

PRELIMINARY FINDINGS

Hartford 2010: Phase I Emerging Themes

July 11 and 12, 2006

Metro Hartford Alliance
City of Hartford - Department of Development Services

Urban Design/Planning
Greenberg Consultants/CBT Architects
Landscape Architects
Michael Van Valkenburgh Associates
Transportation Consultants
Gorove/Slade Associates, Inc.
Economic Consultants
Phillips Preiss Shapiro
Planning Consultant
Patrick L. Pinnell AIA / Architecture & Town Planning

Hartford 2010: A Vision and Strategic Framework

- **Key Objectives**

- Fully leverage the investment of over \$1 billion of public and private funds in Hartford over the last five years so as to strengthen the Downtown and all of the City's other neighborhoods as well as the adjoining suburbs
- Accelerate the amount of incremental private investment in the City to strengthen it as the economic hub of the Region
- Enhance the ability of the Region to market itself as a dynamic, growing economy

Hartford 2010: A Vision and Strategic Framework

- **Role of Strategic Framework**

- Establish Long Term Development Vision and Overall Strategic Framework
- Build on Considerable Accomplishments
- Integrate Land Use, Transportation, Environmental and Urban Design Strategies
- Provide Targeted Recommendations
- Emphasize the Likelihood of Success Given the Strategic Collaboration Between the City and the Alliance
- Engage the Entire Community

Phase I: **SCOPING**

- Initiate dialogue
- Areas for further study
- Preliminary action items

Phase II: **CREATION OF A STRATEGIC FRAMEWORK**

- Detailed investigations
- Stakeholder charrettes

Phase III: **IMPLEMENTATION**

- Frameworks for implementation
- Stakeholders and Stewards

Phase I: **SCOPING**

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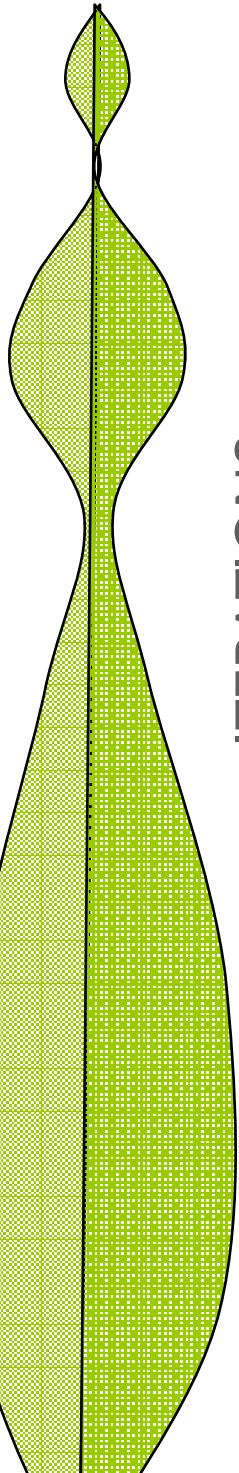
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- Detailed investigations
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Phase III: **IMPLEMENTATION**

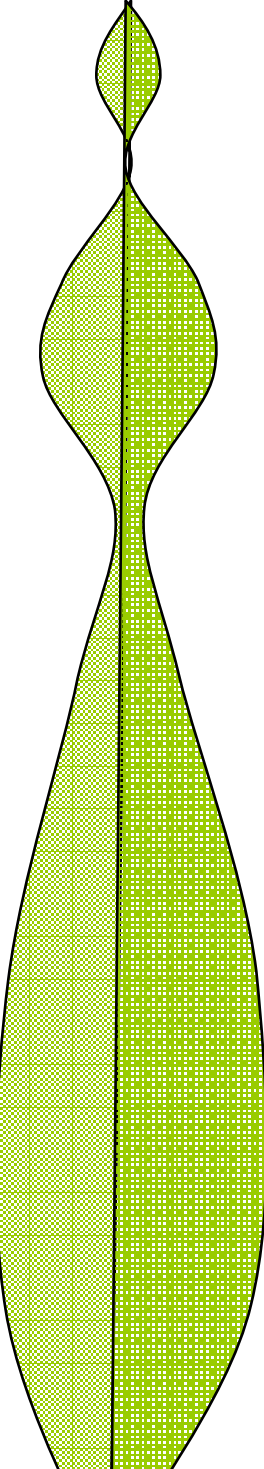
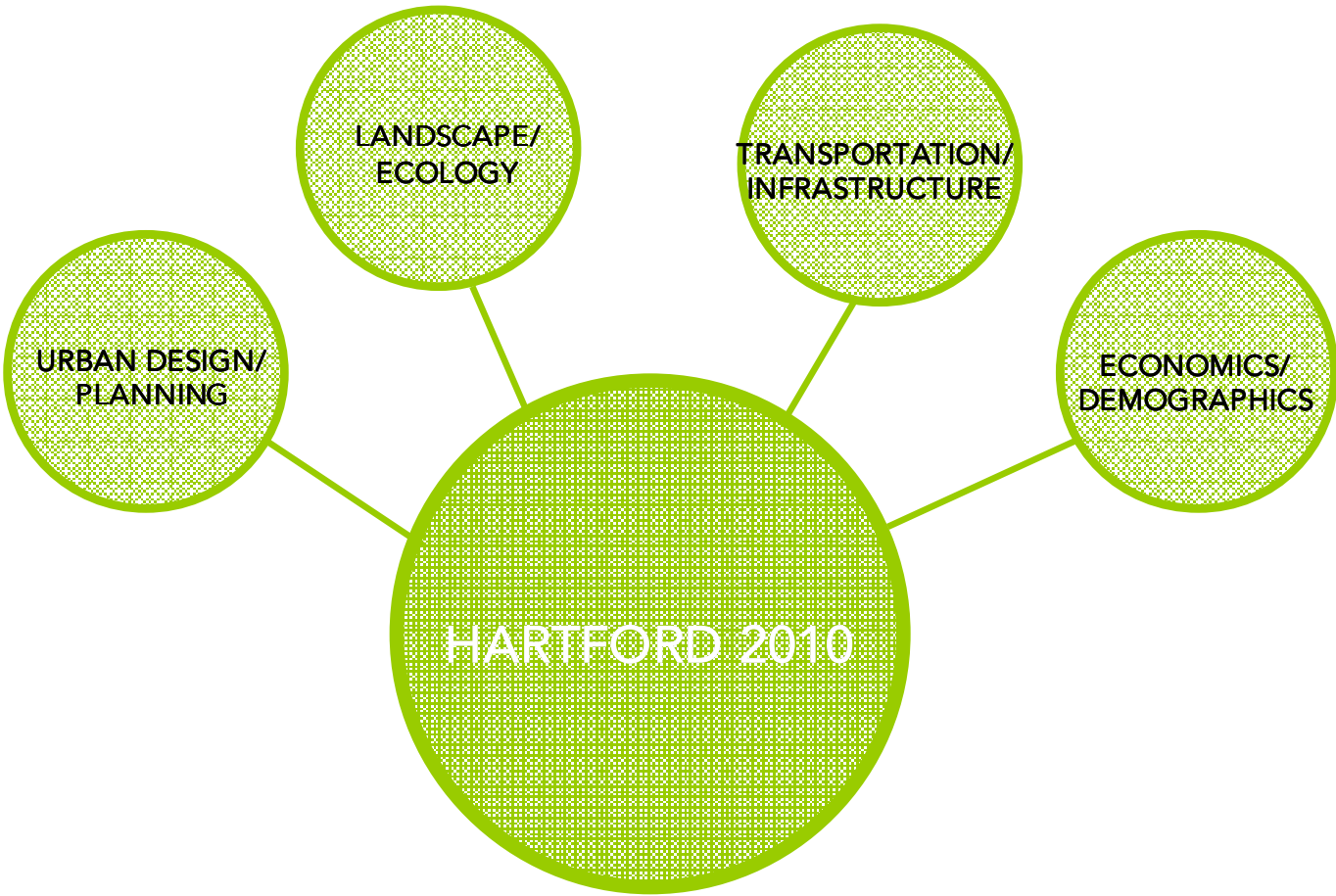
- Frameworks for implementation
- Stakeholders and Stewards

ITERATIONS



FOUR LENSES

ITERATIONS



STARTING POINTS

STARTING POINTS

- Pattern of recent successes
- Find new opportunities to accomplish multiple goals

Coltsville



Adriaen's Landing



Hartford 21



55 On the Park



Market Street



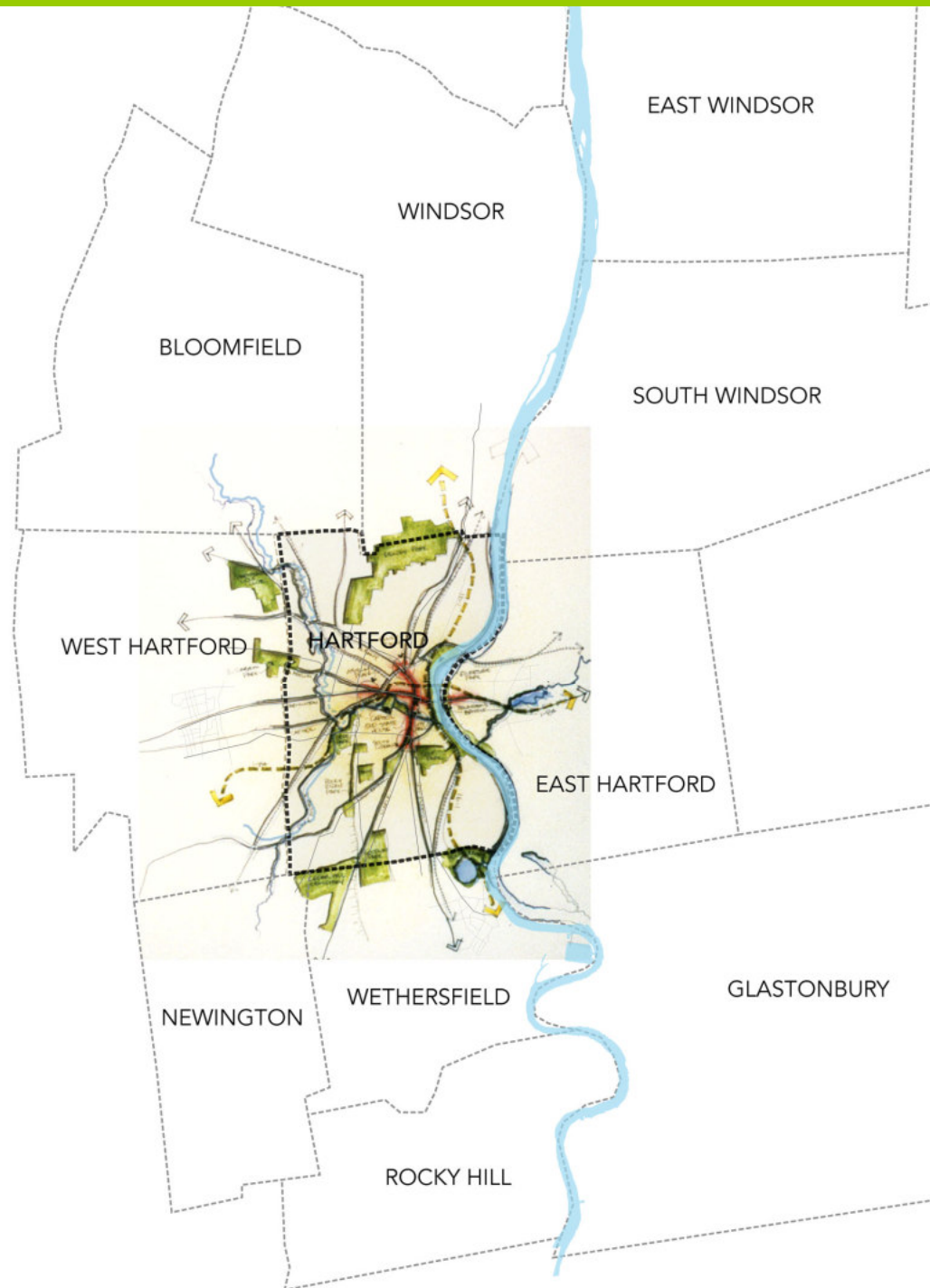
Riverfront Recapture



A Sense of Larger Whole

Hartford solutions need to fit within the regional context...

...implicit in **1998** Action Strategy.



STARTING POINTS

- Hartford is made up of 17 distinct neighborhoods
- A Population of 124,683 (yr. 2000)
- 18 square miles



STARTING POINTS

PARKS AND TRAILS

The "Rain of Parks" at the end of the 19th century left Hartford with a unique parks legacy

Bushnell Park Historic Image



Keney Park



STARTING POINTS

ARTERIALS

The arterials are a loose grid with radials that converge on downtown Hartford

Maple Avenue



Wethersfield Avenue

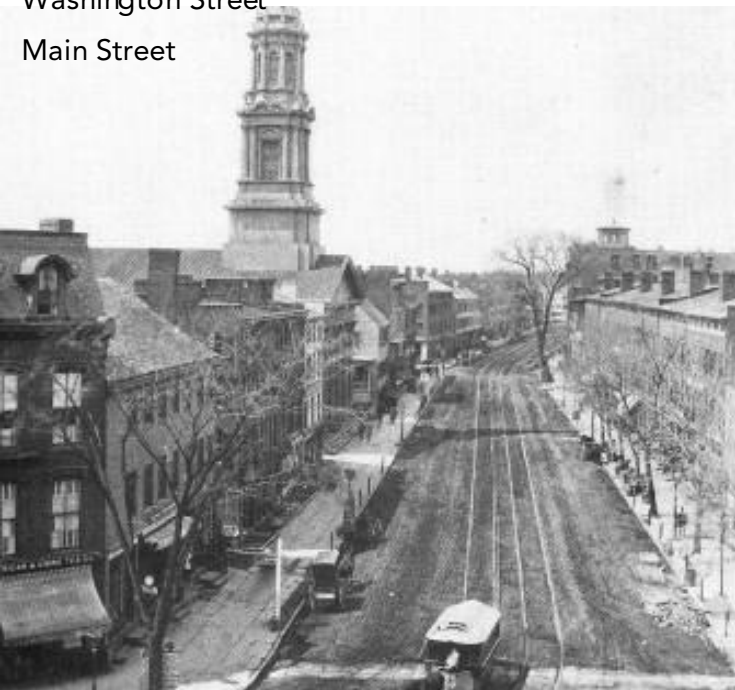


STARTING POINTS

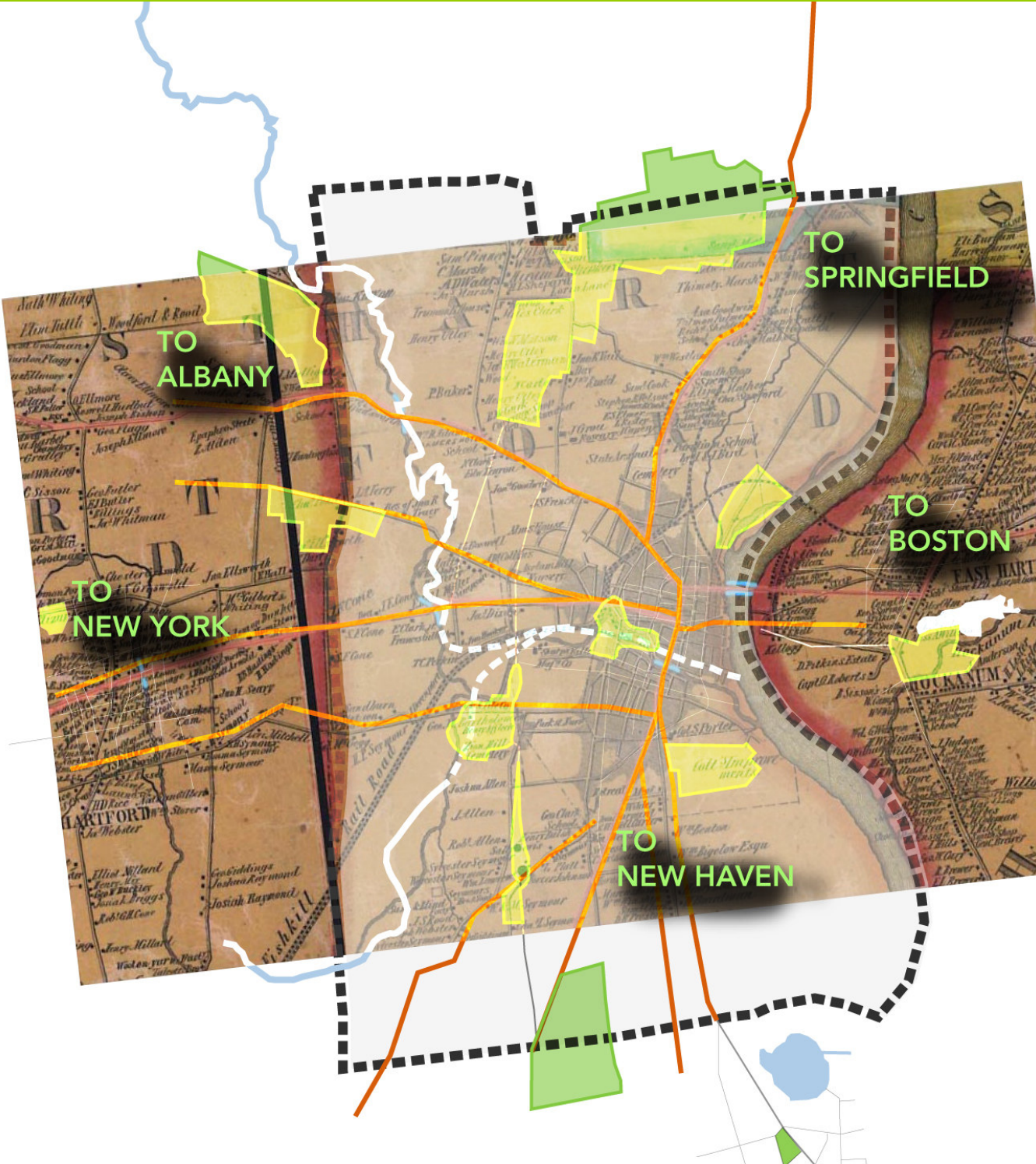
1885
The arterials connected
Hartford to the region



Washington Street



Main Street



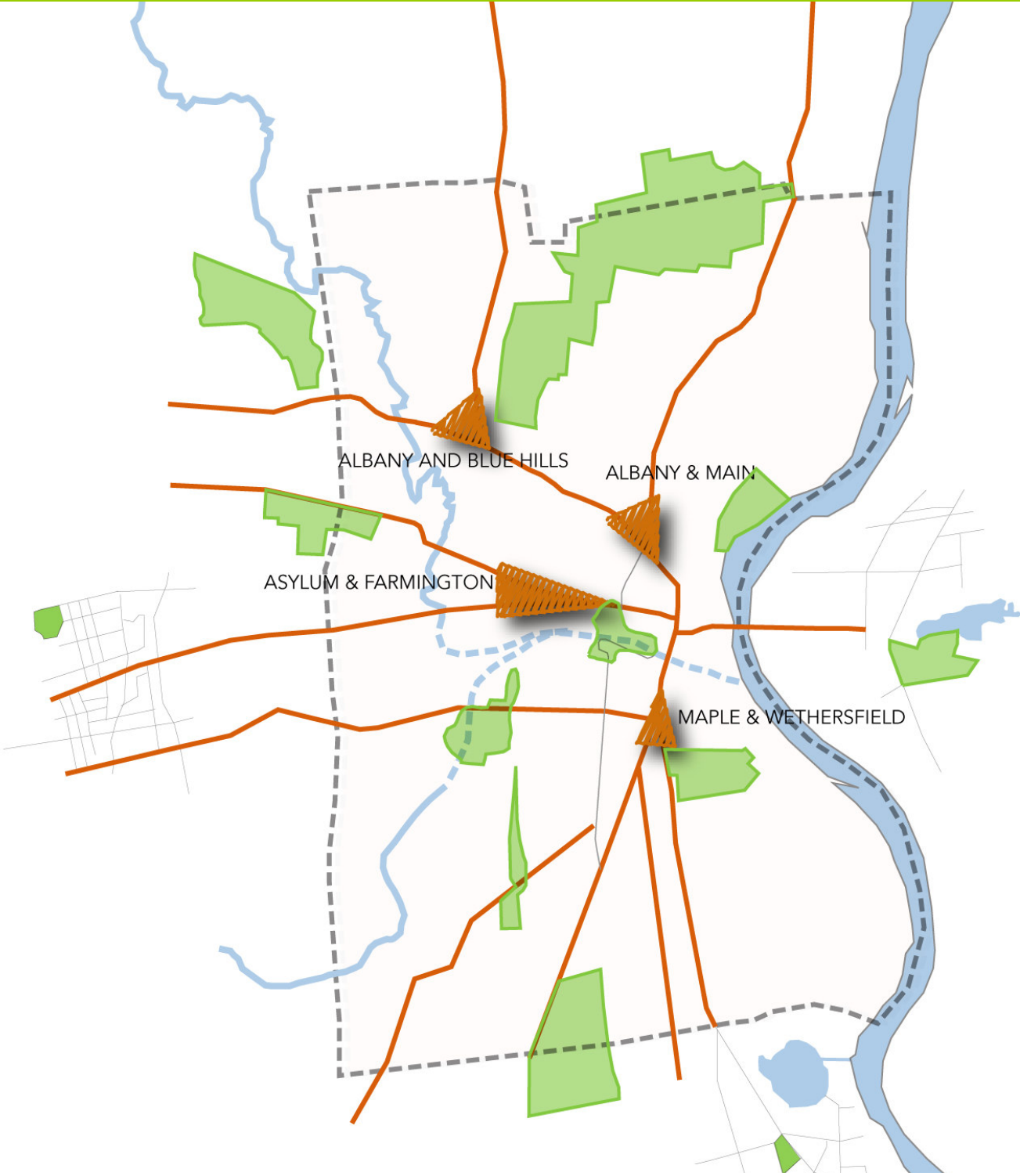
STARTING POINTS

TRIDENTS

- These arterials converge to form tridents of significant public space
- Still function as major gateways to downtown



Asylum/Farmington Trident



STARTING POINTS

RETAIL PRECINCTS

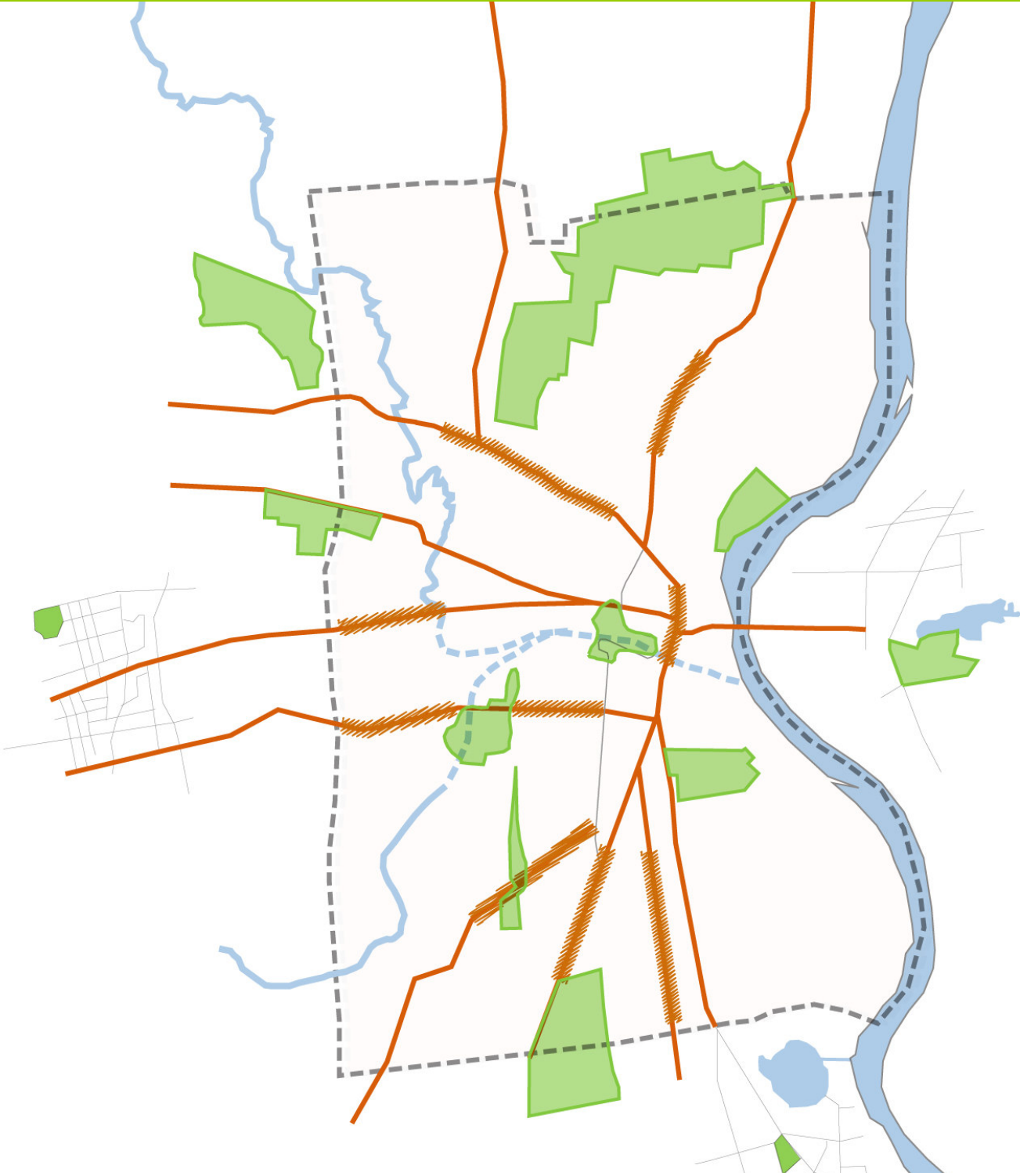
Traditional 'Main Street' retail developed along the arterials, with varying degrees of success



Farmington Ave.



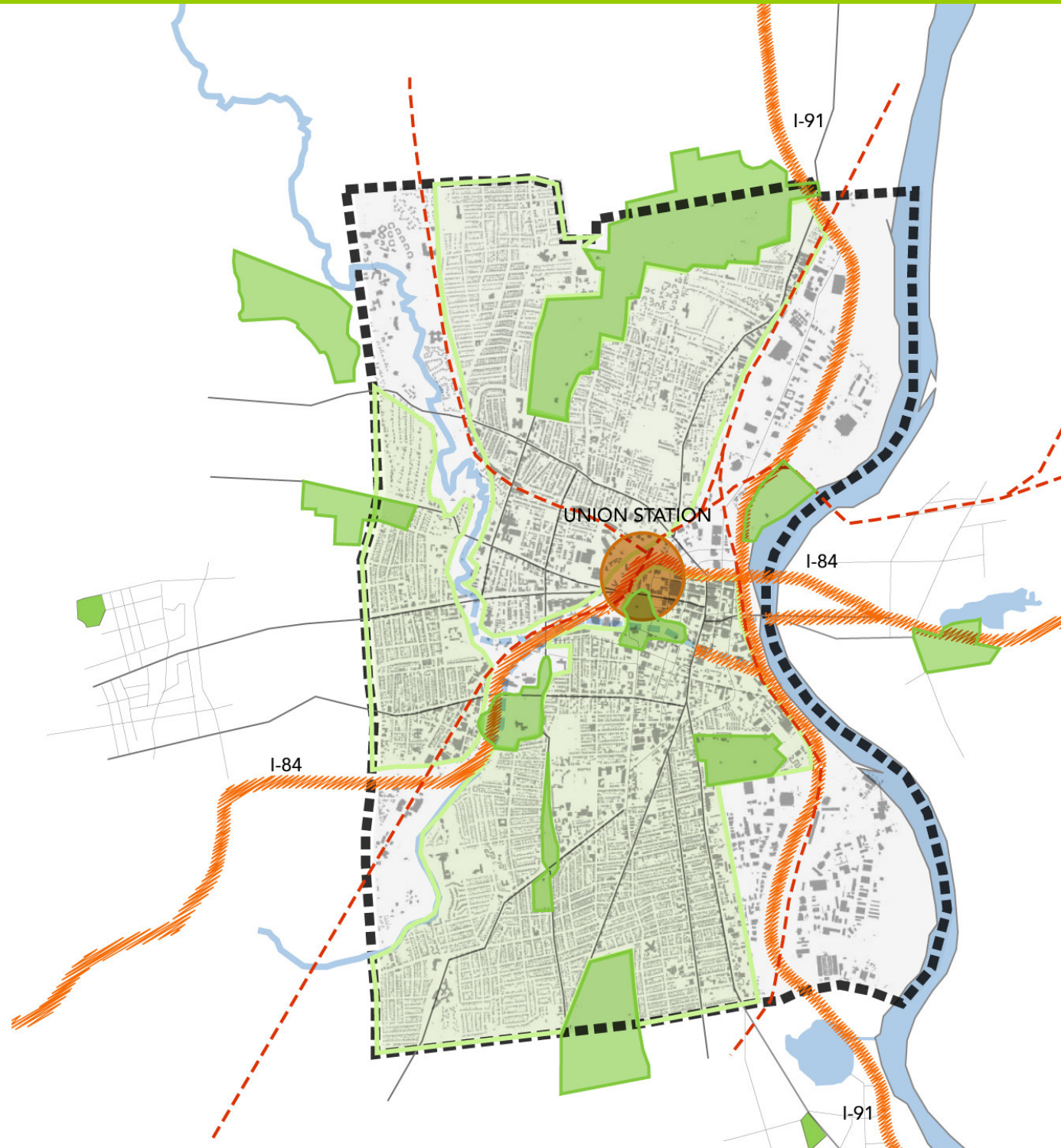
Park Street



STARTING POINTS

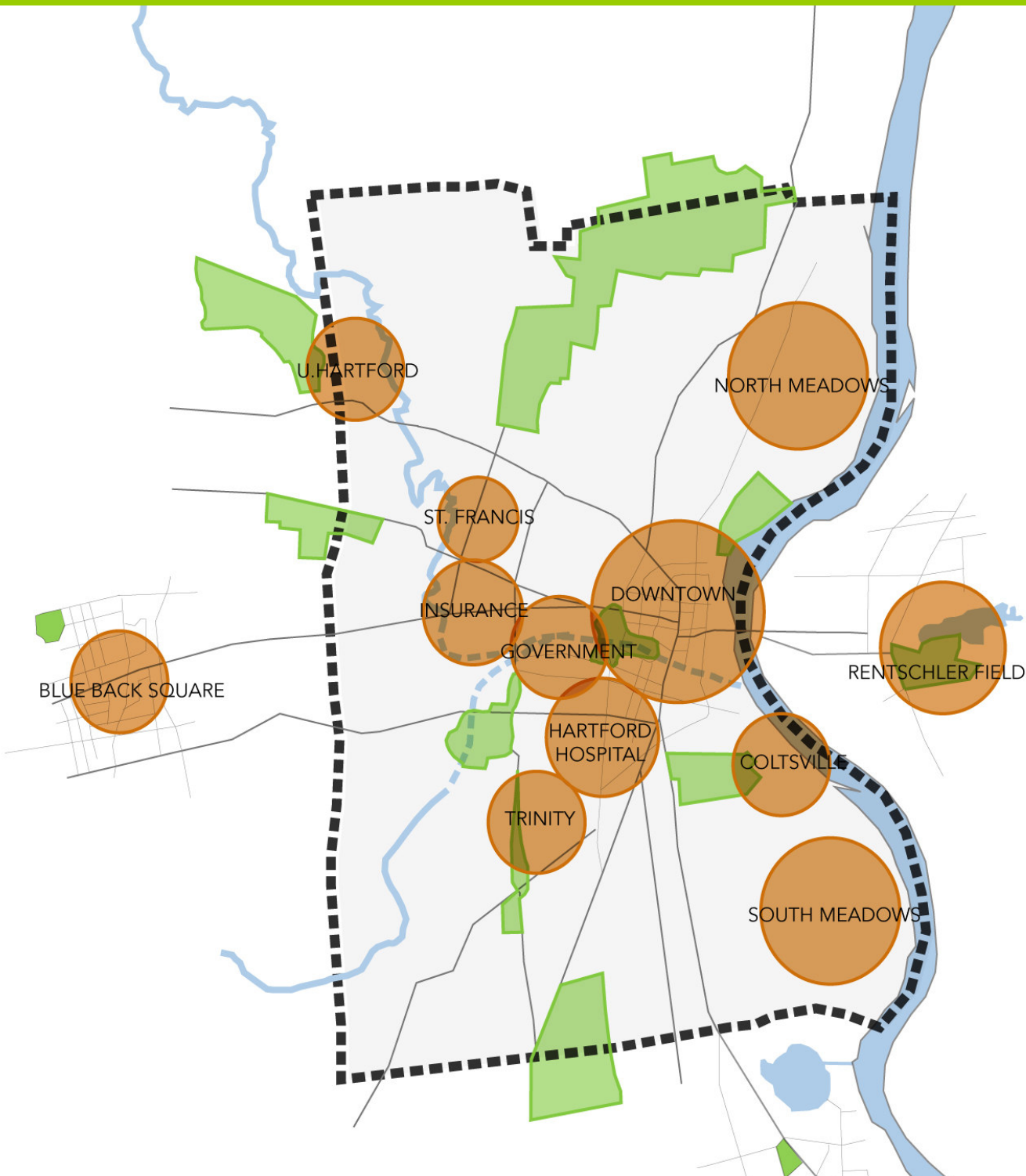
URBAN FABRIC

- Significant pieces of intact urban fabric broken by major barriers and transportation corridors
- The rail corridors were established on low lying areas following the water courses
- Post war highways further divided the city.



STARTING POINTS

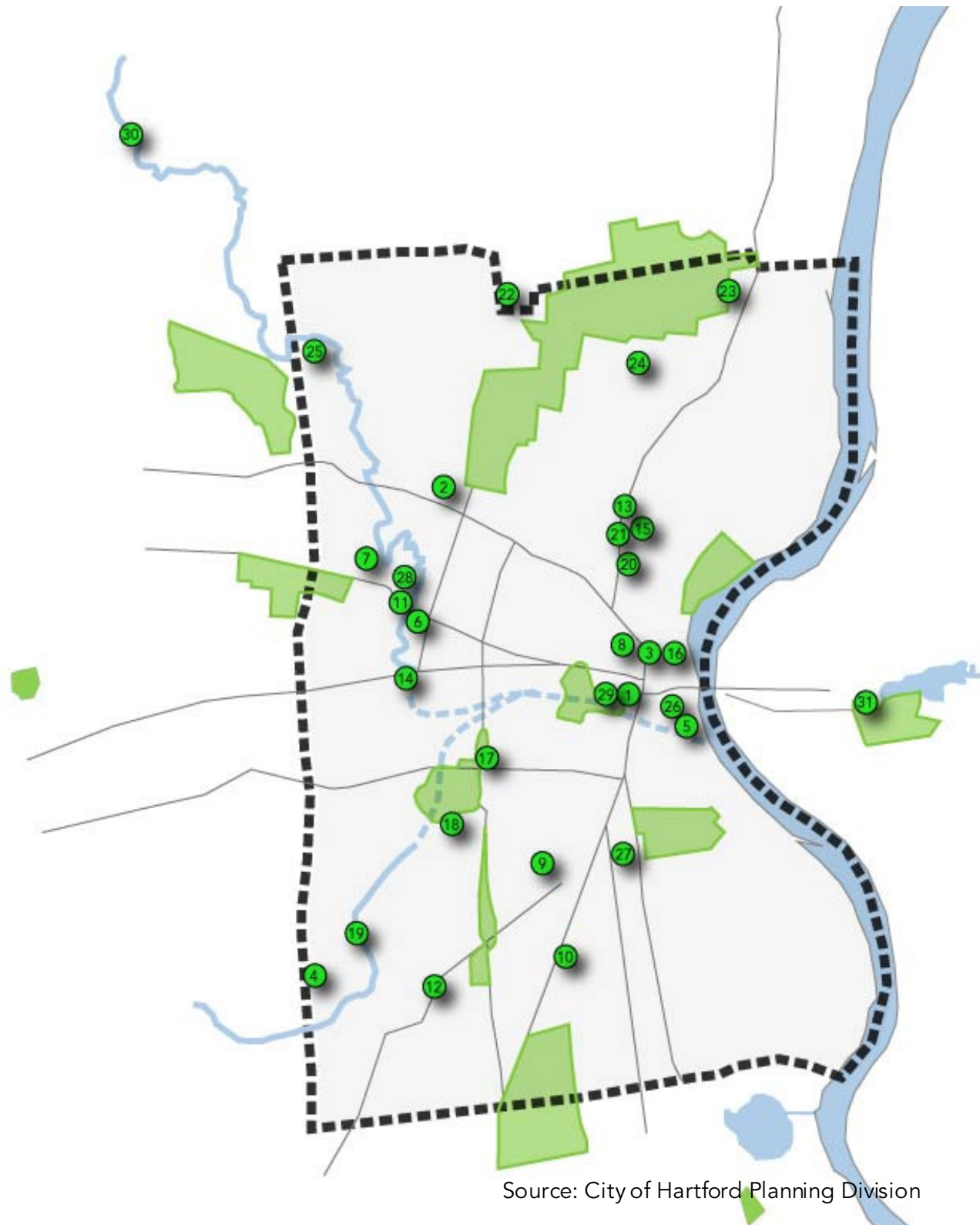
GENERATORS
Within the city fabric
are a number of major
employment generators.



STARTING POINTS

The World in Motion Completed Projects 1998-2006 (Depicted in Green)

1. Trumbull on the Park apts-112 units
2. The Artists Collective
3. Capital Community College
4. Charter Oak Marketplace retail
5. Connecticut Convention Center
6. Connecticut Public Television relocation
7. Goodwin Estate Condominiums-63 units
8. Hilton Hotel renovation
9. Learning Corridor
10. Library renovations-Campfield Avenue
11. Classical Magnet School
12. Library renovations-Goodwin Branch
13. Main and Pavilion retail
14. Mark Twain Visitor's Center
15. Mary Shepard Place rental housing- 127 units
16. Morgan Street garage
17. Mortson/Putnam Heights. Owner occupied housing-38 units
18. Park Terrace development apts-68 units
19. Rice Heights owner occupied housing-59 units
20. SANA Apartments renovations-250 units
21. Sand School
22. Ida B. Wells Senior Housing-40 units
23. St. Monica's single family housing-55 units
24. Stowe Village housing rental/ownership-171 units
25. University of Hartford magnet school
26. Hartford Marriot downtown hotel
27. Alden Street Condominiums-23 units
28. St. Francis Hospital 700 car parking garage
29. 55 On the Park apartments-130 units
30. Gillette Ridge
31. Rentschler Field



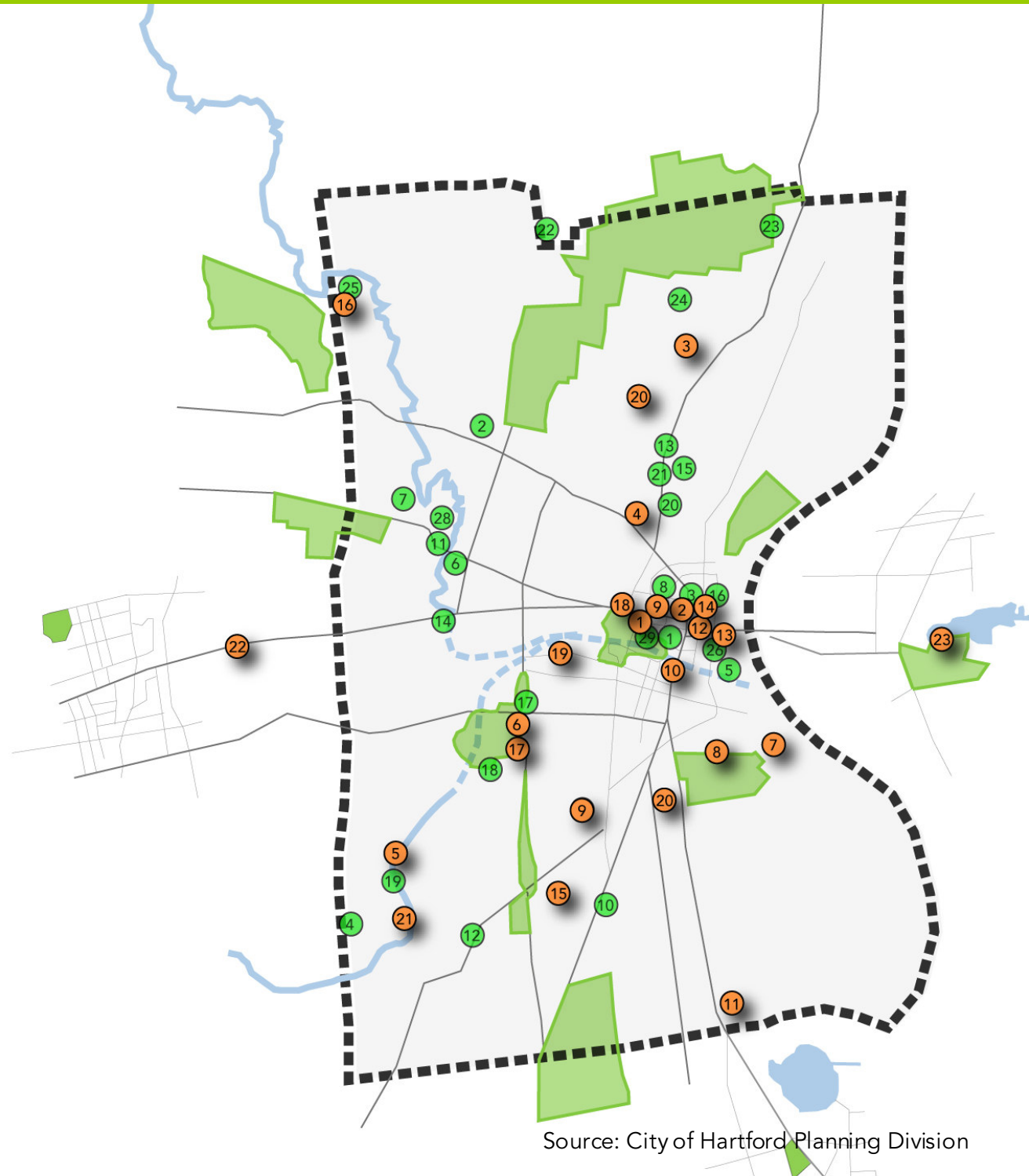
Source: City of Hartford Planning Division

STARTING POINTS

The World in Motion Approved Projects

(Depicted in Orange)

1. 266 Pearl Street Condominiums-50 units
2. 915 Main Street Condominiums-89 units
3. Kelvin Anderson Recreation Center
4. Belden Street owner housing-14 units
5. Breakthrough Magnet High School
6. Brick Hollow rental housing-56 units
7. Colt Gateway mixed use/housing-56 units
8. Dutch Point redevelopment housing-194 units
9. Hartford 21 housing/retail-260 units
10. Library renovations-Central Library
11. Metzner Recreation Center renovations
12. 18 Temple Street rental/apartments-78 units
13. Science Center
14. Temple Street reopening
15. Trinity College Ice Rink
16. University of Hartford Magnet School of Science and Engineering.
17. Zion Street Mutual Housing apartments-24 units
18. 410 Asylum Street housing-70 units
19. 390 Capitol Avenue Condominiums-100 units
20. Grandfamily Housing rental-40 units
21. A.I. Prince Technical High School
22. Blue Back Square
23. Rentschler Field



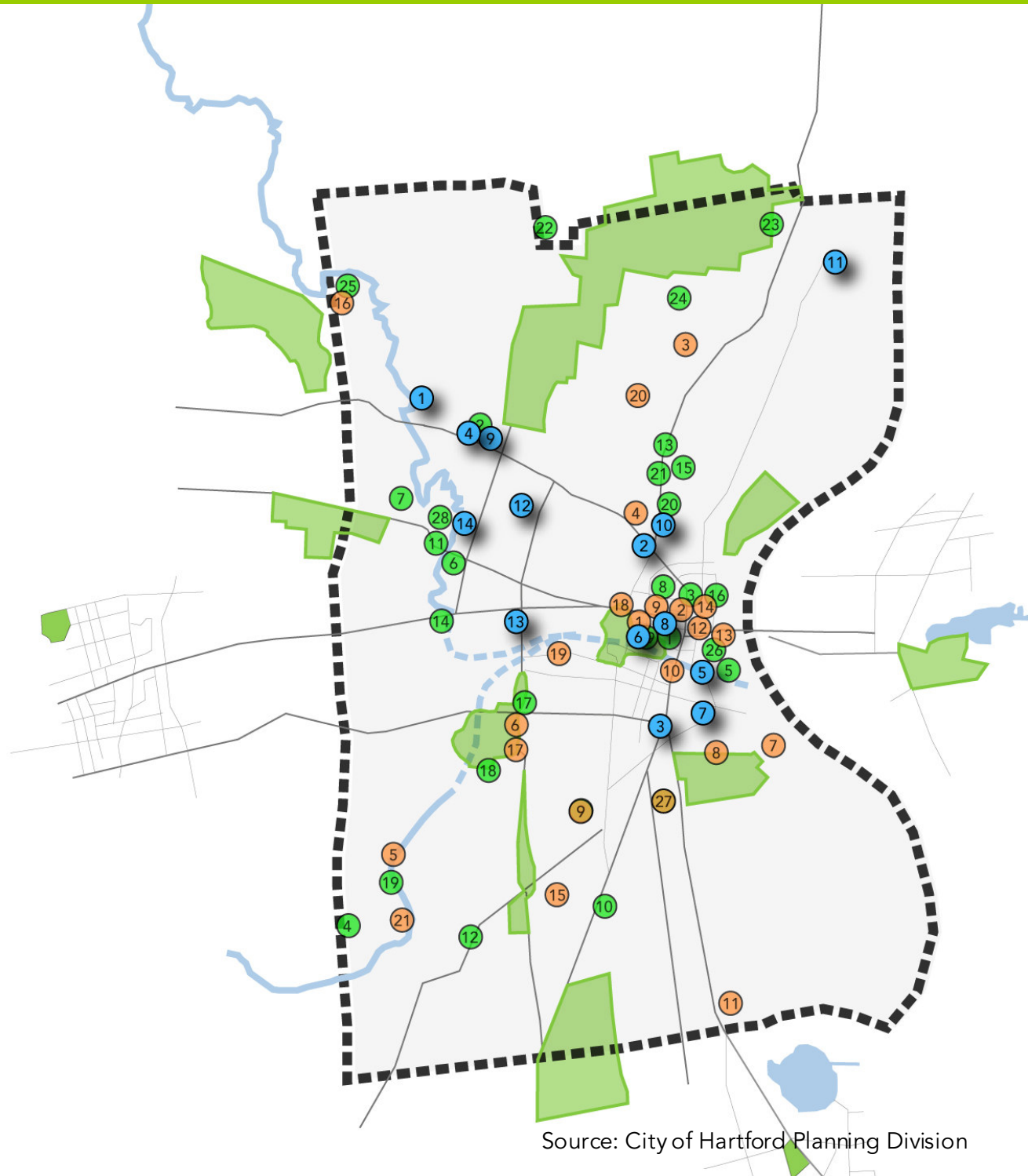
Source: City of Hartford Planning Division

STARTING POINTS

The World in Motion Proposed Projects

(Depicted in Blue)

- 1.University of Hartford Performing Arts Center
- 2.Public Safety Complex
- 3.Plaza Mayor condominiums-50 units
- 4.New Albany Avenue Branch Library
- 5.Front Street-housing/retail/entertainment
- 6.YMCA site on Jewell Street housing-350 units
- 7.Capewell Condominiums-92 units
- 8.101 Pearl Street Condominiums-33 units
- 9.Albany and Woodland redevelopment site office
- 10.1450 Main Street mixed use commercial/housing-50 units
- 11.Proposed 400,000 sf retail
- 12.Sigourney and Homestead office/housing-8 units
- 13.Aetna 1200 car parking garage
- 14.St. Francis Hospital expansion



STARTING POINTS

The World in Motion Streetscape Improvement Projects

- 1. Blue Hills Avenue
- 2. Maple Avenue
- 3. Main Street
- 4. Capen Street
- 5. Columbus Boulevard
- 6. Albany Avenue
- 7. Trumbull Street
- 8. Farmington Avenue
- 9. Park Street
- 10. Park Street
- 11. Asylum Street



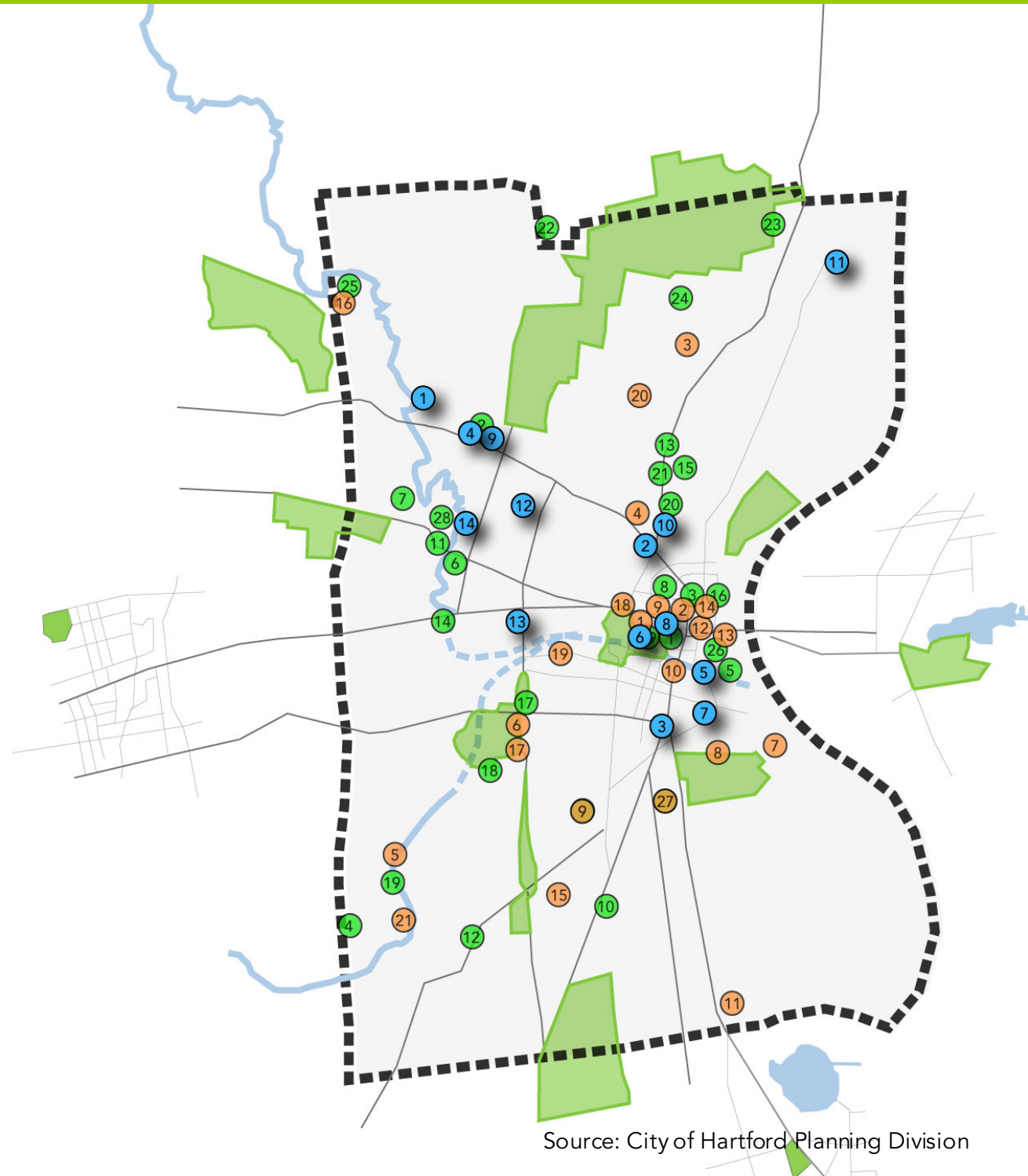
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SYNTHESIS

EMERGING CONCEPTS

Based on these findings, identify the next steps that:

- Build on currently active initiatives
- Leverage past investments
- Logically extend the flow and momentum
- Will make the greatest difference

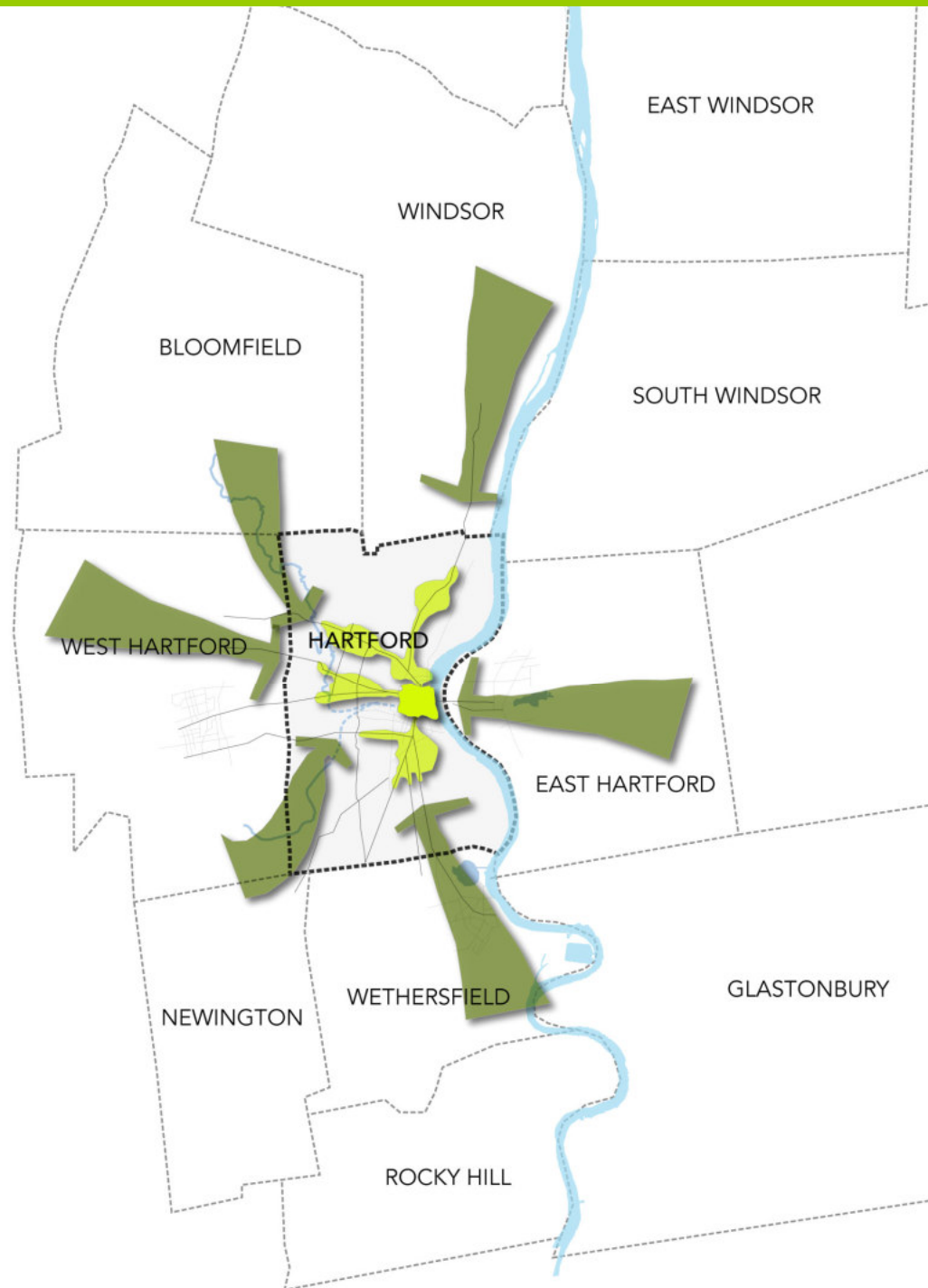


EMERGING CONCEPTS

Two sets of **linked initiatives and opportunities** seem highly promising:

- **"Greenways"** embracing the larger regional watersheds
- **"Focus on Tridents"** expanding out from concentrated efforts Downtown

Together these have the potential to form an integrated network of public realm improvements linking Downtown to the Neighborhoods to the Region

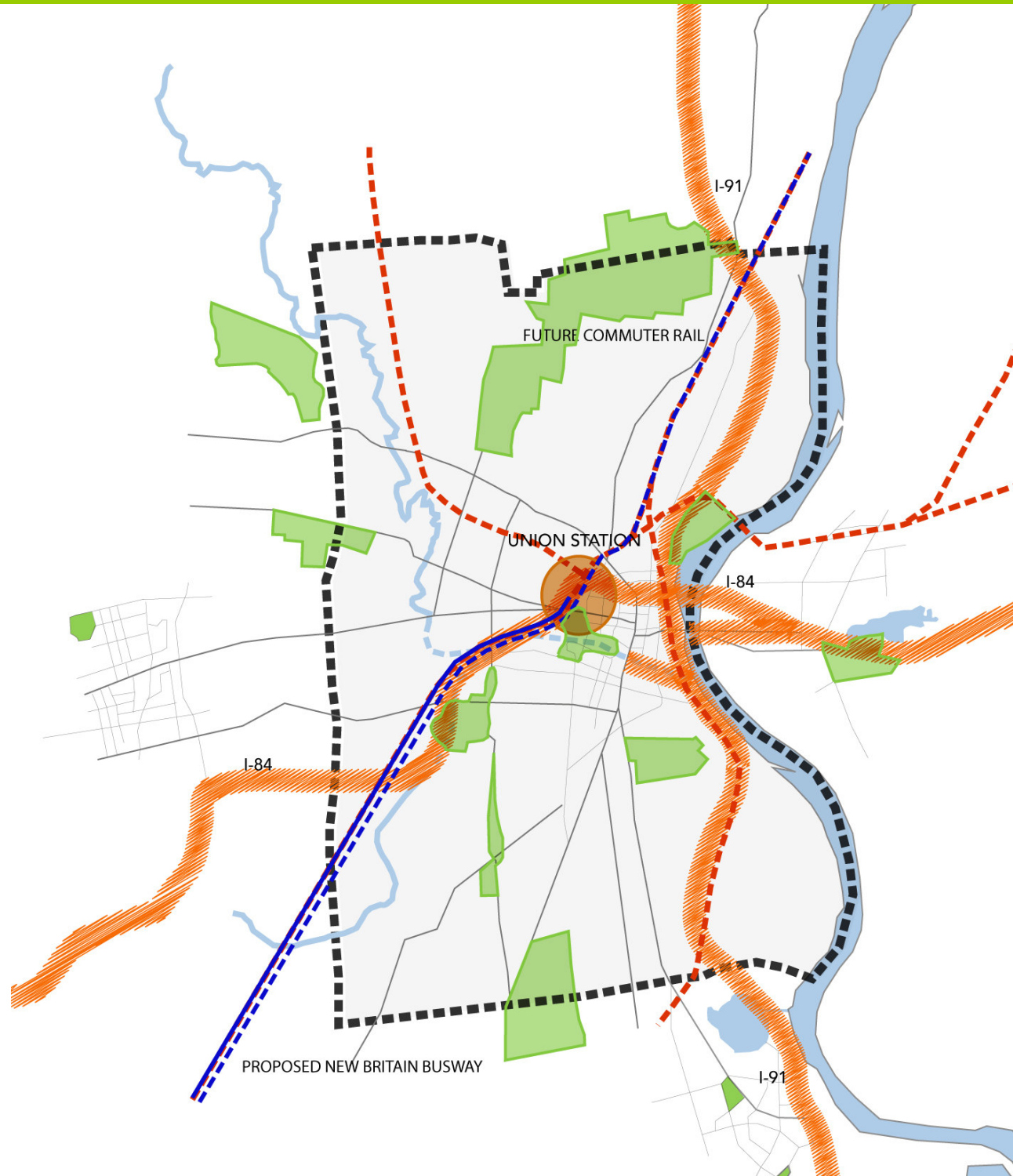


+ **“Strategic Land Resources”**
for significant redevelopment
Provide major opportunities
for strategic growth and
renewal



EMERGING CONCEPTS

+ "Long Range Transportation Initiatives"
in a number of key areas

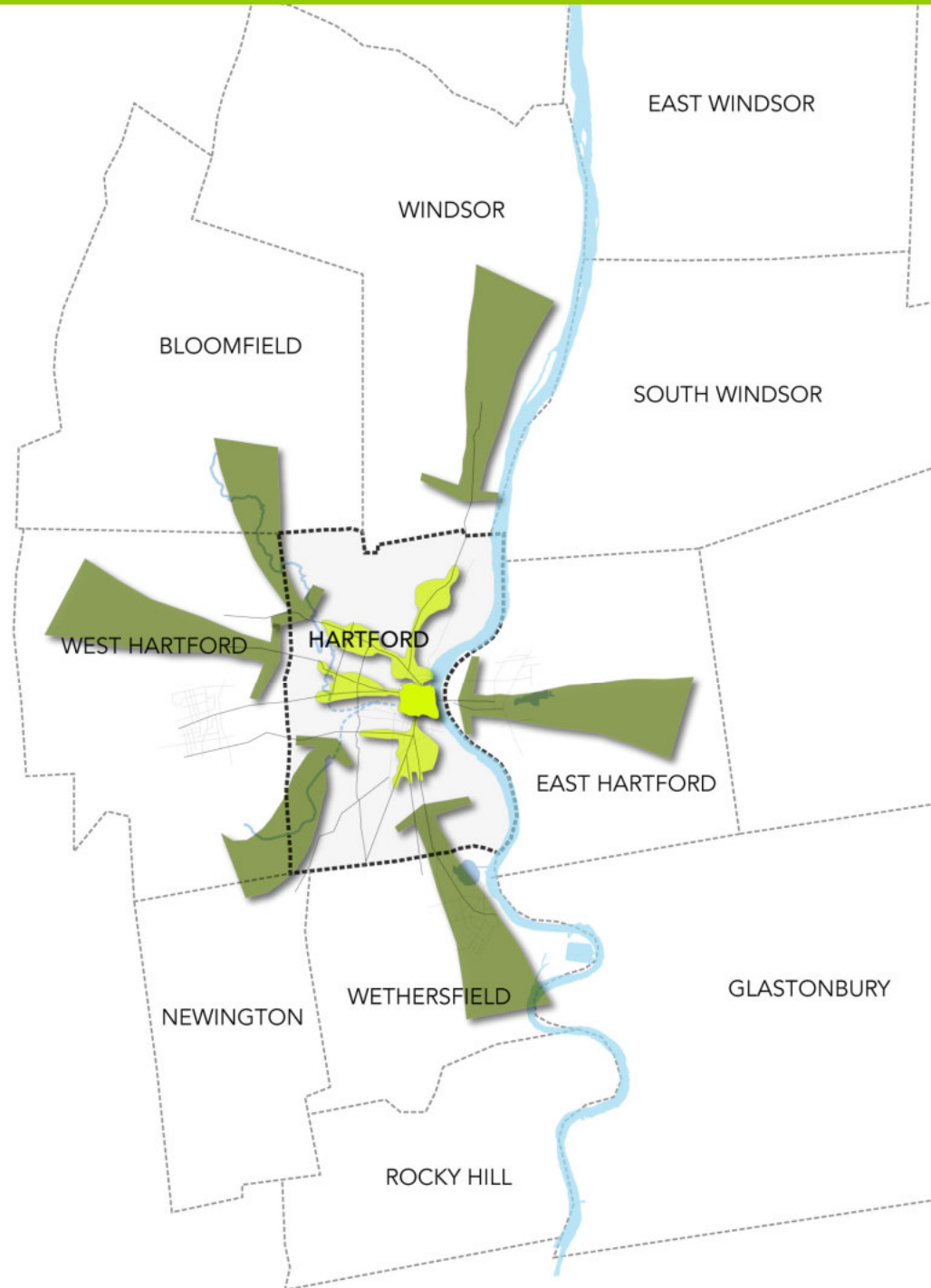


THE GREENWAYS

THE GREENWAYS

REGIONAL CONNECTIONS

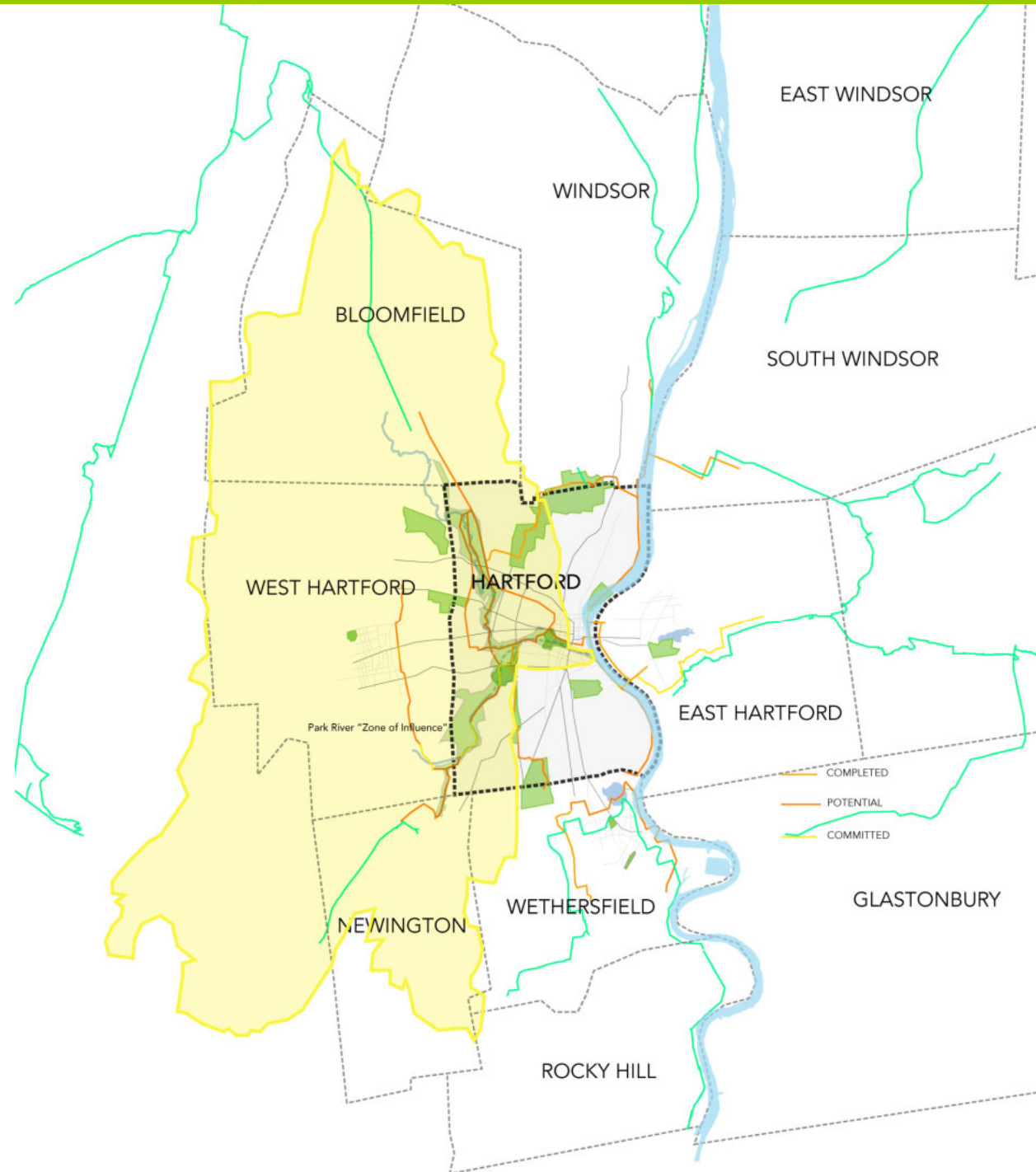
- Build on ongoing but isolated initiatives throughout the Region
- Connect from the Suburban communities to the City to and across the River
- Build on Park River concepts
- Promote Healthy lifestyles



THE GREENWAYS

MDC COLLABORATION

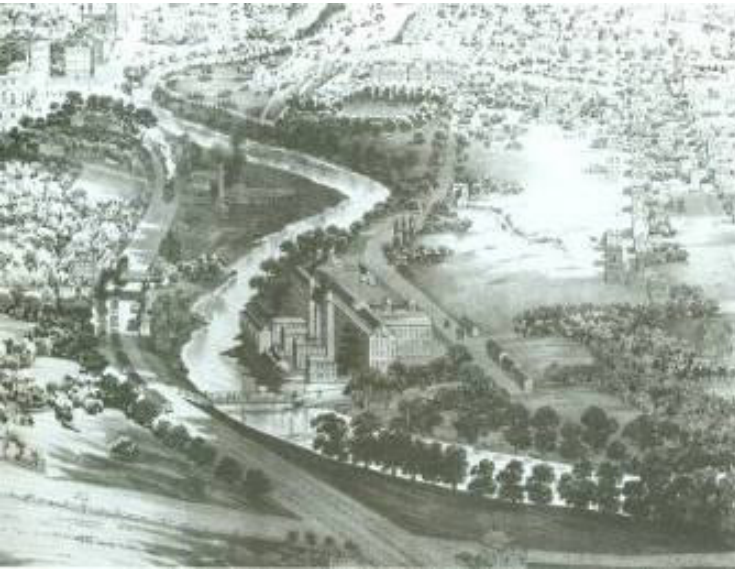
- Tied to a major 15 year \$1 to 2 billion capital program of the MDC to separate sewers and prevent flooding
- Visible successes staged to follow phased construction program
- Major amenity with potential to 'green' the City
- Local recreation and visitation



THE GREENWAYS

PARK RIVER INITIATIVE

Park River Historic Image



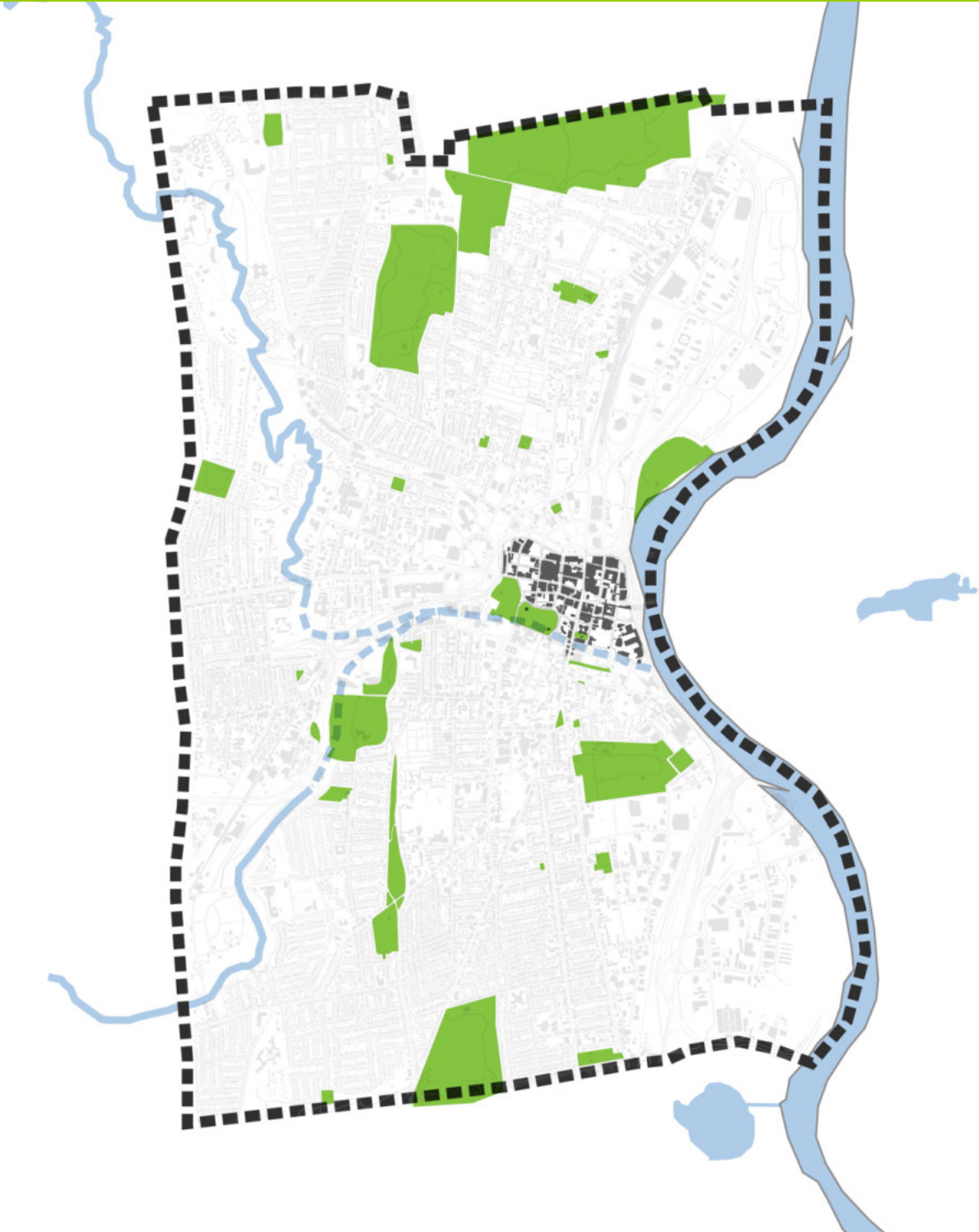
Park River Today



THE TRIDENTS

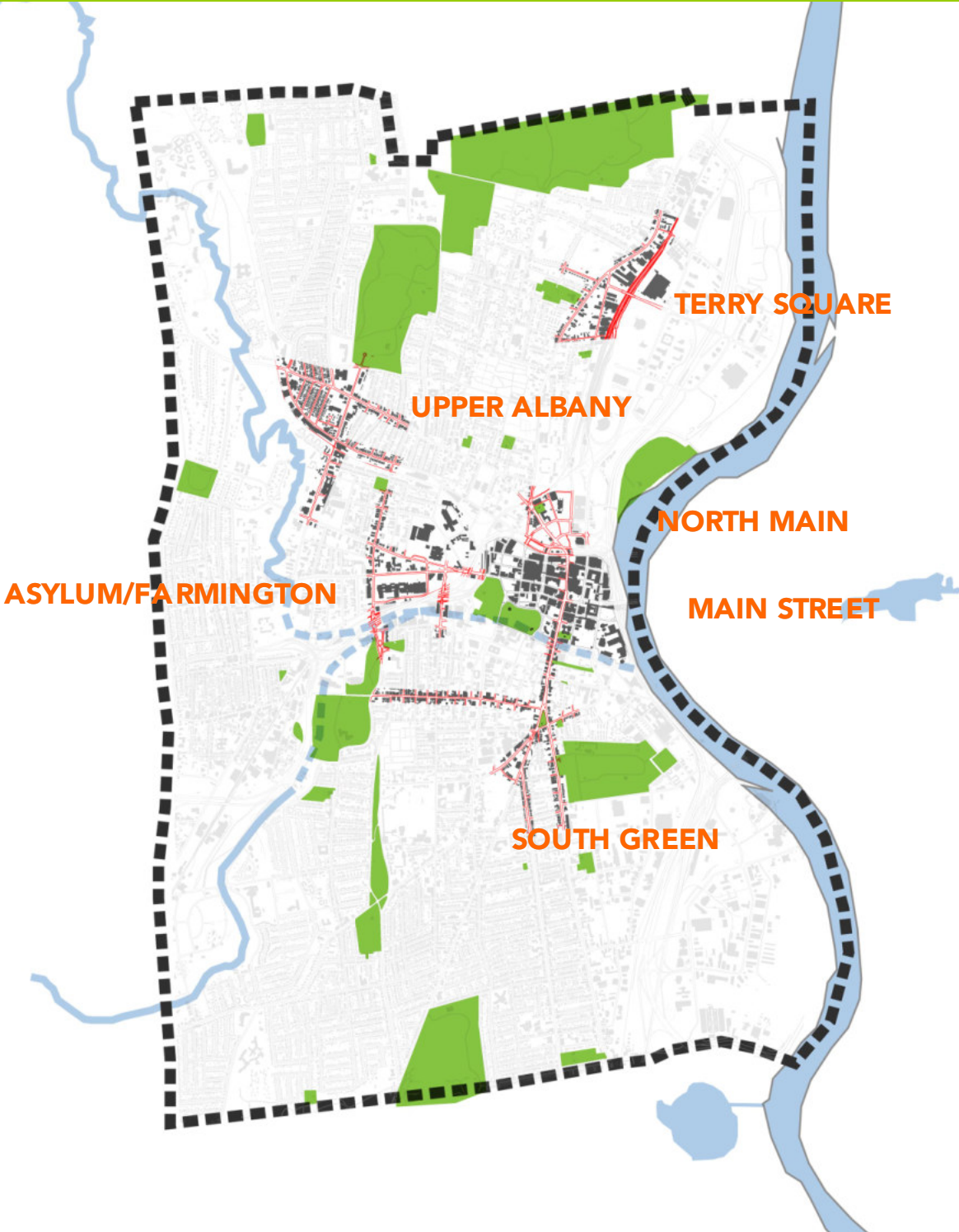
THE TRIDENTS

- Build on successes downtown and in the neighborhoods



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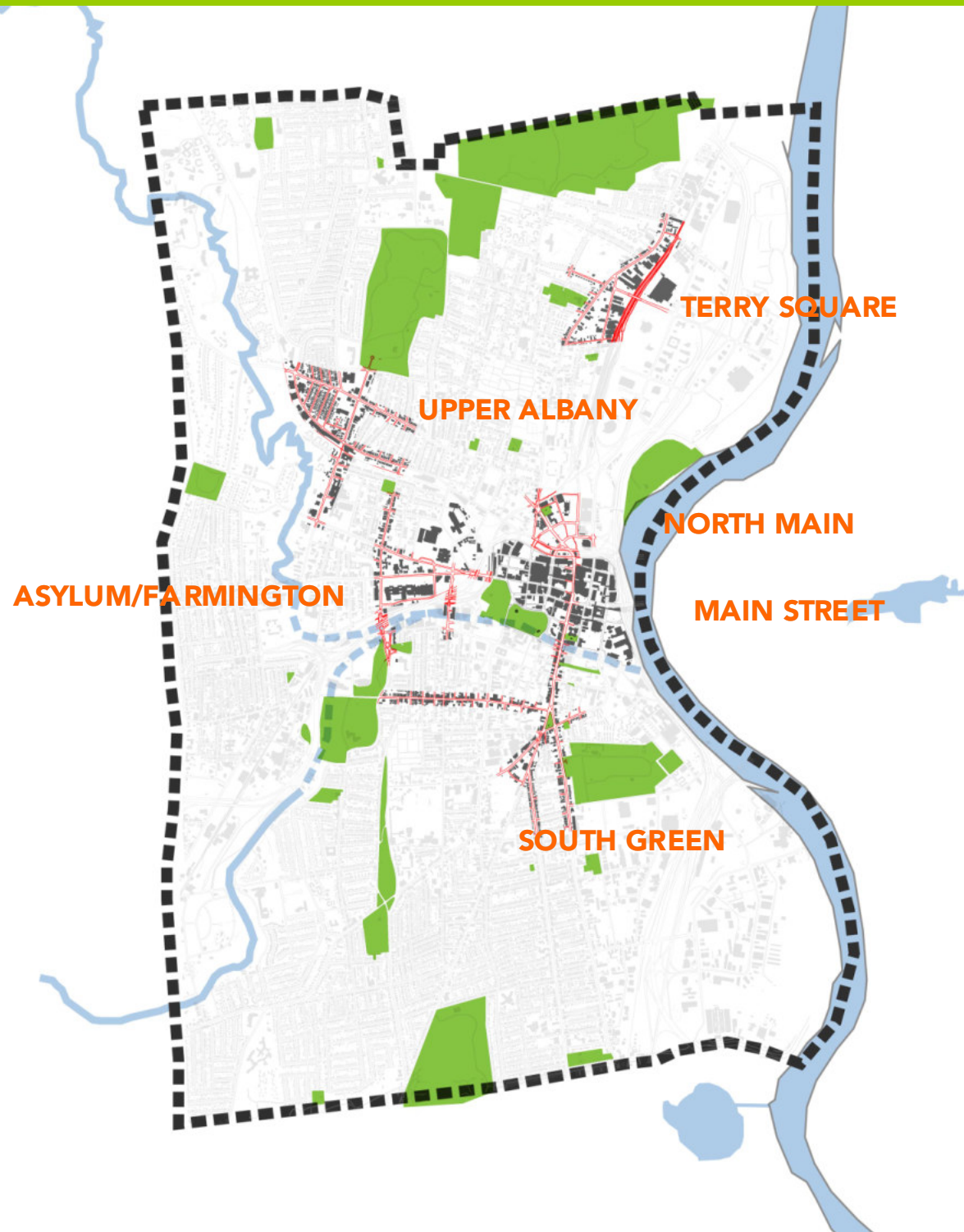
- Build on successes downtown and in the neighborhoods
- The next logical extensions into the Neighborhoods



THE TRIDENTS

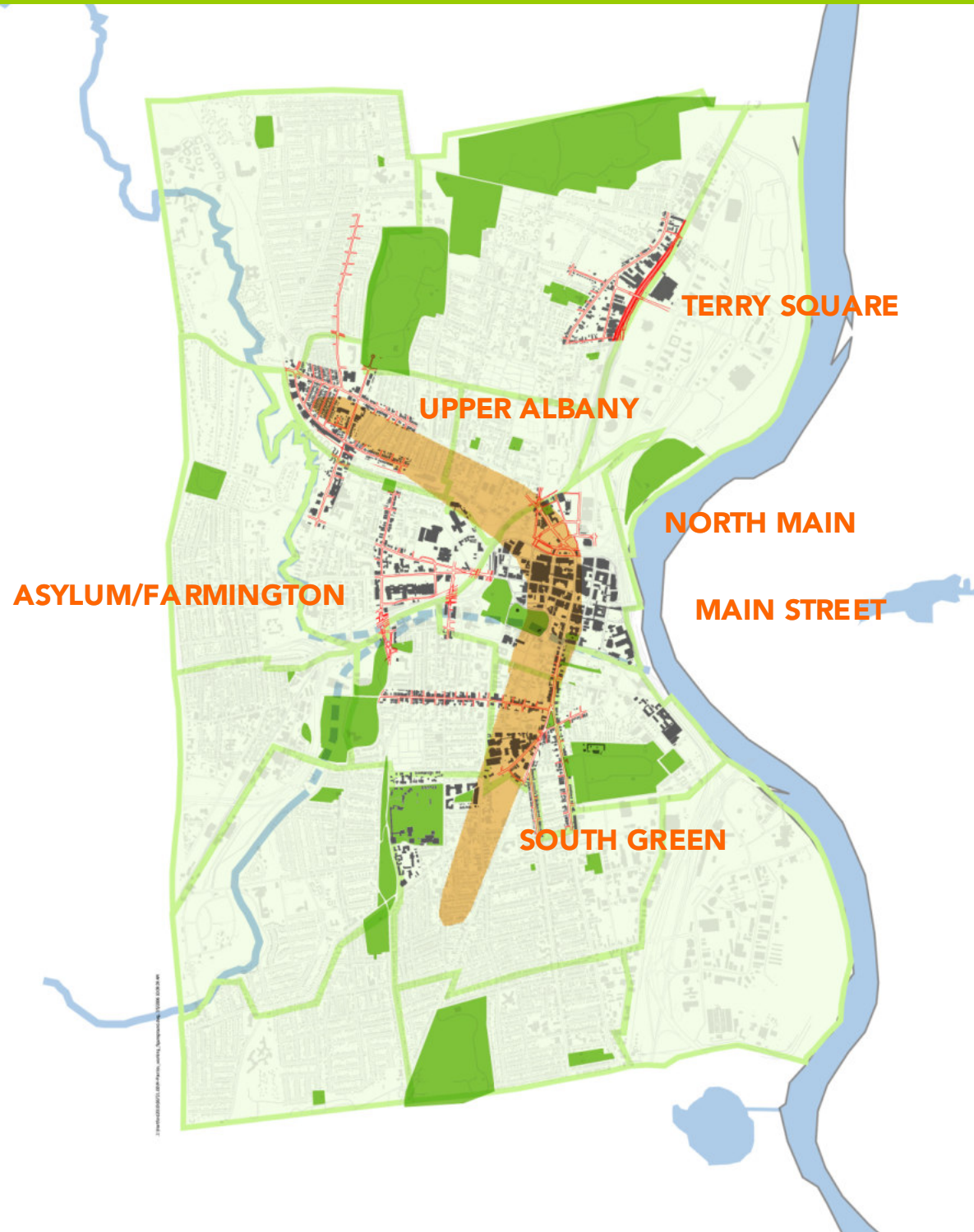
CHARACTERISTICS

- Have logical 'Stewards'
- Tied to social, educational and economic development initiatives
- The places where neighborhoods and institutions overlap
- Already have a market dynamic
- Opportunities for public realm improvements
- Are geographically distributed touching many neighborhoods
- Provide Transit improvements (36% no-vehicle households in Hartford)



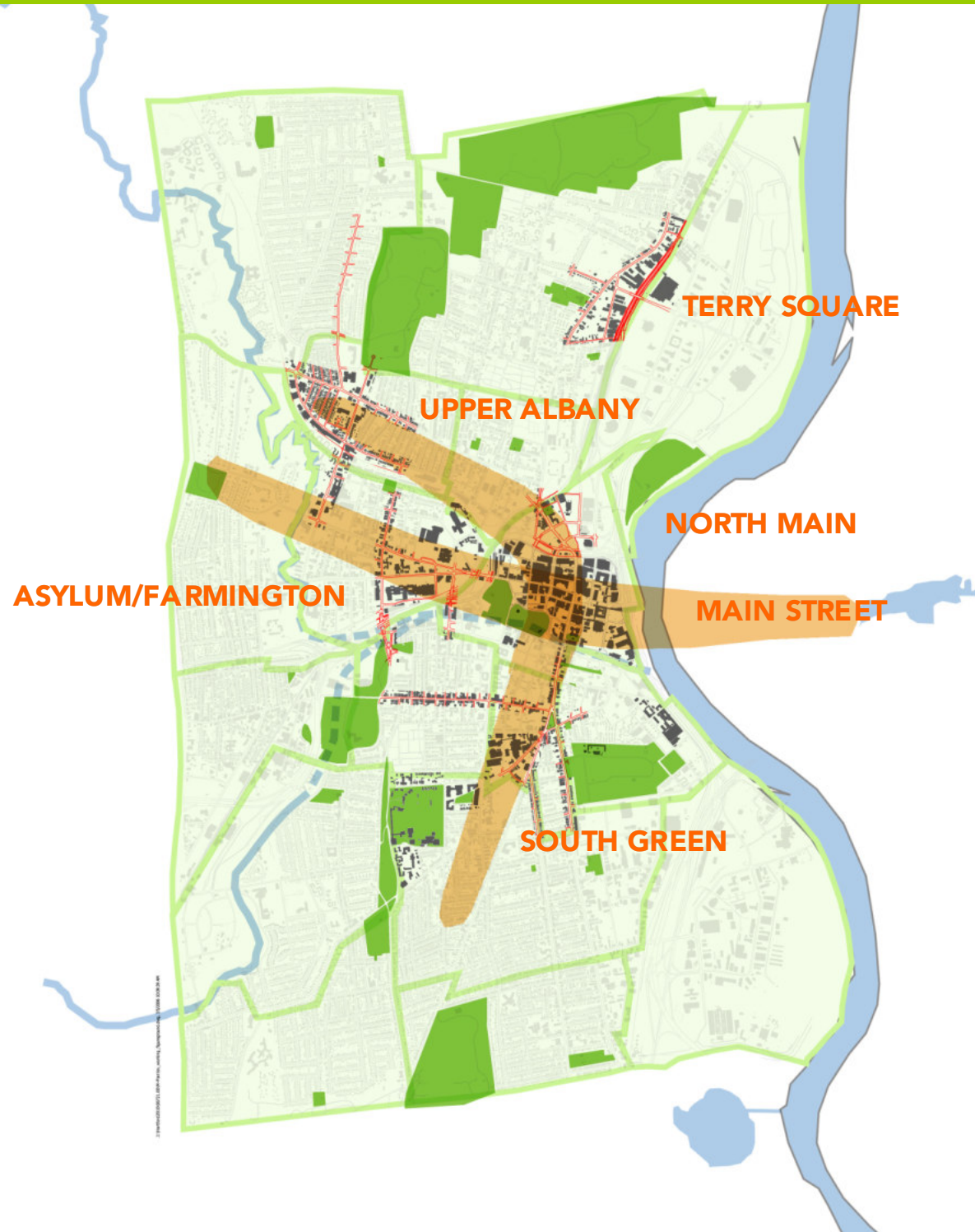
POTENTIAL OUTCOMES

- Promote Connectivity
- Link isolated initiatives
- Overcome barriers, release synergies.
- Kick start additional investments
- Reintegrate neighborhoods and downtown
- Taken together address a broad range of needs and opportunities
- Connect workforce with full range of employment opportunities



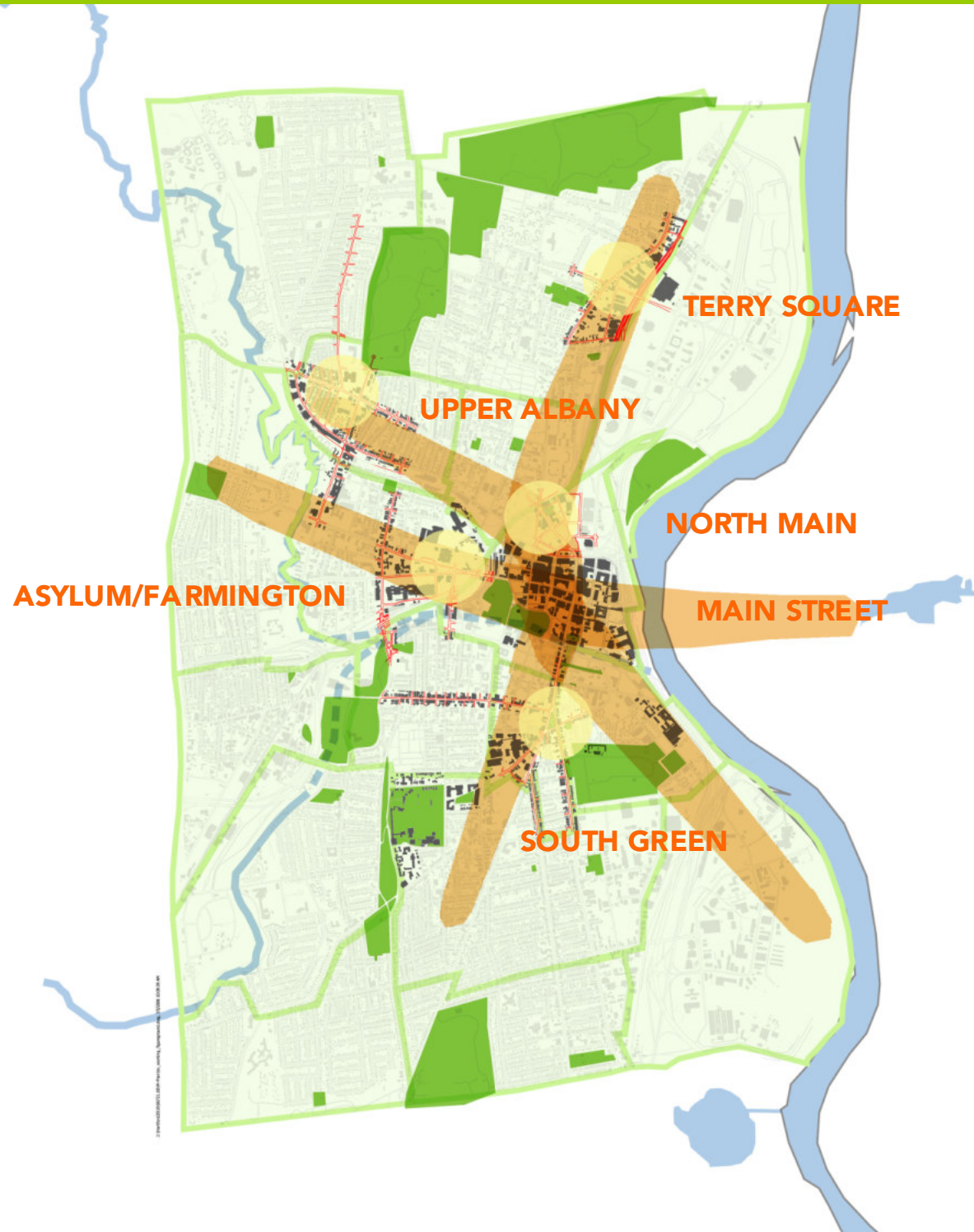
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SOUTH GREEN

NEIGHBORHOOD OVERLAPS



SOUTH GREEN

ASSETS



SOUTH GREEN

WORLD IN MOTION

Completed Projects in Green

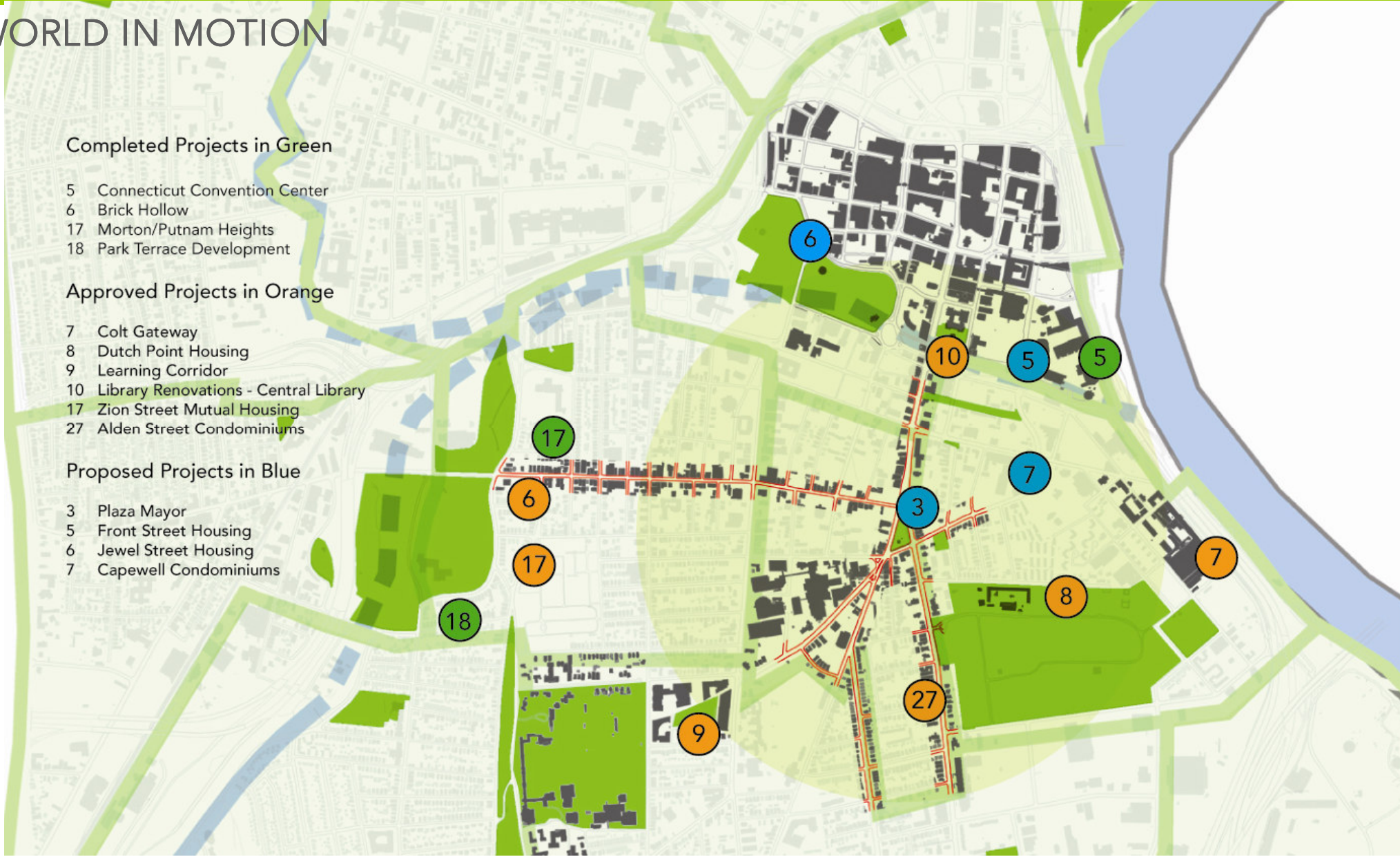
- 5 Connecticut Convention Center
- 6 Brick Hollow
- 17 Morton/Putnam Heights
- 18 Park Terrace Development

Approved Projects in Orange

- 7 Colt Gateway
- 8 Dutch Point Housing
- 9 Learning Corridor
- 10 Library Renovations - Central Library
- 17 Zion Street Mutual Housing
- 27 Alden Street Condominiums

Proposed Projects in Blue

- 3 Plaza Mayor
- 5 Front Street Housing
- 6 Jewel Street Housing
- 7 Capewell Condominiums



SOUTH GREEN

Learning Corridor



Park Street



Main Street Downtown



Capital Area



Colt Park



Colt Gateway



Congress St.



Children's Village South



SOUTH GREEN

Connecting Downtown and Park Street/Sheldon-Charter Oak

ISSUES:

- No man's land
- Significant vacancy between Green and healthy portions of Park Street
- Poverty in adjacent neighborhoods
- Heavy through traffic, lack of pedestrian amenity
- Poor condition of the park



SOUTH GREEN

Connecting Downtown and Park Street/Sheldon-Charter Oak

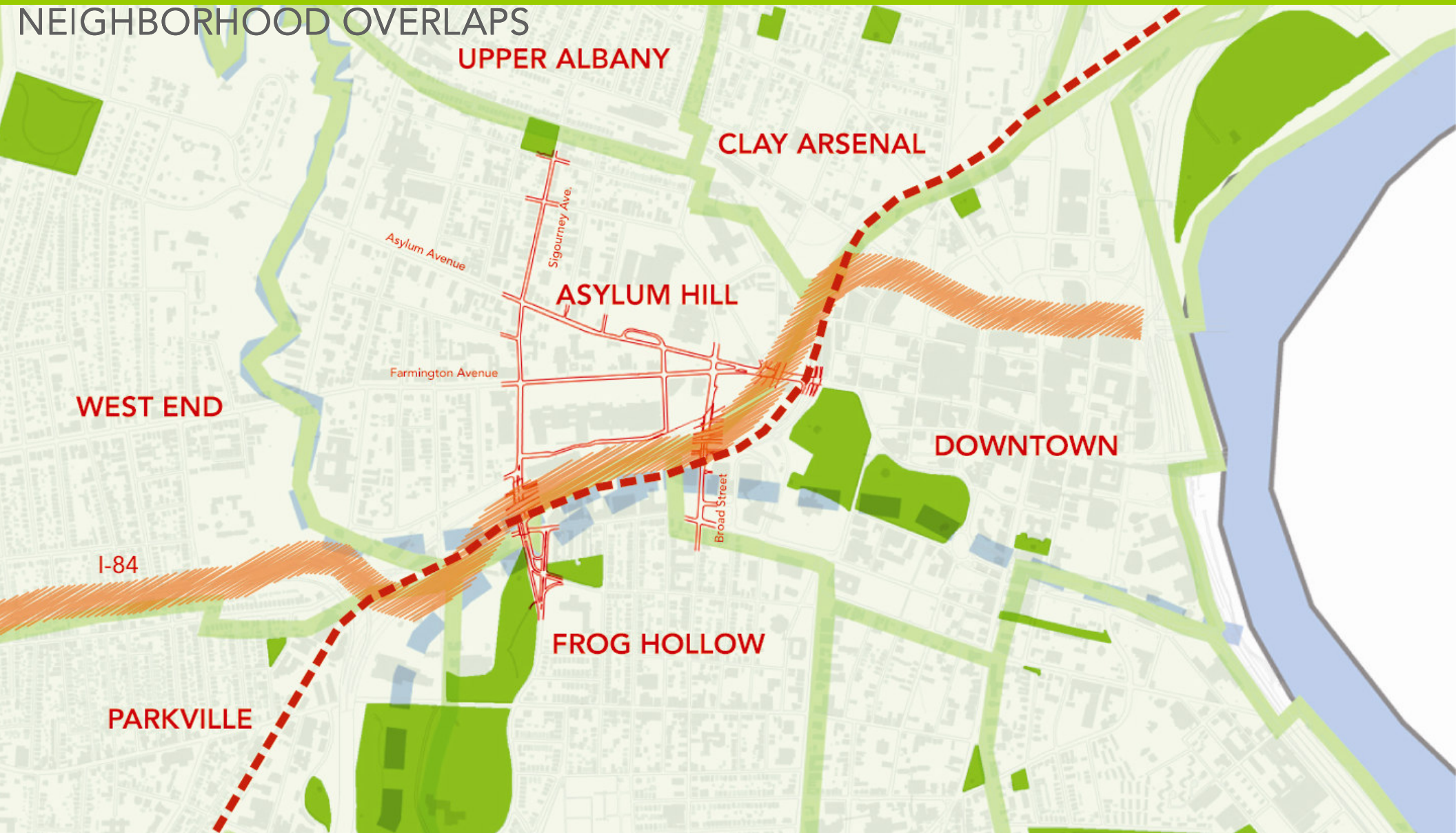
OPPORTUNITIES:

- Link Park Street with downtown
- New traffic pattern to expand park, on- street parking for retail
- Significant development opportunities (Plaza Mayor)
- Linkages to major institutions (Hartford Hospital, Trinity)
- Concentrated public realm improvements
- Changes to traffic movement pattern



ASYLUM & FARMINGTON

NEIGHBORHOOD OVERLAPS



ASYLUM & FARMINGTON

ASSETS



ASYLUM & FARMINGTON

WORLD IN MOTION

Approved Projects in Orange

- 18 410 Asylum Street Housing
- 19 390 Capitol Avenue Condominiums

Proposed Projects in Blue

- 6 Jewel Street Housing
- 13 AETNA Parking Garage



ASYLUM & FARMINGTON

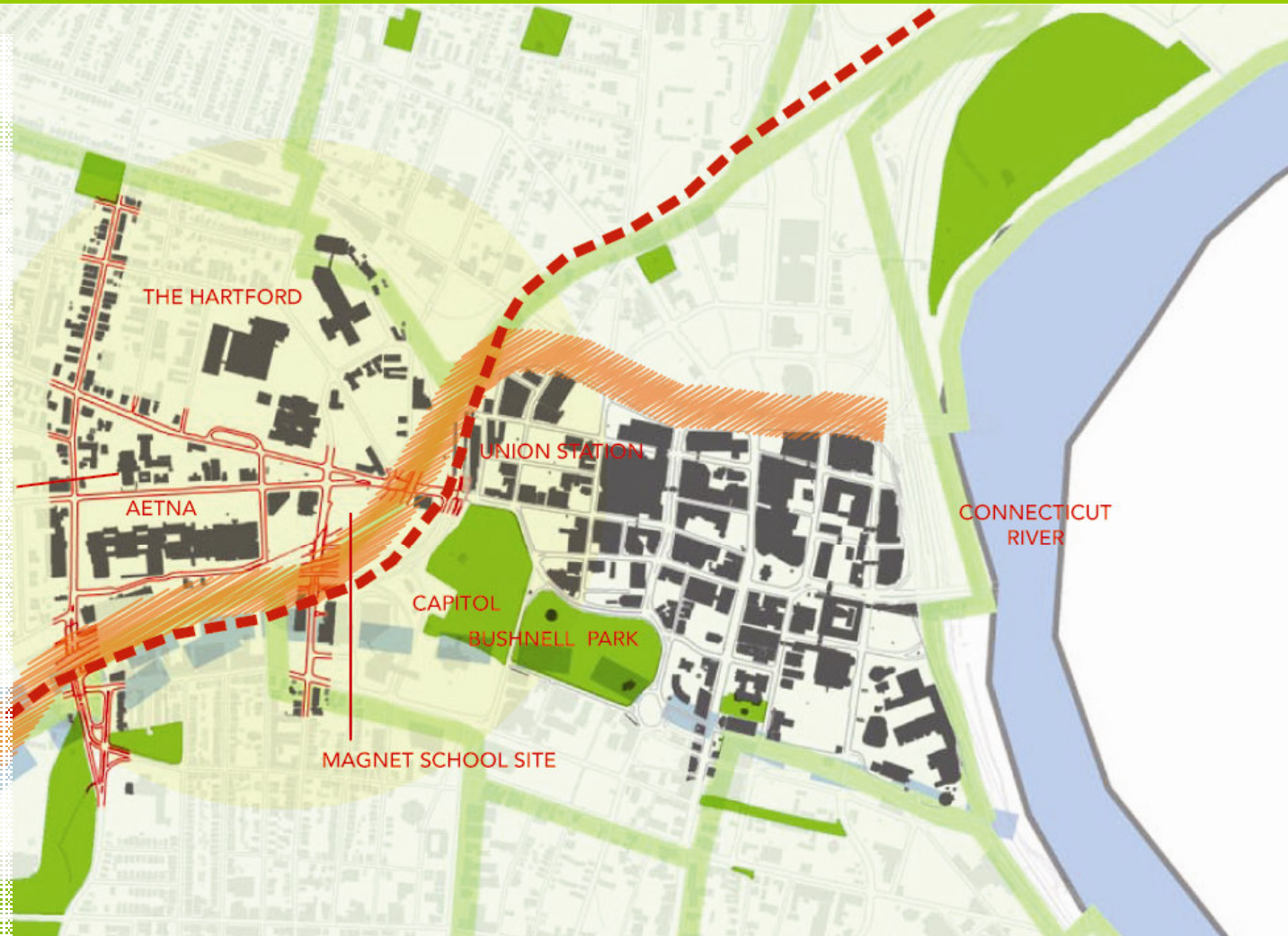


ASYLUM & FARMINGTON

Bridging the divide of transportation infrastructure

ISSUES:

- I-84, Railroad create physical barriers
- Unappealing parking areas
- Traffic choke point
- Redundant Traffic Infrastructure
- Poor pedestrian environment
- Unrealized potential



Bridging the divide of transportation infrastructure

OPPORTUNITIES:

- Major gateway location
- Infill development opportunities
- Link Asylum Hill office center with Union Station, Downtown and Bushnell Park
- Significant daytime population: opportunity to capture more worker spending on food & retail
- Concentrated public realm improvements and greening
- Improvements to traffic circulation



UPPER ALBANY



BLUE HILLS

NORTHEAST

UPPER ALBANY

WEST END

CLAY ARSENAL

ASYLUM HILL

Blue Hills Ave.

Albany Avenue

Homestead Avenue

Woodland Street

UPPER ALBANY ASSETS



KENEY PARK

U HARTFORD

LEWIS FOX MIDDLE SCHOOL

NORTHWEST JONES SCHOOL BUILDING

THE ARTISTS COLLECTIVE

HOMESTEAD AVE.
INDUSTRIAL BUILDINGS

ALBANY AVE. RETAIL

PARK RIVER

ST. FRANCIS HOSPITAL

UPPER ALBANY

WORLD IN MOTION



Completed Projects in Green

- 2 The Artists Collective
- 7 Goodwin Estate Condominiums
- 28 St. Francis Parking Garage

Proposed Projects in Blue

- 1 U. Hartford Performing Arts Center
- 4 New Albany Ave. Branch Library
- 9 Albany and Woodland Redevelopment Site
- 12 Sigourney and Homestead Office/Housing
- 14 St. Francis Expansion

UPPER ALBANY



Albany Ave. Retail



Northwest Jones School building



Keney Park



The Artists Collective



Albany Ave. Retail



St. Francis Hospital



Methodist Church



Homestead Avenue



Bridging the divide of transportation infrastructure

ISSUES:

- Neighborhood with limited buying power
- Broad arterial street with poor pedestrian conditions
- Key assets disconnected





Bridging the divide of transportation infrastructure

OPPORTUNITIES:

- Major gateway opportunity with excellent access and visibility
- Connection to stable neighborhoods and potential anchors generate a major opportunity.
- Exploit the redevelopment potential of Homestead Avenue industrial stock
- Park River Trail connections
- Concentrated public realm improvements and greening

TERRY SQUARE

NEIGHBORHOOD OVERLAPS



TERRY SQUARE

ASSETS



TERRY SQUARE

WORLD IN MOTION



Completed Projects in Green

24 Stowe Village housing rental/ownership

Approved Projects in Orange

3 Kelvin Anderson Recreation Center

20 Grandfamily Housing rental-40 units

TERRY SQUARE

Gateway from North

ISSUES:

- No man's land
- Existing bus and automobile facilities are incompatible uses
- Confusing traffic pattern
- Heavy through traffic, lack of pedestrian amenity



TERRY SQUARE

Gateway from North

OPPORTUNITIES:

- Million dollar streetscape improvement project
- Major gateway location
- Connection to future development in North Meadows
- Enhanced use of Windsor Street



TERRY SQUARE

View of Main and Windsor Intersection



Retail near Terry Square



Retail near Terry Square



Windsor Street





UPPER ALBANY

NORTH MEADOWS

CLAY ARSENAL

ASYLUM HILL

DOWNTOWN

I-84

Asylum Avenue

Main Street

Windsor Street

Market Street

Pleasant Street

Trumbull Street

Ann Street

NORTH MAIN

ASSETS



SAND
THE MEADOWS
MUSIC THEATER

RIVERSIDE PARK

RENSSELAER
ST. PAUL TRAVEL-
KENY TOWER
BARNARD BROWN
BANK OF AMERICA
1212 MAIN

CAPITAL COMMUNITY COLLEGE
CONNECTICUT
RIVER

NORTH MAIN

WORLD IN MOTION

Completed Projects in Green

- 3 Capital Community College
- 8 Hilton Hotel Renovation
- 16 Morgan Street Garage

Approved Projects in Orange

- 4 Belden Street Housing Renovations

Proposed Projects in Blue

- 2 Public Safety Complex
- 10 1450 Main Street



NORTH MAIN



SAND



Barnard Brown



Keney Tower

Rensselaer

Sea of Parking



Retail



NORTH MAIN

Bridging the divide of transportation infrastructure

ISSUES:

- Physical disconnect Between downtown and North neighborhoods
- Poverty in adjacent neighborhoods
- Heavy through traffic, lack of pedestrian amenities
- Sea of parking – image of Hartford?

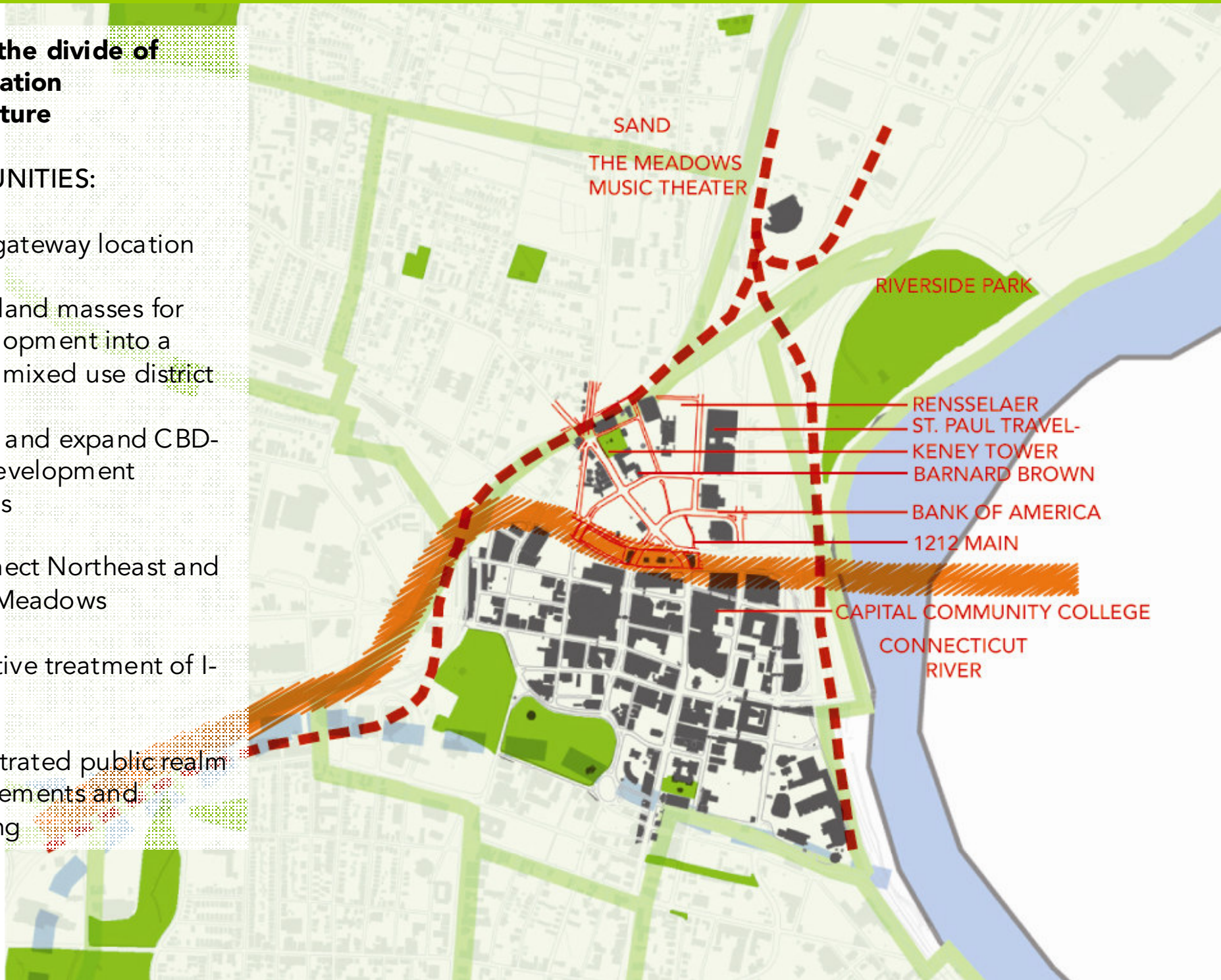


NORTH MAIN

Bridging the divide of transportation infrastructure

OPPORTUNITIES:

- Major gateway location
- Larger land masses for redevelopment into a vibrant mixed use district
- Extend and expand CBD-style development patterns
- Reconnect Northeast and North Meadows
- Alternative treatment of I-84
- Concentrated public realm improvements and greening



MAIN STREET

NEIGHBORHOOD OVERLAPS



MAIN STREET

ASSETS



MAIN STREET

Bridging the divide of transportation infrastructure

ISSUES:

- Confusing traffic patterns diminish Main Street's importance
- Difficult to cross for pedestrians
- Inconsistent streetscapes
- Presents a poor image



MAIN STREET

Bridging the divide of transportation infrastructure

OPPORTUNITIES:

- Potential for a major integrating link
- Streetscape improvements and greening
- Improve pedestrian environment
- Rationalize traffic patterns
- Create a coherent image



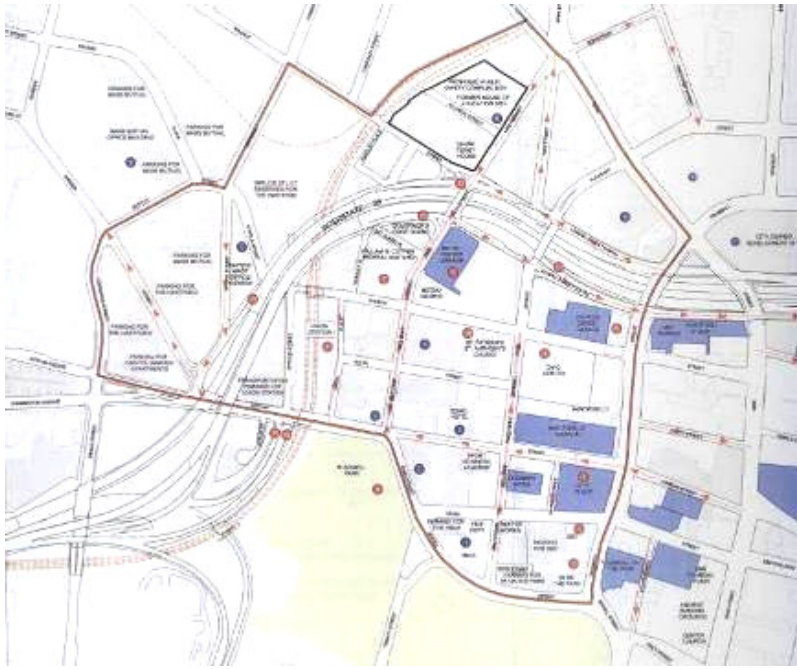
STRATEGIC LAND RESOURCES

STRATEGIC LAND RESOURCES

- Provide major opportunities for strategic growth and renewal
- Augment Class A office market
- Enhance downtown as a leisure time destination
- Expand the downtown residential population
- Capturing and growing a middle-class population: requires "new neighborhoods"



STRATEGIC LAND RESOURCES



TRANSPORTATION INFRASTRUCTURE

TRANSPORTATION INFRASTRUCTURE

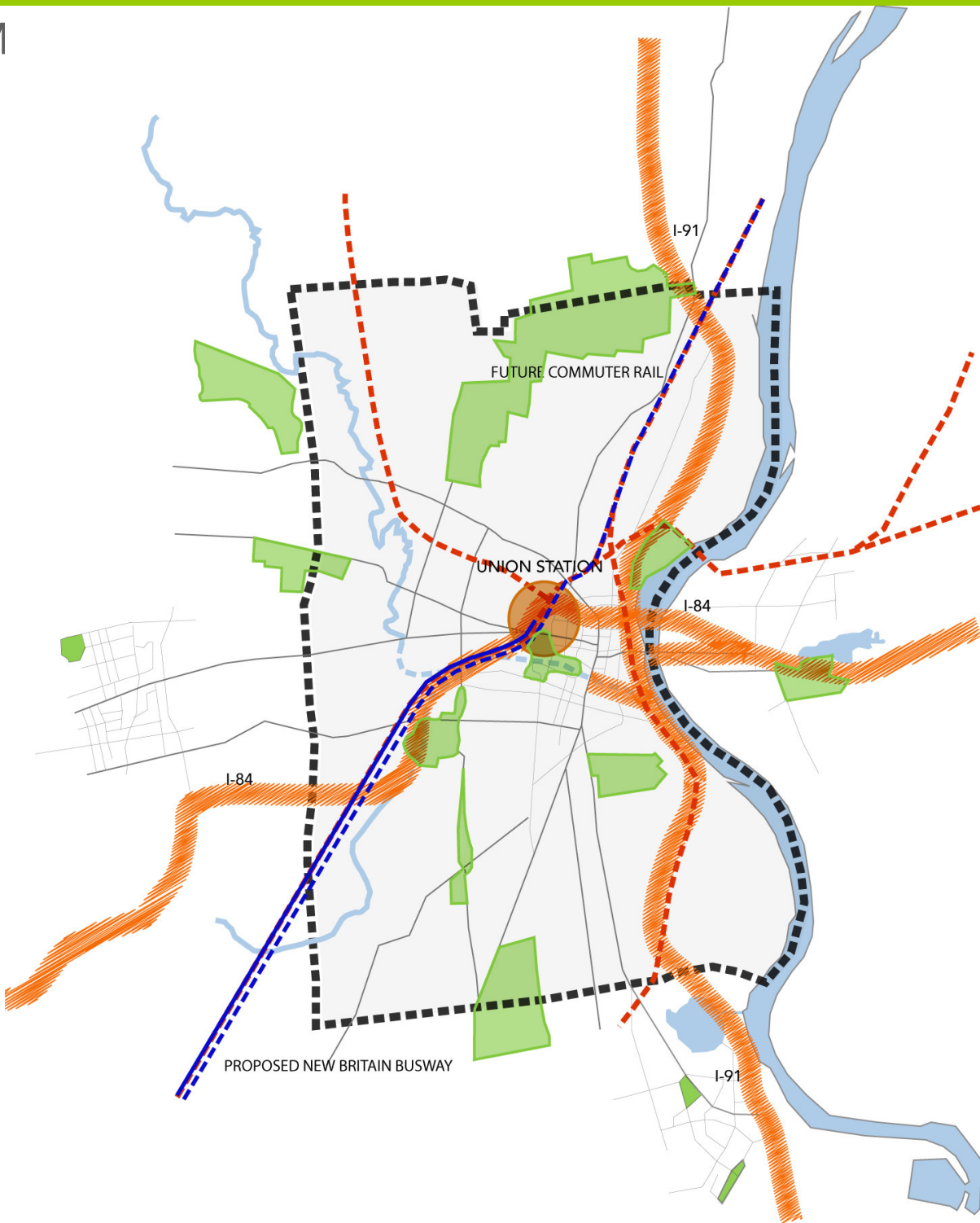
OPPORTUNITIES FOR TRANSFORM

Near Term

- Busway Construction
- Commuter Rail Route Construction

Long Term

- I-84 reconstruction
- I-91 options



BEST URBAN PRACTICES

Interconnecting multiple initiatives – social, economic, physical and environmental

Urban Design & Landscape

- Greater connectivity of city and the region
- Creating value through public realm improvements
- Transforming the physical landscape

Interconnecting multiple initiatives – social, economic, physical and environmental

Economics

- Access to home ownership
- Improving the tax base
- Enhancing job opportunities
- Creating new neighborhoods
- Creating neighborhoods of choice
- Enhancing neighborhood commercial centers

Interconnecting multiple initiatives – social, economic, physical and environmental

Transportation

- Improving highway and street network
- Implementing parking management
- Enhancing public transit options
- Enhancing pedestrian and bicycle networks

NEXT STEPS

NEXT STEPS

ASSESS YOUR REACTIONS TO THESE PRELIMINARY FINDINGS

Prepare for Phase II and leading to

- Recommendations for Targeted Initiatives
- An Overall Strategic Framework for the City in the Region
- Precinct Plans and Strategies
- Recommendations regarding Best Practices

Please visit the website www.hartfordinfo.org/hartford2010

