



HARTFORD



# DOWNTOWN PLAN

# PURPOSE

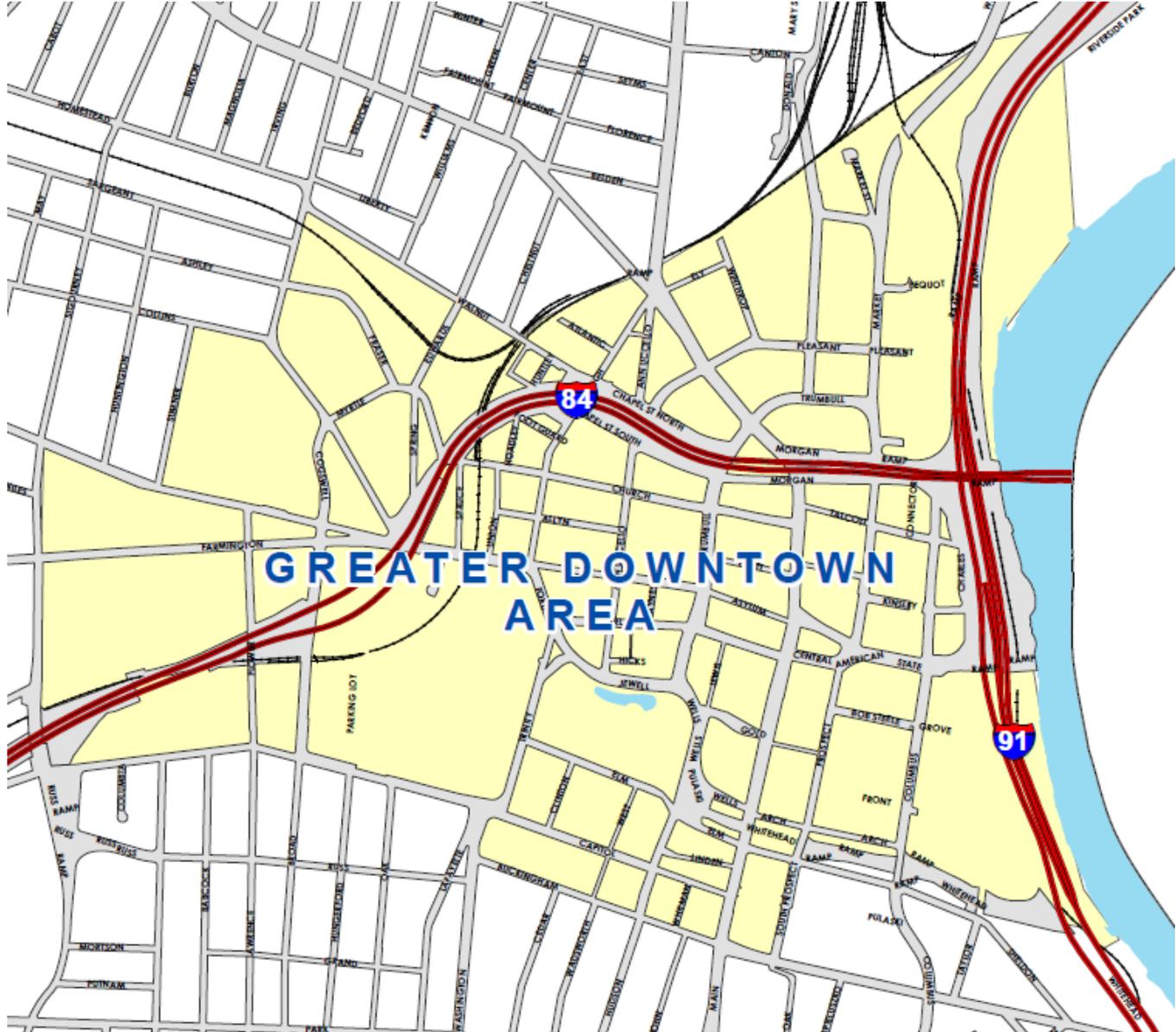
- Create a vision for Downtown
  - Downtown as the center culture, commerce and entertainment; a great place to live work and play
  
- Integrate each plan related to Downtown
  1. Constitution Plaza East Redevelopment Plan
  2. Downtown Circulation Plan
  3. iQuilt Plan
  4. Downtown North Redevelopment Plan
  5. Plan of Conservation and Development (One City, One Plan)
  6. Main-John-Hudson Redevelopment Plan
  7. I-84 Viaduct Plan
  8. Downtown West Section I & II Redevelopment Plan
  9. Hartford North Park Existing Conditions Report
  10. CRCOG Downtown Circulation Plan (Bus Routing)



# PURPOSE

- Emphasize the importance and emergence of Downtown
  - Center of luxury high rise housing and more dense housing stock
  - Rebuilding the City's middle class residential neighborhoods
  - The spillover effect of Downtown growth, property value, and development opportunities
  
- Identify elements of a vibrant Downtown
  - Housing/ Tipping point population
  - Culture/entertainment
  - Employment
  - Place making
  - Historic preservation

# STUDY AREA



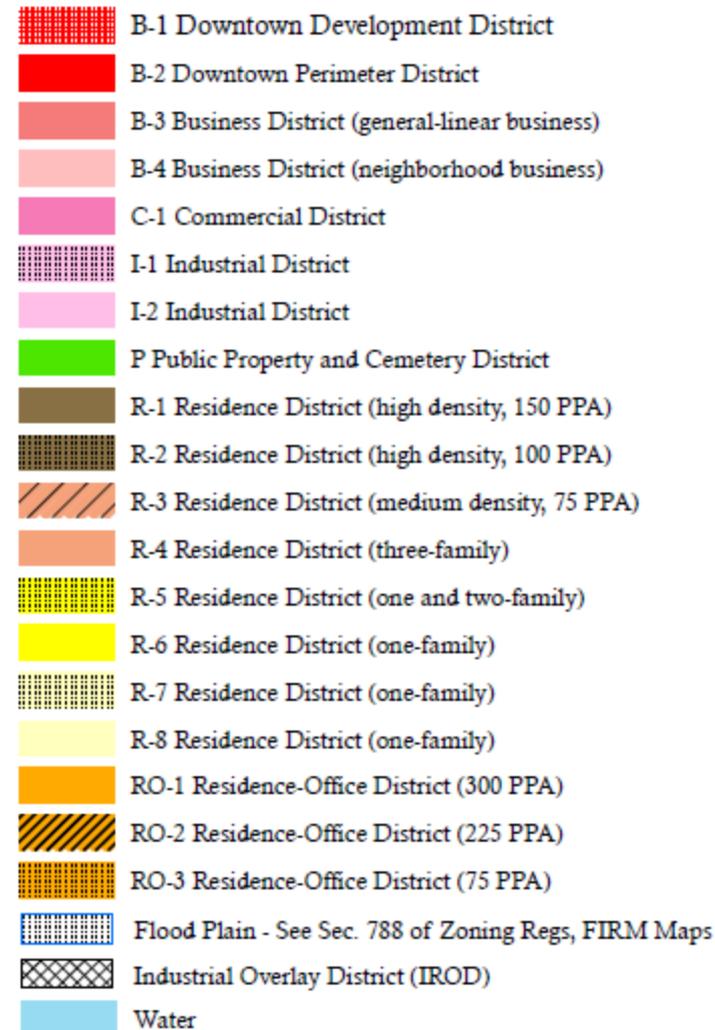
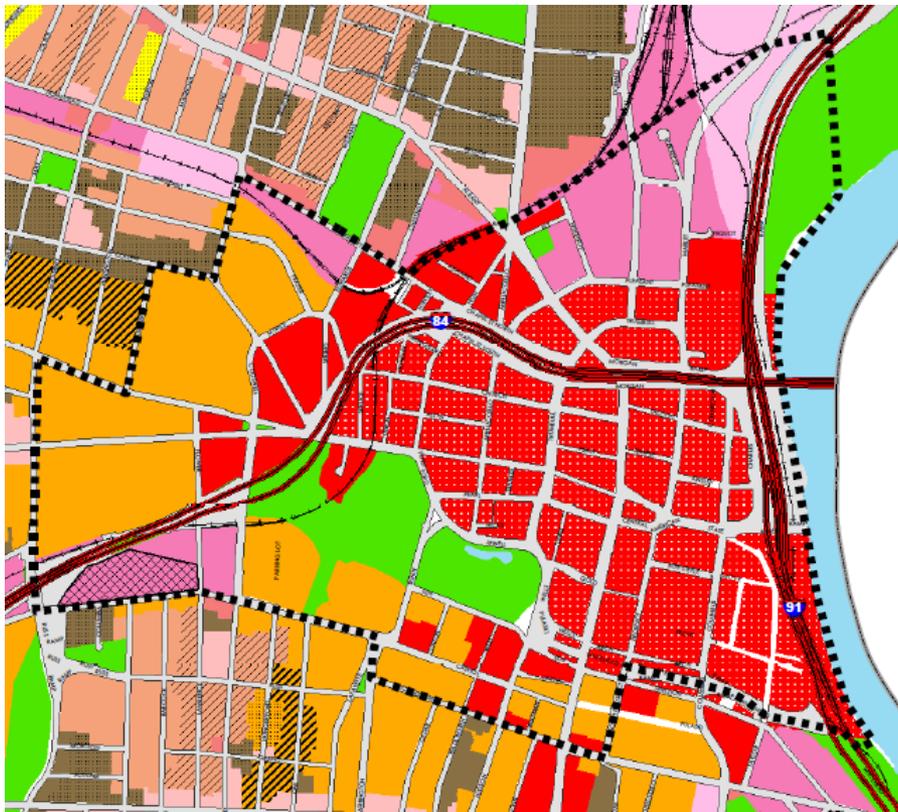
GREATER DOWNTOWN (1.25 sq. miles)

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# GREATER DOWNTOWN ZONING

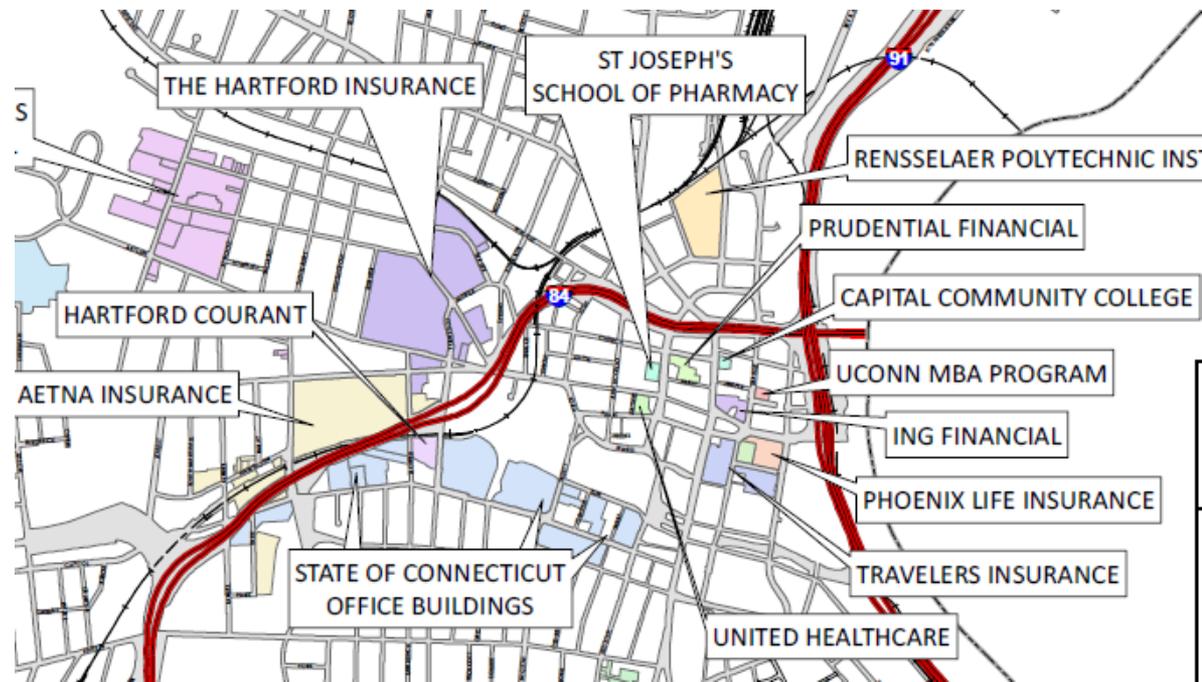
- Greater Downtown zoning is primarily B-1 and B-2 with the periphery zoning being RO-1, B-4 and B-3



# TARGET AREA:

## Why is this area considered Greater Downtown?

- Inter-modal transportation access and transit station (Union Station)
- Cultural assets
- Transportation infrastructure
- Government Institutions
- Walkability
- Jobs



# MARKET STREET AREA

- Undeveloped and available real-estate
- Proximity to City investment (Capital Prep, Public Safety Facility)
- Opportunities for large scale development
- Potential development sites for industries of the future
- Current planning initiatives (Downtown North)



# CAPITOL AREA

- Includes State Capitol, Legislative Office Building, other state facilities
- Proximity to new potential housing (relocation of state offices)

