
- Improve West Middle Elementary School
- Construct a New Britain-Hartford Busway station
- Expand St Francis Hospital
- Construct a new library
- Provide incentives for rehabilitating properties
- Evaluate traffic plans
- Address quality of life issues
- Limit rehabilitation homes, transient

Neighborhood	2000 Population	% 2000 Population	Population Density (persons/sq. mile)[1]	Population Density (persons/acre)[1]
Asylum Hill	10,521	8.5%	11,342.09	17.72
Barry Square	14,505	11.7%	16,087.89	25.14
Behind the Rocks	9,031	7.3%	7,335.56	11.46
Blue Hills	12,983	10.5%	7,313.66	11.43
Clay-Arsenal	6,460	5.2%	12,082.53	18.88
Downtown	1,118	0.9%	1,276.05	1.99
Frog Hollow	9,113	7.3%	12,995.00	20.30
North East	10,137	8.2%	4,763.17	7.44
North Meadows[2]	901	0.7%	458.52	0.72
Parkville	6,319	5.1%	12,484.29	19.51
Sheldon-Charter Oak	3,513	2.8%	6,222.69	9.72
South End	12,951	10.4%	11,460.90	17.91
South Green	3,579	2.9%	13,674.09	21.37
South Meadows	2	0.0%	0.97	0.00
South West	6,899	5.6%	7,322.70	11.44
Upper Albany	7,380	5.9%	14,357.22	22.43
West End	8,708	7.0%	8,185.23	12.79
TOTAL[3]	**124,121**	**100.0%**	**7,174.62**	**11.21**

Source: U.S. Census Bureau; compiled by HMA.

[1] Includes both land and water area.

[2] Represents the prisoner population housed at the State of Connecticut's Hartford Correctional Center, located on Weston Street.

[3] Density calculations are based upon established City land area of 17.3 square miles (11,072 acres). Water area not included in these density calculations.

Neighborhood Population and Population Density, 2000

Behind The Rocks

Blue Hills

lodging, rooming houses, and related housing

- Create economic incentives for historic preservation
- Rezone portions of the neighborhood to encourage lower-density owner-occupied homes
- Create a residential overlay to limit upward conversions

Barry Square

The Barry Square neighborhood is part of four NRZs including South Green, MARG, Frog Hollow and Southwest. The Maple Avenue Revitalization Group (MARG) is the largest NRZ in Barry Square.

Priority projects included in the MARG 2009 Strategic Plan include:

- Complete Maple Avenue Streetscape
- Foster new small businesses along Maple and New Britain Avenues
- Work with the city to redevelop the former Mega Foods site on New Britain Avenue
- Redevelop the Maple/Webster triangle

Behind the Rocks

Recent improvements in Behind the Rocks include renovations to the Mary Hooker Environmental Studies School, the Breakthrough Magnet School, the redevelopment of Rice Heights, and the replacement of Charter Oak Terrace with the Charter Oak Marketplace. Hartford Areas Rallying Together (HART), which serves several areas of the city and is active in the Behind the Rocks neighborhood, has helped to develop the following goals:

- Reuse the Housing Authority land behind Wal-Mart
- Study the impact of the extension of Bartholomew Avenue
- Develop trails along the Park River
- Institute traffic calming
- Participate in the Safe Routes to School program
- Enforce the Anti-Blight Ordinance around Zion Street.
- Enforce the Noise Ordinance.
- Encourage better property maintenance
- Make planned improvements to Hyland Park

Blue Hills

The Blue Hills NRZ has listed the following as their priorities:

- Construction of a new Recreation Center at Tower and Lebanon Streets.
- Traffic calming at Rawson and Achievement First (Mark Twain) Schools, at Cornwall and Holcomb Streets and on Ridgefield Ave.
- Pedestrian crosswalk improvements at several intersections on Lyme Street.
- Redevelopment of parcels at Cornwall and Granby and Garfield and Granby.

- Strategy for dealing with maintenance and traffic issues regarding churches.
- Creation of a Tree ordinance or program to educated property owners.
- Redevelopment of Westbrook Village and Bowles Park public housing complexes.

Clay Arsenal

The Clay Arsenal plan of action focuses on four main areas:

- Human Development
- Commercial Development: enhance the appearance and vitality of Main Street and Albany Avenue
- Residential Area Development: increase homeownership rates and improve the appearance and livability of residential streets and homes
- Historic Preservation: preserve and rehabilitate buildings where feasible; conform to neighborhood design guidelines

Frog Hollow (North and South)

In February of 2009, the two Frog Hollow NRZs officially merged and adopted a single plan which details fifty-four different strategic projects. Examples include:

- Traffic calming and streetscape enhancements on Capitol Avenue and other streets
- Improved pedestrian amenities within the Mayor's Target Area
- Improved traffic circulation and streetlights
- Creation of a Merchants Association
- Promote homeownership
- Redevelopment of several sites
- Establishment of a new Community Center

In early 2006, the Mayor launched an initiative called the Neighborhood Improvement Action Plan to improve the portion of North Frog Hollow bounded by Capitol Avenue, Park Terrace, Park Street, and Broad Street. This comprehensive plan for physical renewal includes action steps such as:

- Institute traffic calming on Babcock St, Lawrence St, Putnam Heights, Putnam St, and Mortson St
- Improve traffic circulation in the Capitol Ave area
- Encourage owners to rehabilitate buildings
- Utilize the Anti-Blight Ordinance to gain control of vacant buildings and market them to new owners
- Demolish structurally unsound vacant buildings
- Enforce the Historic Preservation Ordinance
- Deed undersized lots to adjacent properties
- Conduct concentrated code enforcement
- Publicize & utilize the Housing Preservation Loan Fund and the Façade Improvement Program
- Improve Capitol Ave streetscape
- Rezone Capitol Ave from Babcock to Lawrence from RO-1 to B-4

Clay Arsenal

Frog Hollow

Northeast

Parkville

- Repair sidewalks
- Improve lighting
- Plant trees in traffic island
- Install additional trash receptacles

Northeast

Neighborhood goals for the Northeast neighborhood include:

- Revise zoning along Main Street
- Extend Main Street streetscape
- Renovate bus depot site at Terry Square
- Consider redevelopment plan for Terry Square
- Redevelop Barbour Street
- Redevelop the Nelton Court Public Housing development
- Resolve issues between the entertainment and residential districts

Parkville

The Parkville Revitalization Association plan describes ten priority projects including:

- Streetscape improvements in 6 locations
- Street improvements in 3 locations
- Improvements at Pope Park West and Day Park
- Economic development projects including creating of the Bartholomew Business Park, a BID, and incubator space
- Aesthetic improvements including 3 gateway projects, an anti-litter plan, and creation of an Historic District
- Public safety guidelines
- Library expansion and establishment of a magnet school
- Transportation improvements including two Hartford-New Britain Busway stations and accompanying transit oriented development.
- Implement Parkville Municipal Development Plan
- Construct Bartholomew Ave extension

The Parkville Municipal Development Plan was adopted by the City in May of 2009. The plan focuses on accomplishing three main goals by identifying thirteen specific actions:

- Provide Necessary Infrastructure: Extend Bartholomew Avenue under I-84 to connect with Flatbush Avenue
- Support Existing Businesses: expand private and public parking facilities; visually unify the Bartholomew Avenue corridor; and convey a safe, secure and inviting environment for workers and visitors.
- Attract Additional Private Investment: acquire specific parcels at the southern end of Bartholomew Ave and/or encourage private revitalization and rehabilitation of these properties.

Sheldon/Charter Oak

The Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON) 2007 Strategic

Plan was adopted in January of 2008. It identifies and makes recommendations for three development areas within the neighborhood:

- Coltsville Area: Restore the Colt factory; support more intensive use of Dillon Stadium; support a National Historic Park; support high-density economic development projects in specific locations; improve entrance to the Connecticut River & Riverfront Recapture Park; construct streetscape around Colt Complex; reconnect Stonington St to Masseek Street and Hendricksen Ave; extend Star Shuttle service; and turn the rail line into an asset.
- Colt Park Area: Develop a botanical garden; encourage residential rehabilitation; support new construction that respects existing historic buildings; rezone south side of Wawarme Avenue; implement park vision plan; and assign traffic calming resources to Wawarme Avenue.
- Good Shepherd Area: Support completion of Dutch Point development; redevelop vacant properties; renovate the Capewell factory into condominiums; construct a boutique hotel on Capewell; preserve Charter Oak Place; redesign Main Street; Redesign Monument Park; institute traffic calming on Wyllys Street and Charter Oak Avenue; and improve Groton Street sidewalks.

In addition, a number of zoning and parking regulation changes are recommended throughout the neighborhood.

South Downtown (SODO)

The SODO NRZ has identified the following goals:

- Protect the historic nature of the area
- Encourage the conversion of surface parking lots to mixed use development
- Increase residential development in the neighborhood
- Foster a sense of community
- Facilitate creation of 24/7 activity
- Implement the Capitol Ave Streetscape between Main & Washington Streets

South End

The South End NRZ in cooperation with the South Hartford Alliance is working on:

- Wethersfield Avenue Streetscape Plan
- Redevelopment of 990 & 1000 Wethersfield Avenue
- Streetscape improvements on Franklin Avenue.

South Green

The South Green neighborhood plan includes:

- Implement Hartford 2010 South Green Trident recommendations including:
  - Traffic improvements at Barnard Park,
  - Improvements to Barnard Park,
  - Reducing number of homeless shelters in the area.
- Reconfigure intersection of Jefferson,

Sheldon/Charter Oak

South End

Southwest

Upper Albany

Main, Retreat, Maple, & Wyllys.

- Make streetscape improvements to Franklin Avenue.

Southwest

Goals for the Southwest neighborhood include:

- Preserve the housing stock and encourage reinvestment.
- Maintain the neighborhood business corridor on New Britain Avenue.
- Create a Historic District on Fairfield Avenue.
- Institute traffic calming on Fairfield Avenue.
- Make intersection improvements at:
  - Fairfield & Maple
  - Summit, New Britain & Fairfield
  - Stone, New Britain & Newington

Upper Albany

The Upper Albany neighborhood has many organizations that are currently active including:

- Upper Albany NRZ
- Upper Albany Main Street
- Upper Albany Collaborative
- Upper Albany Development Corporation
- Upper Albany 2010 Trident Committee

Current goals for Upper Albany include:

- Implement Hartford 2010 Trident recommendations
- Implement the Town Center Redevelopment Plan at the intersection of Albany and Woodland
- Construct the Albany Avenue Library
- Renovate the old North West School for the John E. Rogers African American Museum
- Complete redevelopment planning for Homestead Avenue
- Build new facility for the Martin Luther King School and reuse existing facility for housing.
- Completion of Sigourney-Homestead Redevelopment
- Completion of the Route 44 safety and streetscape project

West End

The West End Civic Association's identified goals are:

COMMERCIAL

- Complete implementation of the Farmington Avenue streetscape to Prospect Avenue
- Rezone B3 and B4 West End commercial districts into a new Neighborhood Business Zone
- Create and adopt design guidelines for West End Commercial Districts
- Establish a new building line on Farmington Avenue
- Establish a new parking strategy in conjunction with a new Farmington Avenue business district
- Beautify and maintain gateway entrances to the neighborhood
- Improve and enforce parking, building and zoning standards

RESIDENTIAL

- Preserve and protect the historic character of West End properties
- Implement a Residential Overlay for the West End to prohibit upward conversions
- Allow Accessory Dwelling Units at owner-occupied properties, for carriage houses and one- and two-family homes
- Adopt a transition overlay district for properties abutting a commercial zone
- Improve and enforce residential parking, building and zoning standards

NATURAL RESOURCES AND RECREATIONAL FIELDS

- Preserve and enhance and protect the quality, access and recreational uses of Elizabeth Park, recognizing its scenic historic nature
- Improve maintenance and management of recreation fields
- Develop a more effective recreational use of the land behind the Sisson Avenue firehouse, and/or develop an alternate recreation site south of Farmington Avenue in an appropriate location
- For the details of the above goals, see the West End plan.
- Support the protection and maintenance of the North Branch of the Park River Watershed
- Ensure that the North Branch of the Park River Greenway does not disturb ecologically sensitive areas of the river corridor
- Explore the creation of a dog park at an appropriate location

INSTITUTIONAL

- Encourage conversion of institutional uses on residential streets to private residential uses, and prohibit conversions from residential to institutional uses
- Develop revised zoning regulations to prohibit the conversion of large residential structures to institutional use

For the details of the above goals, see the West End plan.

Commercial/Industrial Areas

Downtown

The Downtown neighborhood is fully discussed in the Downtown Development Plan chapter.

South Meadows

The South Meadows Problem Solving Committee's goals include:

- Improve traffic conditions on Airport Road
- Conduct a study in the reuse of Brainard Airport
- Eliminate incompatible uses such as adult entertainment, and environmentally sensitive uses.

North Meadows

The North Meadows' goals include:

- Long-term use of the music center
- Adaptive reuse of the police station

West End

- Adaptive reuse of the sanitary landfill
- Development of the north meadows area in an environmentally sensitive, yet tax revenue generating manner
- Protection of the dikes

Goals & Objectives

Promoting livable and sustainable neighborhoods is one of the five key themes of One City, One Plan. In addition to the neighborhood goals listed below, goals related to this theme are identified throughout the plan and are listed together in the "Livable and Sustainable Neighborhoods" section of the Action Agenda.

GOAL 1: Improve streetscapes in currently identified corridors, including:

- Farmington Ave, Asylum Hill
- Farmington Ave, West End
- Main St, Northeast
- Main St, Downtown
- Albany Ave, Upper Albany
- Broad Street, Capitol Ave, & Washington St, Frog Hollow
- Capitol Ave, SODO
- Wethersfield Ave, South End
- Maple Ave, Barry Square
- Lyme St & Holcomb St, Blue Hills
- New Park Ave, Park St, Capitol Ave, Arbor St, & Bartholomew Ave, Parkville
- Around the Colt Complex, Sheldon/ Charter Oak
- Franklin Avenue, South End & Southwest

GOAL 2: Employ traffic calming techniques in currently identified locations as contained in the City's Traffic Calming Master Plan and the neighborhood plans described in this chapter.

GOAL 3: Complete neighborhood projects as identified in this plan and addressed in the Capital Improvement Program and the City Legislative Program.