



# UPPER ALBANY REVITALIZATION ZONE ORG.

# Albany Avenue Neighborhood Development Projects

October 2, 2023





“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)
- Contaminated Sites (Brownfields)
- Historic Restoration & Adaptive Reuse
- On-going programs such as Blight Remediation & Housing Rehab with Hartford 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)



## Code Enforcement Case – 143 Edgewood Street



**Owner: Annas Khan**

**Property Manager: Ace Andeleeb**

**Property: 3 Family Home**

**Enforcement Order: NOV Issued on  
September 7<sup>th</sup>**

**Repairs Currently Underway**

**Estimated completion November 30th**



# Redevelopment of City-Owned Vacant Land - Albany Avenue



**Proposed Mixed-use Development  
at former Police Substation site**

**Storefronts on Ground Floor**

**78 housing Units on Upper Floors**

**Project Status = Pre-development**

**Anticipated Start Date = 2025**

**Estimated Cost = \$10 million**



**REMOVED**

# Village at Park River (Formerly Westbrook Village)



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



The Developer Pennrose is transforming Westbrook Village.

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



## Mixed-use Rehabilitation – 1468 Albany Avenue



**Rehabilitation of 7 Apartments**

**Update retail space on ground floor**

**Project Status = Planning**

**Anticipated Start Date = 2024**

**Estimated Cost = TBD**



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



The City of Hartford and Hartford Public Library (HPL) have partnered to improve library services throughout Hartford. HPL will adapt the Old Northwest School, 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.

**Partners:** Upper Albany NRZ/Community Based Groups  
**Project Status =** Planning & Design  
**Anticipated Start Date =** Spring 2024 (Stabilization)  
**Estimated Project Cost =** \$8 million



## PROJECT COMPLETED



**Renovation of Mixed-use Building**

**18 Housing units on upper floors**

**7 Updated Storefronts**

**Project Status: Completed**

**Project Cost: \$880,000**



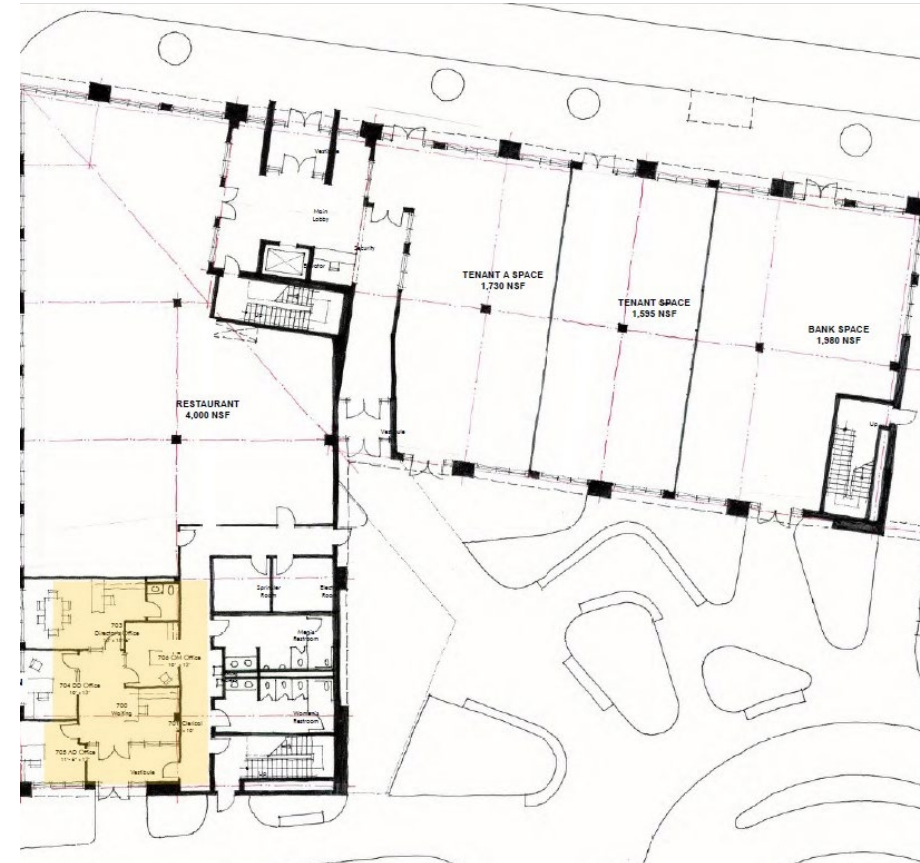
# Tinker Building – 1142 Albany Avenue



**Façade Improvement Project**  
**Renovation of 8 housing units**  
**Update retail space on ground floor**  
**Project Status = Planning**  
**Anticipated Start Date = Summer 2024**  
**Estimated Cost = TBD**



# Albany-Woodland Redevelopment Project - 1161 Albany Ave



**New Construction Mixed-use Commercial**  
*(Restaurant – Health Department – Bank)*  
**Anticipated Start Date = Winter 2023-24**  
**Project Status = Design**  
**Estimated Project Cost = \$12.5 million**

# Mixed-use Rehabilitation Project – 980 Albany Avenue



**New restaurant planned for ground floor**

**Renovation of 8 housing units on upper floors**

**Project Status = Planning**

**Anticipated Start Date = 2024**

**Estimated Project Cost = \$975,000**



# Hartford City WIC & MIOP Center – 885 Albany Avenue



**New Women & Infant Center (WIC)  
and Maternity & Infant Outreach Program  
(MIOP) Facility**

**Rehabilitation of a 2,400 SF Building**

**Project Status = Planning**

**Anticipated Start Date = 2024**

**Estimated Project Cost: \$360,000**

**\*Requires Zone Change**



## Mixed-use Renovation Project – 817 Albany Ave



**Renovation of mixed-use Building**

**Housing units on upper floors**

**Commercial office space on first floor (Requires Zone Change)**

**Project Status: Near Completion**

**Estimated Project Cost: \$317,000**

# Albany & Vine - 696 Albany Avenue Rehabilitation of 8 Residential Units



**Renovation of Mixed Use Building**

**8 Housing Units**

**3 Commercial Storefronts**

**Façade Improvement adjacent storefronts**

**Project Status = Construction**

**Anticipated Completion Date = January 2024**

**Estimated Cost = \$2.5 million**



*\*Façade Improvement Project*

# Housing & Façade Rehab – 635 - 651 Albany Avenue



Renovation of 12 housing units

Façade and storefront improvements

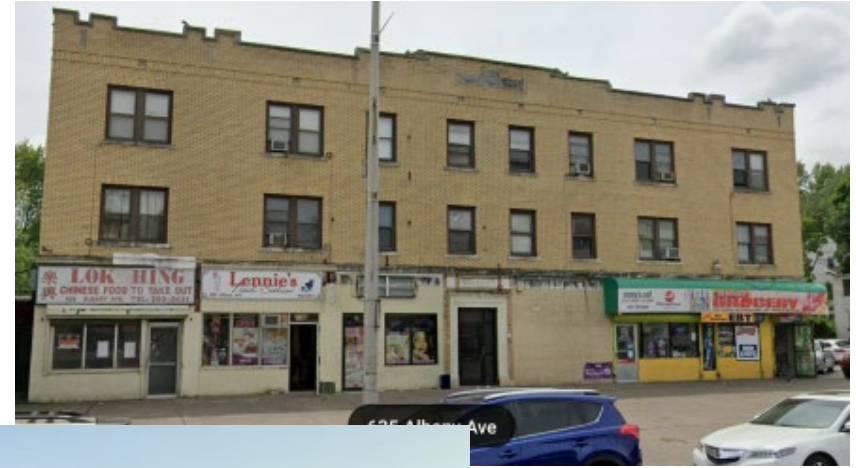
Installation of Energy Efficient windows, doors and HVAC system

Project Status: Under Construction

Estimated Completion Date: 2024

Estimated Cost = \$1.4 million

Before



After

# Coconuts Café – 719 Albany Avenue



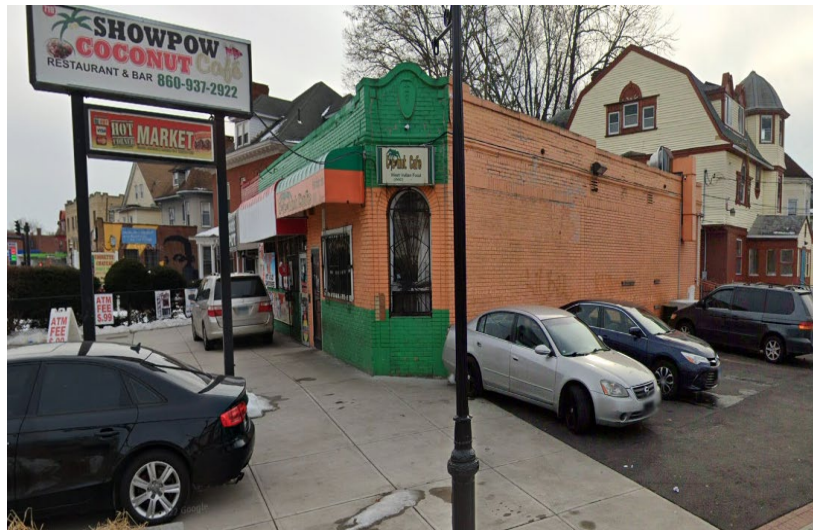
**Façade Improvement Project**

**Exterior Improvements**

**Status = Planning**

**Anticipated Start Date = 2024**

**Estimated Cost = TBD**







# Adaptive Reuse of Historic Property - 270-310 Albany Avenue



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.

**Mixed-use Building with Storefronts**

**Total of 40 Housing Units**

**Project Status = Pre-development / Planning**

**Anticipated Start Date = TBD**

**Estimated Project Cost = \$10.7 million**

# Arrowhead Development Project Hartford

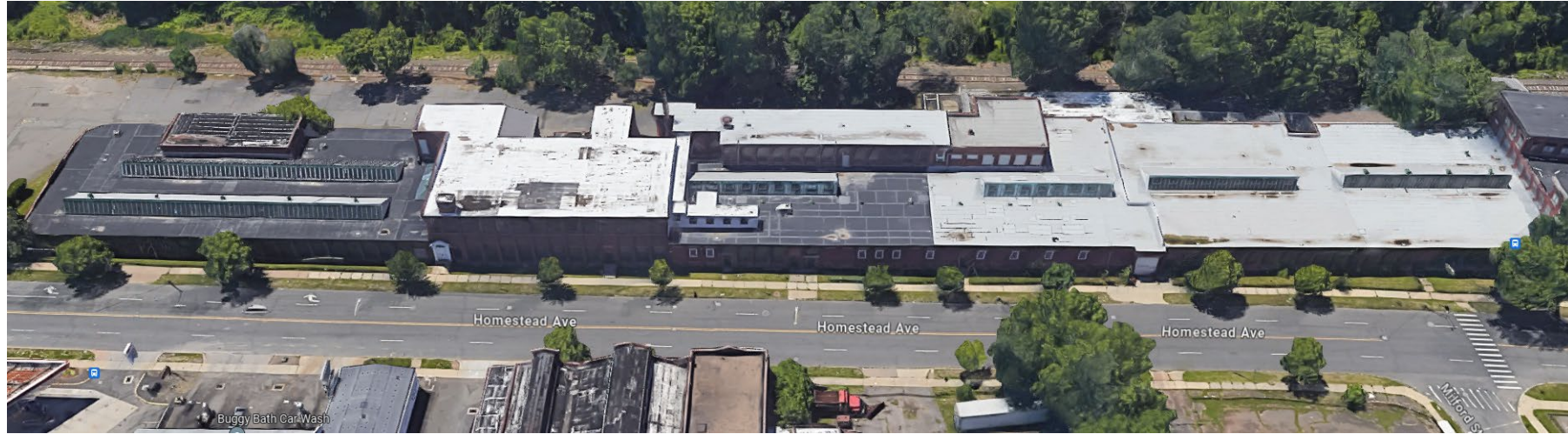
## Intersection of Main & Albany



This multi-building, mixed-use development is a transformative project at a key 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 & 2-bedroom unit mix
  - 3 Commercial Spaces
- Project Status: Design
  - Start Date: Winter 2024
  - Estimated Cost: \$17 million

# Indoor Cultivation of Cannabis , 287 Homestead Avenue



**Proposed cannabis farming operation at former 80,000 SF manufacturing facility**

**Potential Job Opportunities for Residents**

**Reutilization of former Mill Building**

**Project Status = Pre-development**

**Estimated Project Cost = TBD**