

# III. Action and Implementation Plan

The strategy for the revitalization of the South Green NRZ involves a range of activities organized in four major geographic clusters (see **Map 5**). This clustering of activities responds to concentrations of deteriorated properties and to visible community assets such as Barnard/South Green Park and the Franklin and Wethersfield Avenue corridors.

## A. Barnard/South Green Park Component

### Objectives:

- To transform Barnard/South Green Park itself into a modern, functional urban park that recognizes and preserves its rich heritage and the history of the City of Hartford;
- To upgrade the properties facing the park to recreate an attractive focus for this portion of the neighborhood, to provide a gateway to the neighborhood, and to positively extend the downtown area to the Park Street commercial district and the South Green neighborhood;
- To expand commercial activity and employment opportunities in the area;
- To encourage cultural activities in the park and in commercial spaces surrounding the park; and
- To expand affordable housing opportunities in the community, especially for the elderly that require smaller housing units and accessibility to public transportation and commercial services.

### Project Activities:

1. Upgrade facilities of Barnard/South Green Park to include:
  - *upgrade public transportation and informational facilities including a new waiting station, kiosk, and display center;*
  - *install iron fencing on the south and east sides to be consistent with other original decorative fences; repair fencing on west;*
  - *provide focal points including a water feature and an interpretive sculpture*
  - *install decorative lighting and banners in and around the park;*
  - *improve the streetscapes along Main and Wyllys adjacent to and across from the park;*
  - *provide benches, drinking fountains and other user facilities; and*
  - *install decorative bollards and attractive signage.*

2. Regularly program and maintain Barnard/South Green Park:
  - *organize regular park cleaning;*
  - *maintain plants in the park;*
  - *maintain “eyes” on the park to discourage vagrancy, drug dealer, and substance abuse in the park; and*
  - *program a regular series of cultural events in the park.*
3. Rehabilitate 89-115 Main Street as a row of mixed use properties with ground floor commercial and housing on upper floors.
4. Develop a hotel on the vacant parcel on the northeast corner of Main and Park Streets. This activity will require the demolition of 149-157 Main Street and the possible development along John Street of a parking facility. The hotel should include an attractive and active street frontage along Main and Park Streets both to help define the urban “plaza” surrounding Barnard/South Green Park and to provide a street-level retail/commercial connection between Main Street and Park Street. Ideally, this hotel will include entertainment and cultural facilities such as banquet/event space and street-fronting restaurants and clubs.
5. Rehabilitate 9-11 Wyllys Street as housing for the elderly that require smaller housing units and accessibility to public transportation and commercial services. The ground floor should be programmed as retail/commercial space.
6. Rehabilitate 1 Congress Street for retail/commercial uses on the ground floor and office space above. To the maximum extent possible, ground floor uses should include entertainment and cultural facilities such as restaurants and clubs.

## B. Franklin Avenue Component

### Objectives:

- To upgrade the Franklin Avenue streetscape to provide an attractive central corridor in the South Green neighborhood and to positively connect the two prominent regional concentrations bordering South Green -- the health care institutions on the north and the Little Italy district on the south;
- To expand commercial activity and employment opportunities in the area;
- To reduce the presence of vacant, deteriorated properties in the community; and
- To expand affordable homeownership opportunities in the community.

### Project Activities:

7. Upgrade Franklin Avenue streetscape:
  - *install banners and other distinctive signage;*
  - *install theme lighting;*
  - *repair and upgrade sidewalks and curbs where deteriorated;*
  - *develop facade and signage standards for commercial businesses and encourage businesses to upgrade their properties to these standards; and*
  - *encourage automobile sale and repair businesses to provide attractive landscaping or screening.*
8. Demolish the vacant, deteriorated property at 169 Franklin Avenue.
9. Rehabilitate 105-107, 109-111, 174, and 216-218 Franklin Avenue. Ideally each property should be converted to two owner-occupied units with unfinished third floor "bonus" rooms.
10. Rehabilitate the larger mixed use property at 118-136 Franklin into four owner/investor properties with each property containing a larger third floor owner's unit, two second floor apartments, and two first floor commercial spaces.
11. Encourage the creation of a compact retail district between Shultas Place and Warner Street.

## C. Wethersfield Avenue Component

### Objectives:

- To expand commercial activity and employment opportunities in the area, particularly through expanded neighborhood-serving convenience goods;
- To reduce the presence of vacant, deteriorated properties in the community;
- To increase the availability of adult basic education, English as a second language, and skill training services in the community;
- To upgrade the Wethersfield Avenue streetscape to complement the attractive, historic building stock; and
- To expand parking availability in targeted locations to support existing and future commercial activity.

### Project Activities:

12. Upgrade Wethersfield Avenue streetscape by encouraging continuous use of the low wrought-iron fencing.
13. Develop a larger (up to 40,000 SF) convenience retail concentration at 159-165+ Wethersfield Avenue and on the vacant parcel across the street from this location to include a larger supermarket, fast food restaurant, chain drug store, and laundromat.
14. Establish a training facility in the soon-to-be-vacated Academy of the Performing Arts complex providing adult basic education, English as a second language, and skill training services in the community.
15. Demolish the vacant, deteriorated properties at 57, 297-299, 303-305, and 307-313 Wethersfield Avenue and utilize the cleared property as parking to support adjacent commercial uses.
16. Encourage retail/commercial reuse of the vacant properties at 383 and 393-395 Wethersfield Avenue as retail space or for educational/social services activities.

## D. South Green Housing Improvement Component

### Objectives:

- To reduce the presence of vacant, deteriorated properties in the community;
- To encourage community stabilization through provision affordable housing opportunities both for homeowners and for renters; and
- To reduce housing density through reconfiguration of smaller housing units into larger ones appropriate for families.

### Improvement Strategy:

Project activities in this area will be structured to systematically test housing market potential for five housing types to be sold to owner-occupants. These alternative housing types include:

*Type 1*--conversion of larger six-unit structures into two owner-occupied units with unfinished third floor "bonus" rooms

*Type 2*--conversion of larger six-unit "center stair" properties into three-unit cooperatives with the units configured as flats

*Type 3*--rehabilitated smaller single-family detached homes

*Type 4*--conversion of smaller three-family properties into two-unit properties with a larger owner-occupied unit and a smaller rental unit

*Type 5*--new construction of single family detached homes arranged in a protected "village".

### Project Activities:

17. Demolish the vacant, deteriorated properties at 57 and 63-65 Benton Street and provide the cleared property to the adjacent non-automotive commercial uses.
18. Rehabilitate 12 other vacant, deteriorated residential structures as less-dense, chiefly owner occupied housing, including:
  - 8 Type 1 units in 4 properties at 13-15, 27-29 and 47 Benton St. and 59-61 Bond St.;
  - 9 Type 2 units in 3 properties at 44-46 and 55-57 Bond St. and 41-43 Shultas Place;
  - 1 Type 3 unit at 12 Shultas Place; and
  - 8 Type 4 units in 4 properties at 14 Benton St., 90 Bond St. and 49 and 57-59 Elliott St.
19. Demolish 101-103, 105-107, and 109-111 Shultas Place, assemble a parcel including these three properties and the vacant lots between 78 and 100 Benton Street and construct a protected "village" cluster of 10-12 single family detached homes.