

Hartford Downtown North & West Background Study



Fall 2007

City of Hartford



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Mayor

Fall 2007

This report was prepared by the

City of Hartford Department of Development Services

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The materials contained herein were provided by a number of sources who are acknowledged in the list of sources at the end.

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1. Development Background

Downtown has played an important role in Hartford's history since the founding of the City in 1636 by Thomas Hooker and his followers. Many of the street patterns and open spaces of the Ancient Burying Ground and Thomas Hooker Square (the original town green) are physical reminders of Hartford's earliest settlement.

Hartford's unusual street patterns in which converging north-bound streets are linked by discontinuous east-west blocks reveals that Hartford's early settlers did not impose a preconceived grid upon Downtown but rather allowed roads to follow the natural terrain. This pattern has exerted a continuing influence on Downtown's development and has become an integral part of Hartford's character.

The oldest building in Downtown is the Old State House at Thomas Hooker Square. After the first State House was severely damaged by fire in 1783, Jeremiah Wadsworth, a leading Hartford merchant, campaigned the citizenry for a new meeting house. Architect Charles Bullfinch of Boston was hired and the building was completed in 1796. Designed in the Federal style, following the precedent set by earlier 18th century meeting houses, the building served as offices for the Governor and as meeting space for both the General Assembly and Senate. The building was converted to Hartford's City Hall in 1880 when the Connecticut State Capitol was completed. Vacated in 1915 when the present Municipal Building was built, it served for many years as a museum until it was turned over to the Old State House Association in 1974 for complete restoration. The Old State House is currently operated by the Connecticut Historical Society.

Hartford's early economy was based on the profitable Connecticut River trade. During and after the Civil War, however, manufacturing became the mainstay of the economy. By 1880, almost 800 factories of varying sizes were in operation employing over twenty thousand people. Some of the largest employers were Colt Firearms and Weed Sewing Machine Company.

With Hartford's industrial growth came a substantial increase in population. Hartford expanded geographically, making it no longer possible to walk to places of employment or commerce. In 1862 the Hartford and Wethersfield Railway Company was organized to service Downtown and the neighborhoods. Horse drawn trolleys offered Hartford residents reliable public transportation.

Downtown served as a center for the religious community. A number of large churches were constructed along Main Street including South Church, Center Church and Christ Church Cathedral and remain vibrant members of the downtown community. Located at the corner of Church and Main, Christ Church has served as the Episcopal Cathedral since its construction in 1828 and is the second oldest Gothic Revival church in the country.

By 1880, Hartford's commercial area was eight city blocks in length extending along Main from Sheldon Street on the south to Belden Street on the north. During the 1880's, the downtown area

continued to expand rapidly with the growth in both the insurance and banking industries which made Hartford the insurance and banking center for the region.

Many bank and insurance companies built their headquarters along the Main Street area, especially between Asylum and Church Streets, creating a retail and commercial core. Companies in the area included Phoenix Mutual Life, Traveler's Insurance, Connecticut Mutual Life, Aetna Life Insurance, Phoenix National Bank and First National Bank. Though most of these companies still retain offices in the Downtown area, the First National Bank Building at 50 State Street is the only original building to survive, and is a reminder of the economic vitality and stature Downtown enjoyed during this era.

Some of the largest structures Downtown are the retail buildings from the years of Downtown's dominance as the region's retail and commercial center. The Richardson (920-944 Main), originally called the Cheney Building after its builders who were textile merchants, was built in 1876 and designed by internationally acclaimed architect Henry Habson Richardson. The structure originally contained stores at the ground level with offices and luxury apartments on the upper floors. Ahead of its time, the structure also included a small interior shopping area. The building was constructed in what came to be universally recognized as the Richardsonian Romanesque style; characterized by round arches detailed in limestone and rough cut brownstone.

At one time, the building served as an extension to the G. Fox Department Store immediately adjacent to the north. The building is a National Historic Landmark and thought by many to be one of Richardson's finest buildings. The building is currently used as a Residence Inn with retail and office space.

The Sage Allen Building, built in 1898 and designed by Hartford architect Issac A. Allen Jr., is the second Sage Allen store. The company began on the corner of Main and Pratt as a small dry goods store and expanded to the present location when the area was at a retail peak. The building is Sullivanian in inspiration and follows the design precedent set forth in the Richardson Building by the use of a series of arcades as a dominate element. The structure is detailed with finely carved terra-cotta ornament. The building was renovated in 2007 and is now used for downtown apartments and condominiums.

The 1918 G. Fox Department store building replaced a much smaller and earlier G. Fox store which was extensively damaged by fire. The architect, Cast Gilbert is best known for his design of the Woolworth Building in New York.

The department store was at the time one of the largest buildings in Hartford in total square footage. The building has expanded a number of times and under went a "modernization" in 1934-35 when the stainless steel marquee, display windows, entrance and some interior improvements were made in the Art-Deco style.

The G. Fox building was renovated in the late 1990's into the Capital Community College and into the 960 Main Street offices and shops.

Pratt Street, between Main and Temple Streets, has been through a number of developmental changes. Originally a quiet residential street of the 1830's, the rapidly expanding commercial center worked its way west down Pratt Street. By the early 1900's, Pratt Street developed an image as the "Fifth Avenue of Hartford". The City's highest quality jewelers, furriers and clothiers concentrated on Pratt Street. A resident of this period asserted "a suit from Pratt Street was an assurance of quality". Not only were the Pratt Street businesses of high quality, but the architecture embodied highly skilled craftsmanship, a lavish attention to detail and high level of professional design which reflected the turn of the century prosperity.

Pratt Street is significant as Downtown's only intact, two sided pedestrian street from the 19th century. The streetscape was listed in the National Register of Historic Places in March 1983.

After the turn of the century, Hartford continued to grow. The skyline changed from one dotted with church steeples to one dominated by skyscrapers. Main Street's first such building was the Hartford Aetna Building at the corner of Central Row, and Main Street built in 1912. Travelers Tower was completed in 1918.

A number of other large structures were built in the post-World War I building boom. Pedestrian orientation remained unchanged, with new buildings continuing to provide human scaled street level elements and large areas of glass for display on the ground floors.

Hartford's defense industry based economy boomed with the start of World War II. Large numbers of people migrated to the region for jobs. After World War II, returning soldiers and families taxed Hartford's resources creating both job and housing shortages.

During the 1940's and 1950's the Greater Hartford Chamber of Commerce developed a number of scenarios for Downtown improvement, including the impetus for a number of large-scale urban renewal projects.

Hartford once again prospered during the Korean War but large population shifts occurred at the time. Between 1950 and 1960, approximately 56,000 people moved into Hartford. During the same period, 95,000 others moved out. A large number of those leaving located in nearby suburban communities.

While Hartford lost much of its affluent populations, the surrounding areas expanded rapidly, with the population almost doubling in ten years. The economic and social condition of Hartford's poor were aggravated further in the spring of 1958 when the city of Hartford announced one of the largest urban renewal projects ever to be undertaken by an American municipality. The plan called for the clearing of buildings that lay between Market Street and the Connecticut River - four city blocks wide and about a dozen in length. Three high rise office structures were to be constructed with a large hotel and an extensive underground parking facility and shopping area. The development, named Constitution Plaza was completed in 1962. St. Paul's Church, at 125 Market Street now used as a bookstore and immigration services office by Catholic Charities is a reminder of that period. The structure was built in 1855 and has served

a number of denominations over the years. A small graveyard is adjacent to the church and has remained undisturbed since the late 18th century because of protective covenants.

During this same period, the Interstate Highway system was constructed. The construction of I 84 cut off Downtown from the Northend of Hartford while I-91, built on a former train railway right away cut-off access to the Connecticut River.

Bushnell Towers, a high rise condominium on Gold Street overlooking Bushnell Park, was built in 1969. Bushnell on the Park, a mid-rise office/condominium development, was built several years later. The MDC headquarters building facing Main Street on this same block, was built in 1978. Prior to its redevelopment, this area was part of Hartford's theatre district and had numerous bars and restaurants, with rooming houses, office space, and a variety of small retail uses. Hartford National Bank, now Bank of America, built its high-rise headquarters at 777 Main Street in 1967. The "Gold Building", across the street at 755 Main Street, was built in 1974. The American Industrial building, a 1921 high rise structure at the corner of Main and Church Streets was demolished in 1974 as part of the Main/Asylum/Trumbull Urban Renewal Project, to be replaced by the "Stilts Building" in the late 1970's. The Korvett's Department Store on Main Street, an excellent example of the Art-Deco style was covered in red brick and renamed the American Airlines Building. Fortunately, this building is being renovated for housing and parts of the old façade are being refurbished.

The Hartford Civic Center built in 1975 was built as a catalyst for revitalizing Downtown. The project was constructed with a joint venture of both private and public funds. Aetna Life and Casualty invested \$35 million in the shopping mall portion with the City contributing \$30.5 million raised through a bond sale and the State also contributed through a bond sale. Aetna and International Telephone and Telegraph Company erected the Sheraton Hotel, now the Hilton Hartford, shortly thereafter.

The Civic Center has been successful in attracting people to Downtown, especially when major events took place.

By the early 1980's, Hartford was in the midst of an office building boom. Plans were laid for a number of large scale developments, including City Place, a 38 story office tower directly across from the Civic Center; One Commercial Plaza, a high rise office tower on the corner of Trumbull and Church Street; State House Square which preserved the façade of the 1899 Hartford Federal Savings Bank; One State Street, Hartford Steam Boiler's headquarters on the corner of Columbus Boulevard; and Travelers twin office towers across from Constitution Plaza on Columbus Boulevard. City Pace II and the Goodwin Hotel and office tower, both on Asylum Street, were also built in the 1980's. The Metro Center at 350 Church Street was built in 1986. The last major office building built was 55 Farmington Avenue, near the western border of the central business district, completed in 1990.

2. Development Project Overview

In recent years, the City of Hartford has been experiencing unprecedented investment fueled by State of Connecticut investment in the Seven Pillars of Hartford revitalization. Progress continues downtown and throughout the City's neighborhoods making Hartford a destination for visitors, jobs, students and new residents alike.

The goal of creating a more vibrant environment with feet on the street is working. The Connecticut Convention Center, new and renovated hotels, as well as new apartments, condominiums and retail operations are creating a buzz that is being felt beyond our borders. Public funding of these major projects has become the catalyst for private investment in a second wave of commercial development that is now occurring.

Completed Projects

- **Hilton Hartford:** This \$33 million transformation of a 392-room Hilton was completed in 2005. Following the City's acquisition of the site, the property was sold to Waterford Group, LLC, which remodeled the hotel to meet four-star standards. The facility features a living room with full fireplace, wireless Internet access, Element 315 lounge, Starbucks, indoor swimming pool and Morty & Ming's, a full service restaurant. As a result of the re-opening, 122 former employees were retained and another 100 jobs were created.
- **Connecticut Convention Center and Marriott Hotel:** This state of the art facility opened for business in June of 2005 and is expected to host some 250 conventions every year. The \$190 million project offers the largest exhibit hall between Boston and New York and includes a 40,000 square foot ballroom and 25,000 square feet of meeting space. The 22- story Marriott Hotel opened in August of 2005. It is connected to the Convention Center and consists of 409 guest rooms and 13,500 square feet of meeting space.
- **Goodwin Estates:** In the City's West End, Ginsburg Development Corporation completed a luxury home development known as the Goodwin Estates at a cost of \$23 million. As a result of the project, the historic mansion was renovated and 56 luxury town houses were constructed.
- **Charter Oak Marketplace:** On land owned by the Hartford Housing Authority, CBL Investments developed this 350,000 square foot retail shopping center. Wal-Mart and Marshalls anchor the complex. In addition to providing new shopping opportunities to residents, the center's retail operations employ over 750 workers. Wal-Mart is proposing an expansion to its store which will include a grocery superstore.
- **Metro Shopping Center at Main and Pavilion:** This 40,000 square foot shopping plaza in the Clay Arsenal neighborhood was completed in the spring of 2005, and is now open

for business. It is the first new commercial development in this section of the city in over 30 years. The center is fully leased and anchored by Save-A-Lot grocery store and Family Dollar.

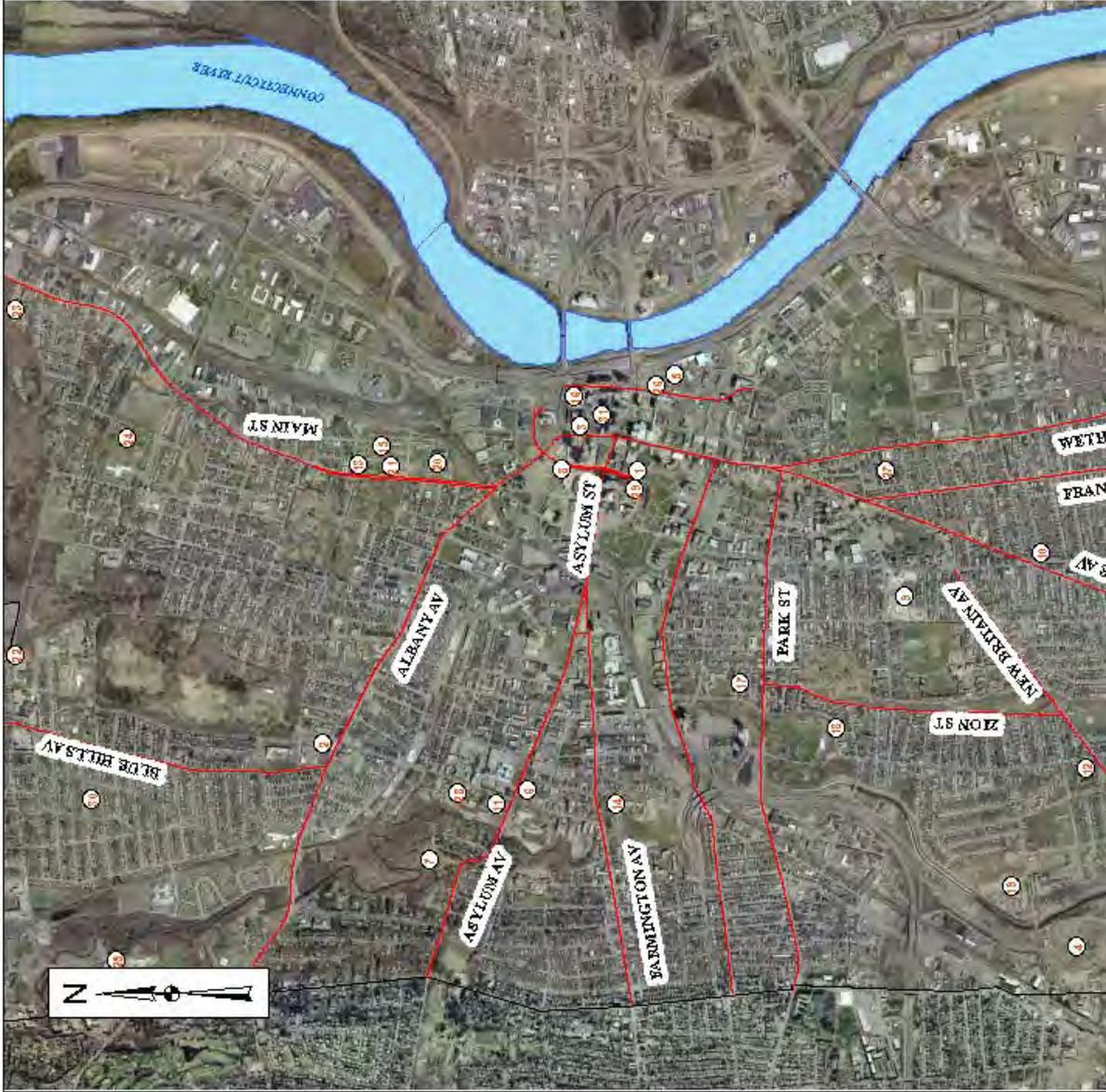
- **Trumbull on the Park:** The 100-unit Trumbull on the Park development, which includes 12 units in historic buildings on Lewis Street, opened to residents in December 2005. Retail leasing has begun on Trumbull Street. Lexington Partners developed the property.
- **The Metropolitan:** College Street, LLC has completed the renovation of this former office building at 266 Pearl Street in to 50 condominium units. The first units sold in June of 2006. This is the second adaptive reuse by College Street, which renovated the former SNET Building at 55 Trumbull into 130 market rate apartments in 2003.
- **Car-Max Auto Super Store:** Virginia-based Car-Max constructed and opened its first New England operation in Hartford's North Meadows in 2006. The 22-acre operation employs 150.
- **Temple Street:** The former Sage Allen department store on Main Street has been transformed into a unique development. The project consists of 78 market-rate apartments, 12,000 square feet of retail space on Main Street and 42 units of student housing that is occupied by University of Hartford students and corporate interns. A key component of the project was the re-opening of Temple Street that will once again connect Main and Market Streets.
- **Hartford 21:** Boston-based Northland Investment Corporation has completed the \$160 million rejuvenation of the Hartford Civic Center mall into an attractive new residential and retail center in the heart of downtown. It includes 262 residential units in a 36-story tower and is the new home of the downtown YMCA health and fitness club. The development also includes 40,000 square feet of office space, 55,000 square feet of street level retail and structured parking. The building is now fifty percent occupied.

COMPLETED PROJECTS 2000 - 2007

1. TRUMBULL ON THE PARK APARTMENTS - 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, SOUTH END NEIGHBORHOOD
11. CLASSICAL MAGNET HIGH SCHOOL
12. LIBRARY RENOVATIONS - GOODWIN BRANCH
13. MAIN AND PAVILION RETAIL
14. MARK TWAIN VISITORS CENTER
15. MARY SHEPARD PLACE RENTAL HOUSING - 137 UNITS
16. MORGAN STREET GARAGE
17. MORTONSON / PUTNAM HGTS. OWNER OCCUPIED HOUSING - 38 UNITS
18. PARK TERRACE DEVELOPMENT APARTMENTS - 68 UNITS
19. RICE HEIGHTS OWNER OCCUPIED HOUSING - 59 UNITS
20. SARA APARTMENT 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 ELEMENTARY MAGNET SCHOOL
26. HARTFORD MARRIOTT 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. RAWSON SCHOOL
31. 18 TEMPLE STREET HOUSING/RETAIL/PARKING GARAGE

DEVELOPMENT PROJECTS COMPLETED
2000 - 2007
MAP PREPARED BY CITY OF HARTFORD
PLANNING DIVISION, DEPARTMENT OF
DEVELOPMENT SERVICES
AUGUST, 2007

0 1000 2000 Feet
4000



Completed Projects

Projects Underway

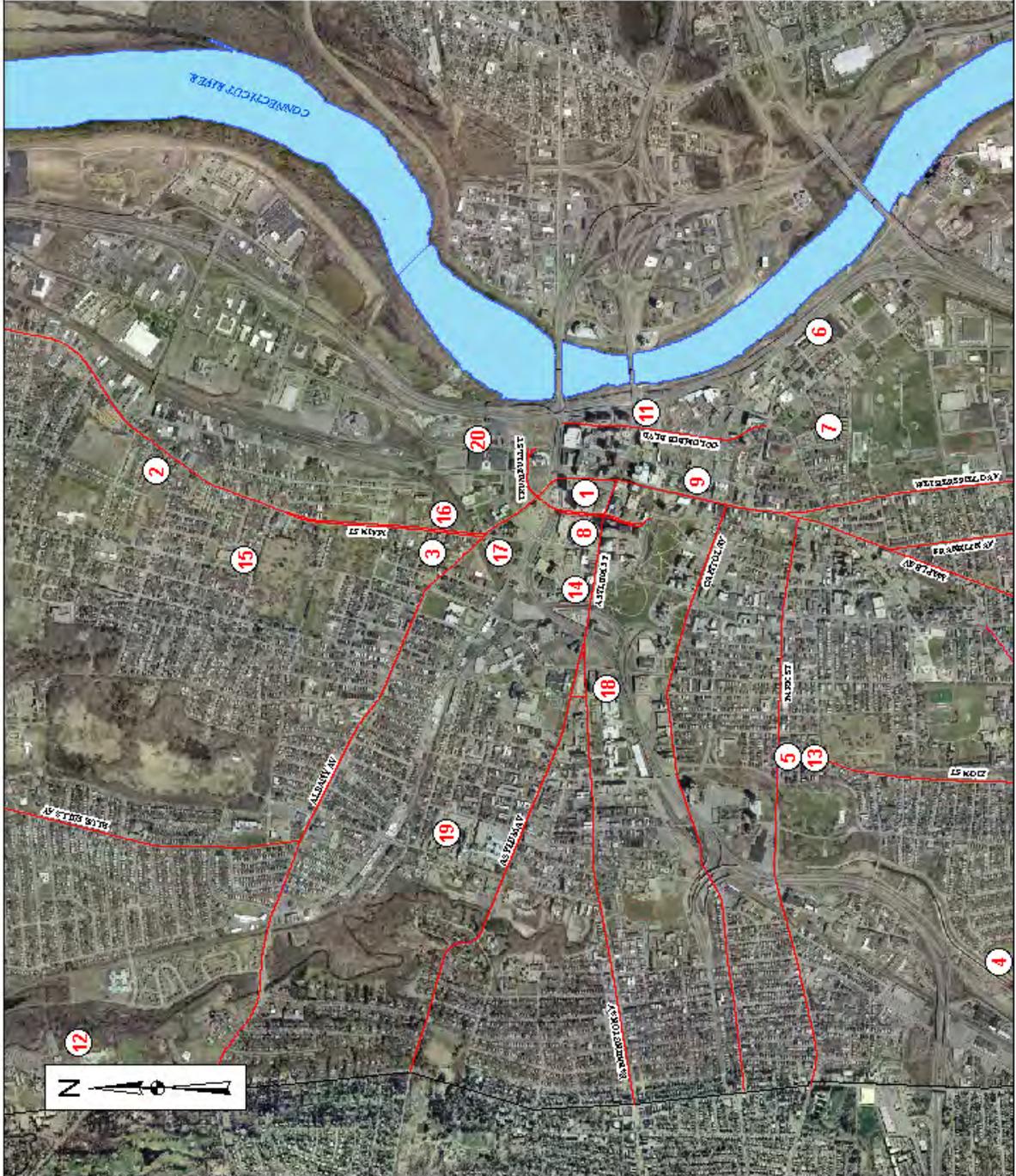
- **Colt Gateway:** Homes for America Holdings, Inc. continues with its historic renovation of the former Colt Firearms Complex at an estimated cost of \$120 million. The project is a true live/work opportunity in the CSS/CON neighborhood. When complete, Colt Gateway will contain over 277,000 square feet of residential, commercial and retail space and is seeking National Landmark designation. The City is supporting the project with \$8 million in Tax Increment Financing.
- **The Connecticut Science Center:** The Science Center is the major attraction at Adriaen's Landing. When the \$150 million interactive science education facility is completed in 2008, it will draw more than 400,000 students, families and tourists each year. It will feature hands-on, interactive science and technology exhibits and programs designed to inspire and motivate visitors of all ages. Located between Riverfront Plaza and the Connecticut Convention Center and the Marriott Hartford downtown, the Center will be approximately 160,000 square feet.
- **Dutch Point:** This former housing project site is being transformed into 198 new residential units. The five-year, \$60 million HOPE VI project will consist of 50 homeownership units and 143 mixed income rentals. It is a collaborative development between the Hartford Housing Authority, Community Builders, Inc. and the Coalition to Strengthen the Sheldon/Charter Oak Neighborhood. About one half of the housing has been constructed and is occupied.
- **20 Church Street:** Hampshire Real Estate Companies of Morristown, New Jersey acquired One Corporate Center in May of 2006. Renovations have begun to this 23-story, 400,000+ square foot tower known commonly as the Stilts Building. Hampshire is returning the building back to Class A status and has been very successful in its initial leasing.
- **One American Plaza:** For its third project downtown, College Street Partners is renovating a former Class B office building on Main Street into 80 market rate apartments.
- **St. Francis Medical Center:** St. Francis has initiated the construction of \$120 million, 8-story tower on its campus in the Asylum Hill neighborhood. The facility will provide a new emergency room, operating suites and private rooms.
- **Handel Performing Arts Center:** The University of Hartford is renovating a long-vacant Cadillac car dealership into a new educational and community facility at the corner of Albany Avenue and Westbourne Parkway. The center will provide performance, rehearsal and classroom space for the University's world-renowned Hartt School. It will also serve to create a cultural corridor between the University's campus and the Artists Collective located nearby on Albany Avenue.

- **The Gateway:** Located just to the north of the CBD on North Main, the SOC Group has broken ground on a 50-unit affordable housing development which is expected to be completed by the end of 2008. The 4.3-acre parcel was vacant for decades. A second phase of the project is under consideration and would result in approximately 15,000 square feet of retail that would be situated at the front of the site on Main Street.
- **Public Safety Complex:** Progress continues on the planning of the City's new public safety complex on High Street. The former board of education building will be renovated as the new Fire Department headquarters, which will be connected to a new headquarter facility for the Police Department. Commercial activity and interest in the surrounding area is increasing as a result of this project, located northwest of the central business district near the intersection of Main Street and Albany Avenue. It will serve as an anchor in the Downtown North area.

PROJECTS UNDERWAY

1. 915 MAIN STREET CONDOMINIUMS - 89 UNITS
2. KELVIN ANDERSON RECREATION CENTER
3. BELDEN STREET OWNER HOUSING - 14 UNITS
4. BREAKTHROUGH MAGNET HIGH SCHOOL
5. BRICK HOLLOW RENTAL HOUSING - 56 UNITS
6. COLT GATEWAY MIXED USE/HOUSING - 250 UNITS
7. DUTCH POINT REDEVELOPMENT HOUSING - 194 UNITS
8. HARTFORD 21 HOUSING / RETAIL - 260 UNITS
9. LIBRARY RENOVATIONS - CENTRAL LIBRARY
10. METZNER RECREATION CENTER RENOVATIONS
11. SCIENCE CENTER
12. UNIVERSITY OF HARTFORD MAGNET HIGH SCHOOL OF SCIENCE AND ENGINEERING
13. ZION STREET MUTUAL HOUSING APARTMENTS - 24 UNITS
14. 410 ASYLUM STREET HOUSING - 70 UNITS
15. GRANDFAMILY HOUSING RENTAL - 40 UNITS
16. 1450 MAIN STREET HOUSING - 57 UNITS
17. PUBLIC SAFETY COMPLEX
18. AETNA EXPANSION
19. ST. FRANCIS 7 STORY SURGICAL CENTER
20. BEST WESTERN HOTEL

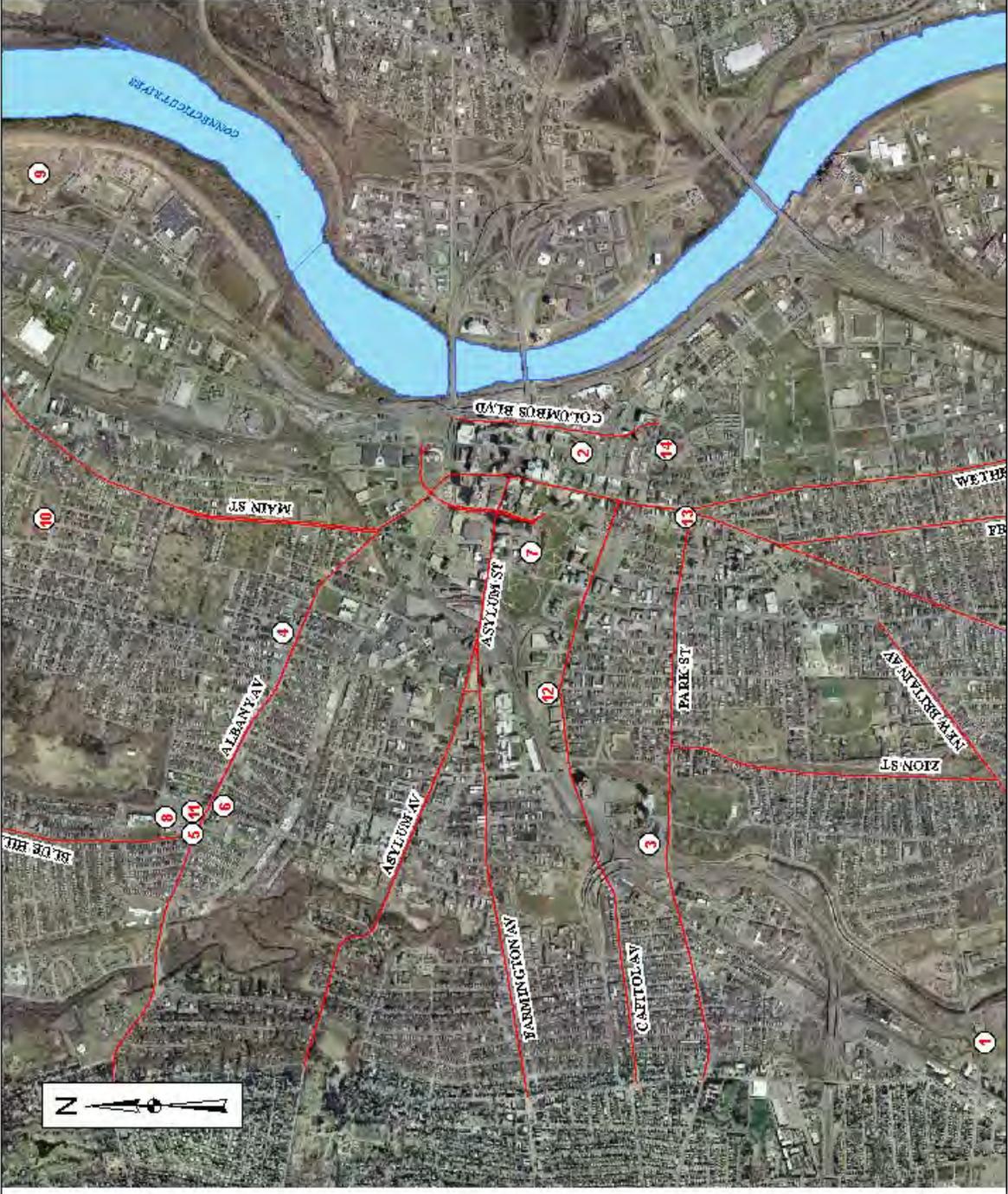
DEVELOPMENT PROJECTS UNDERWAY
 MAP PREPARED BY CITY OF HARTFORD
 PLANNING DIVISION, DEPARTMENT OF
 DEVELOPMENT SERVICES
 AUGUST, 2007



Projects Underway

Projects on the Horizon

- **Front Street:** The HB Nitkin Group is the selected developer for Front Street, the housing/entertainment/retail component of Adriaen's Landing. Up to 140,000 square feet of retail space and 100,000 square feet of commercial space is planned in multiple phases. The development will be situated on 6-acre parcel across from the Connecticut Convention Center.
- **YMCA Site on Jewell Street:** Northland Investment Corporation is proposing a new residential tower at the YMCA site on Bushnell Park. The development will include 250 luxury condominiums, 20,000 square feet of retail space and structured parking at a cost of \$135 million.
- **Capewell Horse Nail Company:** Milan Corporation is renovating this long blighted manufacturing facility into 92 condominium units and offices.
- **Park and Main:** The Court of Common Council has approved a disposition to Plaza Mayor, LLC, which plans to construct a mixed-use project that will serve as a Gateway to Park Street, the City's Latino shopping precinct. The plan calls for approximately 90 market-rate residential units and 30,000 square feet of retail space surrounding a public plaza in the European tradition.
- **North Hartford YMCA:** The YMCA of Greater Hartford is working with the Urban League and Community Health Services on a redevelopment proposal on Albany Avenue and Bedford Street. The centerpiece of the project would be a new, 25,000 square foot YMCA facility to serve neighborhood children. The plans also includes in housing rehabilitation and the expansion of Urban League and Community Health Services programming.
- **Albany & Woodland:** The Hartford Redevelopment Agency is executing a project at the corner of Albany Avenue and Woodland Street in the heart of the Upper Albany neighborhood. The project involves the acquisition of four parcels and the relocation of three active businesses. The HRA will solicit development proposals for a town center-type commercial development.



PROPOSED PROJECTS

1. WALMART EXPANSION
2. FRONT STREET - HOUSING/RETAIL & ENTERTAINMENT
3. POPE COMMONS RETAIL
4. NORTH HARTFORD YMCA
5. NEW ALBANY AVENUE LIBRARY
6. ALBANY & WOODLAND REDEVELOPMENT SITE OFFICE
7. YMCA SITE ON JEWELL STREET HOUSING - 350 UNITS
8. NEW ELEMENTARY SCHOOL ON FOX MIDDLE SCHOOL
9. LANDFILL CLOSURE
10. WESTLAND & CLARK STREET HOUSING
11. AFRICAN AMERICAN MUSEUM
12. 390 CAPITOL HOUSING
13. PLAZA MAJOR HOUSING/RETAIL
14. CAPEWELL HOUSING

PROPOSED DEVELOPMENT PROJECTS
 MAP PREPARED BY CITY OF HARTFORD
 PLANNING DIVISION, DEPARTMENT OF
 DEVELOPMENT SERVICES
 AUGUST, 2007

0 1,000 2,000 4,000 Feet

Proposed Projects

3. The Hartford Region

Population and Area:

The Hartford region includes 36 communities: Andover, Avon, Berlin, Bloomfield, Bolton, Burlington, Canton, Coventry, Cromwell, East Granby, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, New Britain, Newington, Rocky Hill, Simsbury, Somers, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Windsor and Windsor Locks.

The City of Hartford is 18.5 square miles, while Metro Hartford is 796 square miles and the State of Connecticut is 4,862 square miles

For the year 2000 the City of Hartford population was 124,131, with Hartford County Population at 857,183 and the State of Connecticut population at 3.2 million

Connecticut is among the smallest states in land area with approximately 5,000 square miles with 60% of its land still forested. It borders Massachusetts on the north, Rhode Island on the east, New York on the west, and Long Island Sound on the south. Hartford is equidistant from New York City and Boston and is located in the center of the State.

Connecticut is known for its beautiful rolling hills, lakes, and lovely old towns with white steeple churches, sandy beaches, and new urban skylines, offering a full variety of urban and rural residential settings.

Because Connecticut is a small state, most commuters travel an average of 30 minutes to the city.

The City of Hartford and the region are ranked highly for workforce productivity, accessibility, income levels, technology, education, the arts and heritage. Hartford is resource-rich, with desirable residential real estate, communications, infrastructure, parkland and nature trails, health care, public safety and amenities.

Workforce:

Connecticut ranks #1 in gross state productivity, which can be directly attributed to a highly educated workforce. Over 90,000 people work within a three-mile radius of Downtown Hartford and more than 42 percent of the workforce is categorized as upper-middle class to wealthy. Per-capita income is \$5,000 above the U.S. average along the Knowledge Corridor, which extends from the Hartford region to Western Massachusetts.

Climate:

Connecticut has a relatively mild climate and boasts four beautiful seasons which attract many tourists and provide for a variety of outdoor sports. The monthly average temperatures range from a high of 84.8F to a low of 16.7F. On average Connecticut sees only 12 days per year with temperatures above 90 degrees and only 6 days per year with temperatures at or below 0 degrees. Despite its small size, there is some variety in climate. The northwest hills can be as much as 10 degrees lower than in the central valley year round.

The average annual rainfall is 44.2 inches and snowfall is 47.3 inches. Snow and ice coverage has decreased over the past century, and Connecticut has recorded approximately 10% less in snow cover since the late 1960s.

Arts:

Hartford ranks among the top six percent of North American regions for the arts. Greater Hartford is home to nearly 200 arts, cultural and heritage organizations. Because of the city's vibrant arts, culture and entertainment sector, noted economist Richard Florida ranked Hartford in the "Top 20" of cool places to live, work, start a family and have fun. Greater Hartford also is one of the best regions in the U.S. for supporting the arts, with the 10th largest United Arts Fund in the nation.

Hartford is home to many leading attractions, including:

- **Artists Collective**, an arts and multi-cultural organization founded by Jackie McLean, National Endowment for the Arts (NEA) jazz master
- **Bushnell Center for the Performing Arts**, Connecticut's premier performing arts center, ranked by Performance Magazine as the top venue in the U.S. with under 3,000 seats
- **Connecticut Opera**, the sixth-oldest professional opera company in America
- **Harriett Beecher Stowe Center**, home to the author of Uncle Tom's Cabin
- **Hartford Civic Center**, a 16,500-seat performance center featuring international talent
- **Hartford Stage** produces classics and world premiere dramas that have garnered multiple Tony Awards
- **Hartford Symphony Orchestra** is a major attraction for music lovers
- **Mark Twain House and Museum Center**, where America's leading writer and humorist created his masterpieces
- **New England Dodge Music Center**, a 25,000-seat indoor-outdoor theater showcasing the best in rock, pop and country music. Recent artists include: Dave Matthews, Aerosmith, KISS, Santana, Toby Keith, Tim McGraw, and Rod Stewart.
- **Chevrolet Theater (formerly the Oakdale)**, located in Wallingford, CT, this 5,000-seat indoor theater provides a variety of first class entertainment in music, comedy and children's programs. Recent artists include: Sting, Tina Turner, Whitney Houston, Jerry Seinfeld, Kevin James, Bill Cosby, Barney, and The Wiggles.
- **Old State House**, the oldest statehouse in the U.S., built in 1796

- **Real Art Ways**, the nationally recognized center for cutting-edge visual and performing arts
- **TheaterWorks**, providing the best of off-Broadway productions
- **Wadsworth Athenaeum Museum of Art**, the oldest public art museum in America with more than 45,000 works in its permanent collection, and an expansion planned

Accessibility:

Hartford offers easy access to four major interstates (I-84, I-90, I-91 and I-95) that travel the entire East Coast and westward. Downtown Hartford’s bus and train depots connect to major Eastern and Canadian markets. With close proximity to several metropolitan and coastal areas, one can reach the following destinations in less than a three-hour drive:

New York, NY – 125 miles (2 hours)
 Boston, MA – 110 miles (1 ½ hours)
 Providence RI – 90 miles (1 ½ hours)

Hartford’s Bradley International Airport is one of the nation’s fastest-growing airports and the second largest in New England.

- Medium hub airport serving 6.7 million passengers per year
- Serves as the primary backup to JFK, Logan, Newark, and LaGuardia
- International service to Europe via Amsterdam
- Offers flights to 72 destinations including 22 daily direct flights to Chicago and 39 daily direct flights to Washington-Baltimore
- Over 15,000 parking spaces including a 3,500-car garage located directly across from its terminal
- Airport services 19 commercial carriers with nearly 300 national flights with additional service to Canada and the Caribbean.
- Major Airlines: America West, American Airlines, Continental Airlines, Delta, Northwest Airlines, Delta Song, Southwest Airlines, United Airlines, US Airways
- Regional Airlines: Air Canada Jazz, American Eagle, CommutAir, Continental Express, Independence Air, Skyway Airlines, United Express, US Airways Express

The Hartford area offers exceptional infrastructure and access

- Major interstates travel the entire east coast and westward. I-91 crosses I-84 in Hartford, I-91 meets Merritt Parkway and I-95 to the south, and I-91 meets the Mass Turnpike I-90 to the north.

These interstates all converge in downtown Hartford providing exceptional access to the city

- The Morgan Street Garage added 2,300 new parking spaces in 2002 and extensive new parking facilities were added to the Convention Center

- The Connecticut Transit Authority provides local and express public bus service in the Hartford metro area.
- Downtown’s Union Station provides rail connections to Amtrak and Metro North, and serves as the transportation hub to major bus lines.
- There are no toll roads in Connecticut

Business:

Hartford serves as the headquarters for several Fortune 500 companies, including United Technologies Corporation, The Hartford Financial Services Group, Aetna Inc, and Northeast Utilities.

Hailed as “the insurance capital of the world,” Hartford employs seven-times more people in the insurance field than the average metropolitan area. Among these employers are Aetna, Hartford Steam Boiler, ING, CIGNA, Lincoln Life, Uniprise, MetLife, Travelers, The Phoenix Companies, and Prudential Financial Services.

Hartford has attracted many significant businesses in other industries including aerospace, precision machining, information technology, health and medical. Among these employers are, SBC, Henkel Loctite, Kaman, Trumpf and Lego Systems, Inc., Retail Brand Alliance and Ahlstrom.

Four of the nation’s Top 25 Companies for Executive Women, as recognized by Executive Female magazine, are located in the Hartford region: Aetna, CIGNA, The Phoenix Companies and Lincoln Financial Group.

The headquarters of United Technologies is located in downtown Hartford.

Dining:

Fine cuisine and exotic fare can be found throughout the city’s neighborhoods, downtown and across the entire Hartford region. Here one can sample the international flavors of the Caribbean, South America, Europe, the Middle East and Asia. Hartford is home to more than 30 independently owned four-star restaurants.

Education:

Connecticut’s school systems get high marks nationally. Students rank #1 in mathematics, writing and reading, according to standardized tests. Connecticut is in the heart of the Knowledge Corridor that stretches from the Hartford region to western Massachusetts. The Knowledge Corridor is home to 32 higher education institutions and 120,000 students.

Hartford Public Schools:

Hartford's 24,000 students attend more than 40 schools, each as diverse and distinctive as the students who attend them. The majority of schools (15) educate children from pre-K to grade 6. Two schools provide PK-5 instruction; Eight schools provide PK-8; two provide 6-8; two are 7-8; six are 9-12; two are 6-12 and two are PK-7.

The Hartford Inter-district Magnet Schools are a series of 12 regional schools that have been established by the Hartford Public Schools and made available to students throughout the 33 town Greater Hartford region.

Magnet schools include:

- **Annie Fisher Magnet School of Multiple Intelligences** (Pre-K through 8);
- **Breakthrough Magnet** (Pre-K through 8);
- **Mary Hooker Environmental Studies Magnet** (Pre-K through 8);
- **Noah Webster Microsociety** (Pre-K through 8);
- **Simpson-Waverly Classical** (Pre-K through 6);
- **R. J. Kinsella Magnet School of the Arts** (Pre-K through 8);
- **Hartford Magnet Middle** (6-8);
- **Capital Preparatory Magnet** (6-12);
- **Classical Magnet** (6-12);
- **Pathways to Technology** (9-12);
- **Sport & Medical Sciences Academy** (9-12); and
- **University High School of Science & Engineering** (9-12).

Charter School:

- **Jumoke Academy in Hartford** for K through grade 6. This school prepares children to compete in the global marketplace through basic education founded on early intervention, parental involvement, and regional and cultural identity.

Universities & Colleges:

Institutions include **Trinity College**, **Rensselaer Polytechnic Institute**, **University of Hartford**, **Wesleyan University** in Middletown, **the University of Connecticut** with a branch in downtown Hartford, and **Central Connecticut State University** in New Britain

In addition, there are numerous community colleges throughout the Hartford region. **Capital Community College** in downtown Hartford has enrolled about 239,500 students since 1969 and has awarded 10,605 degrees

- The University Of Connecticut School Of Business has established an insurance and financial education center in Hartford, offering the latest in financial technologies and real-time databases.
- Connecticut spends the most money on primary and secondary education in the nation.
- Connecticut meets or exceeds the US national average for the percent of people 25 years and older with high school and college degrees:
- High School Diploma -US Avg. 28.6%, CT Avg. 28.5% Bachelor's Degree - US Avg. 15.5%, CT Avg. 18.2% Graduate or Professional Degree - US Avg. 8.9%, CT Avg. 13.3%
- Connecticut offers a variety of primary and secondary education choices including public, private schools, magnet, and charter schools. Some of the largest private co-educational schools include:
 - **Watkinson School**, Hartford (co-ed, day only, grade 6 through grade 12)
 - **Choate Rosemary Hall**, Wallingford (co-ed, boarding and day, grade 9 to post-graduate)
 - **The Loomis Chaffe School**, Windsor (co-ed, boarding and day, grade 9 to post-graduate)
 - **Kingswood Oxford**, West Hartford (co-ed, day only, grade 6 through grade 12)
 - **Taft School**, Watertown (co-ed, boarding and day, grade 9 to postgraduate)
 - **Renbrook**, West Hartford (co-ed, day only, 3 year old to grade 9)
 - **St. Margaret McTernan School**, Waterbury (day only, pre-K to grade 12)
 - **Suffield Academy**, Suffield (co-ed, boarding and day, grade 9 to grade 12)
 - **Westminster School**, Simsbury (co-ed, boarding and day, grade 9 to grade 12)

Health Care:

Two of the nation's top 100 hospitals are located here

– **Hartford Hospital and the St. Francis Hospital and Medical Center** – as well as Connecticut Children's Medical Center and the Institute of Living.

Hartford Area Medical Facilities:

- 12 General Medicine and Surgical Hospitals
- 12 Specialty Hospitals (except Psychiatric)
- 10 Psychiatric and Substance Abuse Facilities
- 49 Skilled Nursing Facilities
- 40 Nursing and Personal Care Facilities
- 2 Intermediate Care Facilities
- University of Connecticut Medical School and Dental School and Hospital

Leisure:

In addition to the abundance of arts, heritage, culture, sports and entertainment in the Hartford region, the area is close to many other attractions. Connecticut's shoreline, with its sandy beaches, is a 45-minute drive south. Two of the world's largest casinos are just a 40-minute drive away. To the north are some of New England's highest mountains, perfect for skiing and hiking.

A multitude of leisure and lifestyle attractions in the Hartford Region and nearby area include:

- Elizabeth Park, Hartford
- Basketball Hall of Fame
- Dinosaur State Park
- Essex Steam Train and Riverboat
- Foxwoods and Mohegan Sun Casinos
- Gillette Castle
- Goodspeed Opera House
- Lake Compounce Amusement Park
- Mystic Aquarium and Institute for Exploration
- Mystic Seaport
- New Britain Museum of American Art
- Noah Webster Museum
- Talcott Mountain Music Festival
- 14 local vineyards

A year-round schedule of fairs and festivals celebrates Hartford's rich art, music and cultural heritage, as well as sports and ethnic diversity. Numerous agricultural fairs are held in the neighboring towns. Major festivals celebrated annually in Hartford include:

- Connecticut African-American Day Parade
- Connecticut Veterans Day Parade
- First Night Hartford
- Greater Hartford Festival of Jazz
- Greater Hartford Marathon
- Travelers Championship (PGA)
- Hartford Festival of Light
- Hartford Vintage Baseball Invitational
- The Amistad Foundation's Juneteenth Celebration
- Podunk Bluegrass Music Festival
- Puerto Rican Day Parade
- Riverfest – July 4th Weekend
- Rose and Garden Weekend
- Sunken Garden Poetry Festival at Hill-Stead Museum
- Talcott Mountain Music Festival
- West Indian Parade

And Nearby in New England:

- Berkshires and Tanglewood, MA
- Block Island, RI
- Cape Cod National Seashore, MA
- White Mountains – New Hampshire
- Green Mountains - Vermont
- Six Flags New England, MA
- The “Big E”: Eastern States Exposition, MA
- Yankee Candle Company, MA

Retail:

Hartford and the surrounding region have a variety of shopping venues:

- **Charter Oak Marketplace**, Hartford –
 - Located on New Park Avenue in
 - Hartford, This 350,000 square foot retail shopping center includes retail and restaurants.
- **Westfarms Mall**, Farmington Located 7 miles from Downtown Hartford, this enclosed, 2-level mall provides 1.3 million square feet of retail space and 160 upscale shops.
- **The Shoppes at Buckland Hills**, Manchester Located 9 miles from Hartford, this enclosed mall with 1.2 million square feet of space has two levels and 140 shops.
- **Evergreen Walk**, South Windsor
 - This 300,000 square foot high-end lifestyle development includes retail shops, restaurants, and will soon incorporate a fitness center, nightclubs, recreation areas and some residential apartments.
- **The Shoppes at Farmington Valley**, Canton
 - This complex offers more than 300,000 square feet of upscale shopping and restaurants.
- **Blue Back Square**, West Hartford
 - Under construction, this high-end lifestyle complex will include 30 retail stores, six restaurants, movie-theater, fitness center, and parking garages.

Sports:

- The University of Connecticut, men and women basketball teams play regularly at the Hartford Civic Center’s Veterans Memorial Coliseum.
- In hockey, The Hartford Wolf Pack, the New York Rangers American Hockey League (AHL) member, will continue to call Hartford and the Hartford Civic Center home after the Rangers signed a multi-year affiliation agreement with Northland AEG LLC, the new Hartford Civic Center building operator, it was jointly announced by Glen Sather, president and general manager of the New York Rangers, Bob Newman, chief operating officer, AEG Facilities, and Lawrence R.

Gottesdiener, chairman and chief executive officer of Northland Investment Corporation.

- With 40,000 seats, Rentschler Field in East Hartford is home to the University of Connecticut's Division IA football team and hosts international soccer and rugby matches.
- Other major events include the Travelers Championship at the TPC in Cromwell and Fox Force professional tennis. An affiliate of the Minnesota Twins, The New Britain Rock Cats play Double A baseball to sell out crowds. Simsbury is home to the International Skating Center where many Olympic Skaters train and perform. In addition, Connecticut is a few short hours away from major ski areas in Vermont, Massachusetts and, Maine.

Outdoor recreation choices include canoeing, tubing, horseback riding, cycling, mountain biking, jogging, hot air ballooning, and golf on more than 20 courses.

Hartford provides a variety of sporting events to watch as well as plenty of opportunity for participation.

- UCONN Football (Rentschler Field, East Hartford)
- Golf – over 35 public courses within a 30 minute drive from downtown Hartford and 2 public courses in Hartford
- 66 Ski slopes in CT, MA, ME, NH, VT including Killington and Stowe
- Canoeing, tubing down the Farmington River

Waterfront:

Connecting many of the Hartford region's towns and neighborhoods, the Connecticut River provides a dynamic waterfront experience. Located here is an attractive riverfront plaza with picnic areas and entertainment venues, as well as a 6.5-mile park system, a Victorian-style boathouse and The Lady Katharine riverboat. It is the backdrop for events such as rowing competitions, the Riverfront Dragon Boat Races & Asian Festival, jazz and blues festivals, national bass fishing tournaments, and the annual July 4th Riverfest.

4. Study Area

Description of Study Area

The study area is divided into three areas, Downtown North, Downtown West and a portion of the Asylum Hill neighborhood. A portion of Clay Arsenal neighborhood totaling 27 acres is split between the Downtown North and Asylum Hill study areas.

Downtown North is the largest of the three areas and is 106 acres. Downtown North extends from Chestnut Street on the west, to the Connecticut River on the east, including I-91 and is located north of I-84. Groundbreaking for the City of Hartford Public Safety Complex which is located in Downtown North occurred in July of 2007.

The portion of Downtown West included in the study area consists of 28 acres. Downtown West is bounded on the north and west by I-84 and Ann Street on the east. The southern border extends to Asylum Street.

The Asylum Hill portion of the study area is located west of the downtown and occupies 50 acres. Asylum Hill is northwest of I-84 and extends to Broad Street and Garden Street on the west and the Walnut Street to the north.

There are 185 acres of land in the study area. The vacant land category includes 71.82 acres of land or 39% of the total area. This category combines parking lots (private and public), underutilized land and the 7.21 acre area that is being developed with the City of Hartford Public Safety Complex.

48.52 acres of land or 26% are currently used for Central Business District uses, such uses include offices, data centers, hotels, and mixed use residential. The remaining land is dispersed between a number of uses including educational, residential, transportation, neighborhood business and government uses.

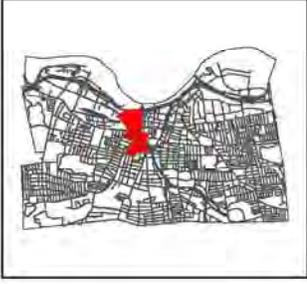
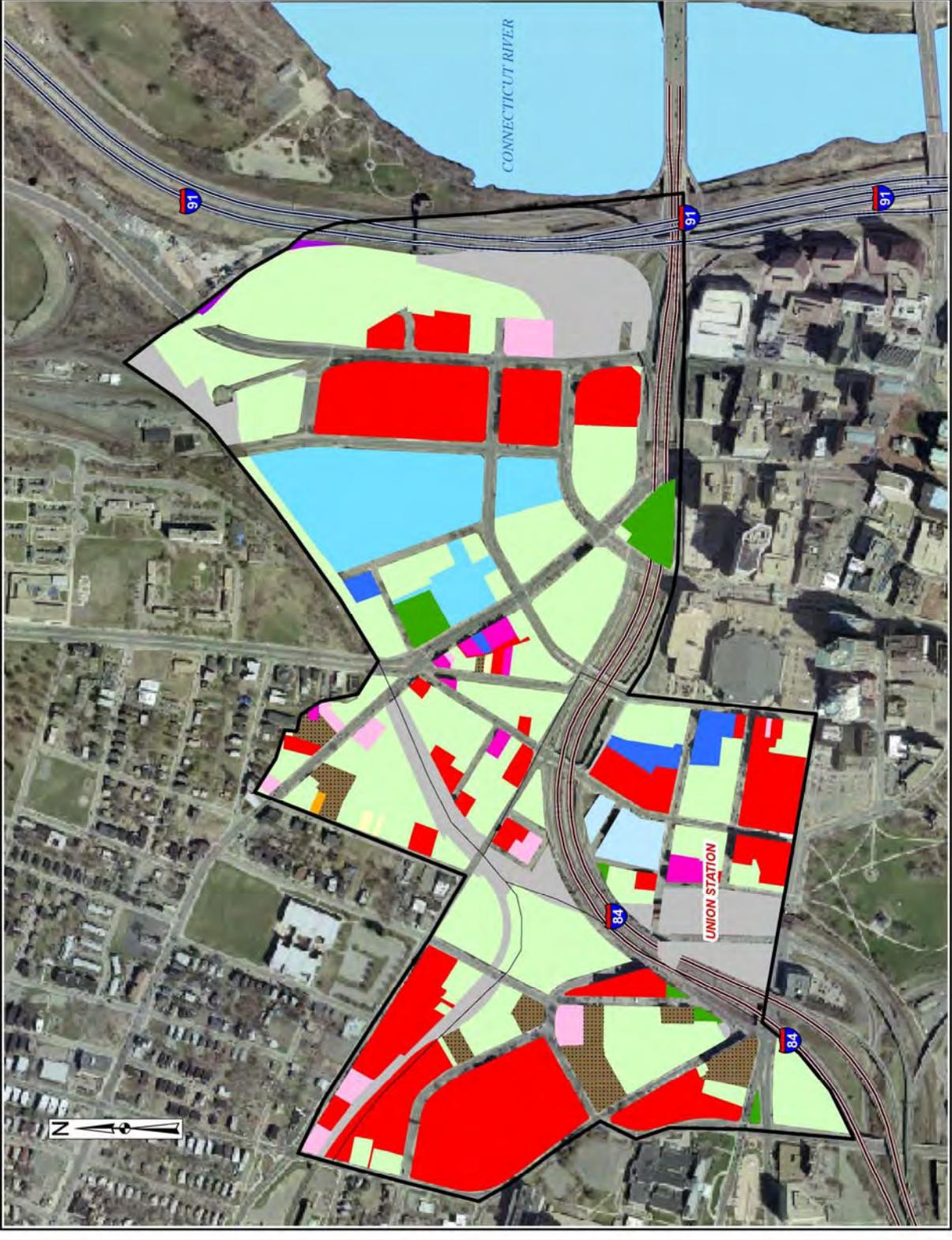
There are eight different zoning districts in the study area. The northern section of the study area is part of the Commercial District (C-1), the central part of the study area is primarily located in the Downtown Development Perimeter District (B-2) while the area close to I-84 and the downtown are part of the Downtown Development District (B-1). There is one property located in the Resident-Office District (RO-1) and two properties that are located in the Public property and cemetery district (P).

Land Use

Table - Study Area Existing Land Use (in acres)

Land Use Type	Downtown North	Downtown West	Asylum Hill	Total Area
Educational/Government/Institutional	19.88	4.34	0	24.22
Central Business	18.22	7.65	22.65	48.52
Green space/Conservation/Recreation	3.09	0.07	0.41	3.57
High Density Residential	1.6	0	4.53	6.13
Highway Railroad	13.55	7.72	2.71	23.98
Industrial	0.35	0	0	0.35
Low Density Residential	0.37	0	0	0.37
Medium Density Residential	0.13	0	0	0.13
Mixed Use - Commercial/Office/Residential	1.23	0.58	0	1.81
Neighborhood Business	2.05	0.43	1.5	3.98
Parking Lots (Private)	7.32	6.97	12.23	26.52
City Owned Parking Lots	7.08	0	0	7.08
Vacant Land	21.95	0.64	3.34	25.93
City Owned Vacant Land	2.23	0	2.8	5.03
Public Safety Complex**	7.21	0	0	7.21
Total Acreage	106.26	28.4	50.17	184.83

** Land that was subtracted from Downtown North vacant land because it will be used for City of Hartford Public Safety Complex.

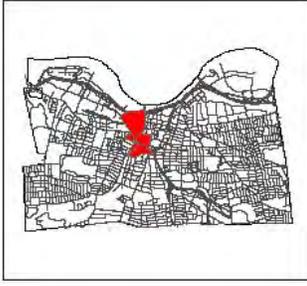


Legend

City Area Boundary	Central Business District
Education	Government
GreenSpace/OpenSpace/Recreation	High Density Residential
Highway/Arterial	Industrial
Low Density Residential	Medium Density Residential
Mixed Use - Commercial/Office/Residential	Neighborhood Business
Vacant Land	

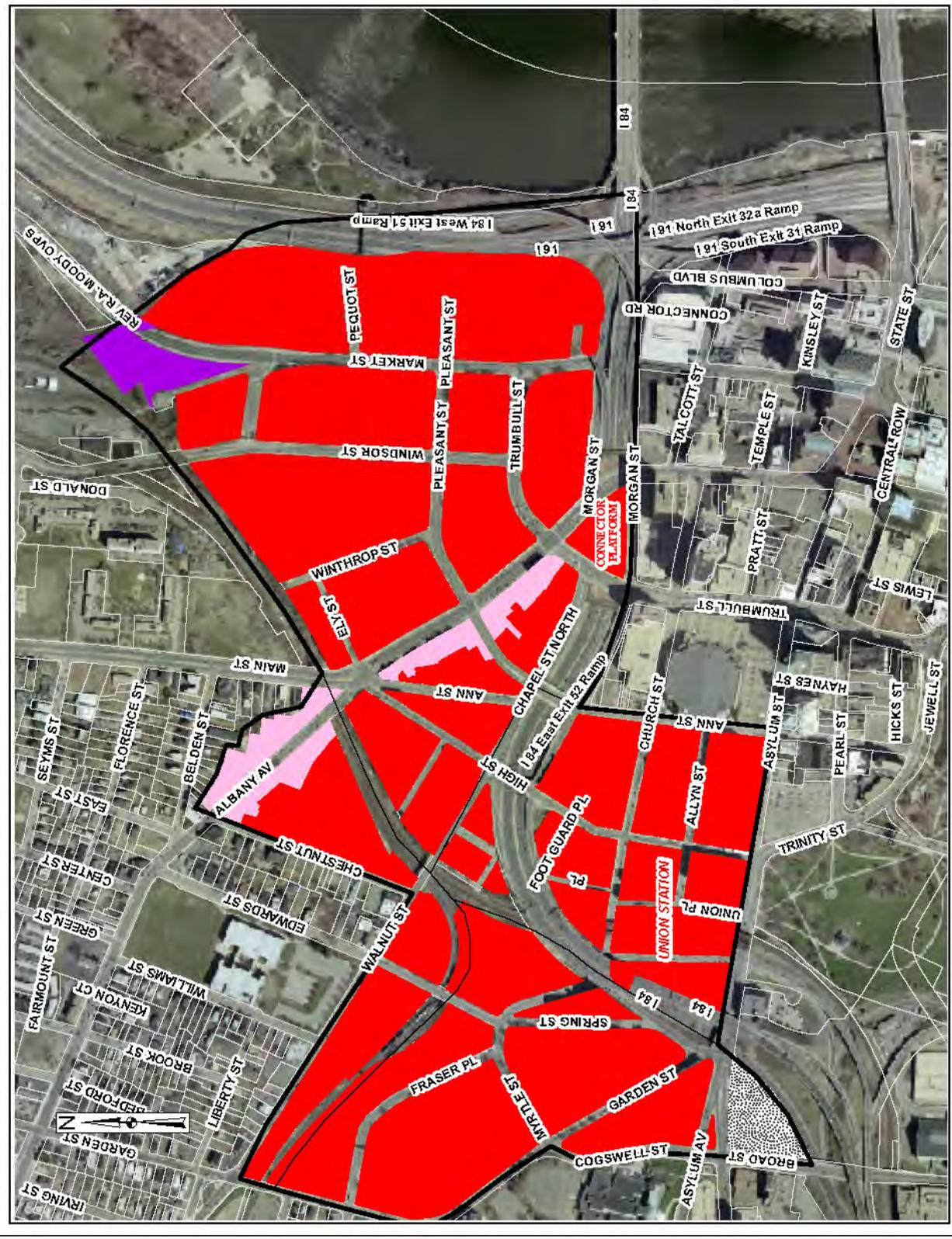
HARTFORD DOWNTOWN NORTH AND WEST STUDY
 EXISTING LAND USE
 PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007

Land Use Map



- Legend**
- ULI Study Area Boundary
 - Central Business
 - Commercial / Industrial
 - Institutional
 - Neighborhood Business

HARTFORD DOWNTOWN NORTH AND WEST STUDY
 ADOPTED FUTURE LAND USE PLAN
 MAP PREPARED BY PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007

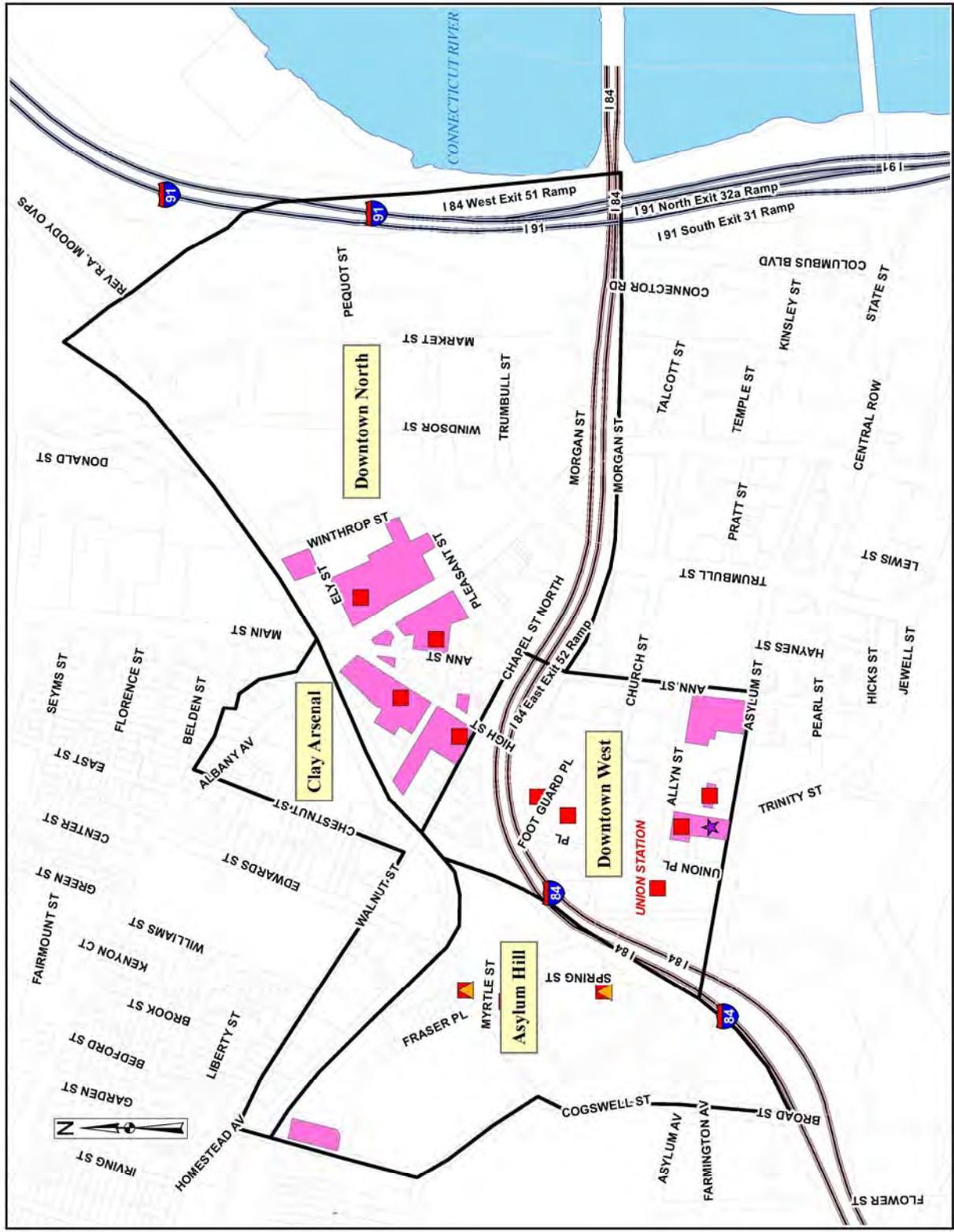


Future Land Use Map



- Legend**
- ★ Local Historic Building
 - ▲ State Historic Building
 - National Historic Building
 - National Historic District
 - ▭ Study Area Boundary Line

HARTFORD HISTORIC DISTRICTS NORTH AND WEST STUDY
 HISTORIC BUILDINGS AND DISTRICTS
 MAP PREPARED BY
 PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007



Historic Buildings and Districts Map

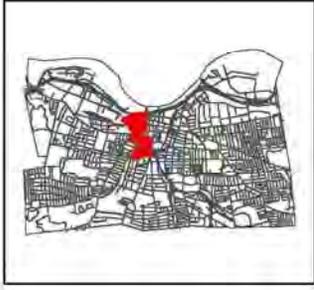


- Legend**
- Study Area Vacant Land
 - Boarded Buildings
 - Study Area Boundary

**VACANT LAND CATEGORY
INCLUDES SURFACE
PARKING LOTS**

HAZETOWN DOWNTOWN SOUTH AND WEST STUDY
 VACANT LAND
 MAP PREPARED BY
 PLANNING
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL 2007

Vacant Land Map



Legend

- Study Area Boundary
- City Owned Land

HARTFORD DOWNTOWN'S NORTH AND WEST STUDY
CITY OWNED LAND
MAP PREPARED BY
PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
DATE: 2/2007



City Owned Land



Legend

- Study Area Parking Lots
- Study Area Boundary Line

HARTFORD DOWNTOWN'S NORTH AND WEST STUDY
PARKING LOTS
MAP PREPARED BY
PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
FALL, 2007

0 100 200
feet

DOWNTOWN WEST - PARKING

SURFACE PARKING LOT

LOCATION	ESTIMATED CAPACITY	ESTIMATED ACREAGE
1. Edwards & Myrtle	653	5.25
2. Atlantic/High/Main	312	2.50
3. Ann/High/Chapel St. No.	217	1.74
4. Block North of #3	15	0.11
5. Ann & Pleasant	59	0.47
6. Main & Pleasant	21	0.17
7. Chapel St. No./Pleasant/Main	250	3.17
8. Chapel St. No./Tumbull/Main	227	3.17
9. Church & Hobbey	80	0.94
10. Chapel St. So./Ann/Church	267	2.63
11. Ann & Chapel St. So.	35	0.28
12. Ann & Church	25	0.23
13. Spruce & Asylum	300	1.98
14. Church & High	80	0.57
15. Church & Allyn	75	0.57
16. Church/High/Allyn	297	2.16
17. High & Allyn	235	1.89
18. Ann & Asylum	100	0.66
19. Pearl/Ford/Asylum	200	2.08
20. Ann & Jewell	100	1.70
21. Ann & Hicks	100	0.47
22. Union and Allyn	100	0.54
TOTAL	3,707	29.51 acres

PARKING GARAGE

PARKING GARAGES IN DOWNTOWN WEST AREA

LOCATION	CAPACITY
1. Metro Center	1,215
2. Church St.	1,300
3. Goodwin Hotel	319
4. City Place	300
5. Hartford 21*	816
TOTAL	3,950

EAST SIDE OF TRUMBULL (OUTSIDE AREA BOUNDARY)

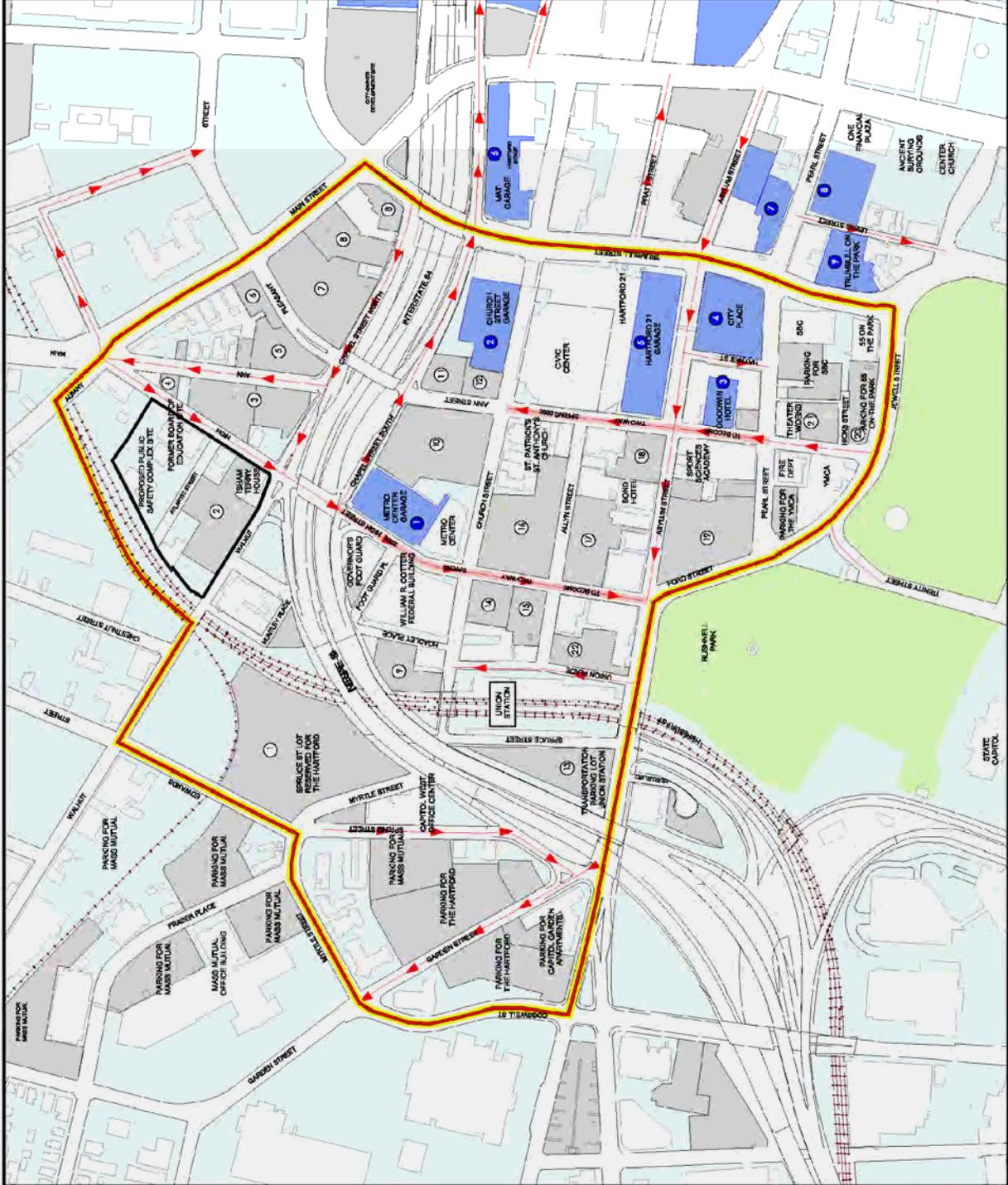
6. MAT	975
7. 100 Pearl	280
8. Financial Plaza	1,100
9. Trumbull on the Park*	603
TOTAL	2,928

* Under Construction.

Source: Hartford Parking Authority and Planning Division Estimates



Map prepared by the City of Hartford Planning Division of the Development Services Department, April 2005.
Revised May 2005



Development Anchors

A development anchor is a place, structure, or institution that brings a positive influence to a location. Further positive development can then capitalize on that influence.

Downtown North

The Downtown North study area is home to three data centers, one owned by Bank of America and two owned by St. Paul Travelers. These properties are both located on the eastern side of the study area. There is one hotel located on Morgan Street with 350 guest rooms and over 7000 sq ft of meeting and event space. There is also one proposed hotel that will be located on the corner of Pequot Street and Market Street.

The Barnard Brown School and the Rensselaer Polytechnic Institute are located in the center of Downtown North.

The area also contains some historical landmarks including the Keeney clock tower, the Isham Terry House and the new public safety complex which was the former Northwest District School.

On the southern boundary of the study area is Union Station, and the former Mass Mutual complex which is currently vacant.

The study area is surrounded by many of the insurance giants including the Hartford Financial Services Group, the Aetna, ING, United Health Group, Hartford Steam Boiler, Prudential Insurance, the Phoenix Home Life/Investment and St. Paul Travelers.

Asylum Hill (portion)

Asylum Hill is the neighborhood located immediately west of Hartford's Downtown. The eastern edge of Asylum Hill is within the Downtown Study Area. This portion of the neighborhood is dominated by massive, regal buildings that house much of Hartford's insurance industry, including headquarters for AETNA and The Hartford, and the now vacant Mass Mutual Insurance building. Farmington Avenue and Asylum Avenue are the major east-west corridors between Downtown Hartford and the neighboring Town of West Hartford. Farmington Avenue is a major retail corridor, while Asylum Avenue contains a mix of apartment buildings, office buildings, and schools. Residential neighborhoods of various densities lie to the north and south of these major thoroughfares.

Asylum Hill is one of the oldest neighborhoods in the City of Hartford, with a rich history. Large portions of the neighborhood are on the National Register of Historic Places, and are protected by the City's Historic Preservation Ordinance. Two of the City's primary historic attractions, the Mark Twain House and the Harriet Beecher Stowe House sit side-by-side on Farmington Avenue. After its Victorian heyday, population shifts in the City as a whole resulted

in an exodus of the wealthy from Asylum Hill, and the division of many of its large, grand houses into multi-family buildings.

Several regionally-significant religious institutions are located in Asylum Hill. The Asylum Hill Congregational Church, located on Farmington Avenue, has been very active in sponsoring and supporting significant social programs, and was instrumental in the construction of the new Boys & Girls Club. The Cathedral of Saint Joseph is currently building a supportive housing project called Cathedral Green on Asylum Avenue, at the renovated site of the former Cathedral School. Trinity Episcopal Church on Sigourney Street and Immanuel Congregational Church on Woodland Street also have numerous supportive programs for City residents.

Recently, major revitalization initiatives have begun to reverse the area's decline. The neighborhood's institutions have joined together in an effort to stabilize and revitalize the area surrounding their campuses, creating a non-profit organization called the Northside Institutions Neighborhood Alliance (NINA). NINA has funded many rehabilitation projects around the Sigourney Square area, and has subsidized the sale of the rehabilitated buildings to owner-occupants. The neighborhood has a very active NRZ, the Asylum Hill Problem Solving Revitalization Association, and other non-profit organizations focused on revitalizing Farmington Avenue, the Farmington Avenue Alliance, and the Farmington Avenue Business District.

Densely populated and ethnically diverse, the area has substantial Hispanic, African American, and Caucasian populations. About a quarter of the families in Asylum Hill are below the poverty line, which is consistent with the City as a whole. Many of the families moving into Asylum Hill are immigrants with large families who struggle with the area's limited number of large, affordable housing units. Most of the neighborhood's residential buildings have more than 20 units, many of which are studio or one-bedroom apartments.

Clay Arsenal (portion)

The Clay Arsenal neighborhood is immediately north of Downtown, and centers on the major arteries of Main Street and Albany Avenue. The Clay Hill portion of the neighborhood, which rises on a slope that is situated south of Albany Avenue, west of Main Street, and east of Garden Street, is within the Downtown North Study Area. This pivotal location serves as a gateway to Downtown for the north end of the City, and its northern suburbs. It is a transition point between Downtown and the neighborhoods, which sets the tone for the quality of development, and life that can be expected throughout Hartford's North End.

Clay Arsenal is one of Hartford's poorest neighborhoods, which needs physical renewal and reinvestment. Aging, small-scale factories centered on the area's arterial roads and railroad are underserving this population. Recently, lower density housing with reconfigured interiors have replaced high density public housing complexes, a good example of which is Mary Sheppard Place, the former Bellevue Square public housing project. Other recent development in the area has been spurred on by SAND, the South Arsenal Neighborhood Development organization. These commercial and residential developments have included \$25 million worth of HUD-

funded building rehabilitations, and a seven story elderly housing development. Other important organizations operating in this area are the Clay Hill Development Association, and the Clay Arsenal Revitalization Association, the neighborhood's NRZ. Any development taking place in Clay Hill should be sensitive to the needs of the Clay Arsenal neighborhood, and should seek to transition between the residential areas in the north of the neighborhood and the commercial areas in the south.

Clay Arsenal has an ethnically diverse population that is, on average, younger than the City as a whole. Its infrastructure and development are dense but aging, and its population remains primarily working class. Afflicted with drugs and crime, the neighborhood lags behind the rest of the City in educational attainment, income, and employment rates. Coupled with these problems and the area's large populations of school-age children and families, many residents rely on housing and income subsidies.

Downtown West

Downtown West is often thought of as an entertainment district in that it has more than sixteen restaurants and bars, and one hotel and an extended stay facility.(see map). Union Station located in Downtown West is a regionally significant transit hub which offers bus and train connections to New Haven, Metro North, and Springfield, and Amtrak service to Boston. It will also be a terminal for the planned bus way to New Britain, which will include stops in Hartford, West Hartford, and Newington.

While the Gold Dome of the State Capital Building is outside the boundaries of the study area, it offers an inviting and invigorating view throughout Downtown West. Bushnell Park just south of the boundary is an expansive green space in the center of an urban area and is a major asset.

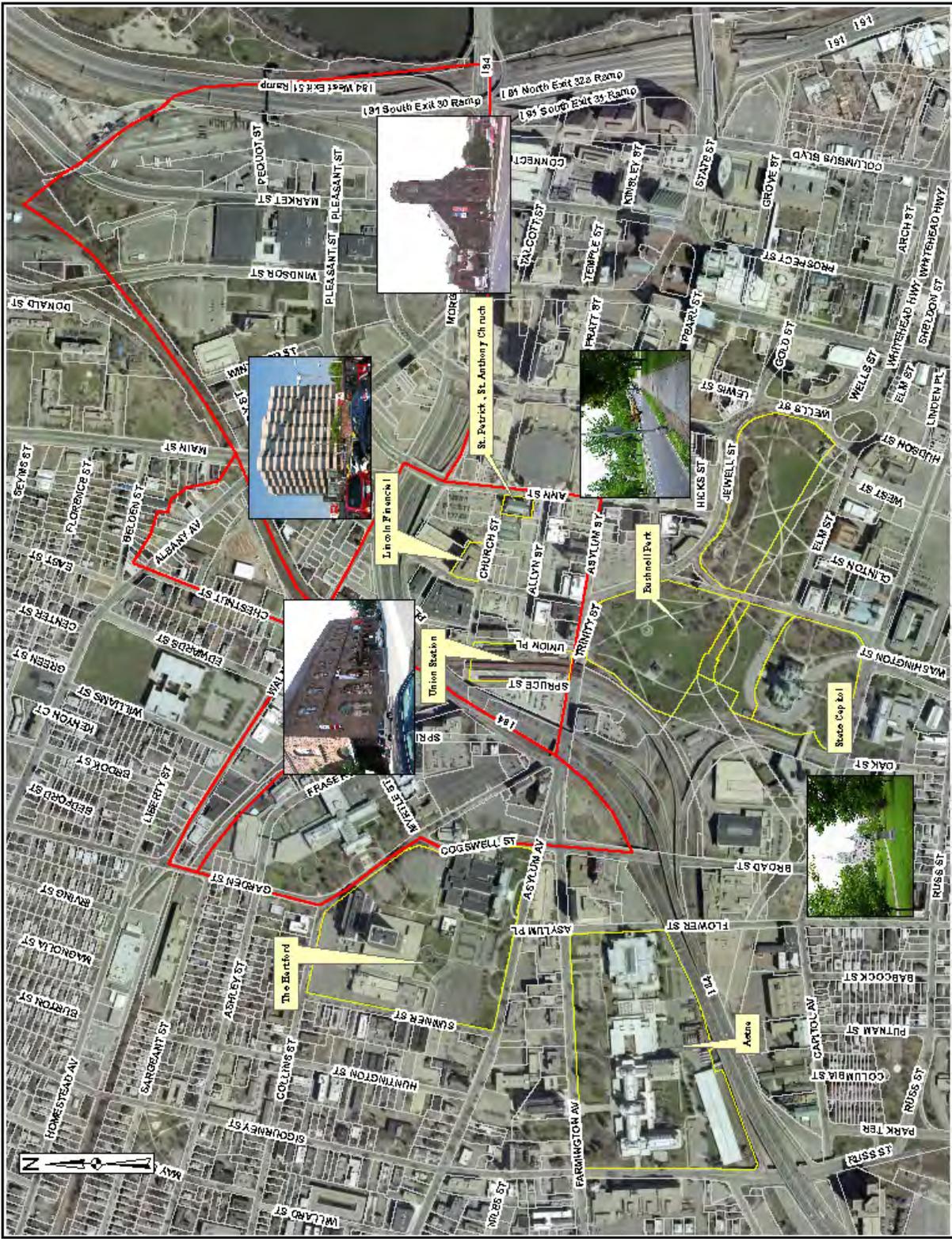
Saint Patrick/St.Anthony's Church brings in parishioners from a wide geographic area. The church is notable for its architecturally significant buildings.

Lincoln Financial located in Downtown West is a 12-story high complex containing 290,000 square feet of office space.



Legend
 Development Anchors
 ULI Study Area Boundary Line

THIS IS A PRELIMINARY STUDY AREA DESIGNATION FOR THE ULI STUDY AREA. THE ULI STUDY AREA DESIGNATION IS SUBJECT TO CHANGE. THE ULI STUDY AREA DESIGNATION IS SUBJECT TO CHANGE. THE ULI STUDY AREA DESIGNATION IS SUBJECT TO CHANGE.
 AUGUST 2007



Study Area Development Anchors- Downtown North

DOWNTOWN WEST ENTERTAINMENT

ACCOMMODATIONS

- 1 HILTON HARTFORD HOTEL - 369 ROOMS
- 2 HOLIDAY INN EXPRESS - 76 ROOMS
- 3 GOODWIN HOTEL - 124 ROOMS
- 4 RESIDENCE INN BY MARRIOTT DOWNTOWN HARTFORD - 57 ROOMS
- 5 CROWN PLAZA HARTFORD HOTEL - 330 ROOMS

CULTURAL / HISTORICAL

- 1 ANCIENT BURYING GROUND
- 2 BUSHNELL PARK CAROUSEL
- 3 CENTER CHURCH
- 4 CHRIST CHURCH CATHEDRAL
- 5 SHAM-TERRY HOUSE
- 6 OLD STATE HOUSE
- 7 PUMP HOUSE GALLERY
- 8 SOLDES AND SALOIS MEMORIAL ARCH
- 9 ST PATRICK AND ST ANTHONY CHURCH
- 10 STATE CAPITOL
- 11 WASHINGTON THEATREUM

ENTERTAINMENT

- 1 BUSHNET CENTER FOR PERFORMING ARTS - 3,700 SEATS
- 2 RUSHNELL PARK PERFORMANCE PAVILION
- 3 CIVIC CENTER - 6,500 SEATS
- 4 HARTFORD STAGE - 689 SEATS
- 5 THEATER WORKS - 200 SEATS

RESTAURANT / BAR

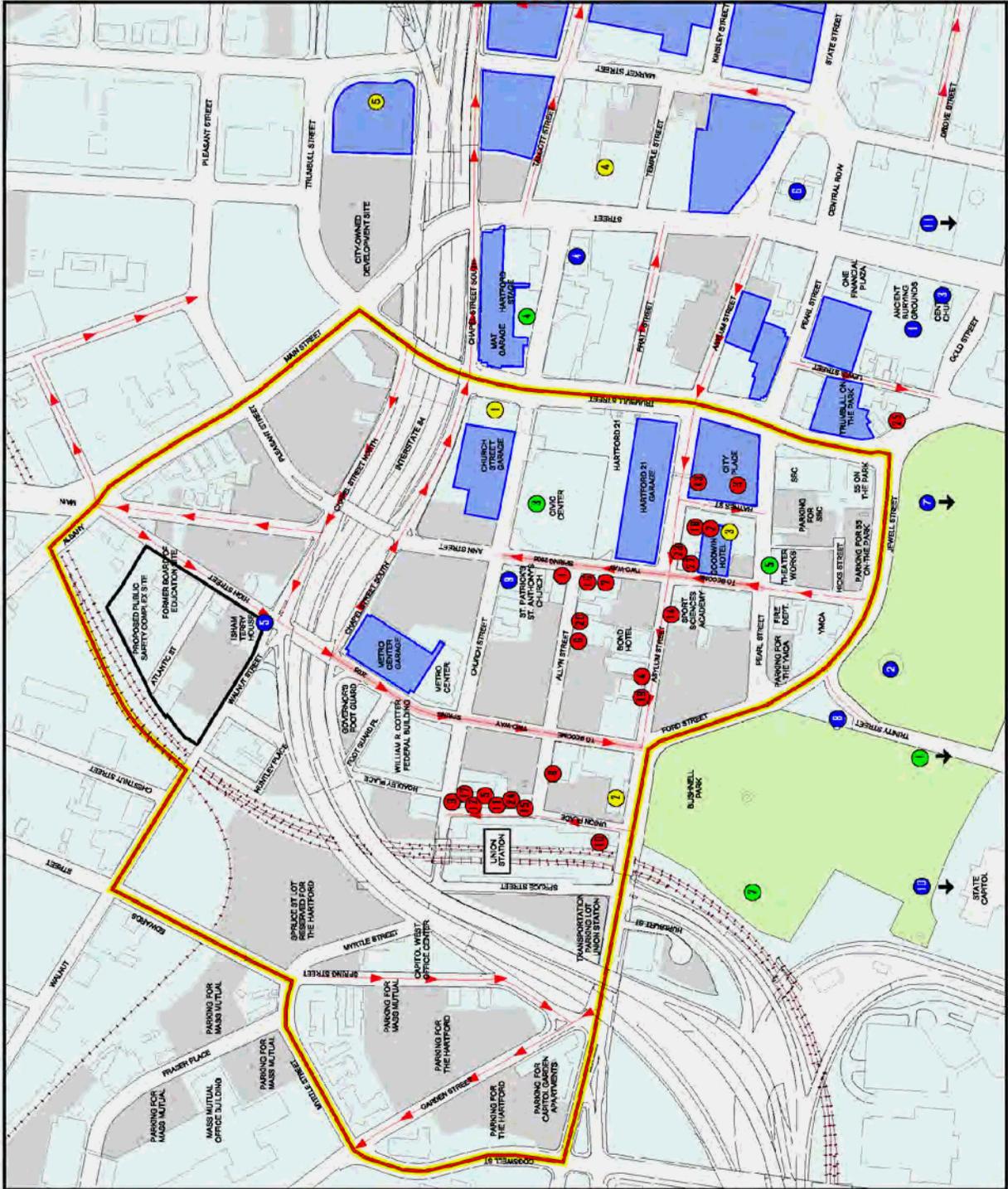
- 1 AQUA GRILL AND TEQUILA BAR
- 2 AMERICAN PUB BAR AND LOUNGE
- 3 ALIBON INN
- 4 BLACK EYED SALLYS
- 5 BOURBON STREET NORTH
- 6 BRICKYARD CAFE
- 7 CLUB RUI
- 8 CONCHO SPORTS BAR AND GRILLE
- 9 HOT TOMATOS
- 10 LE BON TOMAS ROULEZ
- 11 MAD DAWGS ROCK N' ROLL SALOON
- 12 MAX DOWNTOWN
- 13 MAYOR WIFE'S
- 14 PAPA'S PIZZA RESTAURANT
- 15 PAPA'S RESTAURANT
- 16 PAPA'S WING 'N
- 17 PERIPO'S RESTAURANT
- 18 PIGS EYE PUB
- 19 STANDING STONE CAFE
- 20 STARBUCKS
- 21 TAP ON ANN
- 22 UP ON THE ROCKS
- 23 VIBES BY THE PARK

EXISTING PARKING

- PARKING GARAGE
- SURFACE PARKING LOT



Map prepared by the City of Hartford Planning Division of the Development Services Department, April 2005.
Revised May 2005

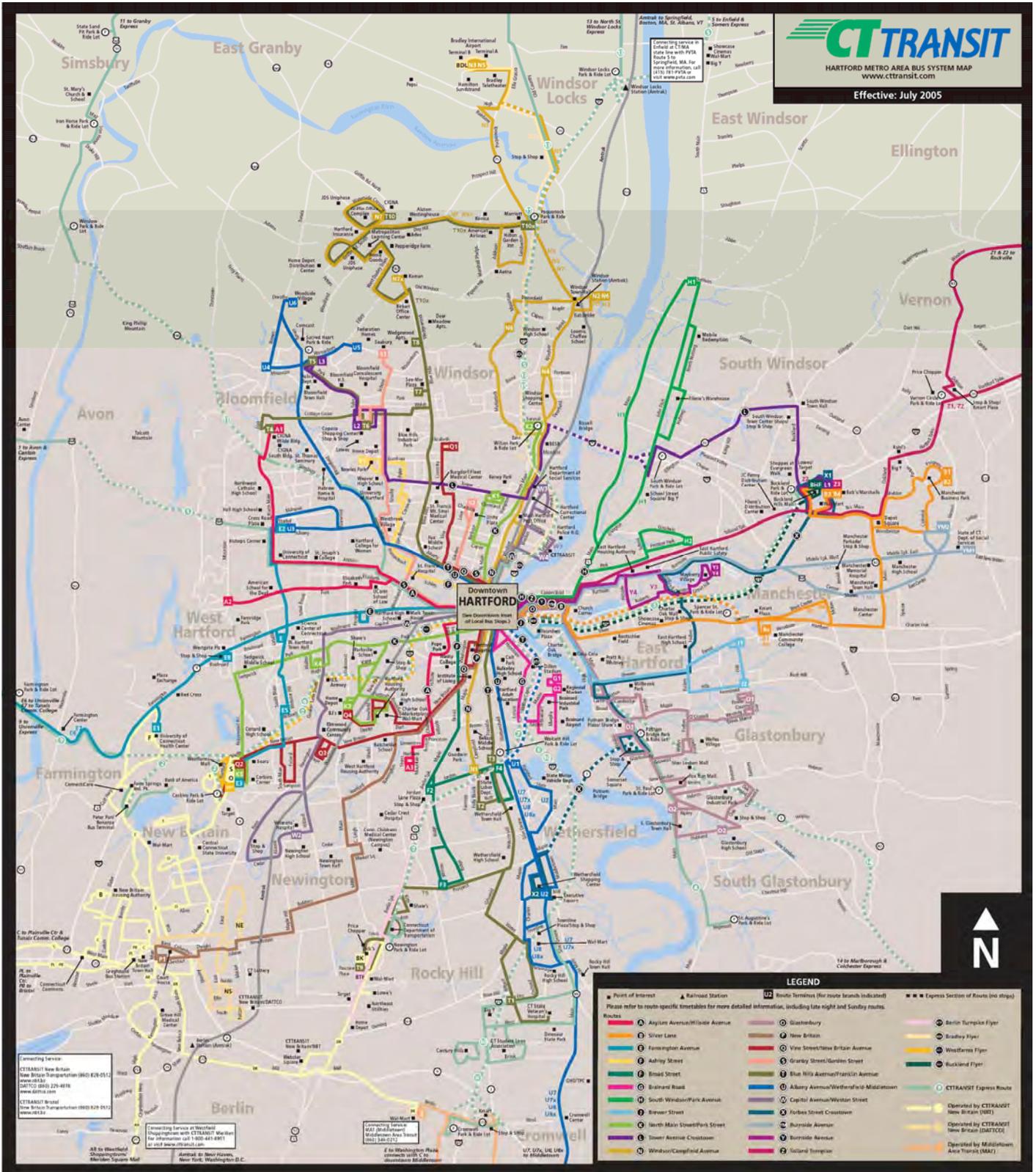


Accessibility

The area is highly accessible. I-84 and I-91 are two interstate highway systems that converge within the study area boundary. I-91 runs north and south and intersects with I-95 in southern Connecticut and I-90 in Massachusetts to the north. I-84 is an east and west route that intersects the state and runs from New York to Massachusetts. US Route 44 also known as Albany Avenue connects the City to the western suburbs and beyond.

Union Station is the main [railway station](#) in Hartford and is also located within the study area boundary. It is located along [Amtrak's New Haven-Springfield Line](#). There is also a bus station located at Union Station with service from [Connecticut Transit](#), [Greyhound Bus Lines](#), and [Peter Pan Bus Lines](#).

Conrail provides freight service to and from Hartford.





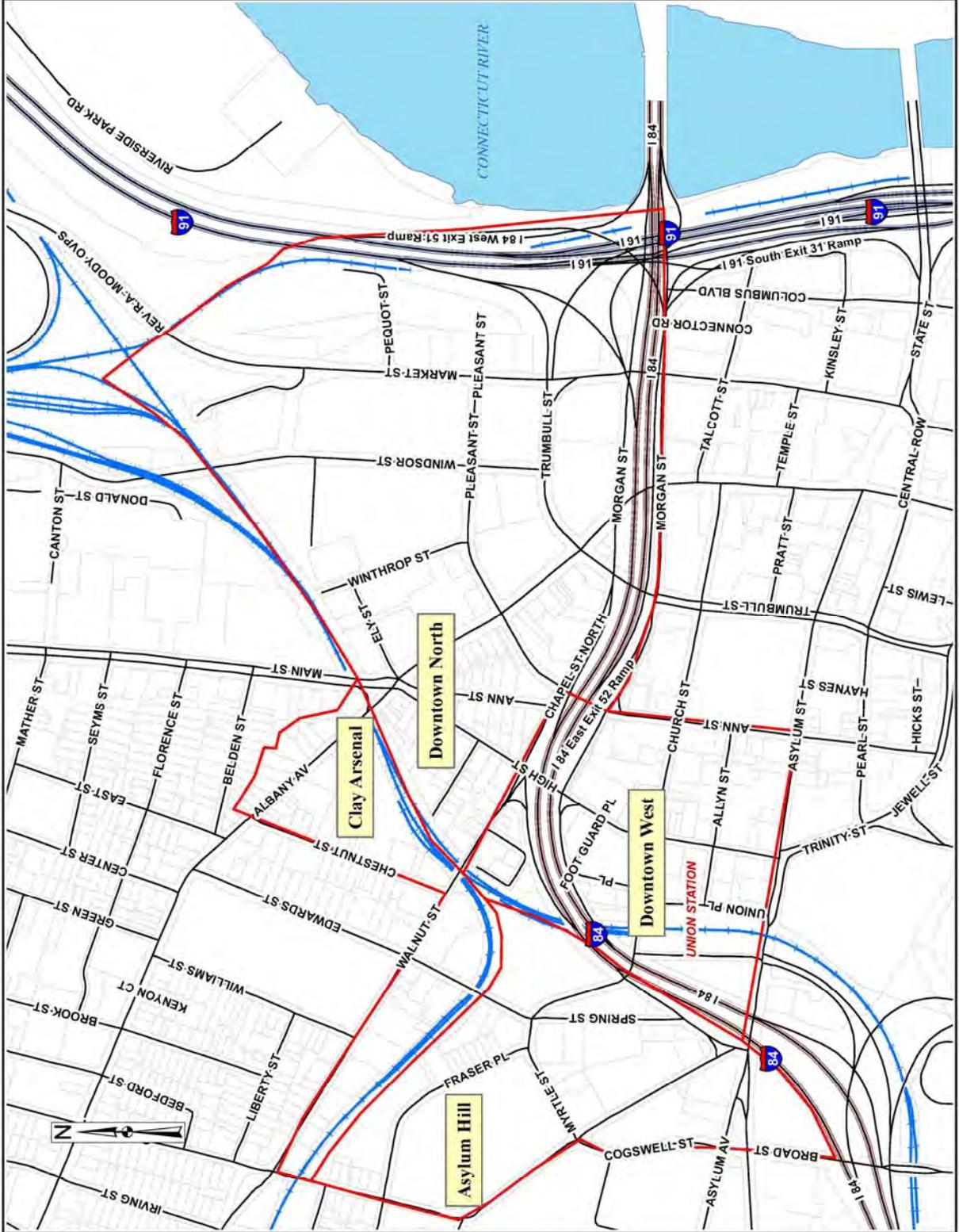
Effective: July 31, 2005



Legend

- Study Area Boundary Line
- Railroad
- Arterial Streets
- Interstates
- 84
- 91

URBAN LAND INSTITUTE
 STUDY AREA TRANSPORTATION MAP
 MAP PREPARED BY PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 AUGUST, 2007



Transportation

5. Study Area -Zoning District Descriptions

Within the study area there are seven (7) zoning districts.

B-1 – Downtown Development District

The purpose of the B-1 downtown development district is to promote the long-term economic growth of the downtown by implementing the following goals:

- (1) Foster and promote the orderly expansion of commercial office development so that the city will enhance its position as a center for economic and business affairs;
- (2) Provide for an expanding source of employment opportunities for the city's inhabitants and encourage the development of a desirable working environment;
- (3) Implement a plan for improved pedestrian and vehicular circulation and parking management;
- (4) Retain and promote the establishment of a variety of retail consumer and service businesses so that the needs of the areas residential and working population will be satisfied;
- (5) Encourage excellence in urban design;
- (6) Preserve the unique character and historic fabric of the downtown;
- (7) Reinforce the role of the downtown as a community center and a meeting place for people from all walks of life and all economic groups;
- (8) Provide an incentive for development in a manner consistent with the character of the downtown development district;
- (9) Provide for an increased presence and integration of the arts and related cultural activities in the downtown development district.

In recent years the city has also adopted the goal of having a downtown residential population to encourage a 24 hour city.

B-2 – Downtown Development Perimeter District

The purpose of the B-2 district in the city is to provide for a high quality, stimulating, mixed use urban environment defined by a strong residential, office, cultural and commercial presence which provides a vibrant pedestrian ambiance. The city desires to encourage development that will provide sensitive transitions in the scale, use and intensity of the B-1 downtown development district relative to surrounding residential areas. These regulations further the following goals:

- (1) Provide an incentive for residential development in close proximity to the city's central business core; and
- (2) Encourage excellence in urban design by:
 - a. Reinforcing active streets with retail and commercial uses and pedestrian amenities,

- b. Encouraging development which avoids large gaps or open spaces in block frontages,
- c. Improving the physical and psychological transition between the B-1 downtown development district and nearby residential neighborhoods,
- d. Encouraging garage structures which are not visible from the pedestrian active streets, except for their entrances and exits, and
- e. Preserving views to important landmarks such as Bushnell Park, the state capitol, the downtown skyline.

B-3 – Business District (General-Linear Business)

The purpose of the B-3 district in the city is to improve the serviceability of linear, "strip" or "shoestring" commercial streets by:

- (1) The concentration of new shopping areas;
- (2) Provision of convenient and adequate parking;
- (3) Development of greenways, landscaped areas, attractive building groups and small play lots;
- (4) Encouragement of uses compatible with the adjacent residential areas; and
- (5) Improvement of traffic patterns.

B-4 – Business District (Neighborhood Business)

The purpose of the B-4 district in the city is to provide for retail centers in which will be found the convenience shopping goods required by the average household. These neighborhood shopping centers will be limited in area and in the number of permitted uses.

C-1 – Commercial District

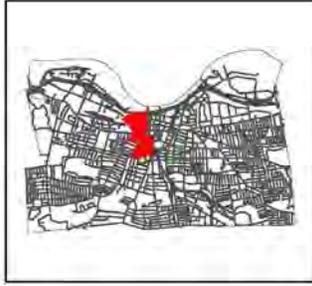
The purpose of the C-1 district in the city is to provide locations for uses such as storage warehouses, wholesalers, laboratories, computer centers and display rooms and offices of equipment manufacturers.

RO-1 – Residence-Office District

The purpose of the RO-1 district in the city is to provide for financial, insurance, government, personal services and other similar offices together with multiple unit residential structures. Commercial uses which are accessory to such primary uses are permitted as accessory uses within a principal structure. Thus, such uses as drugstores, beauty shops and barbershops, and restaurants required to properly serve offices, and grocery stores, delicatessens, and retail shops required to serve high-rise multiple residences are permitted within the principal structure.

These regulations also promote excellence in urban design by:

- (1) Encouraging development which does not disrupt the existing character of development; and
- (2) Improving the physical and psychological transition between large office and institutional complexes and nearby residences



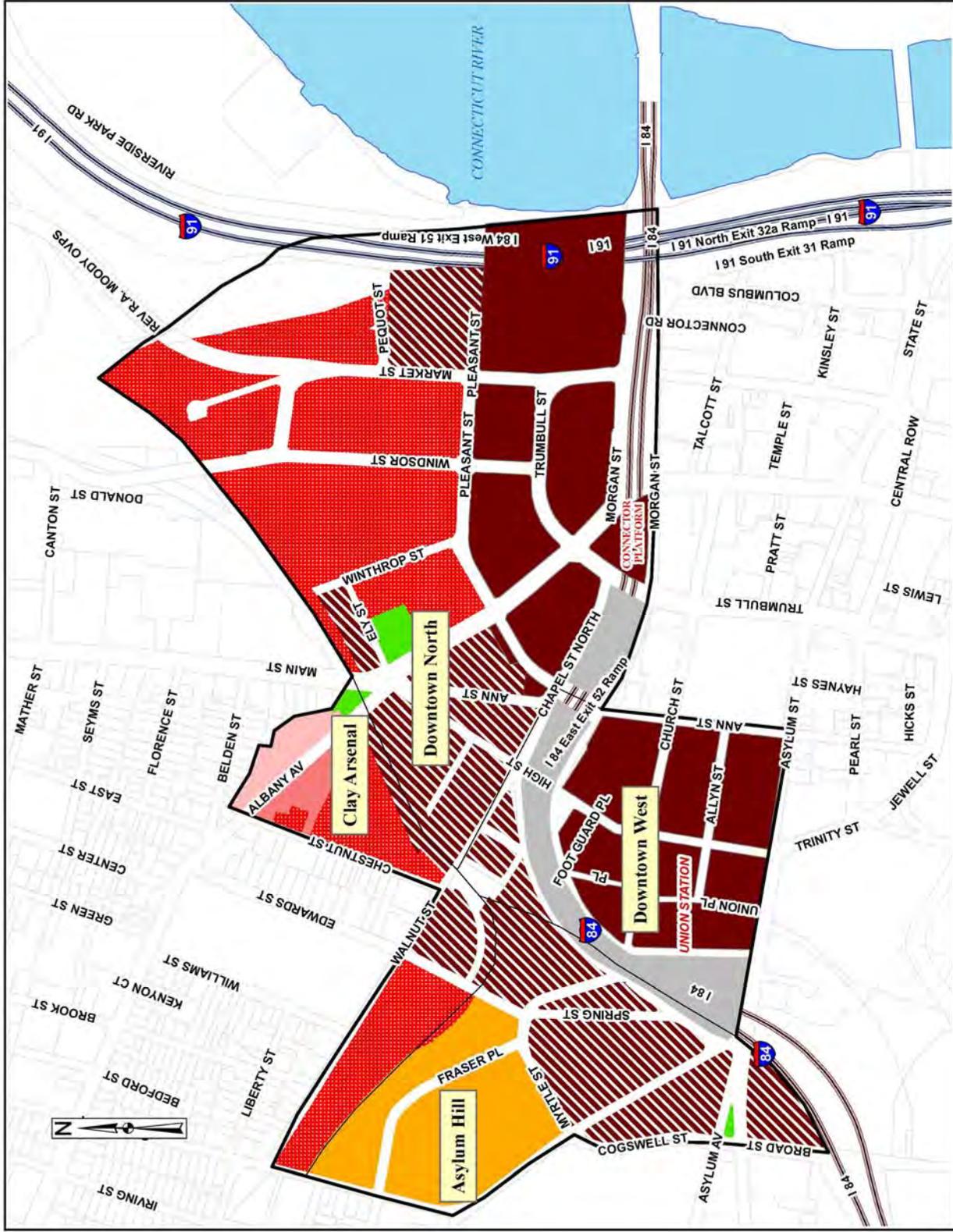
Legend

□ ULI Study Area Boundary Line
 □ ULI Study Area Zoning LABEL

B-1	B-2	B-3	B-4	C-1	HR	P	RO-1
(Dark Red)	(Red with diagonal lines)	(Red with horizontal lines)	(Red with vertical lines)	(Red with cross-hatch)	(Light Red)	(Light Green)	(Yellow)

HARTFORD DOWNTOWN NORTH AND WEST STUDY
 STUDY AREA ZONING

MAP PREPARED BY PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007



Zoning Map

6. Economic and Demographic Data

Economic and Demographic Data Overview

The City of Hartford was founded by Thomas Hooker and his followers in 1635 and incorporated in 1784. It is the capital of the State of Connecticut and the core of a metropolitan area of over one million people. According to the corrected 2000 Census, Hartford's population as of April 1, 2000 was 124,121, a decrease of 11.2% since 1990. Since the 2000 Census, it is estimated that the City's population has increased by 2.73%. The City consists of an 18.4-square-mile area and lies on the west bank of the Connecticut River, midway between New York City and Boston. Interstate 91 and 84 intersect in Hartford. Amtrak provides rail passenger service and the City is served by Bradley International Airport in Windsor Locks just to the north.

Hartford is home to insurance, financial and manufacturing industries. The insurance industry is a major service specialty, and provides a range of products, including life insurance, medical insurance, fire/marine/casualty insurance, and pension investments and asset management services, most of which continue to be concentrated in Hartford. Among the City's largest taxpayers are The Hartford, Travelers Indemnity Co., Aetna Life Insurance Co., Phoenix Mutual, ING and Hartford Steam Boiler. The City has also seen major gains in the insurance and financial services sector in the past year.

In November 2003, a \$16 billion merger of Travelers Property Casualty and The St. Paul Cos. was announced, creating The St. Paul Travelers Cos., the second largest commercial property-casualty insurer and fourth largest U.S property-casualty insurer overall based on A.M. Best Co. rankings. Although its corporate headquarters are located in St. Paul, Minnesota, Hartford is the main office for the company's general commercial and personal lines, technology operations, and surety business. In 2006, the company announced that it will add 500 to its workforce in Hartford as a result of business growth. The Travelers Companies, Inc. expanded its office space by 48,500 square feet at State House Square, in the heart of the Central Business District, and continues to add to its workforce within the City. The company's community involvement is also worthy of note. In April 2006, the Travelers announced that it had entered into a four-year agreement to be the title sponsor for a PGA Tour tournament held in Connecticut.

In November 2003, Prudential Financial Inc., the third-largest life insurer according to A.M. Best Co., agreed to purchase CIGNA Corp.' retirement services business for \$2.1 billion. Prudential Financial has not only maintained a major presence in Hartford, but has also added over 100 jobs since the merger.

Most significantly, in 2006 Aetna Life Insurance Co. announced it plans to relocate 3,400 jobs to its Farmington Avenue campus by 2010 and invest over \$150 million in its facilities to accommodate a total of 6,000 employees.

Other significant insurance expansions and attractions are - The Hartford Insurance Group expanded into a full floor at Goodwin Square and White Mountain Insurance recently opened a new office in the capital city. In 2004, Phoenix relocated 500 workers from Enfield to its headquarters on Constitution Plaza in Hartford. The Hartford, United Healthcare and Bank of America remain major employers in Hartford. The insurance and finance industry is of vital importance to the City and the State. This cluster contributes 29.5% to the Gross State Product (GSP), employs over 140,000 employees - 8% of the state employment and 12% of the City's in over 5,500 establishments. The insurance sector alone employs over 60,000 people statewide.

Today, in addition to the foregoing, Hartford is defined in terms of arts, entertainment, education, and culture. According to the Central Regional Tourism District, Hartford has a higher concentration of arts and entertainment spots than any other location in Connecticut. Also according to the Central Regional Tourism District, over a five-year period tourism has increased annually in the Greater Hartford area, with tourists staying longer and spending more money. Most tourists generally give the Hartford area high scores for providing quality experiences related to cultural heritage.

Hartford is also home to leading arts and heritage institutions. The Wadsworth Atheneum Museum of Art, the nation's first art museum, is in the process of relocating and expanding certain of its offices, shops and services to the former Hartford Times building. This will allow more space in its main building for art exhibitions. In 2003, the Bushnell Center for the Performing Arts completed a second performance concert hall with 950 seats. The renowned Hartt School of Music, which is part of the University of Hartford has begun renovating the former Thomas Cadillac site for a \$25 million expansion of its performing arts center, and the Mark Twain House & Museum opened a new \$16.5 million 35,000-square-foot facility in November 2003. The Hartford Stage Company continues to be a major cultural attraction for the entire region, and has developed a national reputation for ground-breaking theater. Recent development activities include the renovated TheaterWorks building in Parkville, a factory building that has been transformed into Real Art Ways' arts and entertainment complex, the National Theater for the Deaf in the Colt Building, and the nationally acclaimed Artists Collective's \$7 million building. The Harriet Beecher Stowe House has undergone a major renovation, and the Asylum Hill Boys and Girls Club opened its new \$5.4 million youth center in Asylum Hill in 2004.

Hartford continues to serve as a regional center or is home to a large network of educational institutions. Colleges and universities in the City which include The Hartford Graduate Center, affiliated with Rensselaer Polytechnic Institute, Trinity College, The University of Hartford, Hartford College for Women, the University of Connecticut School of Law, the University of Connecticut School of Business, and the Capital Community-Technical College, which opened its new \$55 million campus in the newly renovated former G. Fox Building on Main Street in September 2002. The University of Hartford broke ground in June 2004 for a \$32 million science, technology and engineering complex. The Learning Corridor located on a 16-acre campus opened its doors for the 2000-01 school year. The Learning Corridor has become a

model of joint public/private effort to revitalize a neighborhood formerly characterized by crumbling housing, joblessness and crime. It is an example of voluntary integrated education from kindergarten through high school.

The City's library system is regarded as one of the finest of its kind in the nation and has received many national awards and accolades. The Hartford Public Library has taken a leadership role in promoting and supporting literacy and learning and by providing free and open access to information and ideas.

The New England Association of Schools and Colleges has accredited all 32 public schools in the Hartford Public School system.

Hartford has continued to make progress in addressing the needs of its aging housing stock and increasing homeownership as a means toward stabilizing neighborhoods. The City's Homeownership Appraisal Gap Program provides financing to developers to construct or rehabilitate houses in an effort to increase homeownership. To date, some 300 units have been completed and sold. The City also has been successful in stimulating homeownership through its House Hartford Down Payment Assistance Program, which provides financing for approximately 100 homeowners each year. In addition, the City administers a home improvement and rehabilitation program for existing houses and apartment buildings. Hartford has also seen the metamorphosis of several of its low-income public housing complexes into lower density detached single-family homes and duplexes. According to the City Assessor, this has had a very positive impact on surrounding property values. Additional low-income public housing complexes are currently in the process of being converted into single-family dwellings. In addition, numerous high-end housing projects are under way.

The value of commercial and residential property in Hartford continues to increase at a rapid pace, as does the confidence in the real estate market. In 2005, Goodwin Square, a 340,000 square foot, 124 room hotel, was sold to Northland Investments for \$41,000,000. Houlihan-Parnes Realtors purchased 680 rental units in 23 buildings located in Hartford's Asylum Hill neighborhood. The transaction represented the largest apartment sale by price in Hartford County in 2004. Single-family homes in one of Hartford's most prestigious neighborhoods now carry price tags of up to almost \$1.5 million, compared to less than a million just a few years ago.

The Hartford region ranks in the top 10% of U.S. metropolitan economies in Gross Metropolitan Product at \$73.7 billion. Evidence of this economic development activity and the revitalization of the City are clearly visible in the on-going changes in Hartford's skyline and numerous neighborhoods. Of significant note is the Merrill Lynch acquisition of Advest, and Lincoln Financial's purchase of Jefferson Pilot. XL America expanded into Hartford. New Alliance Bank, Citibank and Citizens Bank and Sovereign Bank also entered into the Hartford market by opening two new retail branches in Hartford.

Hartford has the largest center of employment in the State with more than 106,000 people commuting to work in the City on a daily basis. Fortune 500 companies still choose to locate

their headquarters in Hartford. Prudential Insurance manages more than a \$125 billion asset portfolio. Insurity Inc., a subsidiary of Choice Point, moved its national headquarters to the Sawtooth Building at the Colt Gateway.

Aetna's former training facility, the Hastings, was sold to the Connecticut Culinary Institute and has become a combined culinary training institute and housing facility for 500 students in the Asylum Hill neighborhood.

National and regional retailers are also investing in Hartford Neighborhoods. Brooks Pharmacy and CVS have completed new projects and, in the Parkville area of Hartford, an older retail plaza was purchased by a local developer with plans to develop an indoor mall of specialty shops and restaurants. Wal-Mart in 2007 filed plans for a major expansion at Charter Oak Marketplace.

The transformation of high-density, low-income housing projects into single-family homeownership and affordable rental units continues. Residential real estate developers continue to purchase property in which upscale apartments and condominiums will be built with easy access to offices, cultural facilities and entertainment venues.

Population Data

Population and Density

Year	<u>City of Hartford</u>			<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Population</u>	<u>% Change</u>	<u>Density</u> ¹	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>
2000	124,121	(11.2)	6,746	857,183	0.6	3,405,565	3.6
1990	139,739	2.5	7,595	851,783	5.4	3,287,116	5.8
1980	136,392	(13.7)	7,413	807,766	(1.1)	3,107,576	2.5
1970	158,017	(2.6)	8,588	816,737	18.4	3,032,217	19.6
1960	162,178	0	8,814	689,555	27.8	2,535,235	0

¹ Density based on 18.4 square miles.

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 1960–2000.

Population Composition by Age

Age	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u> ¹	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	10,116	8.3	54,783	6.4	223,344	6.5
5 to 9 years	10,746	8.8	60,819	7.1	244,144	7.2
10 to 14 years	9,959	8.2	61,163	7.1	241,587	7.1
15 to 19 years	10,341	8.5	54,600	6.4	216,627	6.3
20 to 24 years	10,689	8.8	46,422	5.4	187,571	5.5
25 to 34 years	18,801	15.5	112,598	13.1	451,640	13.3
35 to 44 years	17,398	14.3	142,507	16.6	581,049	17.1
45 to 54 years	13,342	11.0	120,642	14.1	480,807	14.1
55 to 59 years	4,723	3.9	44,319	5.2	176,961	5.2
60 to 64 years	3,875	3.2	33,702	3.9	131,652	3.9
65 to 74 years	5,935	4.9	60,976	7.1	231,565	6.8
75 to 84 years	4,015	3.3	47,197	5.5	174,345	5.1
85 years and over	<u>1,638</u>	<u>1.3</u>	<u>17,455</u>	<u>2.1</u>	<u>64,273</u>	<u>1.9</u>
Total	121,578	100.0	857,183	100.0	3,405,565	100.0

Median Age	<u>1990</u>	<u>2000</u>
City of Hartford	28.4	29.7
Hartford County	34.5	37.7
State of Connecticut	34.4	37.4

¹ According to the official returns of the 2000 U.S. Census, the corrected population count as of April 1, 2000 for the City of Hartford is 124,121. The population by age was not corrected to reflect this change, however.

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 1990–2000.

Income Distribution

<u>Income for Families</u>	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>
\$ 0 – 9,999	5,298	19.3	10,777	4.8	33,423	3.8
10,000 – 14,999	2,689	9.8	6,854	3.1	23,593	2.7
15,000 – 24,999	4,829	17.6	16,969	7.6	63,262	7.1
25,000 – 34,999	3,708	13.5	20,262	9.1	75,413	8.5
35,000– 49,999	4,204	15.3	30,972	13.9	120,134	13.6
50,000 – 74,999	3,952	14.4	50,644	22.7	198,924	22.5
75,000 – 99,999	1,525	5.5	36,116	16.2	141,981	16.0
100,000 – 149,999	765	2.8	31,848	14.2	132,177	14.9
150,000 or more	483	1.8	18,856	8.4	96,840	10.9
Total	27,453	100.0	223,298	100.0	885,747	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

Income Levels

	<u>City of Hartford</u>	<u>Hartford County</u>	<u>State of Connecticut</u>
Per capita income	\$13,428	\$26,047	\$28,766
Median family income	\$27,051	\$62,144	\$65,521
Median household income	\$24,820	\$50,756	\$53,935
% below poverty level (families).....	28.2%	7.1%	5.6%

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

<u>Educational Attainment</u>	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than 9th grade	11,541	16.5	37,632	6.5	132,917	5.8
9th to 12th grade, no diploma	15,821	22.7	64,670	11.2	234,739	10.2
High school graduate	21,240	30.4	165,890	28.6	653,300	28.5
Some college, no degree	9,931	14.2	101,051	17.4	402,741	17.5
Associate degree	2,671	3.8	38,945	6.7	150,926	6.6
Bachelor degree	5,030	7.2	101,865	17.6	416,751	18.2
Graduate or professional degree	3,634	5.2	69,786	12.0	304,243	13.2
Total	69,868	100.0	579,839	100.0	2,295,617	100.0
Percent high school graduate or higher		60.8		82.4		84.0
Percent bachelor degree or higher		12.4		29.6		31.4

Major Employers Located in the Greater Hartford Area

<u>Employer</u>	<u>Industry</u>	<u>Location</u>	<u>Employees</u>
United Technologies	Diversified manufacturer	Hartford	26,400
The Hartford Financial Group ...	Insurance, financial services	Hartford	12,100
Aetna Inc.	Health insurance	Hartford	7,266 ¹
Travelers	Property/casualty insurance	Hartford	6,700
Hartford Hospital	General hospital	Hartford	6,377
Bank of America	Banking and financial services	MetroHartford	5,100
CIGNA Corp.	Insurance	Bloomfield	4,390
Northeast Utilities.....	Electric utility	Berlin	4,148
University of Connecticut.....	State university	Storrs	4,000
Saint Francis Hospital	General hospital	Hartford	3,892
ABB, Inc.	Fossil and nuclear power generation	Windsor	3,000
UnitedHealth Group	Health insurance	Hartford	3,000
ESPN.....	Media	Bristol	3,000
The Hospital of Central Conn. ...	General hospital	New Britain	3,000
Cianbro Corp.	General contractor	Bloomfield	2,200
ING Group	Financial services	Hartford	2,000 ²
MassMutual Financial Group ...	Insurance	Enfield	1,850
Eastern CT Health Network	General hospitals	Manchester	1,570
UPS	Distribution	MetroHartford	1,500
AT&T	Telecommunications	MetroHartford	1,497
MetLife	Insurance	Hartford	1,310 ²
J.C. Penney Company, Inc	Catalog and retail distribution	Manchester	1,300
Stanley Works	Hardware manufacturer	New Britain	1,300
Kaman Corporation.....	Diversified manufacturer	MetroHartford	1,300
Lydall, Inc.	Fiber material, specialty papers	Manchester	1,193
Hartford Courant.....	Newspaper publishing and printing	Hartford	1,100
University of Hartford	University	West Hartford	1,050
Uniprise	Insurance	Hartford	1,018
ALSTOM USA	Power generation products	Windsor	1,000
Alstom Power Systems	North American HQ - engineering	Windsor	1,000
Central Connecticut State Univ.	University	New Britain	1,000
DATTCO, Inc.	Transportation services	New Britain	945

Source: Metro Hartford Chamber of Commerce 2006.

¹To increase by 3,400 by 2010. Source: Aetna, Inc.

²Will be leaving Hartford to relocate in another municipality in the Greater Hartford area.

**Commercial Real Estate Market Analysis
Vacant Space**

Type	<u>Fourth Quarter 2006</u>		<u>Fourth Quarter 2005</u>		<u>Fourth Quarter 2004</u>	
	<u>Total</u> <u>Square Feet</u>	<u>Percent</u> <u>Available</u>	<u>Total</u> <u>Square Feet</u>	<u>Percent</u> <u>Available</u>	<u>Total</u> <u>Square Feet</u>	<u>Percent</u> <u>Available</u>
Class "A" Office	5,599,181	13.86	5,590,181	17.19	5,590,181	16.90
All City Office	10,882,640	17.23	10,519,611	20.71	7,559,882	24.40
Regional Office	25,601,928	14.96	24,944,989	19.05	24,268,378	19.29
City Industrial	4,268,591	14.00	4,268,591	18.32	4,158,998	18.11
Regional Industrial	68,400,000	8.97	68,205,339	11.54	67,808,407	12.41

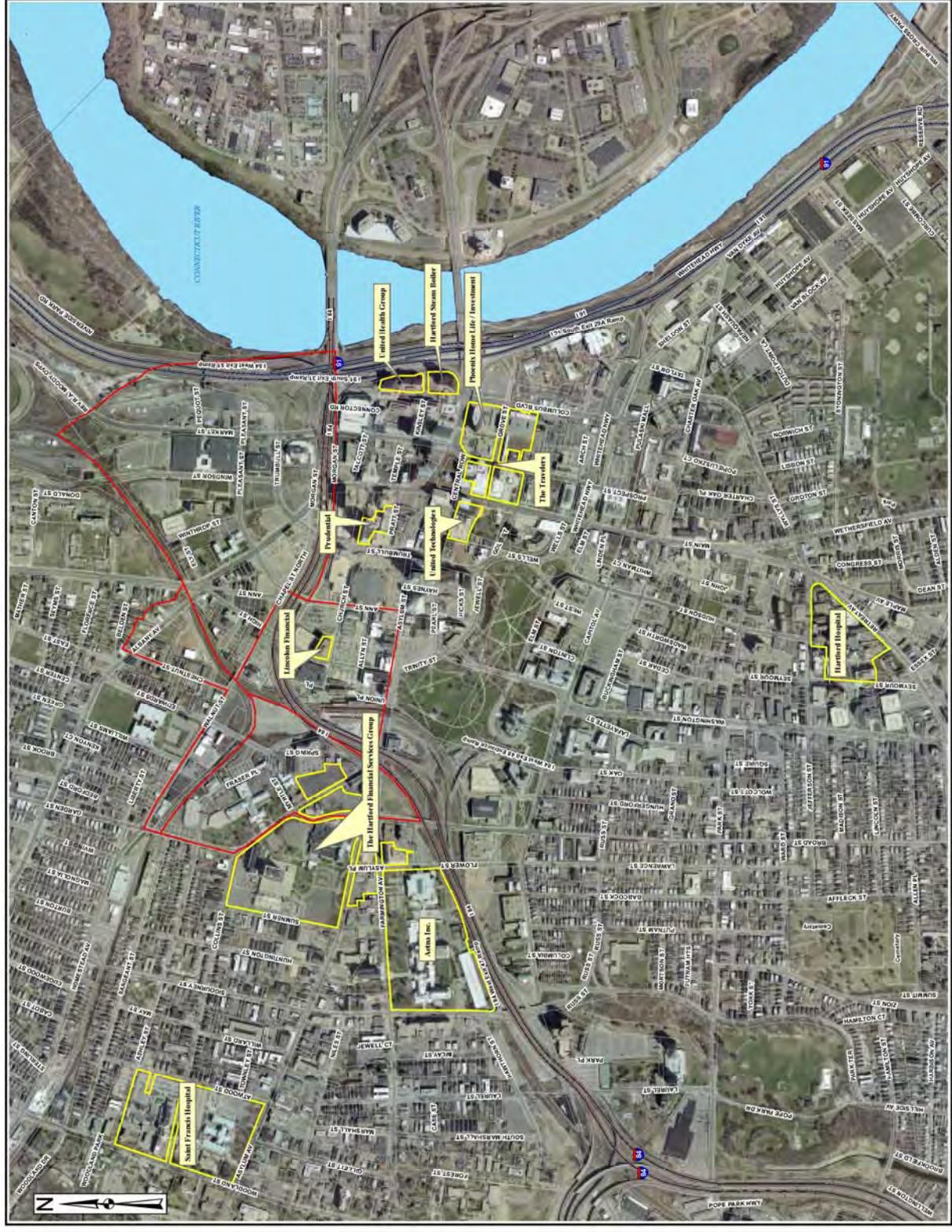
Source: CB Richard Ellis-NE Partners, LP.



Legend

- Major Employers in Hartford
- ULI Study Area Boundary Line

HARTFORD DOWNTOWN NORTHLAND WEST STUDY
 STUDY AREA SUBBOUNDING
 MAJOR EMPLOYERS IN HARTFORD
 MAP PREPARED BY PLANNING DIVISION
 DEPARTMENT OF PLANNING SERVICES
 FALL, 2007



Major Employers

7. Housing

Housing Initiatives

In the 1990's Hartford adopted two objectives – reconstructing or renovating all of its public housing projects with the desire to increase home ownership and reduce rentals. The first objective is substantially complete. The City is now focused on its second objective and has the following projects in various stages of design and development.

- **The Metropolitan** – New Haven, Connecticut-based College Street Partners completed the renovation of 246 Pearl Street in 2006. The former office building was transformed into 50 market-rate condominiums. Sales are currently taking place.
- **Former American Airlines building** –College Street Partners purchased the 160,000 square-foot building from the City in June 2004. The \$1.4 million transaction spurs the redevelopment of 18,000 square feet of retail space on the first floor and 89 condominium units on the upper floors. This project, which includes a renovation of the existing façade on Main Street, is under construction.
- **Alden Street** – In 2006, Providian Builders completed construction and sold 23 townhouse-style condominiums.
- **Brick Hollow** – An \$8 million project to rehabilitate and reconfigure the existing 60 housing units to 50 units was completed in 2006 and is now fully occupied. The property is located in the Putnam Heights area of the Frog Hollow Neighborhood.
- **Capewell** – In May 2004, CCEDA approved a \$1.8 million subsidy for the \$23.4 million project to reconstruct the former 1903 Capewell Horse Nail Co. factory. The former factory, located near Adriaen's Landing, is expected to be converted into 92 residential condominiums and office space. The site contains a total of 161,000 square feet in five buildings. The historic renovation of the administration building was completed at a cost of \$800,000.
- **Goodwin Estates** – New York-based Ginsburg Development Company restored the historic Goodwin Estates in the west end of the City with seven condominium flats and 56 new townhouses in Hartford's first new high-end housing in 20 years. The project was completed at a cost of \$23 million and all units have been sold. The Goodwin homes vary in size from 1,500-square-foot to 3,000-square-foot townhouses.

- **Mortson Street/Putnam Heights** – This \$10.8 million project includes the conversion of seven abandoned buildings and construction of five new buildings to complete 70 new owner-occupied townhouses.
- **Pope Park/Park Terrace** – 68 affordable units have been restored or constructed in 13 perfect-six apartment buildings. Mutual Housing Association of Greater Hartford Inc. developed the \$14 million project with a combination of loans, grants, and other funding sources.
- **SANA Apartments** – The \$25 million HUD funded project to reconfigure and rehabilitate the South Arsenal Neighborhood Associations' 260 housing units contained in 13 separate buildings is well under way. The work on 12 three-story and the rehabilitation of the nine-story high-rise building is complete.
- **Stowe Village** – More than 100 duplex units have been built and beautifully landscaped at Stowe Village in North Hartford. The units are flanked by some 33 single-family units. A third phase of construction of single-family dwellings is planned.
- **Dutch Point** – The City received a \$20 million HUD Hope VI grant to rebuild the Dutch Point Housing Project. Phase I, which includes 73 rental units, was completed in 2006. Phase II commenced in the first quarter of 2007.
- **Rice Heights** – Rice Heights is another example of the City's ambitious program to turn public-housing projects from blight to middle-class homeownership. Approximately 50 single-family dwelling units have been built and sold to qualified candidates.
- **55 on the Park (former SNET building)** – College Street Partners LLP completed the renovation of a former downtown 12-story office building into 130 market-rate apartment units. The \$6 million project was entirely funded through private investments.
- **Trumbull on the Park** – A \$40 million project which includes 100 market-rate apartments, 7,600 square feet of retail space, and a 600-car parking garage. The development is located on historic Lewis Street and faces Bushnell Park. The project is funded through the Connecticut Housing Finance Authority with the assistance of a federal loan guarantee and \$6 million from CCEDA and opened in 2005.
- **18 Temple Street** – The \$45 million renovation of the former Sage-Allen department store began in late 2004 and was completed in May 2007. The project includes 78 market-rate apartments, 42 student townhouses, 12,000 square feet of retail space, and a parking garage for 318 cars.

Projects Being Actively Planned

- **Plaza Mayor:** Plaza Mayor, LLC has been selected as the developer of a bold mixed-use plan for the corner of Park and Main Streets. The developer's plan calls for a public plaza to be surrounded by 30 townhouse-style condominiums, shops, restaurants, a banquet facility and covered parking at a cost of \$28 million. The development will serve as a public gateway to Park Street, the city's thriving Latino shopping district. Final City approvals are expected in early 2007.
- **YMCA Site on Jewell Street:** Northland Development plans to build 250 upscale condominiums on the current YMCA site, at a cost of \$117 million. This is a 1.3-acre parcel located in Bushnell Park. Northland's intention is to raze the building. The Y's health facilities and headquarters have been relocated to a 40,000 square foot facility in the new Hartford 21 complex.
- **1450 Main Street:** The City negotiated the sale of this 4.3-acre parcel to SOC Group, LLC. A mixed-use development incorporating retail on the Main Street frontage and new housing to the rear of the property is under construction.

Age Distribution of Housing

<u>Household Characteristics</u>	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>
Built in 1939 or earlier	16,373	32.3	71,019	20.1	308,896	22.3
Built in 1940-1959	15,444	30.5	101,177	28.6	359,042	25.9
Built in 1960-1969	7,687	15.2	57,088	16.2	212,176	15.3
Built in 1970-1979	5,769	11.4	51,755	14.7	203,377	14.7
Built in 1980-1989	3,355	6.6	46,009	13.0	183,405	13.2
Built in 1990-1994	1,127	2.2	12,310	3.5	56,058	4.0
Built in 1995-March 2000	<u>889</u>	<u>1.8</u>	<u>13,664</u>	<u>3.9</u>	<u>63,021</u>	<u>4.6</u>
Total	50,644	100.0	353,022	100.0	1,385,975	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

Housing Unit Inventory and Vacancy Rates

<u>Housing Units</u>	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Units in structure						
1 unit, detached	7,553	14.9	193,737	54.9	816,706	58.9
1 unit, attached	2,145	4.3	19,852	5.6	71,185	5.1
2 to 4 units	18,345	36.2	65,403	18.5	246,617	17.8
5 to 9 units	7,505	14.8	23,239	6.6	76,836	5.6
10 or more units	15,046	29.7	48,895	13.9	162,437	11.7
Mobile home, trailer, other	<u>50</u>	<u>0.1</u>	<u>1,896</u>	<u>0.5</u>	<u>12,194</u>	<u>0.9</u>
Total units	50,644	100.0	353,022	100.0	1,385,975	100.0
Occupied housing units	44,986	88.8	335,098	94.9	1,301,670	93.9
Vacant housing units	<u>5,658</u>	<u>11.2</u>	<u>17,924</u>	<u>5.1</u>	<u>84,305</u>	<u>6.1</u>
Total units	50,644	100.0	353,022	100.0	1,385,975	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

Owner-occupied Housing Units

	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
Total owner-occupied units		11,064		215,275		869,729
Persons per unit		2.76		2.62		2.67
Mean number of rooms		4.4		5.5		5.6
	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Specified owner-occupied units						
Less than \$50,000	322	4.9	1,226	0.7	5,996	0.8
\$50,000 to \$99,999	3,523	54.2	27,699	15.0	85,221	11.7
\$100,000 to \$149,999	1,765	27.2	67,455	36.4	212,010	29.1
\$150,000 to \$199,999	390	6.0	43,460	23.5	156,397	21.5
\$200,000 to \$299,999	257	4.0	30,950	16.7	137,499	18.9
\$300,000 to \$499,999	172	2.6	11,427	6.2	79,047	10.9
\$500,000 or more	<u>71</u>	<u>1.1</u>	<u>2,799</u>	<u>1.5</u>	<u>52,074</u>	<u>7.1</u>
Total	6,500	100.0	185,016	100.0	728,244	100.0
Median value	\$93,900	-	\$147,300	-	\$166,900	-

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

Number and Size of Households

<u>Household Characteristics</u>	<u>City of Hartford</u>		<u>Hartford County</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Persons in households	116,223	-	830,338	-	3,297,626	-
Persons per household (average)	2.58	-	2.48	-	2.53	-
Persons per family (average)	3.33	-	3.05	-	3.08	-
Family households	27,189	60.4	222,356	66.4	881,170	67.7
Non-family households	<u>17,797</u>	<u>39.6</u>	<u>112,742</u>	<u>33.6</u>	<u>420,500</u>	<u>32.3</u>
All households	44,986	100.0	335,098	100.0	1,301,670	100.0
Family households by type						
Married couple	11,355	41.8	164,796	74.1	676,467	76.8
Female householders, no spouse ..	13,332	49.0	45,404	20.4	157,411	17.8
Other	<u>2,502</u>	<u>9.2</u>	<u>12,156</u>	<u>5.5</u>	<u>47,292</u>	<u>5.4</u>
Total family households	27,189	100.0	222,356	100.0	881,170	100.0
Non-family households by type						
Householders living alone	14,950	84.0	93,515	82.9	344,224	81.9
Other	<u>2,847</u>	<u>16.0</u>	<u>19,227</u>	<u>17.1</u>	<u>76,276</u>	<u>18.1</u>
Total non-family households	17,797	100.0	112,742	100.0	420,500	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population and Housing, 2000.

Value of Construction Activity

<u>Calendar Year</u>	<u>Number</u>	<u>Residential</u>	<u>Industrial/ Commercial</u>	<u>Other¹</u>	<u>Total</u>
2006	4,328	\$23,846,030	\$84,367,870	\$282,988,68	\$391,202,582
2005	4,244	36,287,705	115,692,401	2	321,959,536
2004	3,948	18,237,904	65,306,060	169,979,430	117,927,620
2003	2,469	15,240,516	51,264,014	34,383,656	122,245,430
2002	1,574	22,864,913	53,690,851	55,740,900	76,752,554
2001	1,704	23,224,448	74,192,146	196,790	99,095,382
2000	2,073	19,608,541	68,913,758	1,678,788	105,346,750
1999	2,000	32,689,787	96,298,988	16,824,451	167,638,007
1998 ²	1,995	22,908,364	67,495,807	38,649,232	104,036,913
1997	1,829	16,190,707	66,577,897	13,632,742	96,611,079
1996	1,532	26,952,596	56,292,878	13,842,475	88,401,699
1995	1,433	12,903,770	68,022,663	5,156,225	81,291,433
				365,000	

¹ Municipal and other exempt new construction.

² Beginning with calendar year 1998, the method of recording total permits, along with associated value, has been changed to include all permits issued, both initial and additional.

Residential Sales Price Data for Fiscal Year Ended June 30, 2006

<u>Sales Price Category</u>	<u>City of Hartford</u>		<u>Capitol Region¹</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
\$ 2,000 to 50,000	116	7.0%	28	.03%
50,001 to 75,000	92	5.5%	33	.04%
75,001 to 100,000	144	8.7%	77	.09%
100,001 to 125,000	120	7.2%	215	2.4%
125,001 to 150,000	162	9.8%	587	6.6%
150,001 to 175,000	216	13.0%	1,019	11.5%
175,001 to 200,000	189	11.4%	1,032	11.6%
200,001 to 225,000	171	10.3%	864	9.7%
225,001 to 250,000	160	9.6%	853	9.6%
250,001 to 300,000	202	12.2%	1,310	14.8%
300,001 to 500,000	55	3.3%	2,034	23.0%
500,001 to 1,000,000	30	1.8%	747	8.4%
1,000,000 and over	<u>3</u>	<u>.2%</u>	<u>63</u>	<u>.07%</u>
TOTAL	1,660	100.0%	8,862	100.0%
Mean sales price (all categories)	\$182,762		\$253,603	
Median sales price (all categories) ..	\$174,625		\$215,000	
Number of sales (all categories)	1,660		13,455	
Percent change in sales price (2005 vs. 2006)		5.8%		10.3%

¹ Includes the City of Hartford and 28 surrounding municipalities.

Source: Capitol Region Council of Governments.

9. Government

Governmental Organization

The Mayor serves as the City's Chief Executive Officer. The Court of Common Council consists of nine members elected at-large and serves as the City's legislative body.

Pursuant to the Charter, the Mayor has designated a Chief Operating Officer to carry out responsibilities with regard to the supervision and direction of the departments and agencies of the City. The Mayor appoints the Corporation Counsel and the heads of all departments, members of most boards (including certain members of the Board of Education), commissions (except the Independent Audit Commission), agencies, authorities and other bodies of the City created by Connecticut General Statutes or by City Ordinance. The Common Council confirms the appointment of the Police Chief, Fire Chief, Director of Finance, and Corporation Counsel.

Governmental Responsibilities and Services

The City provides a broad range of services including public safety, public roads, solid waste collection, health, social services, culture and recreation, education, planning, development, zoning, and general administrative services:

Transportation: The Greater Hartford Transit District (the "Transit District"), a regional supervisory and regulatory body in transit-related matters, operates under State and federal statutes and has bonding power but no taxing powers. The Transit District manages the reconstructed Union Station as a comprehensive transportation center with commercial and retail space in downtown Hartford.

Housing: The Hartford Housing Authority manages a broad public housing program comprising State and federally subsidized programs for more than 4,000 families. Two thousand families participate in Authority programs, and approximately 2,000 families participate in Section 8. This includes approximately 250 units built to homeownership standards; the majority of the units have been sold to Hartford residents who were former residents of public housing or families that are income eligible under Housing and Urban Development ("HUD") rules and regulations. In addition, the City is completing a \$20 million HUD Hope VI grant to build new community owned units in new Dutch Point Neighborhood in Sheldon Charter Oak.

Solid Waste Disposal: The City has a long-term Service Contract with the Connecticut Resources Recovery Authority (the "Authority") for the disposal of solid waste and recycled goods through the Authority's Mid-Connecticut System (the "System") along with 70 other member municipalities throughout Connecticut. Each member municipality disposing of solid waste through the System, including the City, has agreed to cause to be delivered to the System

all of the solid waste under its legal control. The Authority is required to accept and dispose of solid waste delivered except that each member municipality retains the responsibility for the collection, disposal, and treatment of certain unacceptable solid waste.

The Authority calculates and imposes tipping fees for all solid waste accepted at the System. The aggregate of all such tipping fees shall be sufficient to pay for the net cost of operation of the System. Tipping fees shall be at a uniform rate per ton for all member municipalities. If a member municipality delivers less than its minimum commitment set forth in its Service Contract, such rate shall nonetheless be applied to its minimum commitment amounts. The City is obligated to deliver to the System a minimum of 55,000 tons per year of solid waste. The tipping fee for Fiscal Year 2006-07 is \$69 per ton. The tipping fee is subject to change annually based on the net cost of operating the facility. The City also receives landfill rent, payments in lieu of taxes, personal property tax payments for leased property, and tonnage payments based on amounts of bulky waste and total tonnage delivered by all landfill users.

All member municipalities participating in the System, including the City, pledge their full faith and credit for the payment of all tipping fees. The obligation to pay such tipping fee is absolute and unconditional so long as the Authority shall accept and dispose of solid waste delivered by such municipality.

10. Utilities

Electric

Connecticut Light & Power Co. is the Electricity provider for Hartford.

Telephone

AT&T-A new world of communications and entertainment is now available to Hartford residents. AT&T Inc. announced the initial launch of AT&T U-verseSM, which utilizes AT&T's fiber-rich network that extends optical connections deeper into neighborhoods.

Cable

Comcast serves cable television to Hartford

Water and Sewer

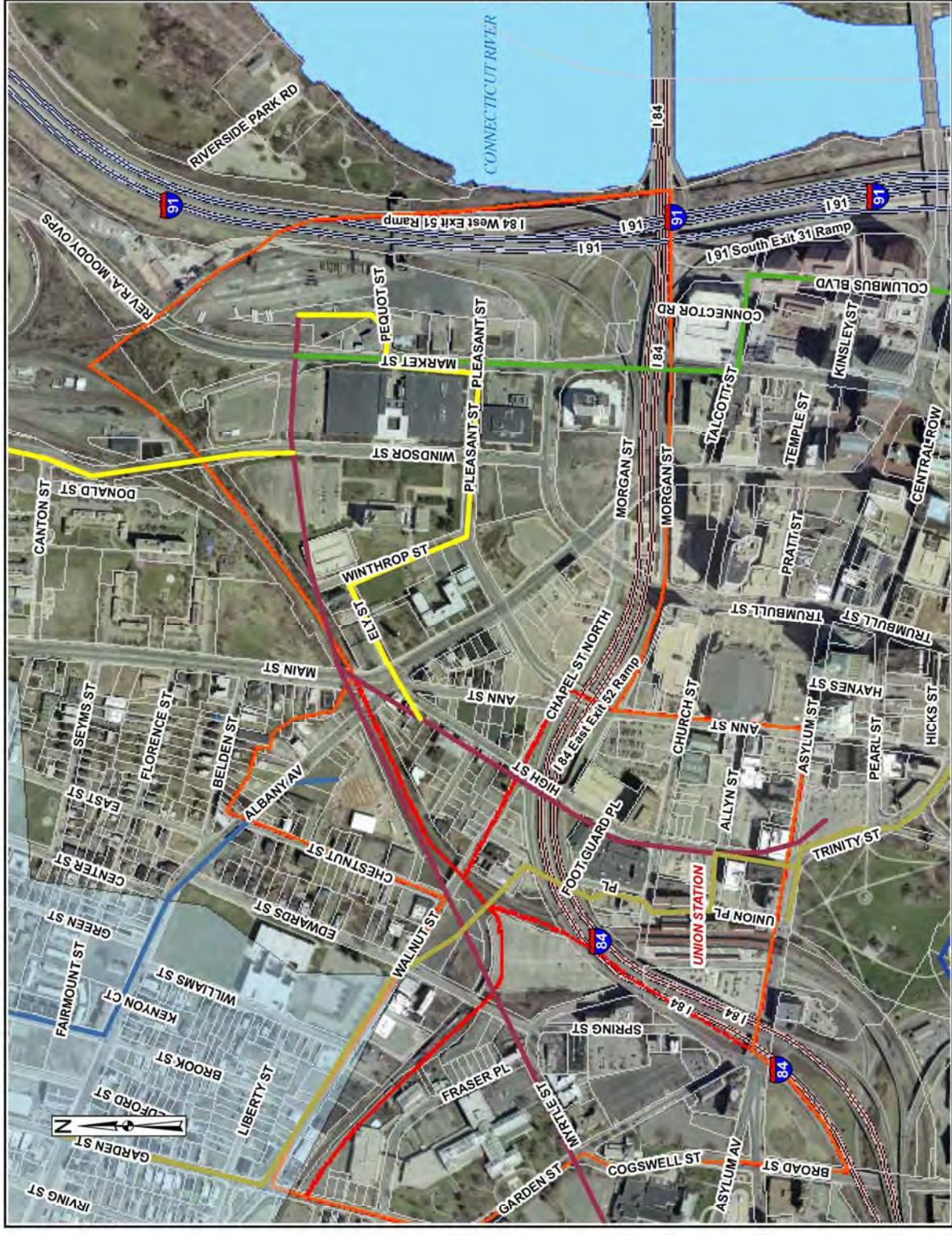
The City is a member of The Metropolitan District (the “District”). The District’s primary purpose is to provide complete, adequate, and modern water supply systems and sewerage collection and disposal facilities for its member municipalities.

Map- MDC- Clean Water Project

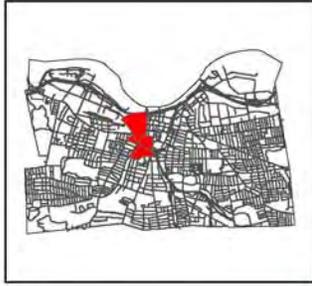


- CSO Storage Spur Tunnel
- CSO Storage Tunnel
- Gully Brook Consolidation Conduit
- Homestead Avenue Interceptor
- North Branch Consolidation Conduit
- North Meadows Consolidation Conduit
- Park River Conduit
- SSO Consolidation Pipe
- South Branch CSO Consolidation Conduit
- South Tunnel
- Storage Tunnel Pump Back Main

HARTFORD DOWNTOWN NORTH AND WEST STUDY
 MDC - Clean Water Project
 (Source: The Metropolitan District Commission)
 MAP OF DEVELOPMENT SERVICES
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL 2007

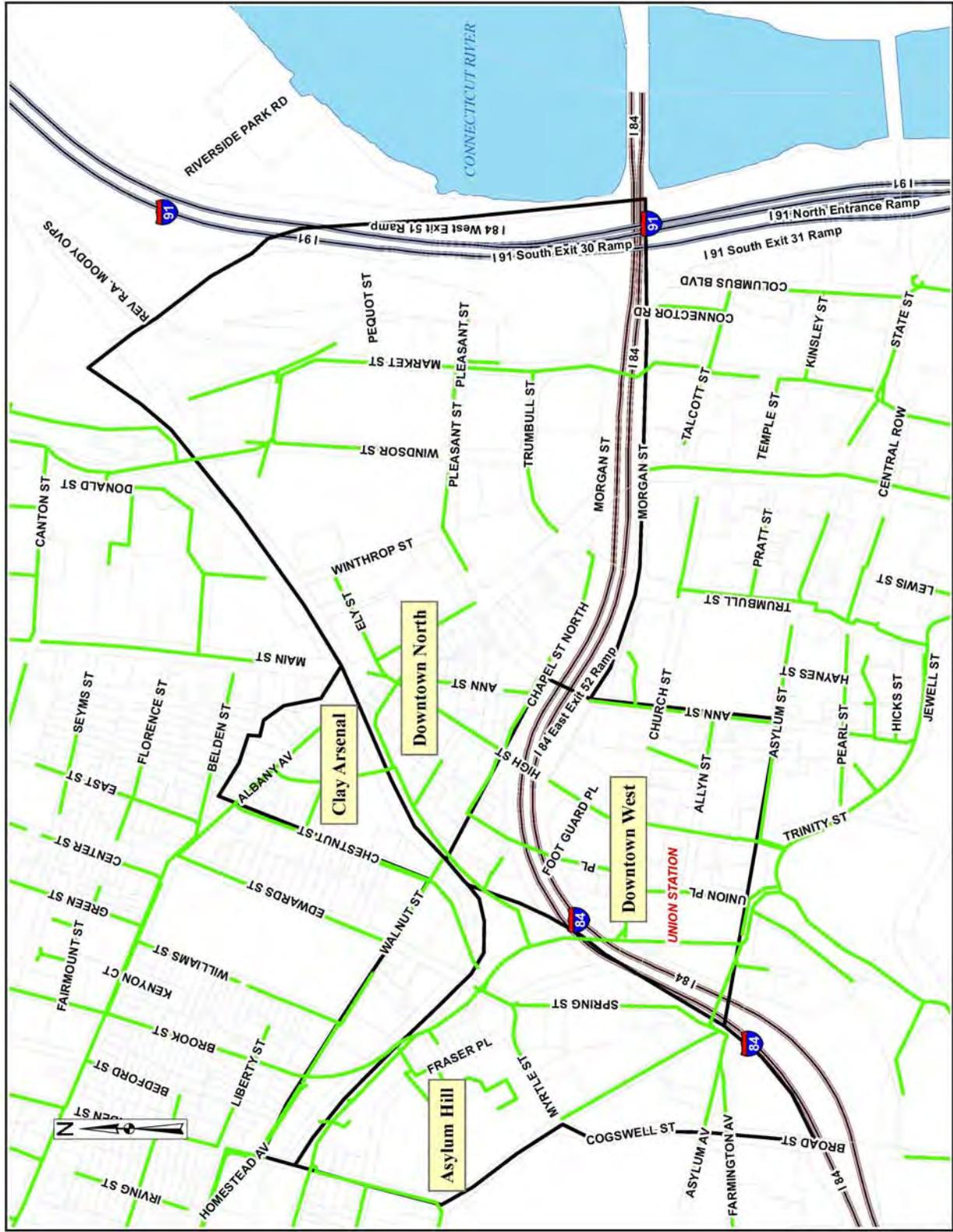


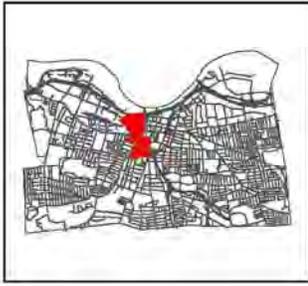
MDC Clean Water Project



- Legend
- Sanitary Pipes
 - Study Area Boundary Line

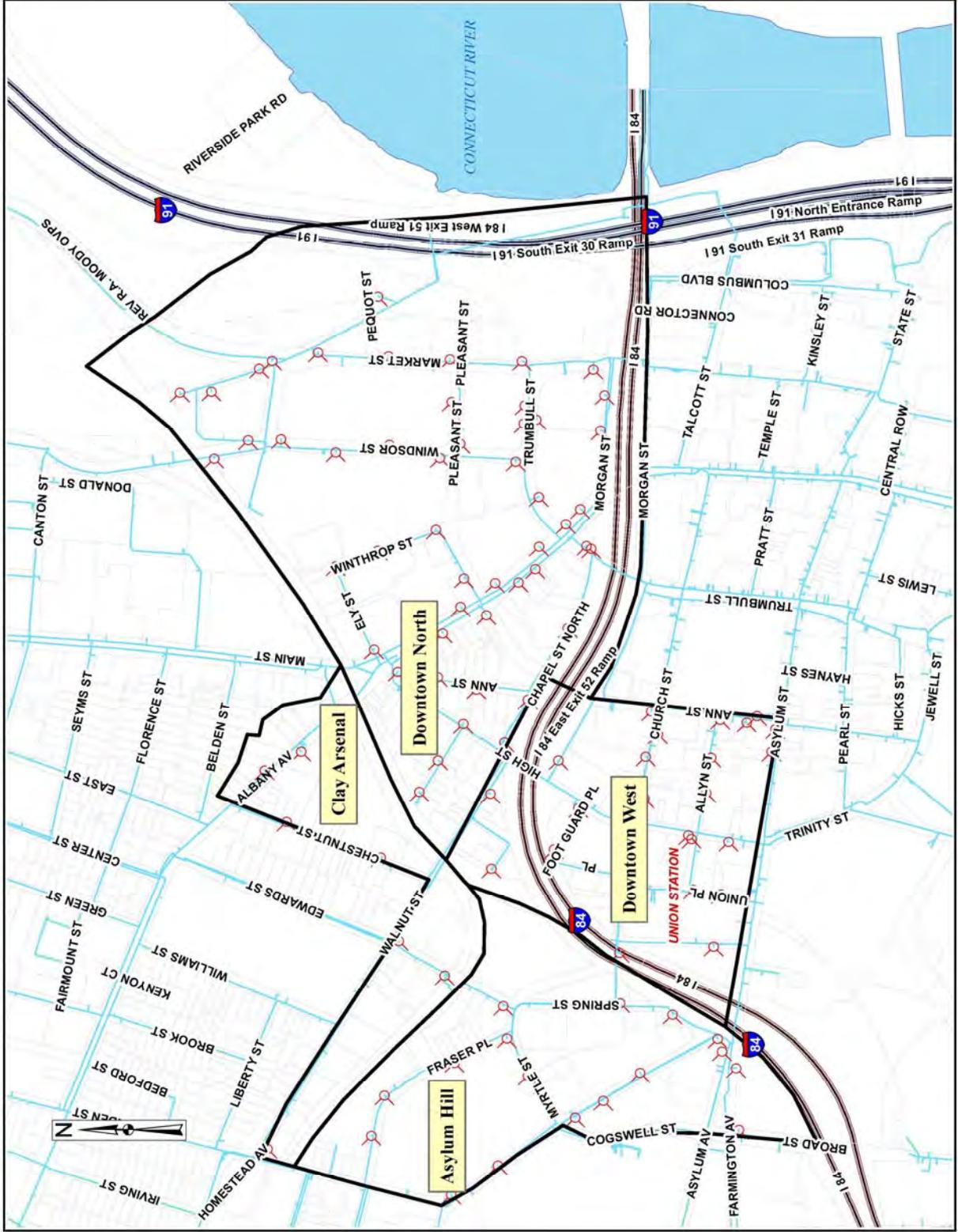
HARTFORD DOWNTOWN NORTH AND WEST STUDY
 UTILITIES - SANITARY SEWER
 MAP PREPARED BY
 CENTRAL ENGINEERING
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007

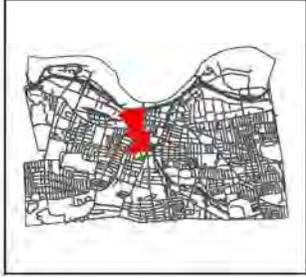
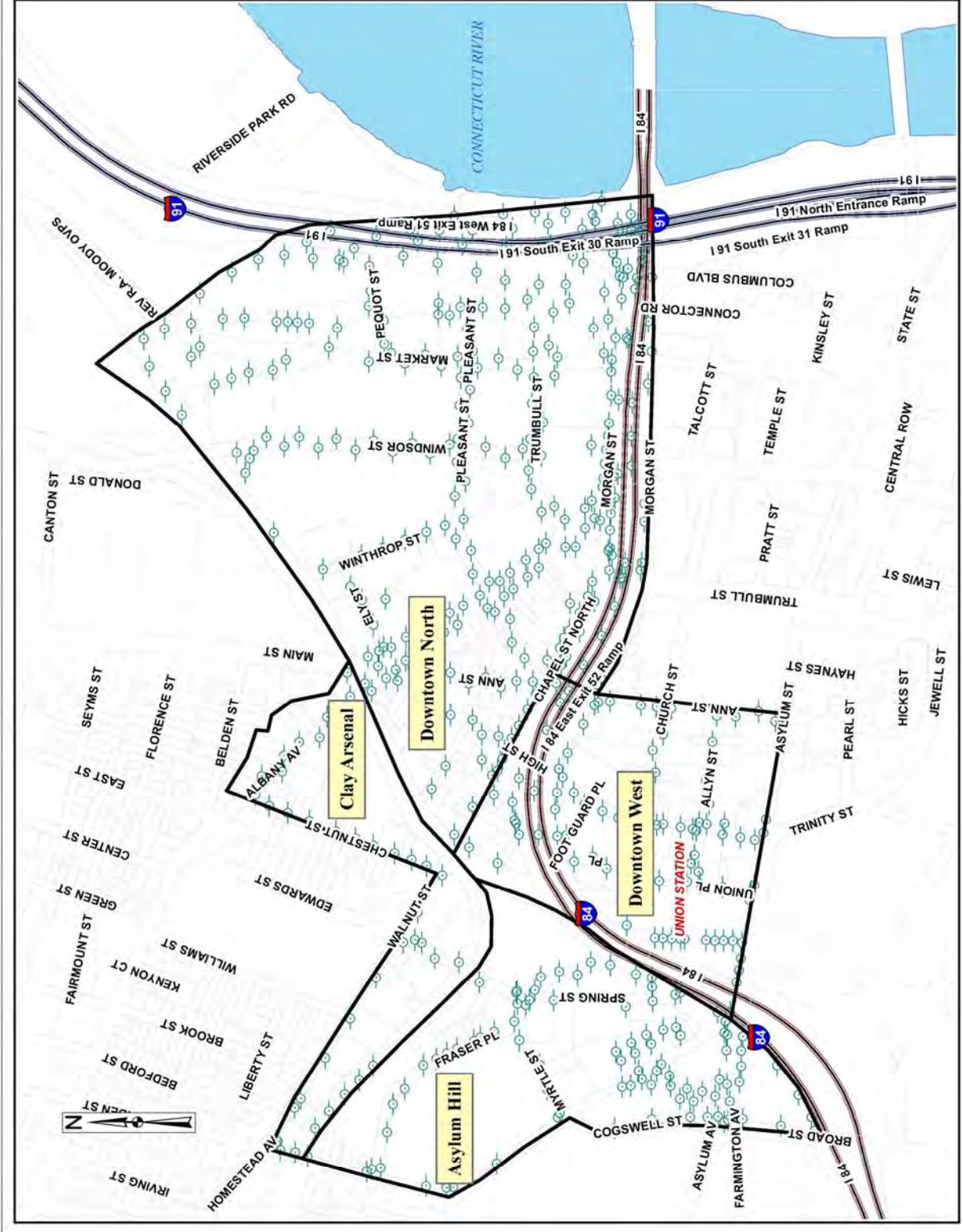




- Legend**
- Study Area Boundary Line
 - COH Water Pipes
 - ⊗ Study Area Fire Hydrants

HARTFORD DOWNTOWN'S NORTH AND WEST STUDY
 UTILITIES WATER LINES AND FIRE HYDRANTS
 PREPARED BY
 PLANNING DIVISION
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007





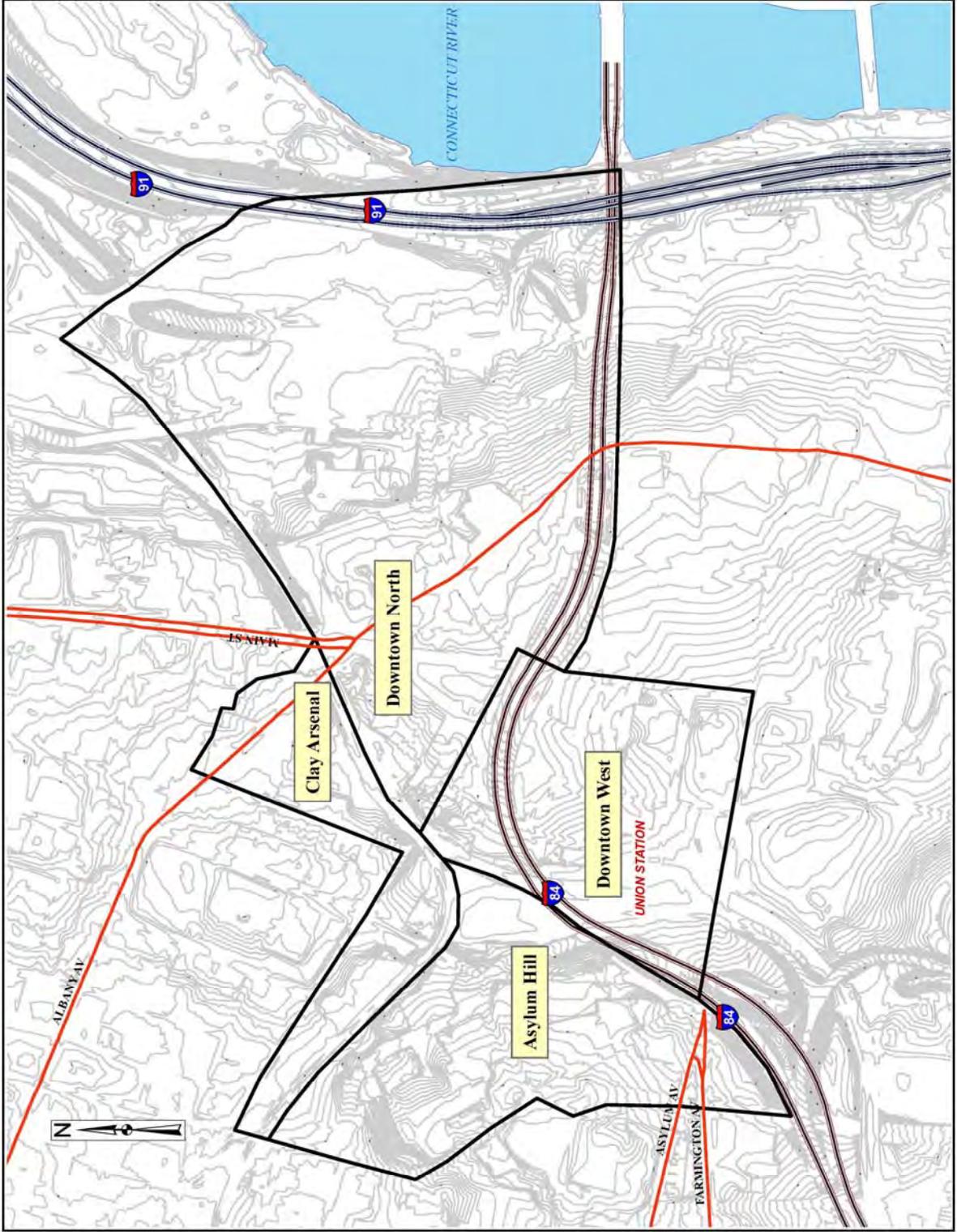
Legend
 ○ Utility Poles
 □ Study Area Boundary Line

HAUTHOFF/DOWNTOWN SOUTH AND WEST STUDY
 UTILITIES - UTILITY POLES
 MAP PREPARED BY
 PLANNING DIVISION
 DEPARTMENT OF PUBLIC SERVICES
 FALL, 2007



Legend
 Study Area Boundary Line
 CONTOURS

HARTFORD DOWNTOWN NORTH AND WEST STUDY
 TOPOGRAPHY
 MAP PREPARED BY
 DEPARTMENT OF DEVELOPMENT SERVICES
 FALL, 2007
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Topography

11. Sources

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