

Hartford Housing Test-Fits: Row House Types

City of Hartford, Connecticut

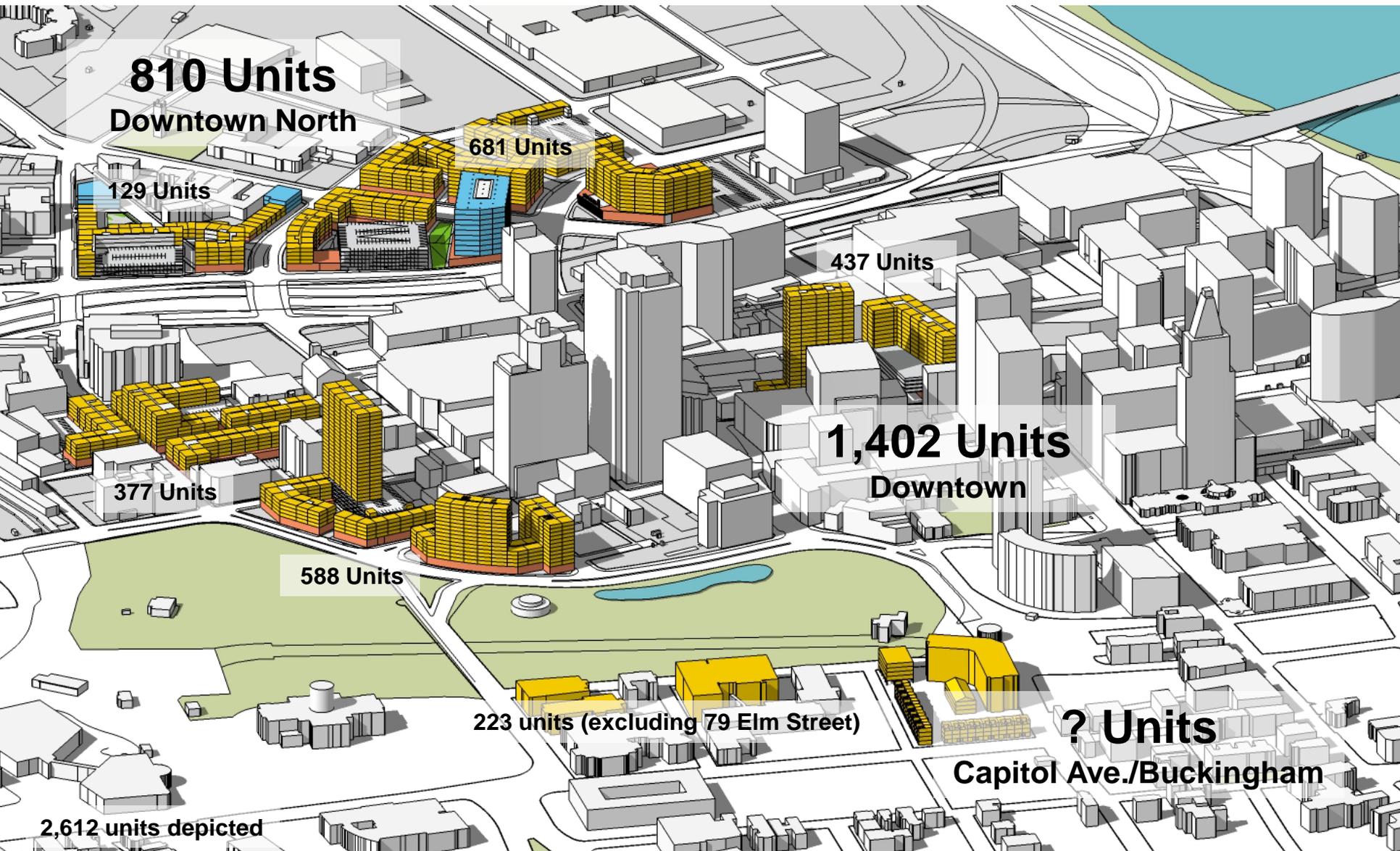
Ninigret Partners, LLC
Utile, Inc.
FHI

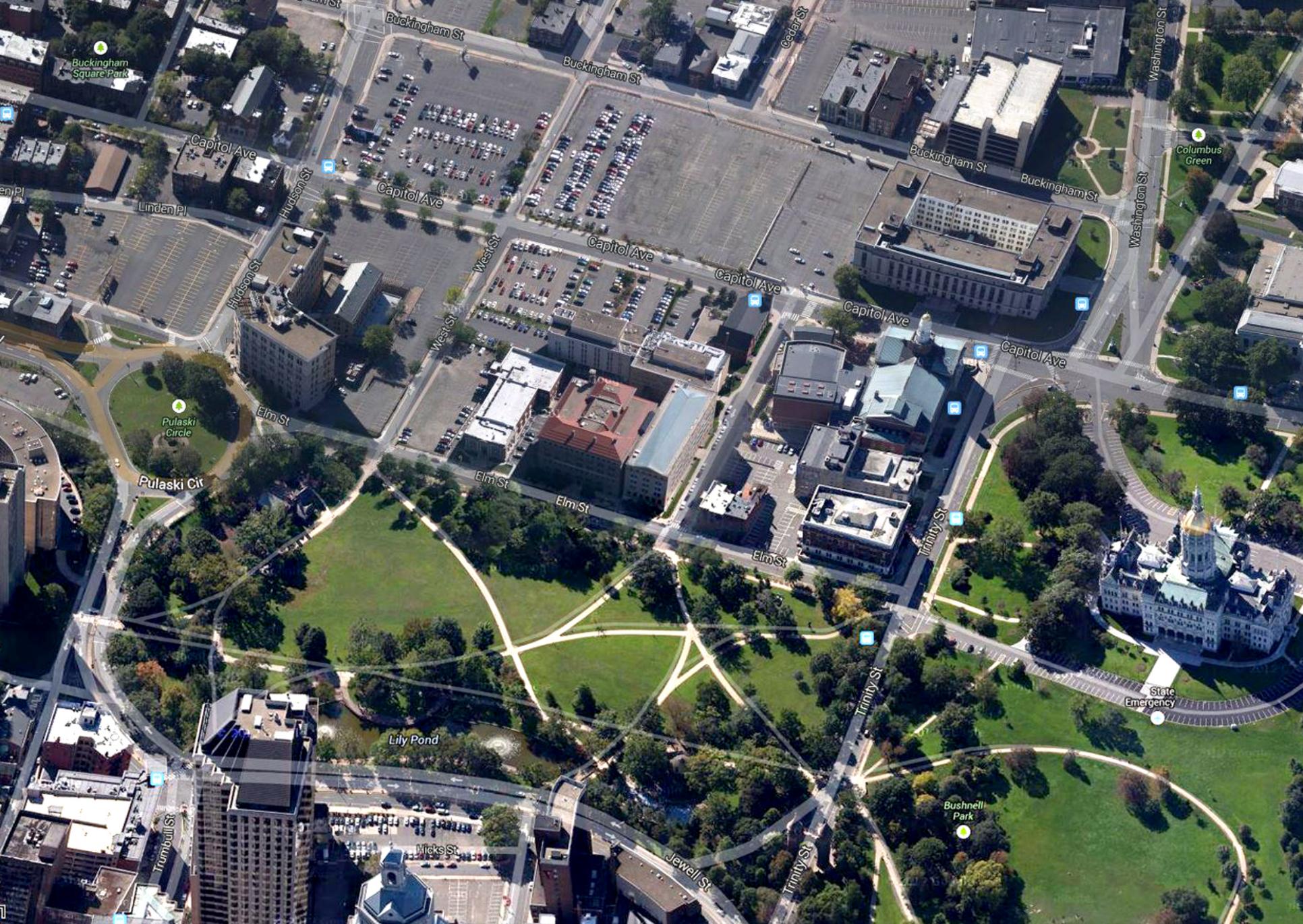
August 1, 2014

Contents

- **Review of Retrofit Development Opportunities**
- **Review of Previous Study**
- **Row House Types**
- **In Situ Block Tests**
- **Parking Considerations**
- **Neighborhood Views**

Downtown Residential Development Scenario







55 Elm
146 units

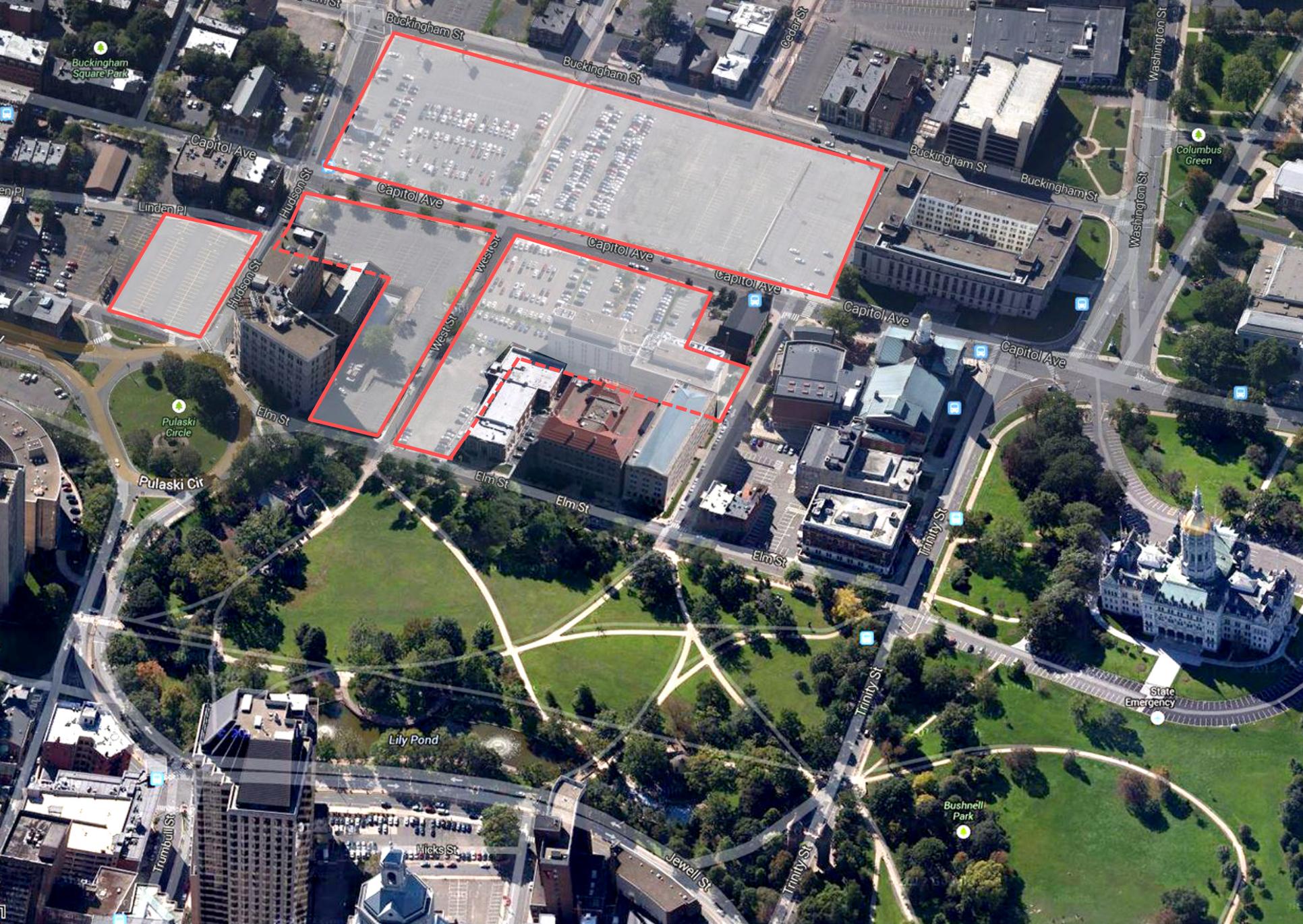
79 Elm
Not feasible

18-20 Trinity
42 units

30 Trinity
35 units

223 units





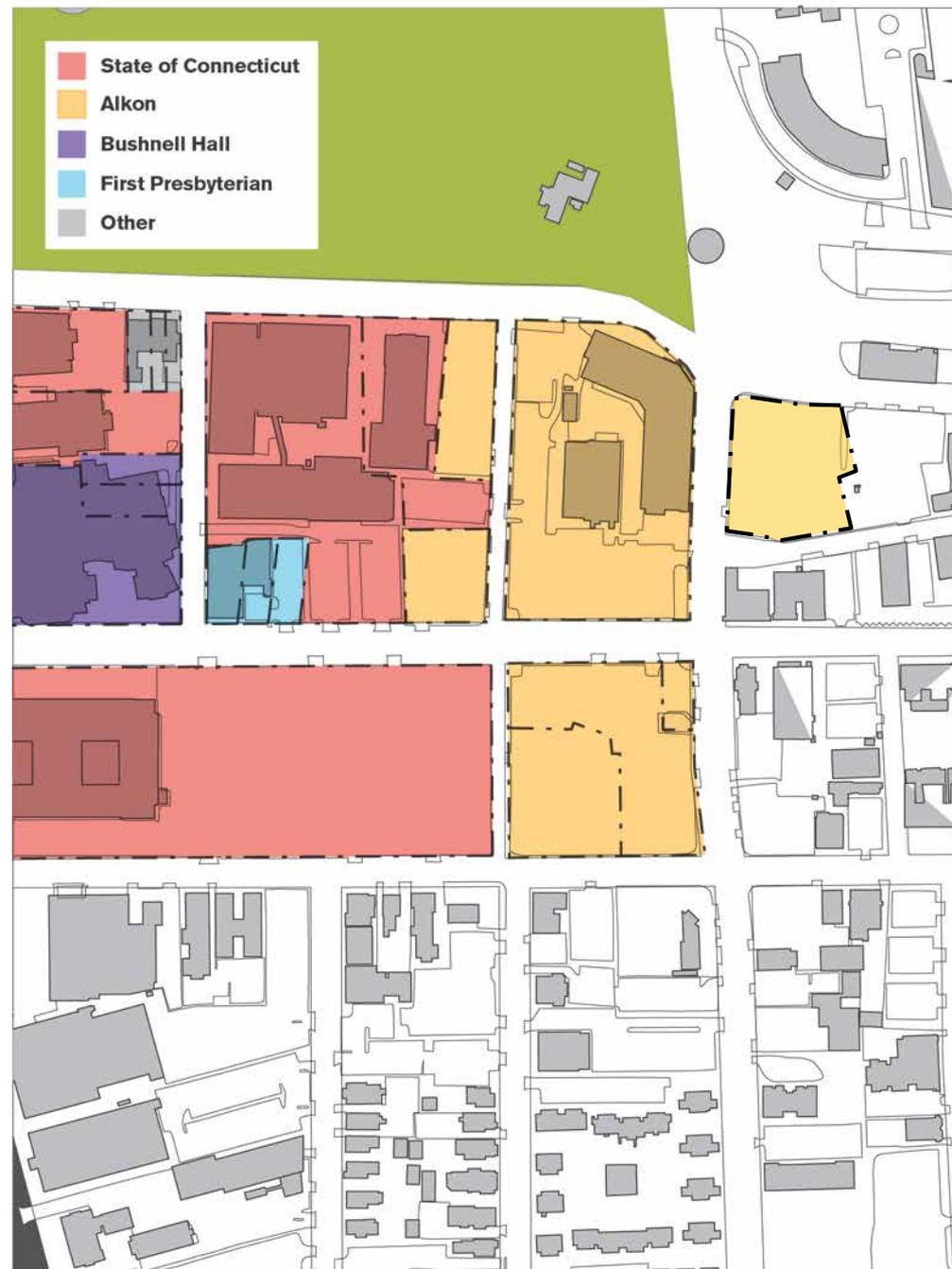
Existing Condition



Parcels Tested

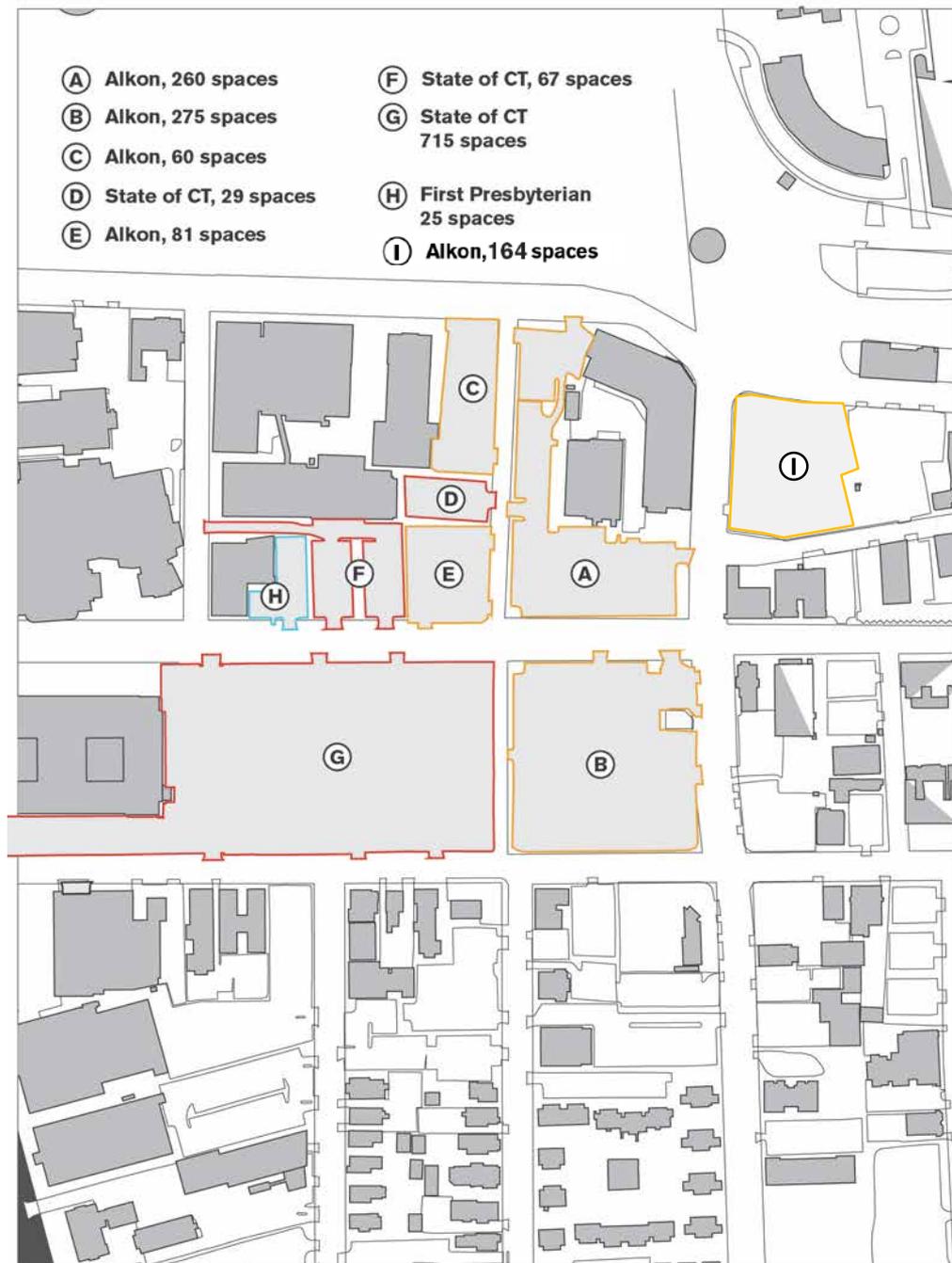


Parcel Ownership



Parking Lots

- ~1676 spaces in total (not counting the church's lot)



Extend Street Grid



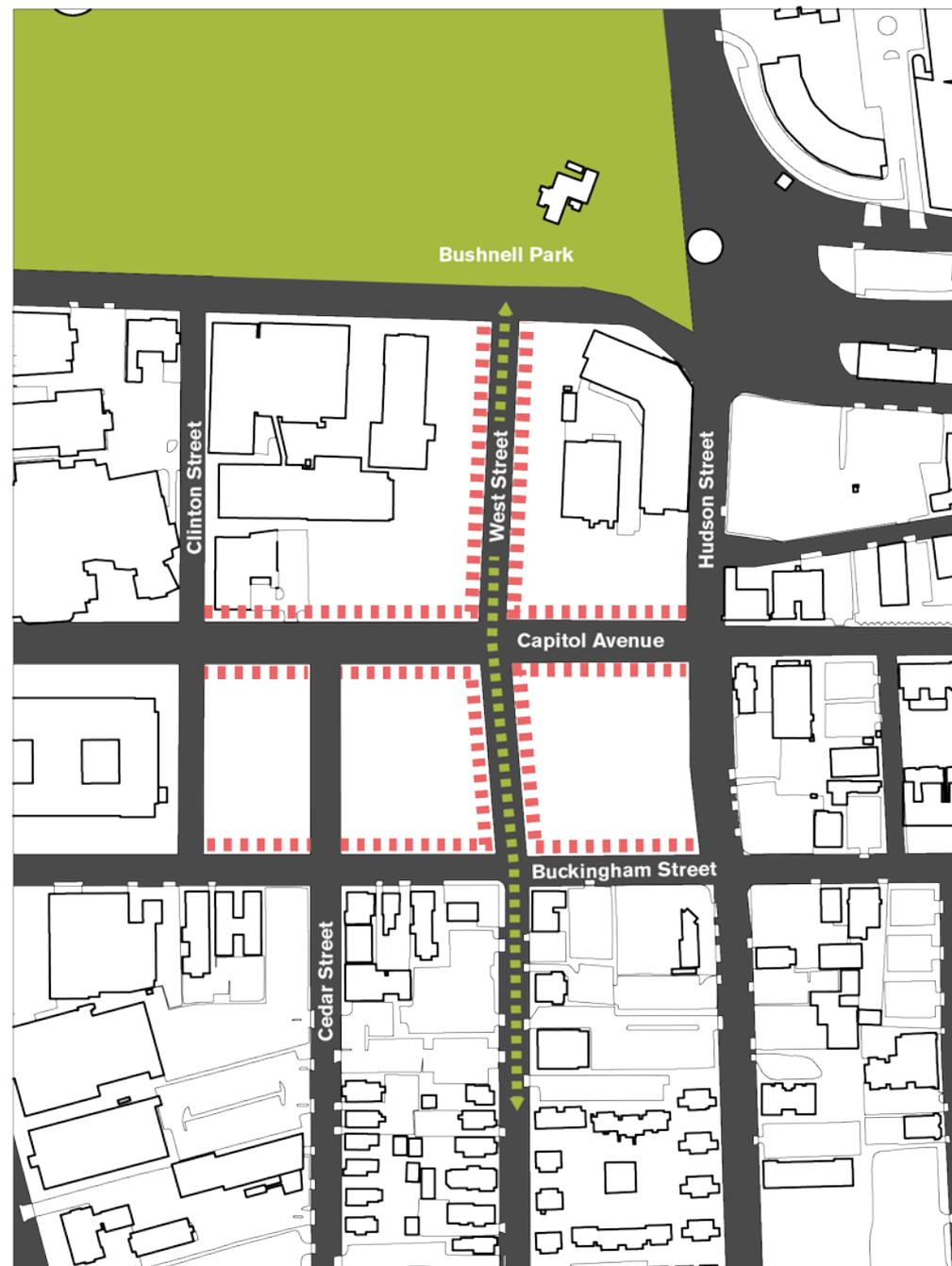
Extend Street Grid



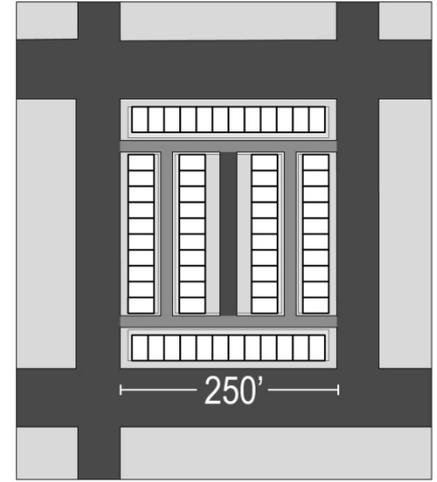
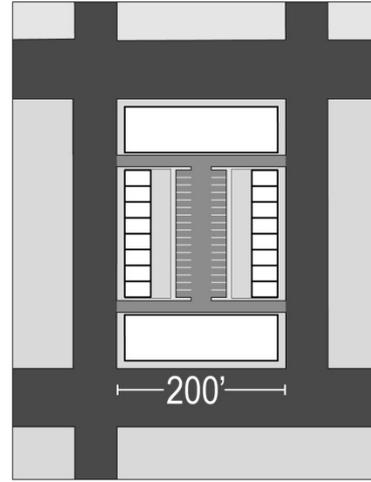
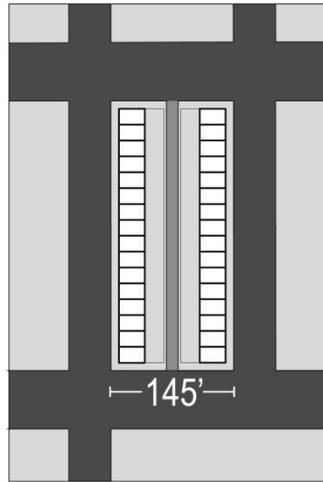
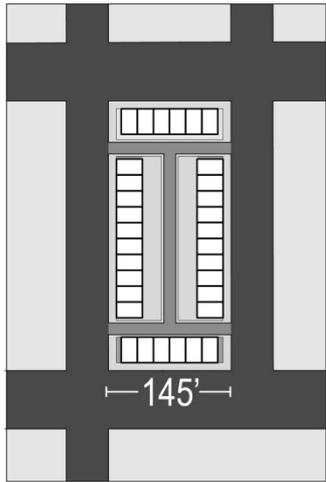
Review of Previous Study

Connect to Park

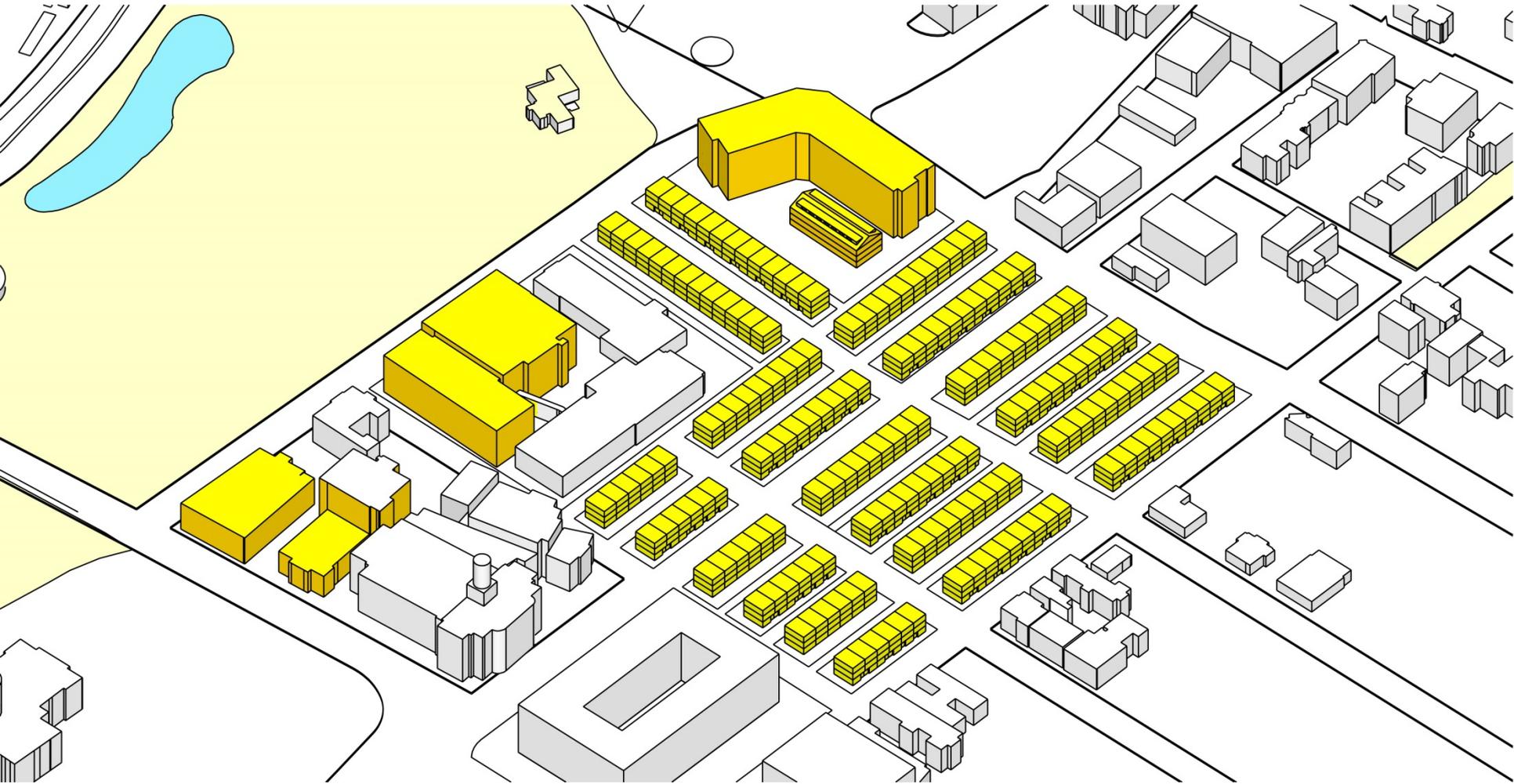
Prioritize Frontage



Previous Study: Rowhouse Block Layouts



Test 1



Test 2

