

HARTFORD ARENA: "National Best Practices In Urban Coliseum Design"

Arenas are large, complex buildings that host a variety of activities. They are also a part of a city's physical and cultural fabric. As such, development of a new arena requires careful analysis to ensure its success – defined both by the building's function as well as its impact on the downtown context.

Site Factors: Occupying several hundred thousand square feet of space, arenas are large buildings in any downtown setting. The unique relationship of the event floor, spectator seating, and related services dictate a building footprint that often covers several urban blocks. With these basic parameters in mind, any potential sites must first be able to accommodate the physical size and configuration of a contemporary arena building. Topographical features may present either advantages or disadvantages, particularly as it relates to access to the concourse and event floor levels. Utilities must also be evaluated with respect to capacity as well as location; in some cases, existing lines may have to be either upgraded or relocated to support a new arena.

Cost & Timing: Assuming an arena will physically fit on a site, a related issue is the relative land costs within the project budget. Certain sites may trigger construction cost premiums due to issues such as demolition requirements, environmental remediation, undesirable soil conditions, etc. Additionally, on-site and/or off-site improvements (such as relocation of existing businesses or utilities) may have significant impacts on the project's financial viability. Depending on unique site characteristics and/or land acquisition requirements, timing may or may not work to meet the needs of the building and its tenants; interim scenarios may be necessary to bridge the gap between available venues.

Transportation: A reality of arenas is that they are entertainment destinations that attract large numbers of visitors. How people get to and from the building is a critical factor in determining an appropriate site location. For many arenas, automobiles are the primary mode of transportation: roadway access and capacity, therefore, are important considerations. Traffic management plans aid in maximizing efficiency and safety, especially before and after events. Parking availability and location is a related factor, with a ¹/₂-mile walking radius considered an acceptable range; parking ratios vary upon location, but a basic average may be on the order of 3 seats per car. Ideally, mass transit options are part of the overall transportation strategy, with the effect of reducing the arena's impact on existing vehicular and parking systems.

Urban Design: By their very nature, arenas are highly visible buildings, with the ability to greatly affect the image of the city in which they are built. Determining the optimal building massing relative to its existing and anticipated context is a key design challenge to maximize the arena's visual presence and ability to act as a catalyst. Similarly, framing special views from the public lobby and plaza areas will help to distinguish the arena as truly unique to its particular city – a place that captures local traditions, personalities, and aspirations. Frequently featured as anchors to larger mixed-use/entertainment districts, urban arenas can also reinforce larger development initiatives through architectural decisions such as entry locations, building materials, environmental graphics, public spaces, etc.

III Program Requirements for Potential Users





Program Requirements for Potential Users

Programming is the process of establishing the functional requirements of a building and translating them into space requirements that define the layout, size, configuration and technical aspects of the space. This process requires collection and synthesis of the data throughout the design process. It is intended to document and communicate this information to the owner, design team and others.

Attached is a Concept-level Facility Program based on an NHL/NBA facility with a major collegiate tenant, which is intended to establish the primary program elements for the building and related support space and their square footages, which allows a preliminary summary of required total area of the facility. This program can then be used by the design team to begin site studies and developing design concepts.

The program described is a relatively brief concept-level document which will be expanded as the project advances through various stages of design development, to include more detail as appropriate to each stage.

The program is a fluid document that will continue to be revised and refined throughout the project.

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Lockers b. Basketball (NCAA) 1 10,000 includes training						
b. Basketball (NCAA) 1 10,000 includes training	Home	a. Hockey (NHL)	1	15,000	15,000	includes training
b. Basketball (NCAA) 1 10,000 includes training	Lockers					facilities
						-
		h Basketball (NCAA)	1	10.000	10.000	includes training
		D. Daskeiball (INCAA)		10,000	10,000	0
						jacilities
		I	I	l		

Program Requirements for Potential Users at a New Downtown Hartford Arena

Visitor	a. Visiting NHL	1	3,500	3,500	
Lockers	C C				
	b. Visiting NCAA	1	2,500	2,500	
	c. Auxiliary Lockers	2	2,000	4,000	
Other	a. Officials' Lockers	2	900	1,800	
	b. X-ray	1	400	400	
Practice					
Facility					
SUB-TOTAL (NET AREA) 3			37,200		
CLASSIFI	CATION 6: ADMINISTRATION				
Offices	a. Arena Management Office	1	5,000	5,000	
	b. Team Offices for NHL, NCAA	2	20,000	40,000	
	c. Box Office (includes 20 ticket windows)			2,500	
SUB-TOT	AL (NET AREA)			47,500	

Program Requirements for Potential Users at a New Downtown Hartford Arena

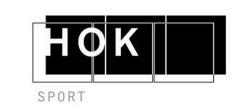
Program Requirements for Potential Users at a New Downtown Hartford Arena

CLASSIFIC A	TION 7: MEDIA FACILITIES				
Press	a. Press Box - Hockey (writing, broadcast & other			25,000	
Facilities	booths and support space)				
	b. Press Support @ Event Level			5,000	
	c. Interview Facilities (includes multi-purpose/ press	5		2,900	
	conference room)	5		2,200	
Control	c. Control Rooms			1,400	@ press & event
Rooms				-,	levels
Broadcast	a. TV Truck Parking (interior)			6,000	
Trucks	8 1 1 1			- ,	
SUB-TOTAL	(NET AREA)		1 1	40,300	
	ATION 8: OPERATIONS SUPPORT			- • ;= • •	
Staff	a. Building Staff Offices and Lockers			2,500	
Facilities	b. Event Staff Facilities			3,000	
Storage	a. Event Storage and General Building Storage			20,000	
Loading Dock	a. Dock/ Staging/ Marshalling/ Trash			24,000	
Maintenance	a. Maintenance Shops			6,000	
	b. Janitorial/Cleaning (storage, trash rooms, other)			3,000	
Security	a. Security Offices	1	1,000	1,000	
	b. Command Center	1	500	500	
Ice Support	a. Zamboni Parking/ Ice Support			3.200	
M/E/P	a. Mechanical/ Electrical/ Plumbing Space			40,000	
SUB-TOTAL (NET AREA)				103,200	
	ATION 9: PARKING				
Parking	a. Players/Coaches/ Administrators (interior)	50	500	2,500	
SUB-TOTAL (NET AREA) 2,500					
BUILDING N				689,400	
	multiplier (20%)			113,380	*excludes seating
BASE PROG	RAM - BUILDING GROSS TOTAL			802,780	

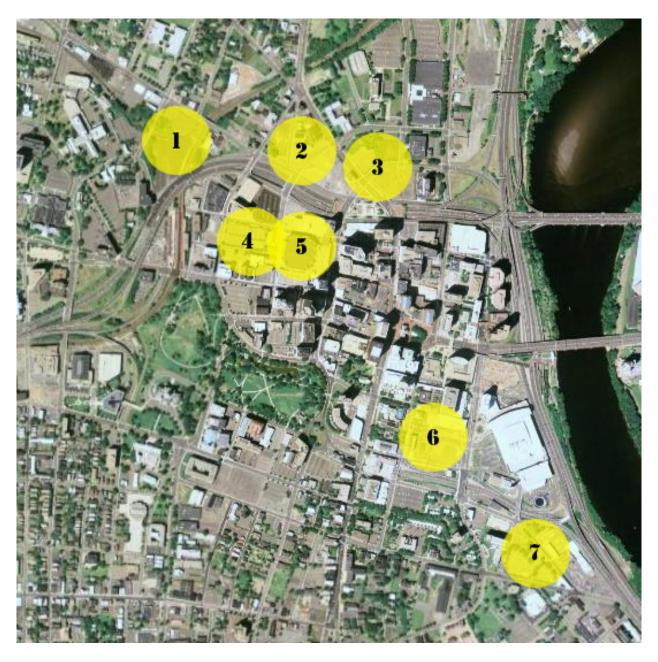
CLASSIFIC	CLASSIFICATION 9: ADDITIONAL PROGRAM OPTIONS					
A. Practice	1. Ice Surface/ Support			20,000		
Ice Rink						
B.	1. Check in/ Spectator Area/ Party Rooms/			15,000		
Community	Changing Rooms, other					
Ice Use						
Facilities						
C. Business/	1. Meeting Rooms & Prefunction Space			18,000		
Conference						
Center						
D. Kids' Fun	1. Kids' Activity Area (off concourse)	1	6,000	6,000		
Zone						
E. Museum	1. Hall of Fame Museum	1	5,000	5,000		
SUB-TOTAL (NET AREA) 64,000						
	PROGRAM NET TOTAL			64,000		
+ net to gross multiplier (20%) 12,800						
OPTIONAL PROGRAM - GROSS TOTAL				76,800		







Site Locations:



HARTFORD ARENA: Site Evaluation Process

"Where is the best place to put a new state-of-the-art arena in downtown Hartford?"

That is the question that we have focused on with this study, aided by previous work such as the *Hartford 2010* report, as well as by the input of City officials and business leaders. With the desire to build a new facility in the downtown core, we coordinated with the City of Hartford's Development Services, Economic Development, and Planning Departments to identify seven potential candidate sites to analyze according to "Phase One Threshold Criteria." For a site to be considered worth of further study, it had to meet these basic requirements:

- 1) The site's size and configuration needs to accommodate an arena building footprint.
- 2) Transportation features must allow people to safely get to and from the arena.
- 3) Existing or future parking must be sufficient to meet arena demands, typically within a ¹/₂mile walking radius.
- 4) Impact on existing buildings must be considered in relation to their economic and cultural significance.