



Burnside Church Brownfield Area Revitalization Plan

Committee Meeting #2
November 14, 2025

DISCUSSION TOPICS

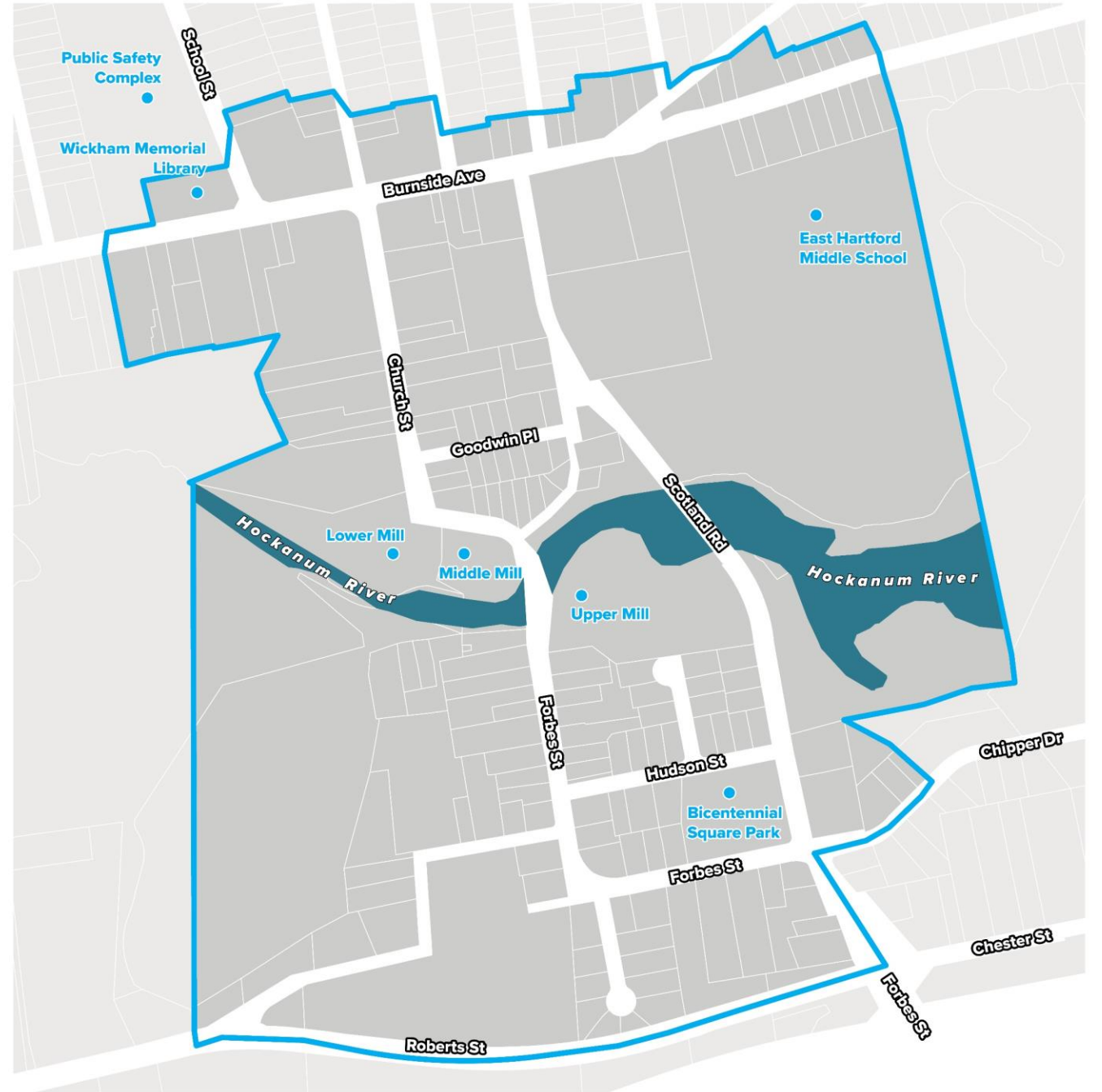
1. Project Status
2. Community Engagement
3. The Burnside Church BAR Today
 - Physical Characteristics
 - Environmental Considerations
 - Market Opportunities
4. Key Findings
5. Next Steps and Q&A



Project Status

THE STUDY AREA

- 191 Parcels
 - 17 Publicly Owned (40.1%)
 - 174 Privately Owned (59.9%)
- 142.6 Acres
 - 57.8 Publicly Owned
 - 84.8 Privately Owned



THE PLANNING PROCESS

Key Steps and Milestones



Inventory +
Analysis



Visioning



Master
Planning



Implementation
Strategy



The BAR Plan



Community Engagement

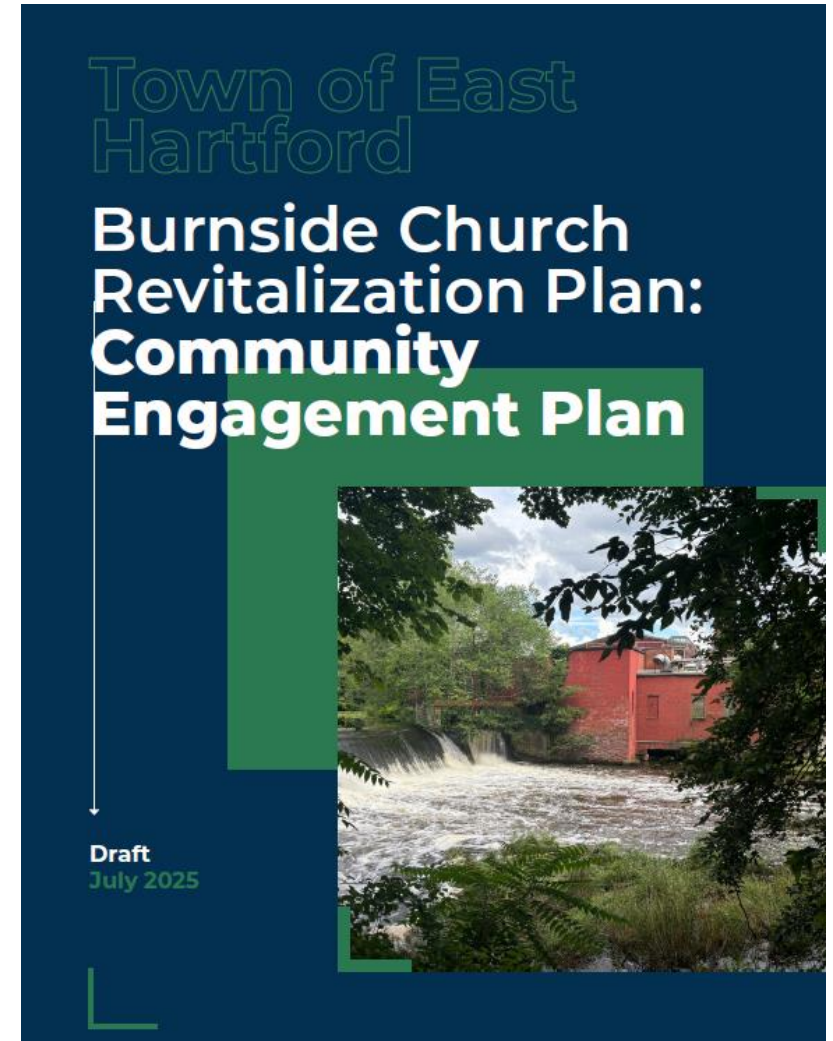
PROJECT SCHEDULE



Community Engagement

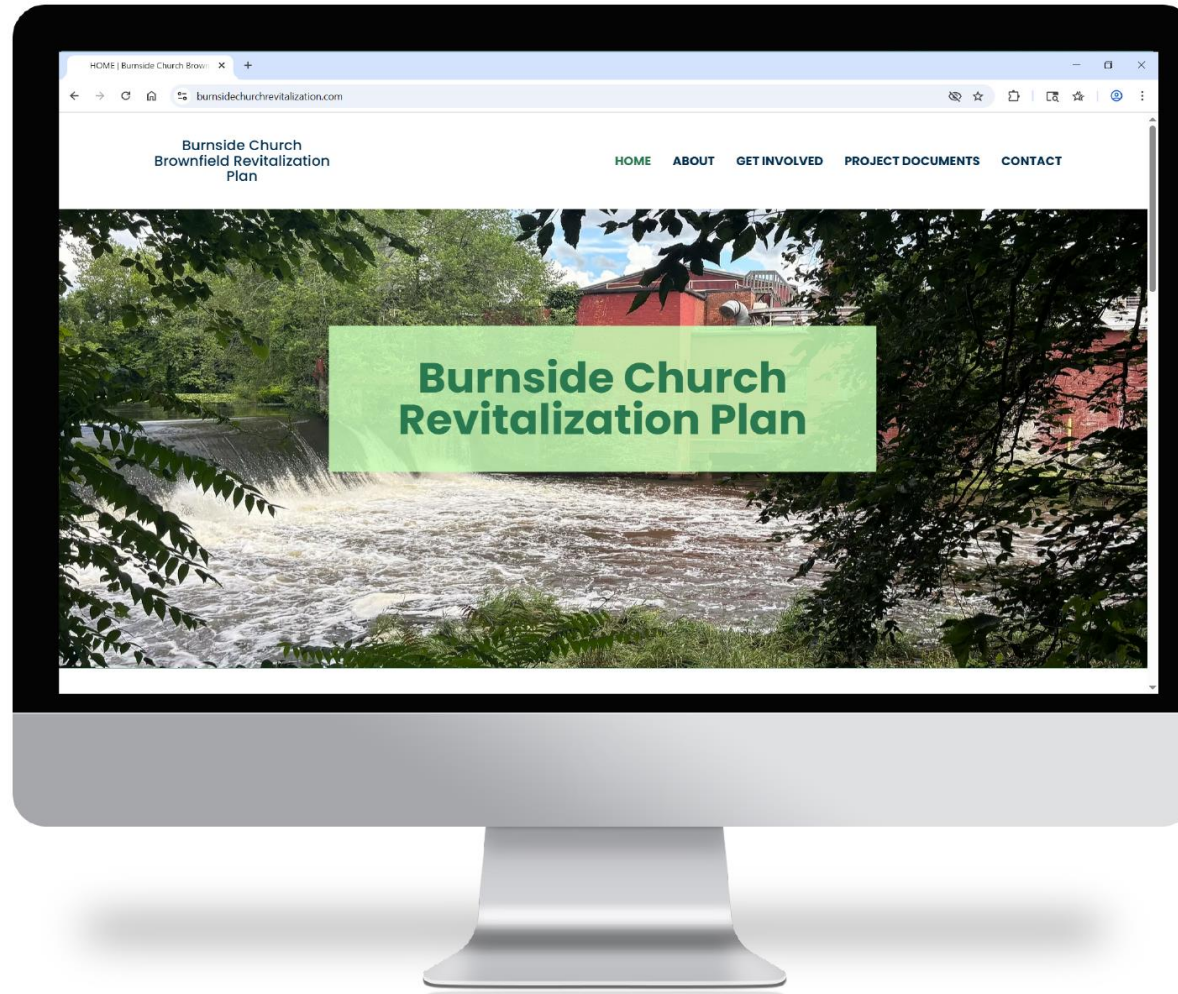
ELEMENTS OF THE ENGAGEMENT STRATEGY

- Core Team Meetings
- Advisory Committee
- 1:1 Stakeholder Meetings
- Student/Youth Outreach
- Public Workshops
- Pop-Up Engagement
- Project Website



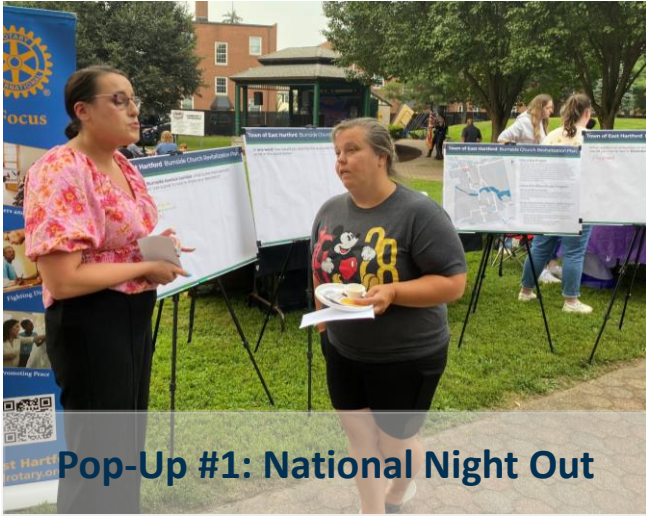
PROJECT WEBSITE

www.burnsidechurchrevitalization.com



COMMUNITY ENGAGEMENT ACTIVITIES

PUBLIC OUTREACH OPPORTUNITIES



STAKEHOLDER ENGAGEMENT

- Joseph Pearce, East Hartford Middle School
- Jennifer Lund, United Methodist Church
- Sandy DiCiccio, East Hartford Public Library
- Mike Beaudry, 87 Church Street

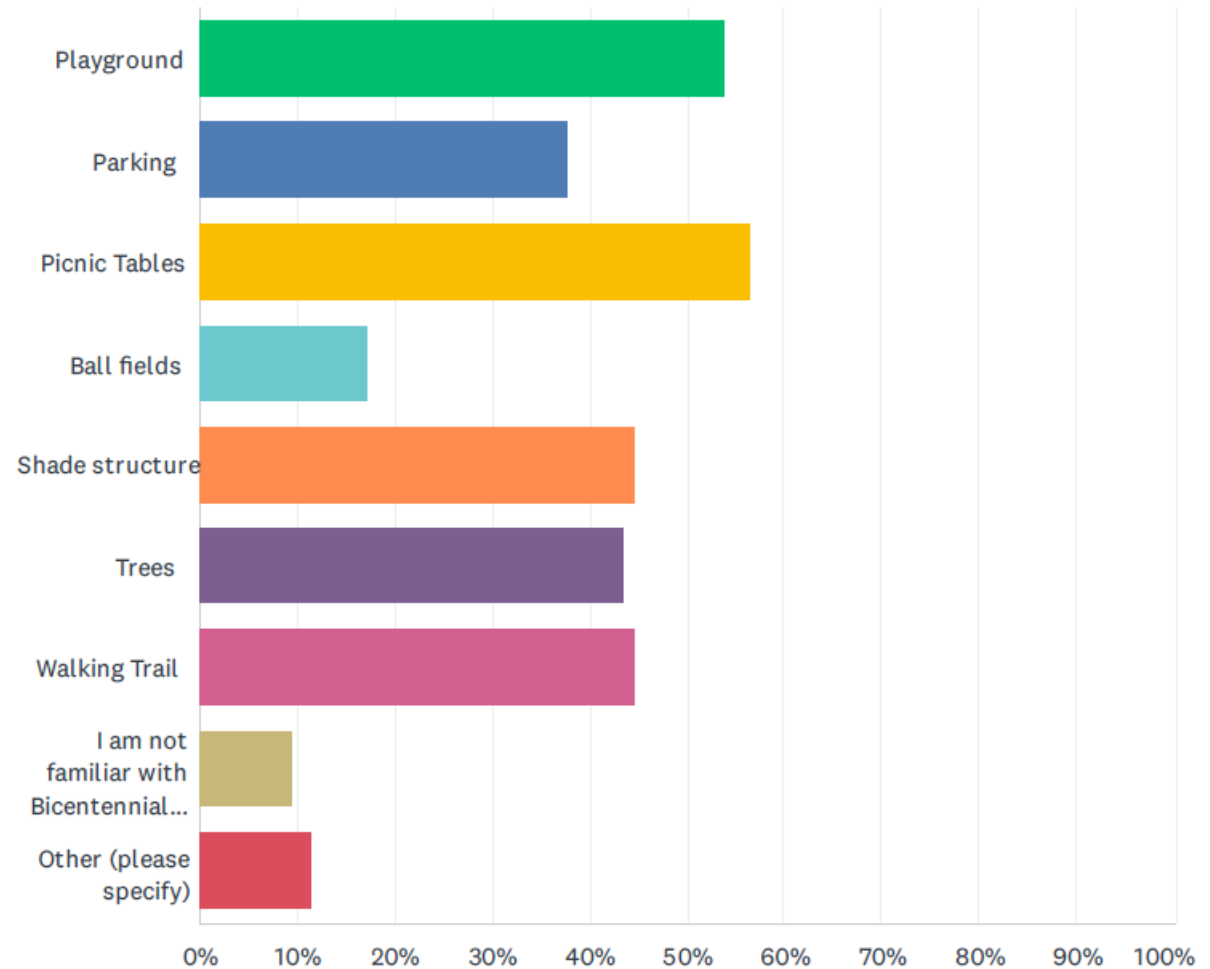
UPCOMING ENGAGEMENT ACTIVITIES

- Ongoing: Online Visioning Survey
- Nov 19: Pop-Up at United Methodist Soup Kitchen
- Dec: Student Engagement
- Jan/Feb: Committee Meeting 3
Public Workshop

VISIONING SURVEY

www.burnsidechurchrevitalization.com/get-involved

156
Responses
to Date!



WHAT WE'VE HEARD

Key Themes

Address blighted properties on Burnside Avenue

Affordable Housing

Focus on improving pedestrian experience.

Make it look clean and inviting

Public Art and Murals!

More activities for youth

Trail connections.

Celebrate the River as a focal point

VISION

How We'll Integrate Community Feedback

Community feedback will be used to identify a long-term vision statement for the Burnside Church Study Area, as well as associated goals that will be supported by action items.



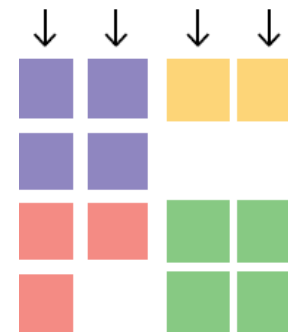
Vision

Guiding framework for the Redevelopment Plan.



Goals

Conceptual ideas that the Redevelopment Plan and proposed recommendations should address.



Objectives

Specific outcomes that the Plan should achieve. Strategies are also used as metrics for tracking project impacts.

The Burnside Church BAR Today

INVENTORY AND ANALYSIS

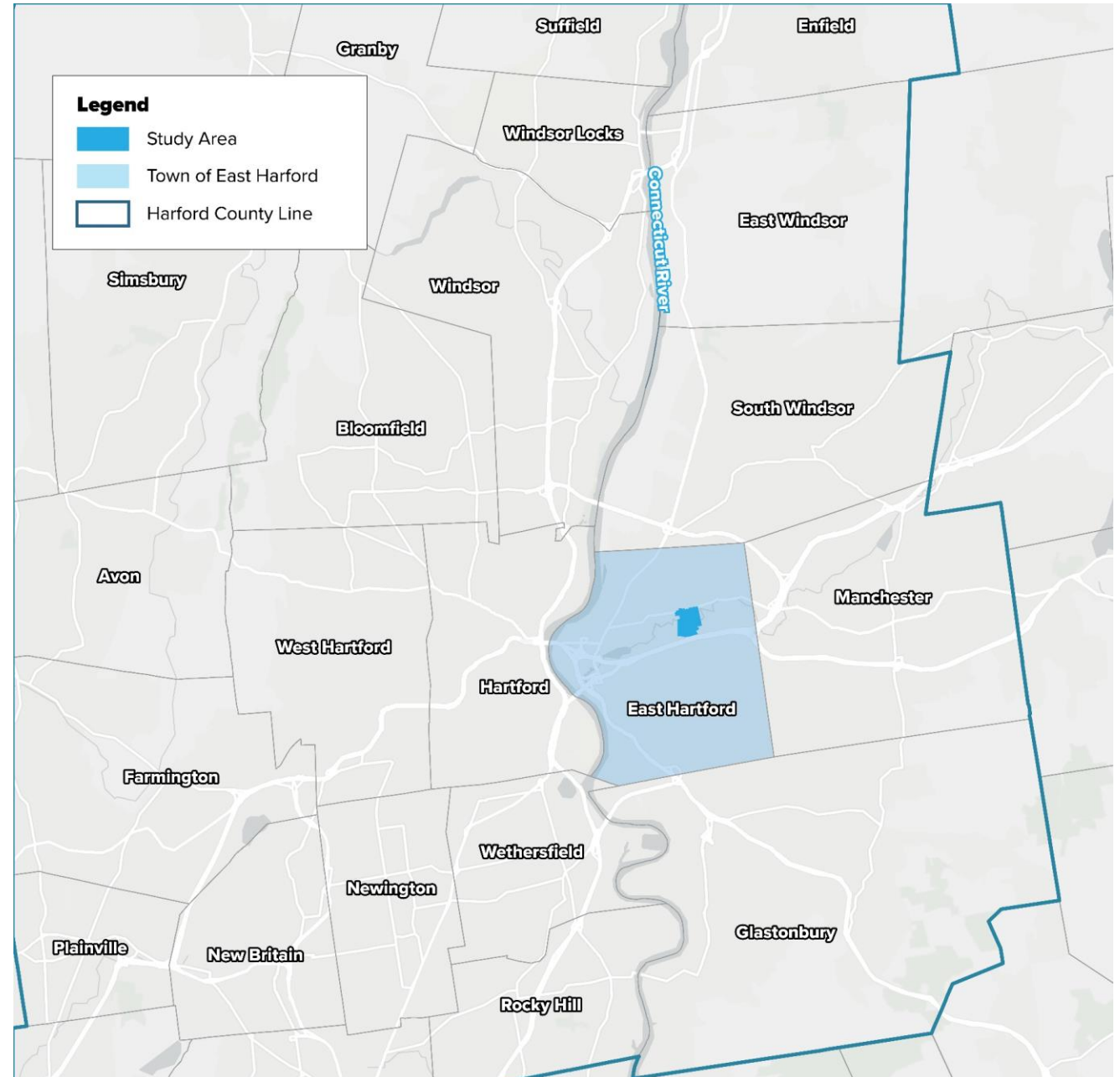
Physical Characteristics



INVENTORY AND ANALYSIS

Regional Context

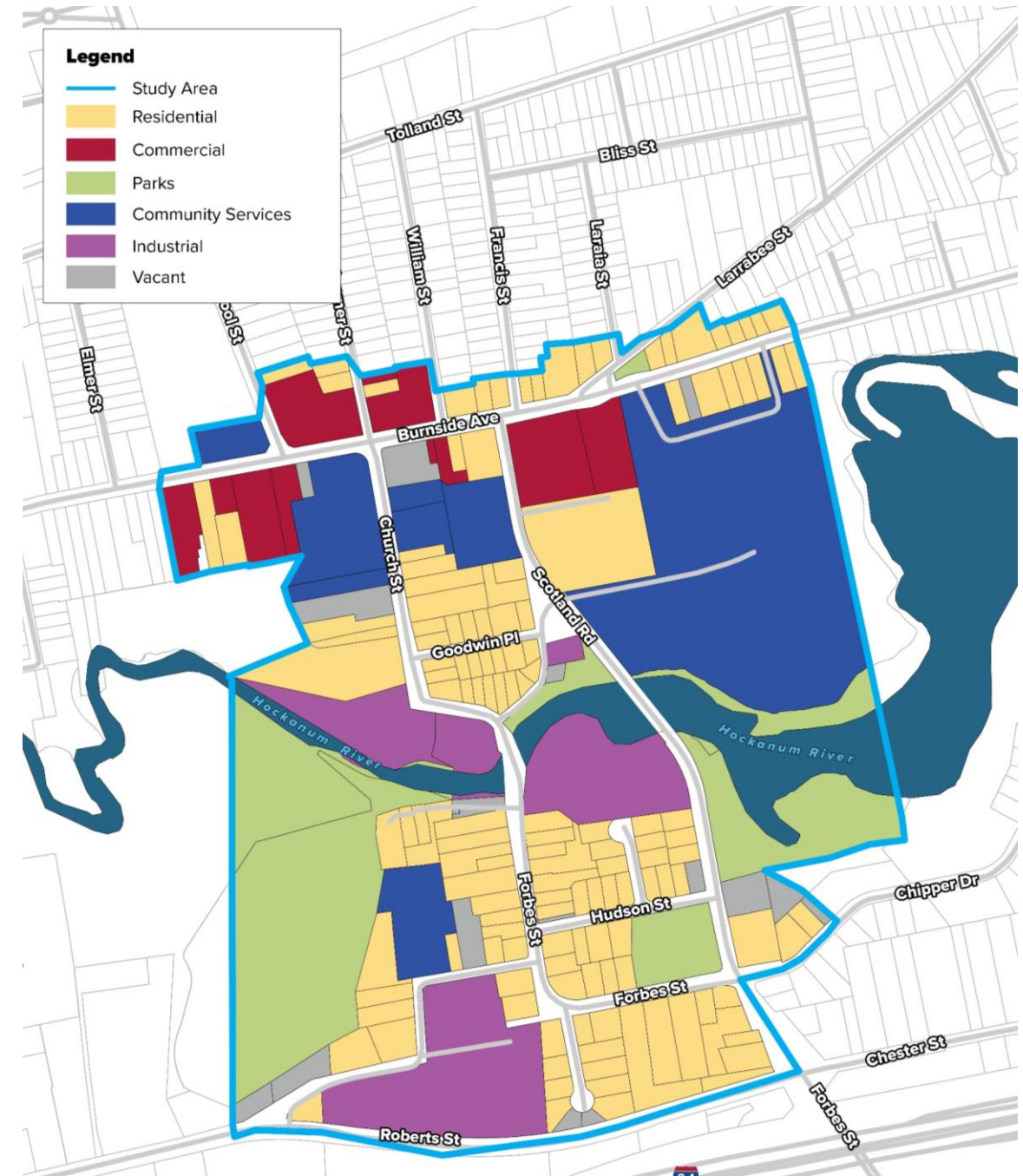
- Part of the Greater Hartford region and economic ecosystem



INVENTORY AND ANALYSIS

Land Use

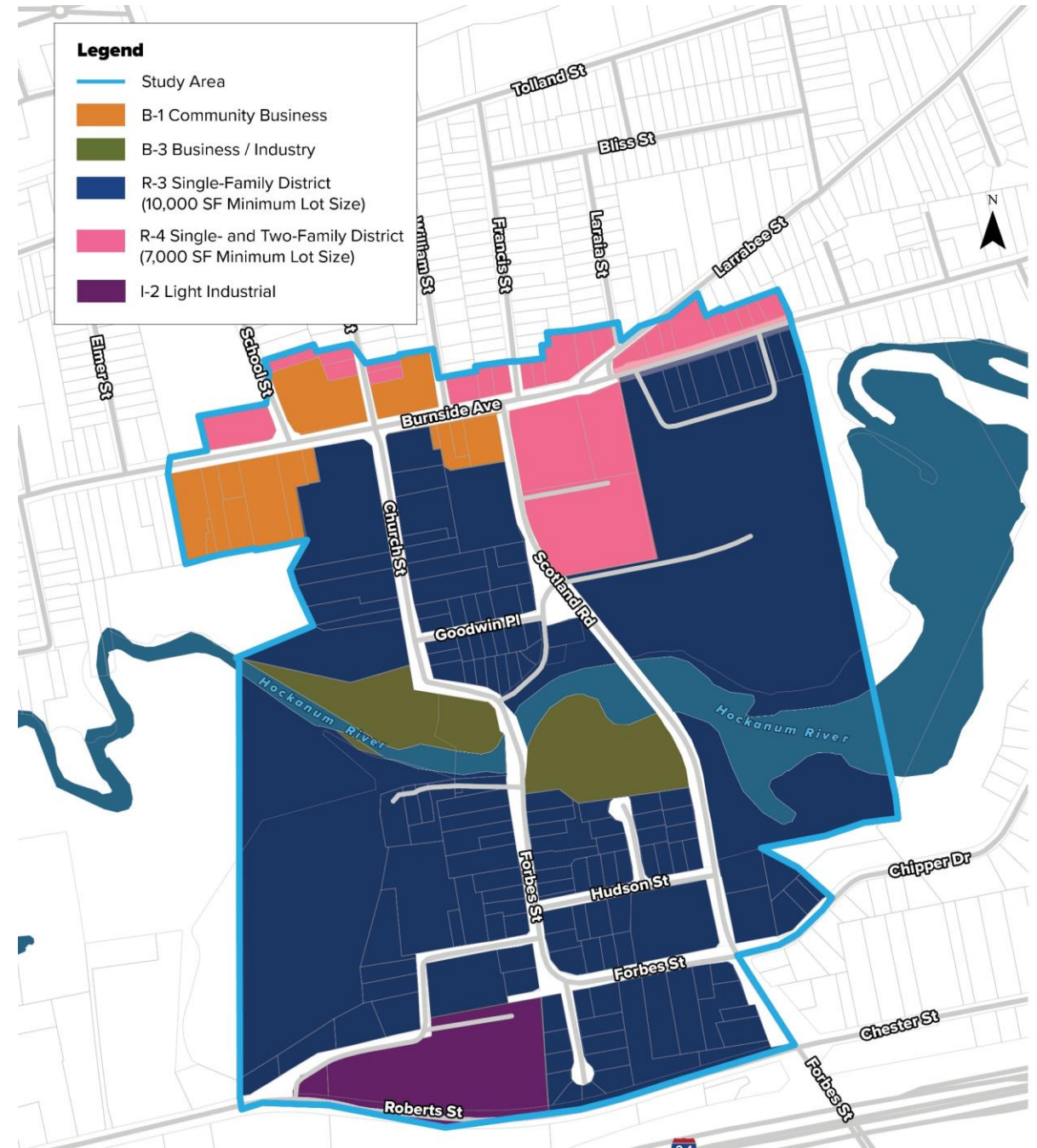
Category	Sum of Acreage	BAR Coverage (Area)	Sum of Parcels
Park & Conservation	36.75	23.0%	7
Residential	49.3	30.8%	143
Industrial	20.8	13.0%	5
Commercial	11.18	7.0%	11
Vacant	5.6	3.5%	15
Community Services	36.38	22.7%	9
Totals	160.01	100.0%	190



INVENTORY AND ANALYSIS

Zoning

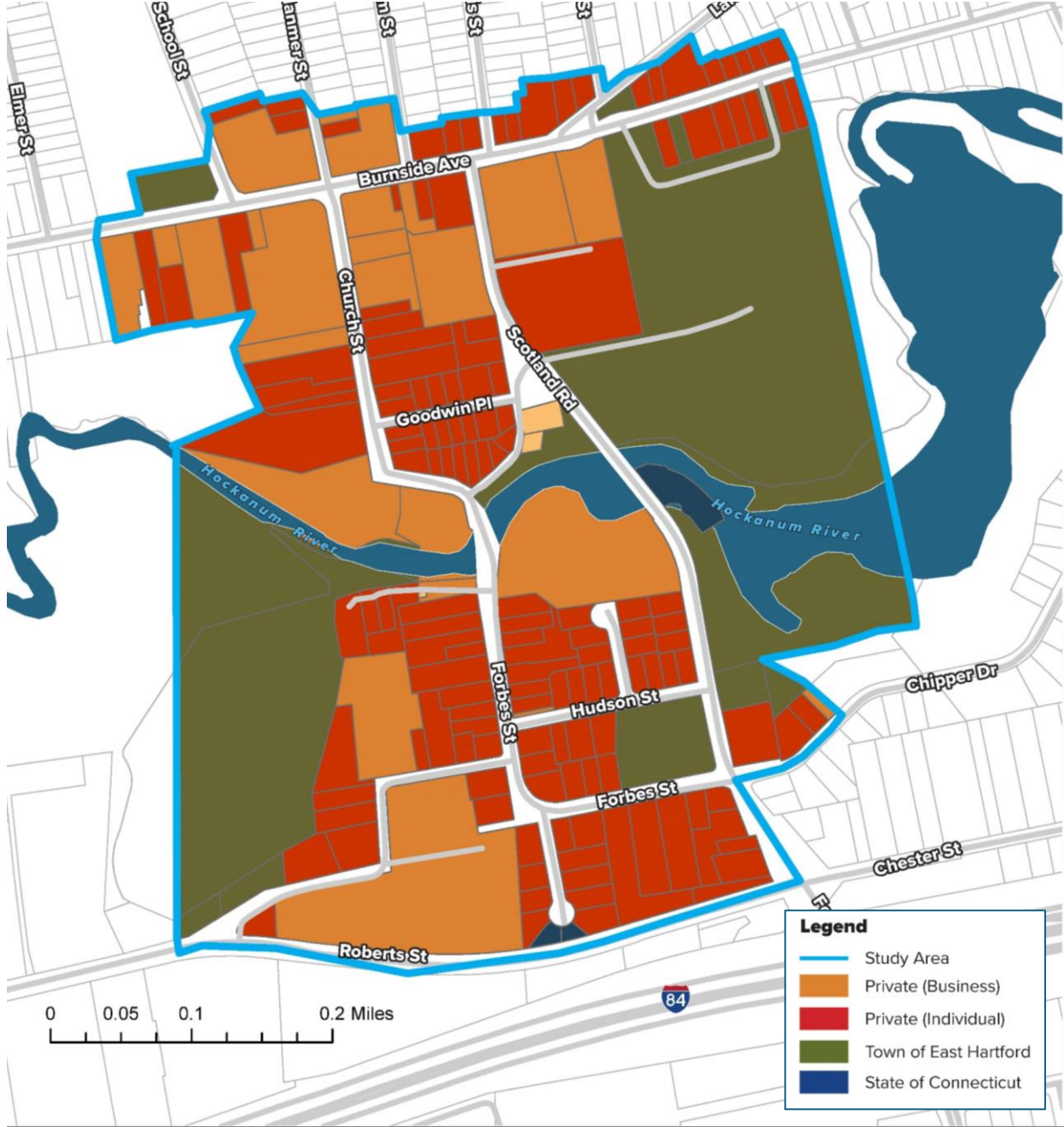
Category	Sum of Acreage	BAR Coverage (Area)
B-1: Community Business	11.9	6.5%
B-3: Business / Industry	13.2	7.3%
I-2: Light Industrial	9.2	5.0%
R-3: Single-Family	131	71.7%
R-4 :Single-Family & Two-Family	17.2	9.5%



INVENTORY AND ANALYSIS

Ownership

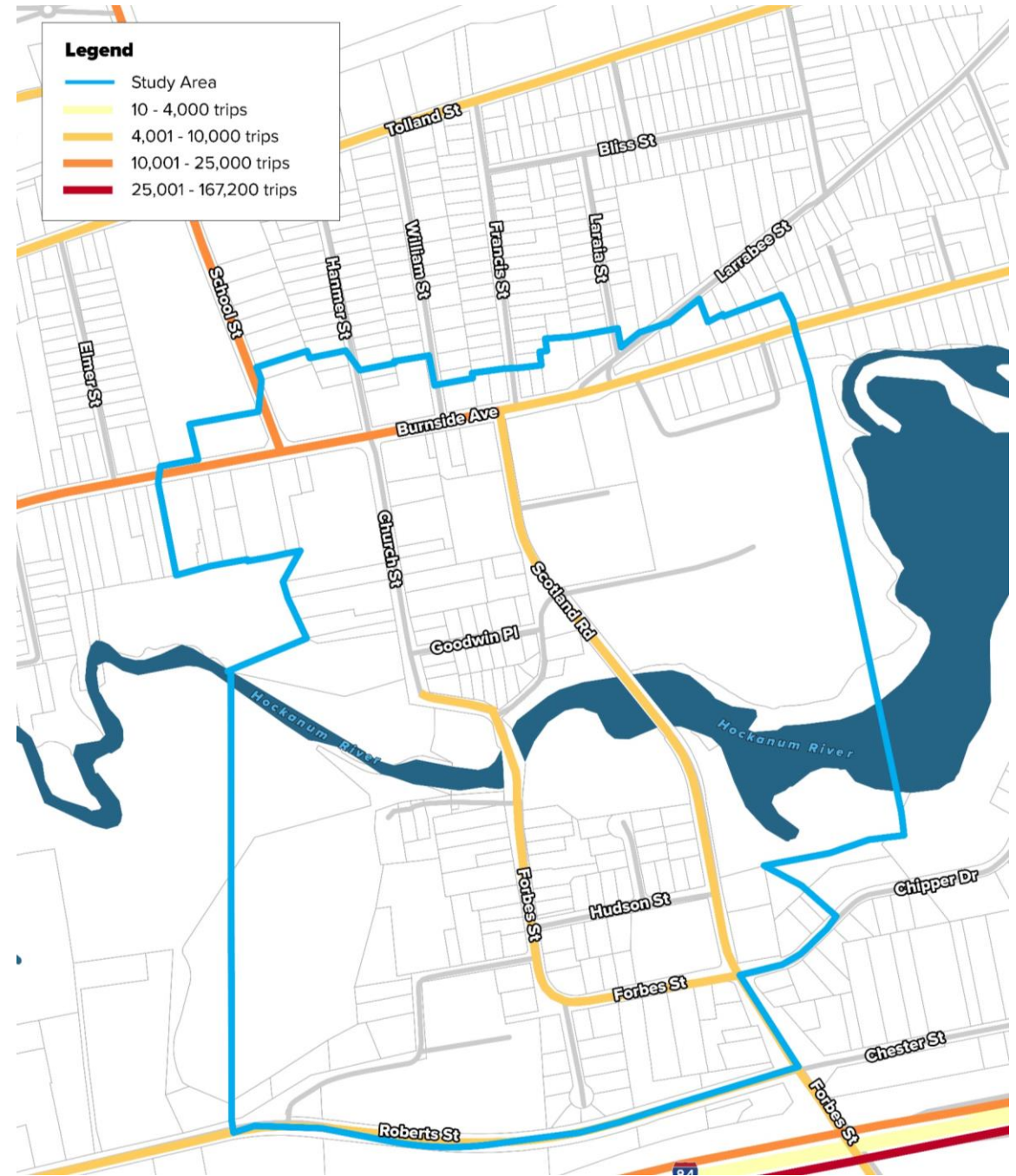
Category	Sum of Acreage	BAR Coverage (Area)	Sum of Parcels
Private- Business	42.6	26.5%	23
Private- Individual	52.13	32.5%	148
Private- Utility	0.48	0.3%	3
Public- Town	64.15	40.0%	14
Public- State of CT	1.1	0.7%	3
Totals	160.46	100.0%	191



INVENTORY AND ANALYSIS

Transportation Systems

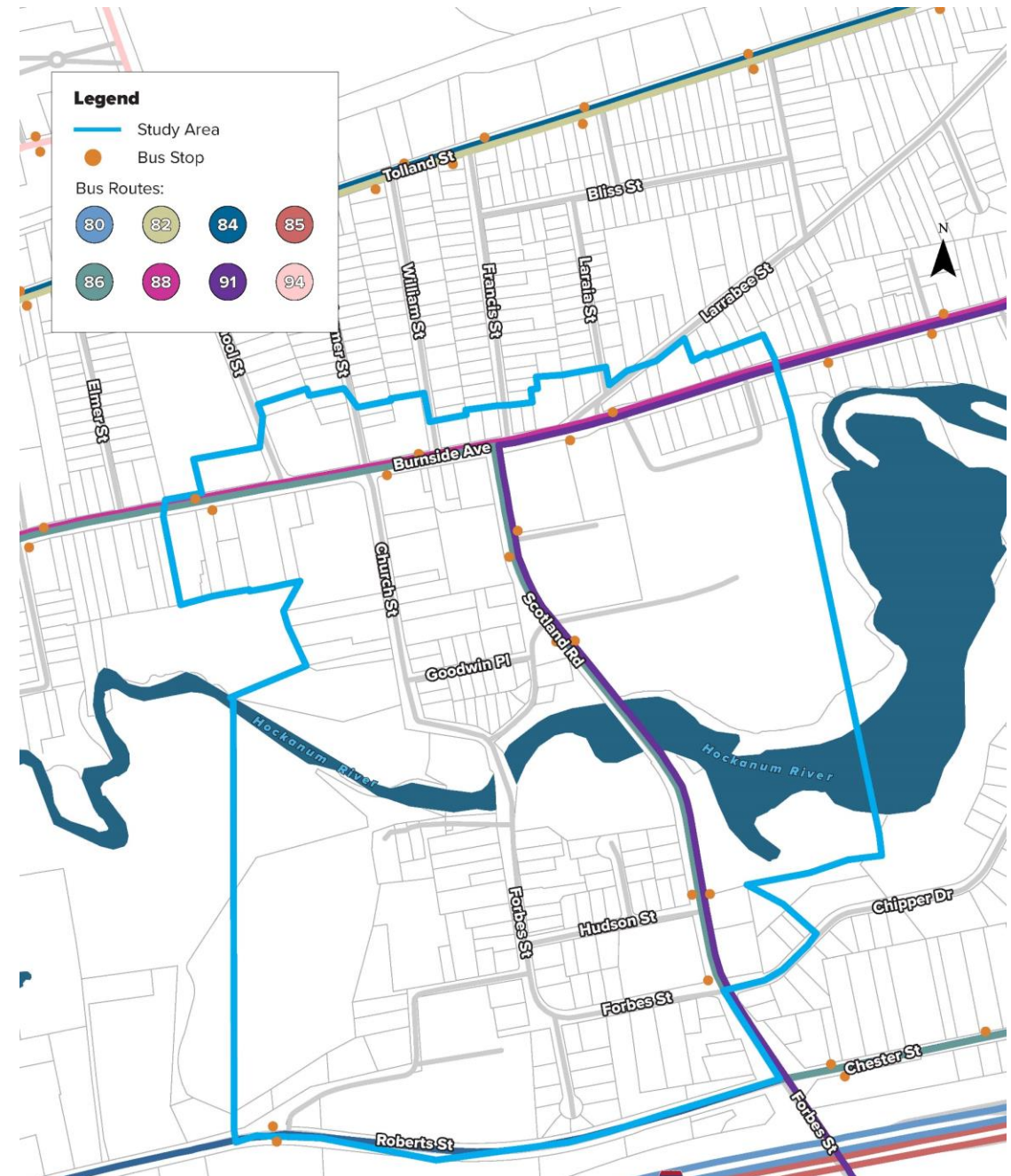
- Study area is well-serviced by roadways with nearby access to I-84
- Burnside Avenue and School Street experiences the highest traffic volumes within the study area



INVENTORY AND ANALYSIS

Public Transportation

- The study area is well-serviced by public transportation, with a number of stops along the primary corridors of Burnside Avenue, Scotland Road and Roberts Street



INVENTORY AND ANALYSIS

Sidewalks

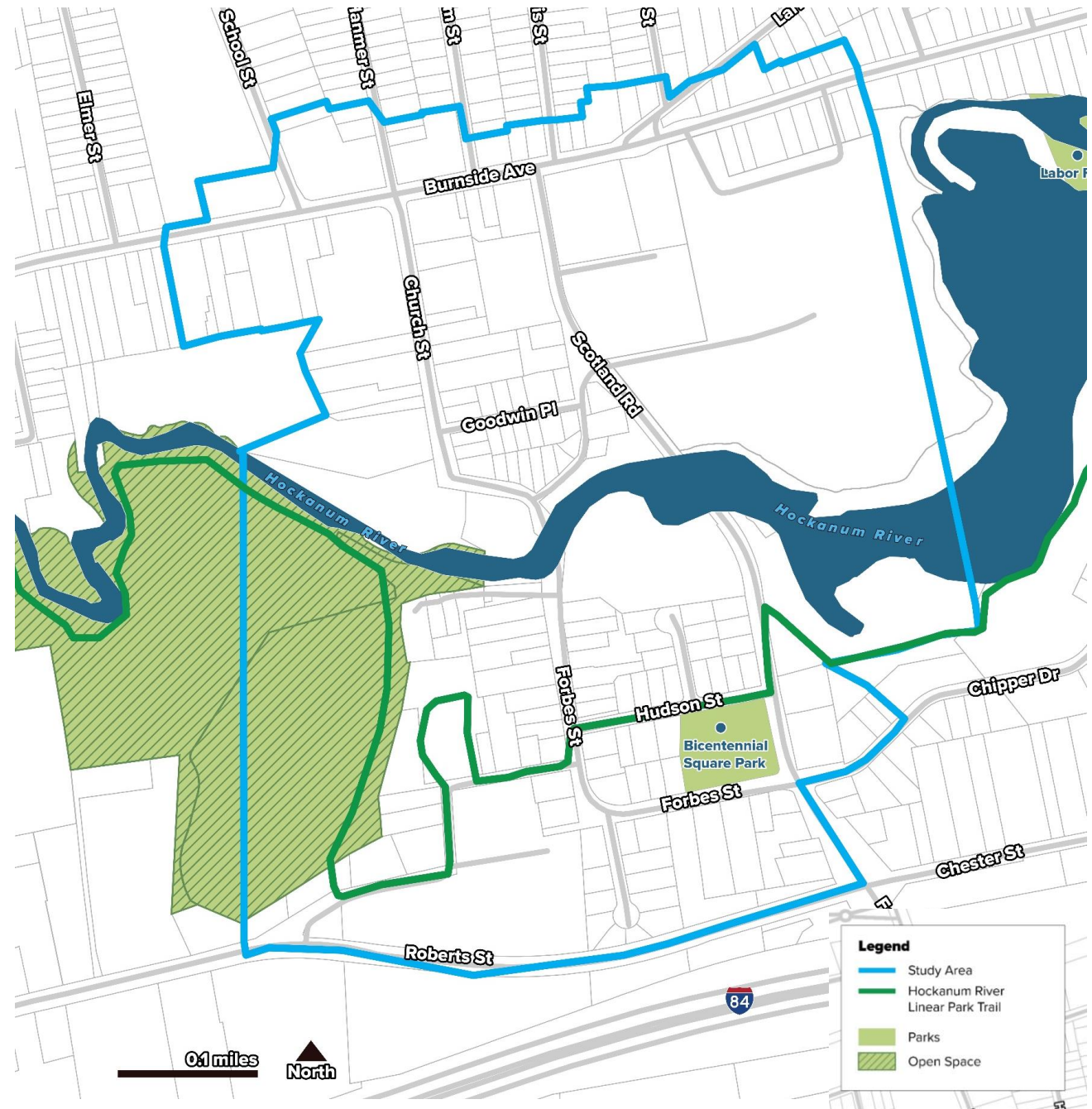
- Primary Roadways, including Burnside and Scotland, benefit from contiguous sidewalk connectivity.
- Sidewalks vary in residential areas and side streets. Where sidewalks exist in these areas, they often do not meet minimum ADA requirements.



INVENTORY AND ANALYSIS

Parks & Trails

- Hockanum River Linear Park
- Bicentennial Square Park
- Naturalized Open Space

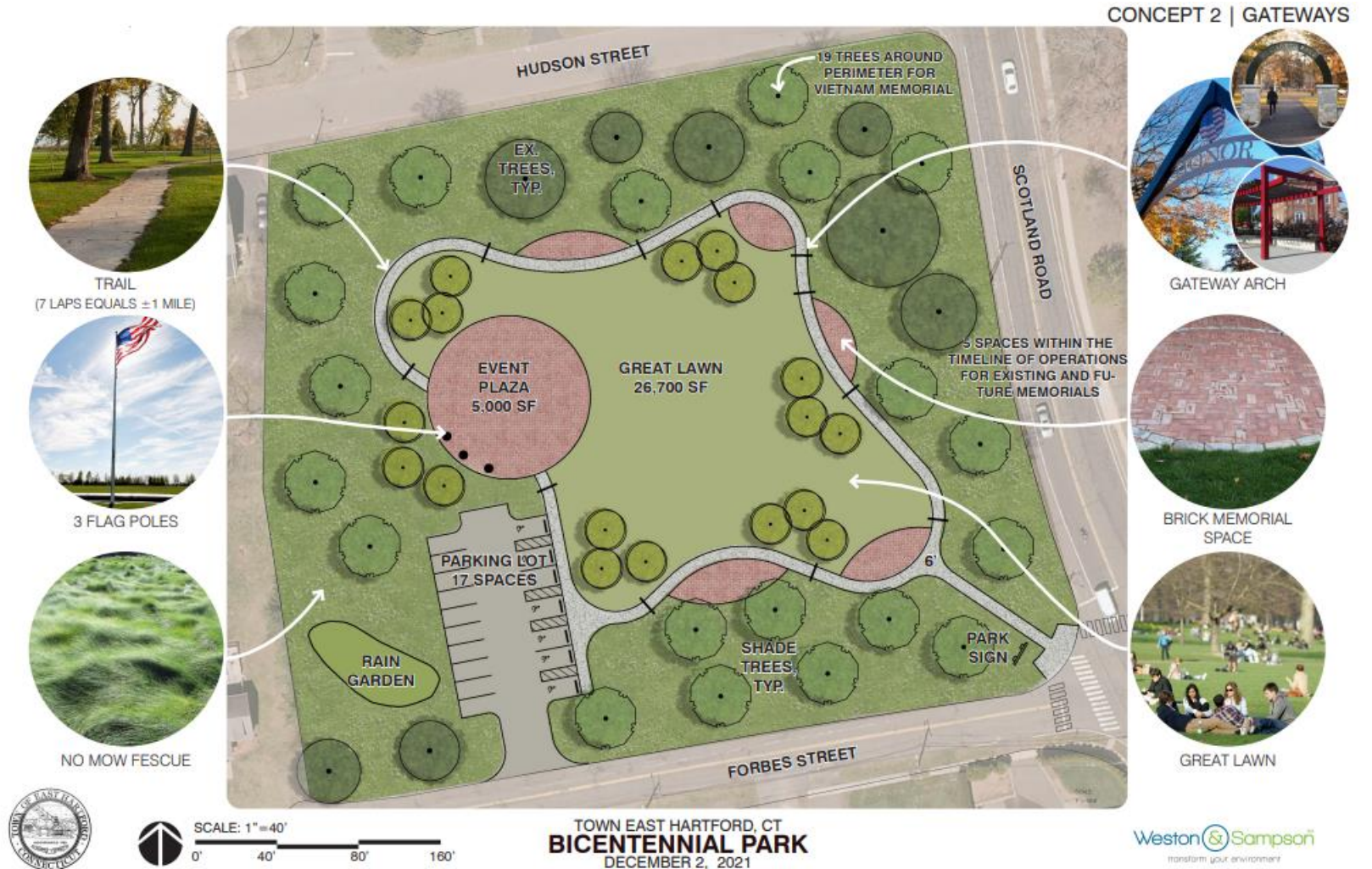


INVENTORY AND ANALYSIS

Bicentennial Park



Existing Conditions



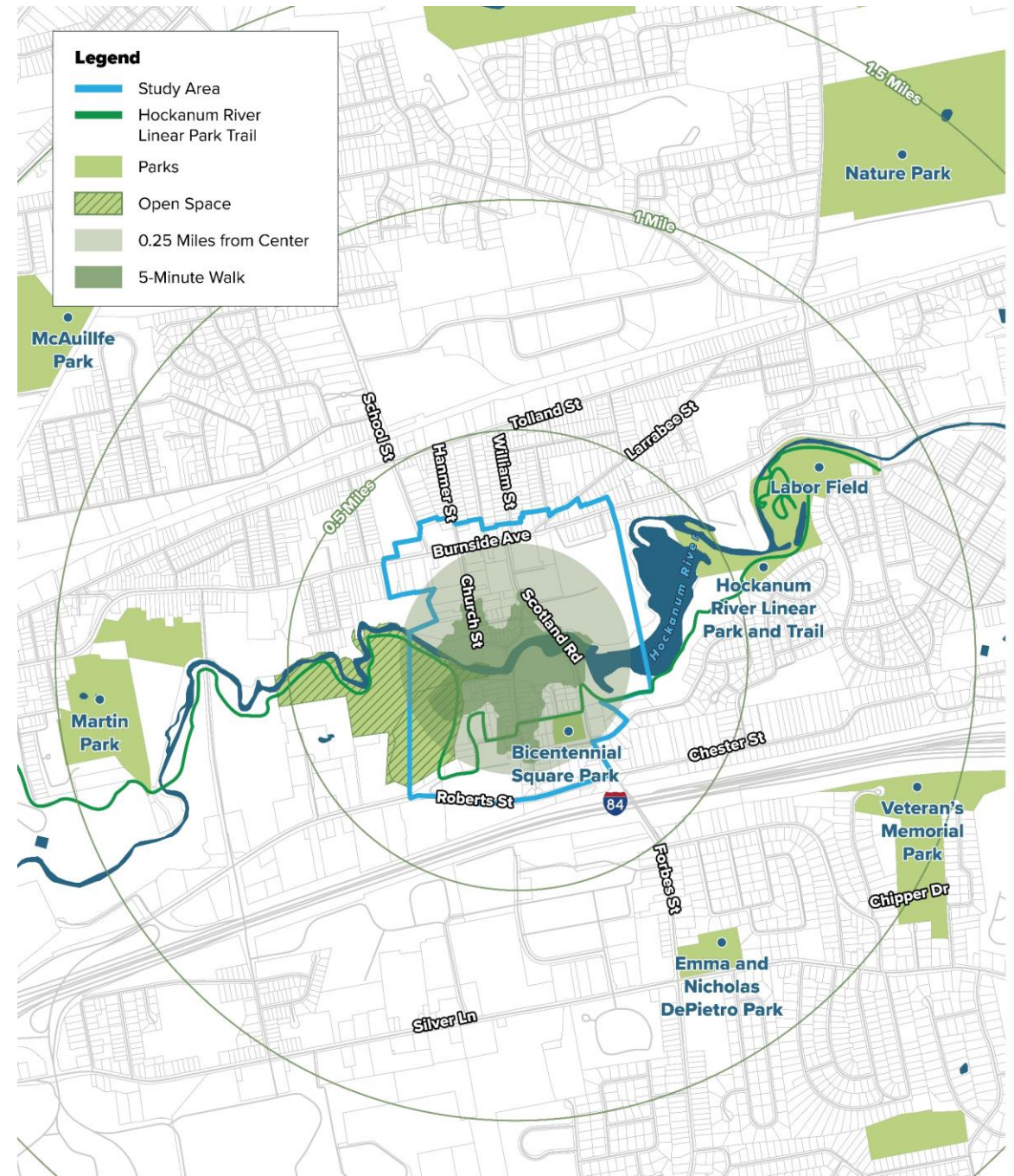
2021 Concept Designs

INVENTORY AND ANALYSIS

Parks & Trails

Within 1-mile of the BAR Study Area

- Labor Field
- Martin Park
- Emma and Nicholas DePietro Park
- Veterans Memorial Park



INVENTORY AND ANALYSIS

Environmental Considerations



INVENTORY AND ANALYSIS

What is a Brownfield?

Connecticut law defines a brownfield as “any **abandoned or underutilized** site where redevelopment, reuse or expansion has not occurred due to the **presence or potential presence** of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property.”

INVENTORY AND ANALYSIS

Identifying Potential Brownfield Sites

- Downloaded tax map from CT parcel viewer
- Organized parcels by zoning and use
- Downloaded/reviewed EPA and CT DEEP databases
- Downloaded and georeferenced Sanborn fire insurance maps
- Reviewed Google street view photo collection for physical signs of impacts



INVENTORY AND ANALYSIS

Potential Brownfield Sites

Name	Address	Current Status	Recommendation
Chucks Automotive	653 Burnside Ave	Gas Station and Auto Repair	Phase I/II
	10 School St	Store - Single Tenant	Phase I/II
Taylor-Atkins Paper Co.	87 Church Street	Medium Mfg	Phase I/II
Esat Hartford MFG Co	91 Church Street	Light Storage	Phase I/II
Cottontex Products Co Inc	40 Forbes St	Light Mfg	Phase I/II
	74-76 Church St	3 Family Res	Phase I
	700 Burnside Ave	Stores and Offices	Phase I/II
Coca Cola Bottling Co	65 Olde Roberts St	Light Storage	Phase I/II
Saint Rose School	21 Church St	Church	Phase I/II
	656 Burnside Ave	Municipal Building	Phase I/II
East Hartford Middle School	777 Burnside Ave	School	Phase I/II
	635 Burnside Ave	Apartments	Phase I/II
	663-669 Burnside Ave	Store - Multi Tenant	Phase I/II
	33-35 Church St	Church Res	Phase I/II
	53 Forbes St	2-Family Res	Phase I/II
	35 Hudson St	Exempt Vacant	Phase I/II

INVENTORY AND ANALYSIS

Phase 1 ESA's



87 Church Street



700 Burnside Avenue



745 Burnside Avenue
(Stone Academy)

INVENTORY AND ANALYSIS

Phase 1 ESA - 87 Church Street

Historical Site Use

- Industrial Use of the Site 1639-1976
- Gristmill, Sawmill, Paper Production

Current Site Use

- Variety of Commercial Business Uses since 1976



INVENTORY AND ANALYSIS

Phase 1 ESA - 87 Church Street

Environmental Concerns

- Typical Paper Mill Operations - Dyeing, Bleaching, Effluent Discharge
- Plating, Machining, General Equipment Repair
- Likely Use and Storage of Hazardous Substances- Dyes, Chlorinated Compounds, Petroleum, Hydraulic Oils & Disposal Practices
- Former Septic System



INVENTORY AND ANALYSIS

Market Opportunity



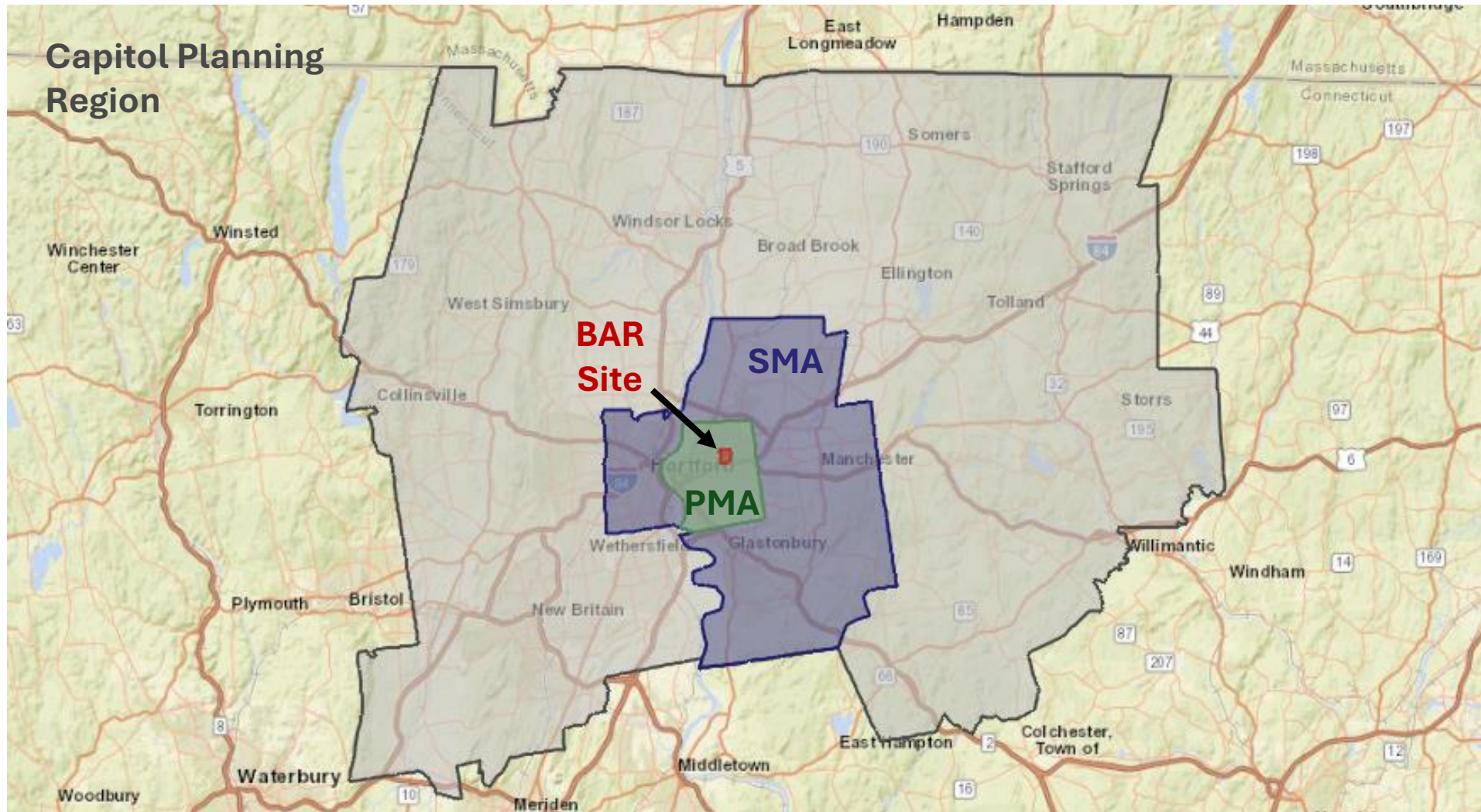
Successful
projects
have three
things...



What shifts in the
market have occurred?

INVENTORY AND ANALYSIS

Geographic Definitions

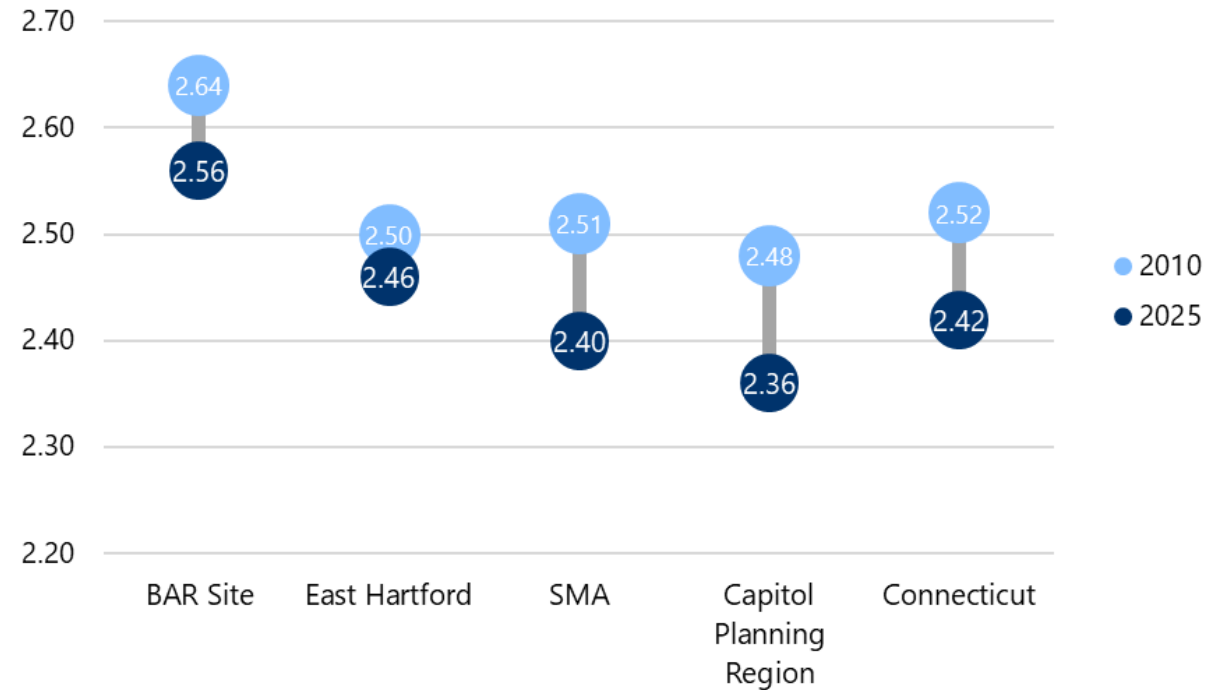


INVENTORY AND ANALYSIS

Demographics - Households

- BAR study area has approximately 500 households
- Since 2010, population growth has remained relatively flat across all comparison geographies
- Household growth flat to declining
- BAR has slightly larger average household size

Average Household Size, 2010-2025



Source: Decennial Census; Esri

INVENTORY AND ANALYSIS

Demographics - Median Income

- Households in the BAR and the Town have lower median incomes compared to surrounding areas

Median Household Income, 2025



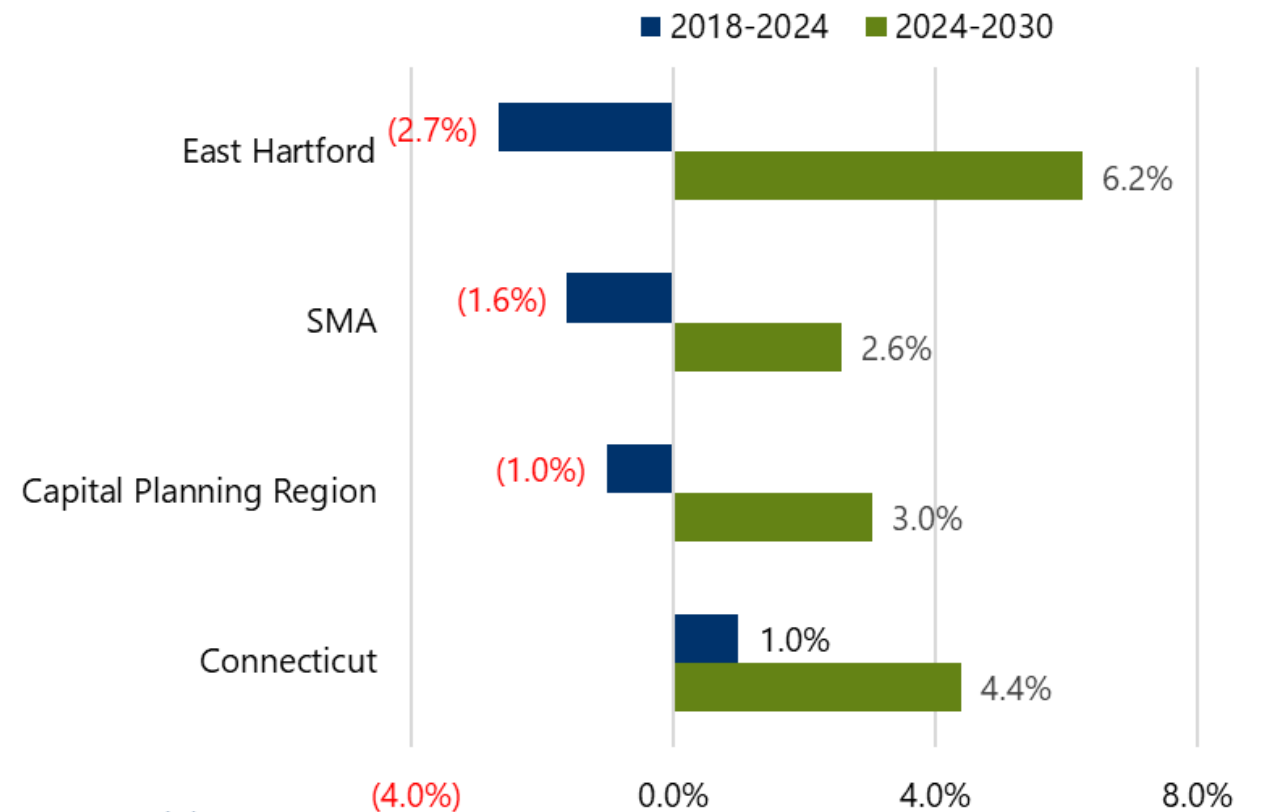
Source: Esri

INVENTORY AND ANALYSIS

Economy

- East Hartford has a positive inflow of workers
- Employment declines 2018-2024
 - **East Hartford:** Manufacturing, Professional Services, Administrative & Support
 - **SMA & Region:** Finance & Insurance, Retail, Manufacturing
- Increases projected next 5 years
 - Health Care & Social Assistance, Professional Services

Pct. Change in Jobs by Geography, Historic & Projected



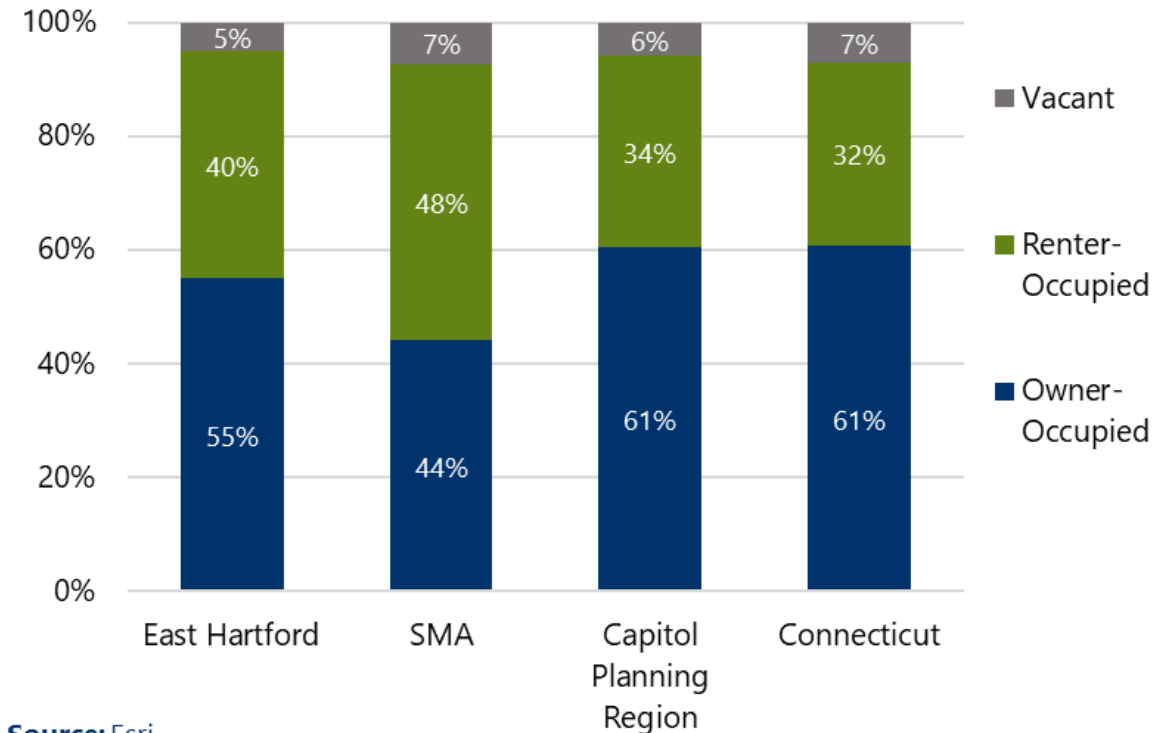
Source: Lightcast

INVENTORY AND ANALYSIS

Residential Market

- BAR residents are more likely to be renters compared to East Hartford
- 42.2% of residents are cost-burdened in East Hartford
- East Hartford vacancy (5%) similar to broader region (7%)
- The median year homes were built is in the 1960's

Housing Inventory, 2025



Source: Esri

INVENTORY AND ANALYSIS

Residential Snapshot

- East Hartford has not added substantial multi-family units in more than a decade.
- SMA has added around 3,300 units (8% growth) since 2015
- BAR Site is within about 2 miles of three elementary, two middle, and one high school
- PMA 5-yr Demand:
 - Owner Units - 400-500
 - Rental Units - 100-300
 - Strong senior owner demand
- 500+ rental units in development pipeline
- Limited ownership pipeline

Market Potential by Development Type:

- Owner Units: **High**
- Renter Units: **Moderate**

Need for:

- Market-Rate and Affordable
- Entry-Level For-Sale Homes
- Older Adult Ownership Options

INVENTORY AND ANALYSIS

Retail Snapshot

- Low to moderate consumer spending power
- Limited foot traffic; car-dominated
- Strong vehicle counts (AADT)
- Limited recent retail development
- Vacancy rates in East Hartford have been somewhat higher than in the SMA
 - East Hartford: 5.6% (down from 11.5% in 2024)
 - SMA: 4.1%
- Modest unserved demand for restaurants, convenience stores, personal care services, fitness

Market Potential: Moderate

Development Types:

- Fast Casual Restaurants
- Gas Stations w/Convenience Stores
- Beauty Salons
- Pharmacies
- Fitness
- Specialty Food Markets

INVENTORY AND ANALYSIS

Industrial Snapshot

- Proximity to I-84
- Strong presence of manufacturing industry in East Hartford with job growth project through 2030
- In 2024 net absorption of industrial space was positive
- 2.5 M+ SF in deliveries in 2024
- Recent bump in vacancies due to deliveries; expected to stabilize
- Limited viable industrial sites in BAR
- Pad sites available elsewhere in SMA

Market Potential: Moderate

Development Types:

- Small-scale warehouses
- Manufacturing/assembly
- Flex/R&D buildings

INVENTORY AND ANALYSIS

Medical Snapshot

- Limited modern inventory delivered to market over last decade
- Flat asking rents
- Medical office vacancy rate in East Hartford is 6.6%
- Projected growth for East Hartford's Health Care and Social Assistance Industry jobs 11% through 2030 (330 jobs)

Market Potential: Moderate

Development Types:

- Medical office
- Outpatient clinics
- Medical and diagnostic labs

INVENTORY AND ANALYSIS

Office Snapshot

- Limited development in new office space over the last five years
- East Hartford has a vacancy rate of 8.3% with higher rates observed in the SMA
- Declining or smaller office-based employment compared to pre-pandemic levels
- Asking rent is still below 2018 levels

Market Potential: Low

Development Types:

- Coworking in Adaptive Reuse Buildings
- Smaller Office Users

Key Findings

INVENTORY AND ANALYSIS

MARKET OPPORTUNITY TAKEAWAYS

HIGH POTENTIAL

- For-Sale Residential (townhomes, condos)
- For-Sale Senior Housing (ownership options)

MODERATE POTENTIAL

- Rental Residential (apartments)
- Convenience Retail
- Medical Office
- Small-scale Industrial

LOW POTENTIAL

- Office

INVENTORY AND ANALYSIS

Study Area Opportunities

- Burnside Avenue Revitalization (façade, streetscapes, uses)
- Enhanced connectivity and riverfront access
- Bicentennial Park “glow up”
- Additional programming and amenities for youth
- Targeted infill and adaptive reuse
- Enhancing / expanding access and utilization of open space areas

Next Steps and Q&A

NEXT STEPS

Where Do We Go From Here?

November - December

- Online Survey
- Pop-Up at United Methodist Church
- Student Engagement
- Draft Existing Conditions Report
- Draft Vision and Goals
- Ongoing Stakeholder Meetings

January - February

- Advisory Committee Meeting #3 - Date TBD
- Public Design Workshop