

# HARTFORD 2010

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FINAL REPORT  
Summer, 2007

MetroHartford Alliance  
City of Hartford - Department of Development Services

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





Dear Friends of the Businesses and Neighborhoods of the Hartford Region,

Thanks to your support, the City of Hartford and the Region will be even more vibrant, accessible, and competitive in the global market. Our partnership, Hartford 2010, will unite the City's neighborhoods and better connect the City to the surrounding suburbs.

Hartford 2010 has been a yearlong partnership between the City, the MetroHartford Alliance, and a team of urban design professionals led by Ken Greenberg. After taking a detailed look at the City's recent and ongoing economic development initiatives, the combined team developed a set of recommendations to attract more private sector investment in Downtown Hartford and all of the City's neighborhoods. Now it's time to implement those recommendations and link the City's major streets and avenues more effectively, thereby contributing to a more dynamic Region.

The process for developing these recommendations did not happen overnight. We managed Hartford 2010 through three phases, each of which engaged stakeholders throughout the City. The City and the Alliance will now work together – with those stakeholders – to execute this plan. This booklet summarizes those recommendations which are clustered around 6 "tridents", areas of the City with the potential to unlock other development opportunities around them.

The Hartford 2010 process has enhanced the City's marketing ability and its coordination with the regional and national marketing initiatives led by the Alliance. In addition, the City and the Alliance are planning to host a multi-day Urban Land Institute panel for September. The panel will focus on a combined parcel of more than 28 acres at what is known as "Downtown North" and will strengthen the Region's ability to showcase its significant assets to prospective developers, investors and employers - stressing that "Hartford Means Business" and that this is a great place to live, work, play, and raise a family.

We are confident that Hartford 2010 will significantly add to the momentum of the City's unprecedented renaissance as the dynamic core of the Region, and it will complement the exciting developments underway at Blue Back Square, Bradley Airport, and Rentschler Field. Please review this document to learn more about Hartford 2010 and to help with its successful implementation. We look forward to working with you as we move this exciting initiative forward to realize our vision for an increasingly accessible, beautiful, and dynamic 21st Century City that continues the ascent of the Hartford Region as New England's Rising Star.

Eddie A. Perez  
Mayor  
City of Hartford



Andy F. Bessette  
Chair of the Board  
MetroHartford Alliance





# TABLE OF CONTENTS

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<b>01 INTRODUCTION</b>	<b>07</b>
KEY OBJECTIVES	09
RECENT SUCCESSES	10
THE ORIGIN OF TRIDENTS	11
<b>02 THE TRIDENTS</b>	<b>13</b>
DOWNTOWN CONVERGENCE	14
UPPER ALBANY/BLUE HILLS AVENUE	16
ASYLUM/FARMINGTON	18
SOUTH GREEN	20
TERRY SQUARE	22
DOWNTOWN NORTH	24
<b>03 FUNDERS</b>	<b>26</b>



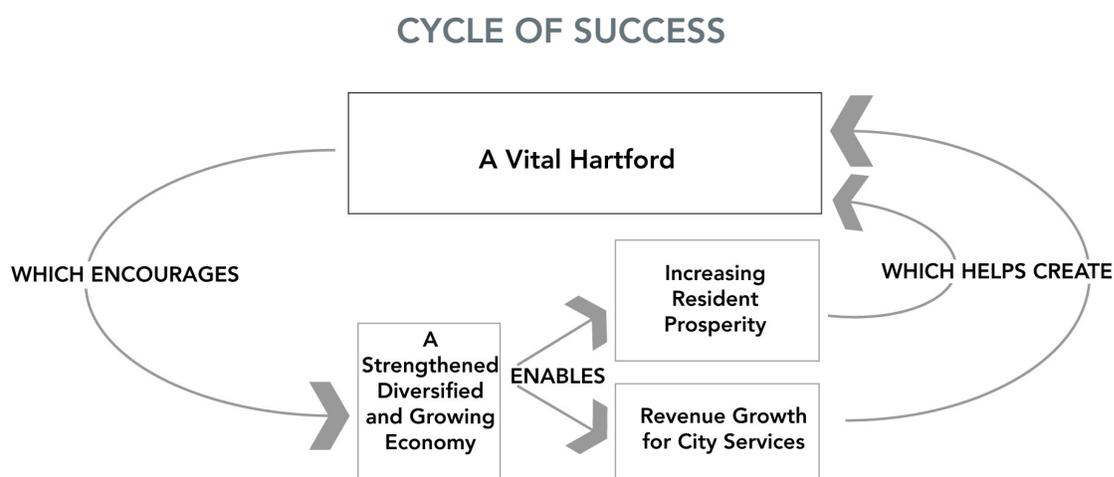
# INTRODUCTION

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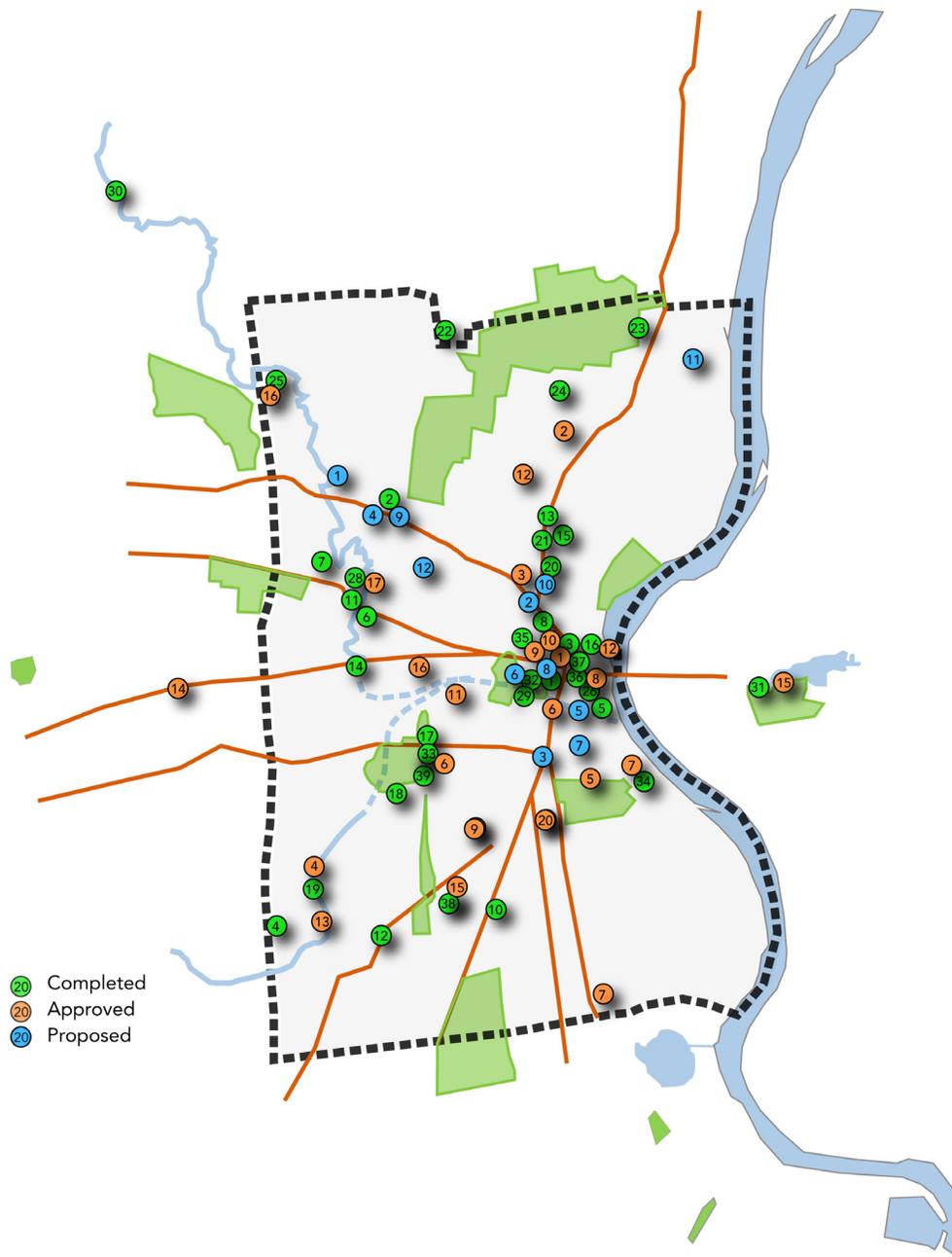


## KEY OBJECTIVES

- Fully leverage the investment of over \$1 billion of public and private funds in Hartford over the last five years so as to strengthen the Downtown and all of the City's other neighborhoods as well as the adjoining suburbs;
- Accelerate the amount of incremental private investment in the City to strengthen it as the economic hub of the Region;
- Enhance the ability of the Region to market itself as a dynamic, growing economy;
- Focus on specific areas that can best leverage new investment:
  - a. Stimulate and shape investment;
  - b. Ensure new resources are used wisely and efficiently;
- Ensure that economic opportunities reach all Hartford residents:
  - a. Foster good quality jobs with higher wages;
  - b. Prepare Hartford residents to fill those jobs;
  - c. Bring shopping, restaurants, and basic services to communities.



## BUILDING ON RECENT SUCCESSES AND WORK UNDERWAY



- Completed
- Approved
- Proposed

### Completed Projects

1. Trumbull on the Park apts-112 units
2. The Artists Collective
3. Capital Community College
4. Charter Oak Marketplace retail
5. Connecticut Convention Center
6. Connecticut Public Television relocation
7. Goodwin Estate condominiums-63 units
8. Hilton Hotel renovation
9. Learning Corridor
10. Library renovations-Campfield Avenue
11. Classical Magnet School
12. Library renovations-Goodwin Branch
13. Main and Pavilion retail
14. Mark Twain Visitor's Center
15. Mary Shepard Place rental housing- 127 units
16. Morgan Street garage
17. Mortson/Putnam Heights- 38 units
18. Park Terrace development apts-68 units
19. Rice Heights owner occupied housing-59 units
20. SANA Apartments renovations-250 units
21. Sand School
22. Ida B. Wells Senior Housing-40 units
23. St Monica's single family housing-55 units
24. Stowe Village housing rental/ownership-171 units
25. University of Hartford magnet school
26. Hartford Marriot downtown hotel
27. Alden Street Condominiums-23 units
28. St. Francis Hospital 700 car parking garage
29. 55 On the Park apartments-130 units
30. Gillette Ridge
31. Rentschler Field
32. 266 Pearl Street
33. Brick Hollow rental housing – 56 units
34. Colt Gateway mixed use / housing - 56 units
35. Hartford 21 housing / retail – 260 units
36. 18 Temple Street rental / apartments - 78 units
37. Temple Street reopening
38. Trinity College Ice Rink
39. Zion Street Mutual Housing apartments - 24 units

### Approved Projects

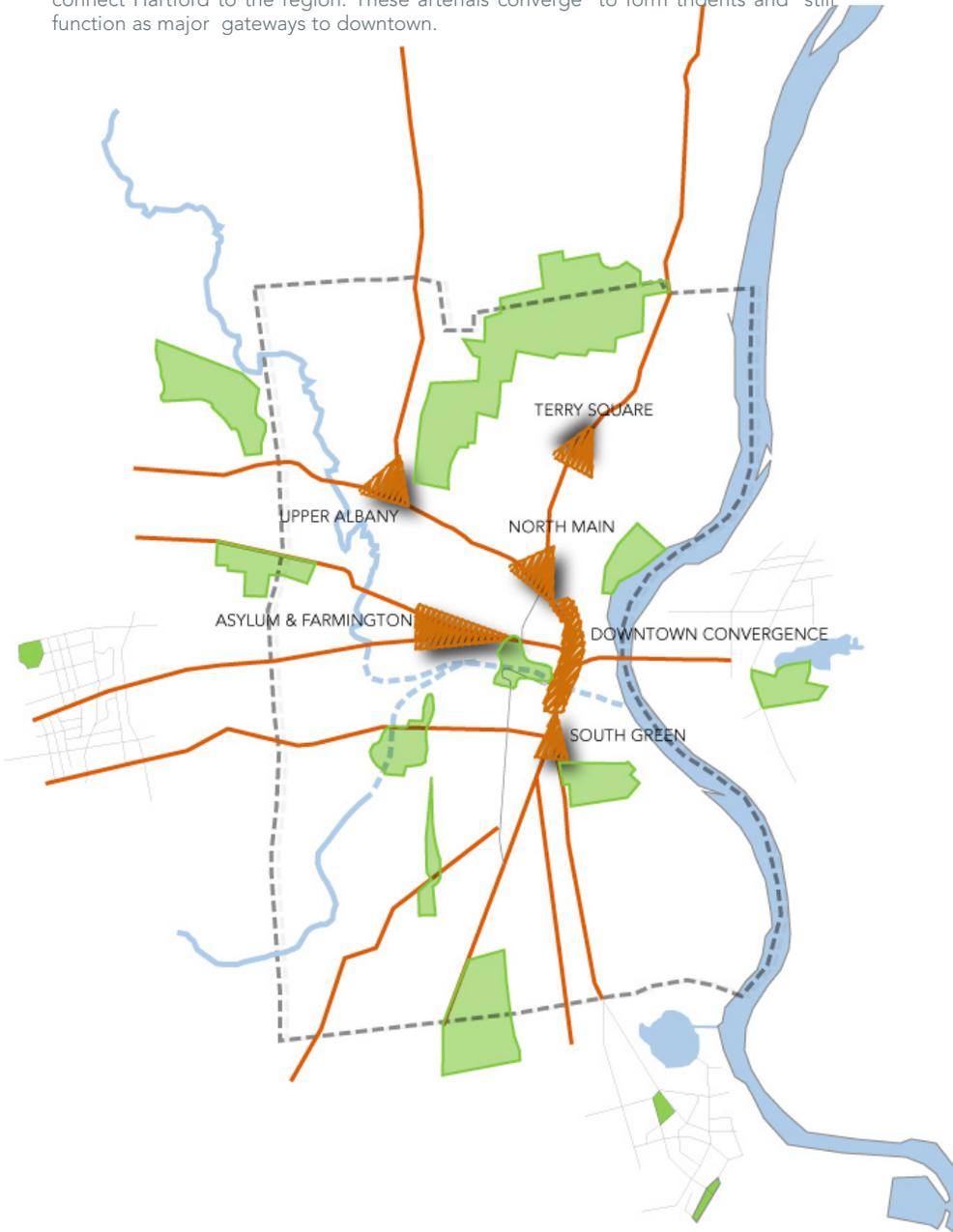
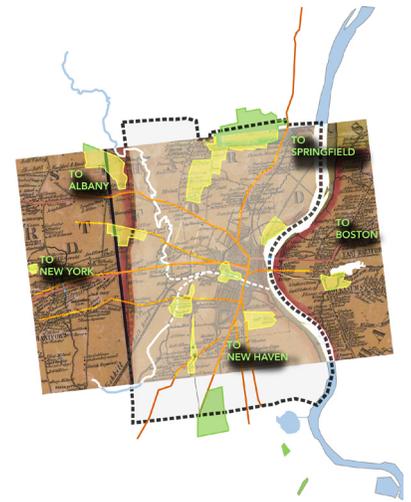
1. 915 Main Street Condominiums-89 units
2. Kelvin Anderson Recreation Center
3. Belden Street owner housing-14 units
4. Breakthrough Magnet High School
5. Dutch Point redevelopment housing-194 units
6. Library renovations-Central Library
7. Metzner Recreation Center renovations
8. Science Center
9. University of Hartford Magnet School of Science and Engineering.
10. 410 Asylum Street housing-70 units
11. 390 Capitol Avenue Condominiums-100 units
12. Grandfamily Housing rental-40 units
13. A.I. Prince Technical High School
14. Blue Back Square
15. Rentschler Field
16. Aetna 1200 car parking garage
17. St. Francis Hospital expansion

### Proposed Projects

1. University of Hartford Performing Arts Center
2. Public Safety Complex
3. Plaza Mayor condominiums-50 units
4. New Albany Avenue Branch Library
5. Front Street-housing/retail/entertainment
6. YMCA site on Jewell Street housing-350 units
7. Capewell Condominiums-92 units
8. Albany and Woodland redevelopment site
9. 1450 Main St. mixed-use -housing-50 units
10. Proposed 400,000 sf retail
11. Sigourney & Homestead office/housing-8 units

## THE ORIGIN OF TRIDENTS

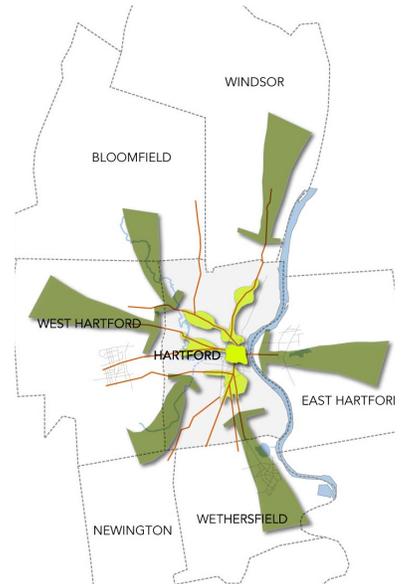
The arterials are a loose grid with radials that converge on downtown Hartford. They connect Hartford to the region. These arterials converge to form tridents and still function as major gateways to downtown.



Historic Hartford streets



# HARTFORD RENAISSANCE



Hartford aerial



Proposed Science Museum



Coltsville



Downtown Streetscape



Riverfront Recapture



State House Square



Downtown Streetscape



Bushnell Park



Hartford 21

# THE TRIDENTS

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## 02 THE TRIDENTS DOWNTOWN CONVERGENCE

A historic Main Street that looks and functions as the central "address" for Downtown, spurring further high-value development throughout the center city. This involves amplifying the physical hospitality of Main Street and environs to invite more shopping, dining, tourism, and center city living. Potentially, over 2,100 jobs will be created and the trident will attract approximately 550 new residents.





1 Target Key Sites, Including:

- a. Signature mixed-use development at Asylum/Main
- b. Signature cultural building on I-84
- c. Opportunities for re-use of existing Civic Center site
- d. Continuous retail on the key cross streets



2 Examine the Re-design of Main Street, Including:

- Signal timing
- Rationalize lane widths. Add bump outs at crossings
- Opportunities for short-term, on-street parking
- Alternatives to reduce the use of Main Street for bus staging
- Provide higher-amenity bus stops
- Further upgrade way-finding signage



3 Propose Streetscape Improvements, Including:

- Lighting, landscaping, and other design elements for the length of Main, Asylum and cross streets
- Programming and public art



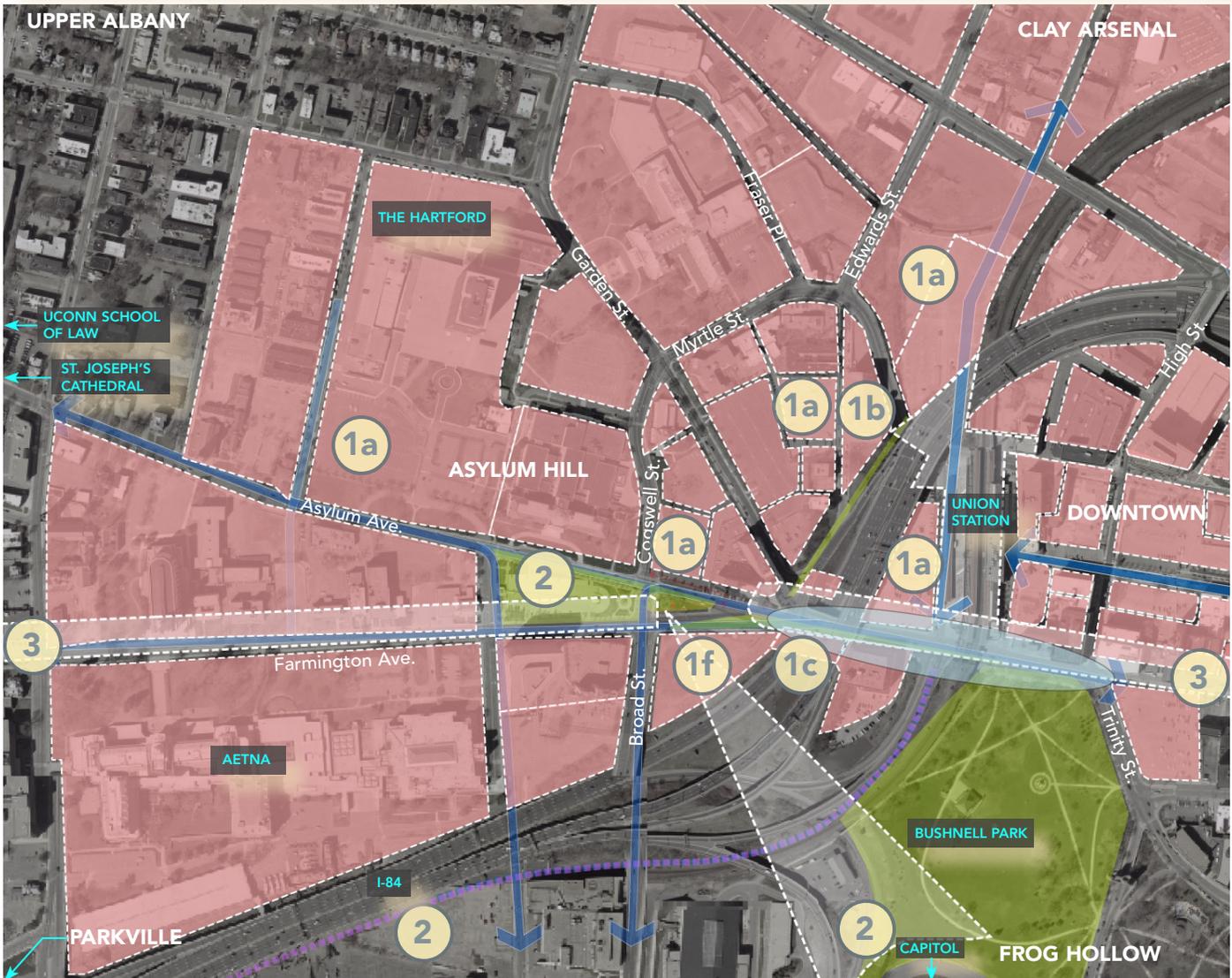
**Action Agenda for Economic Development**

- Potential development of 1.8 million square feet of residential, office, retail and hotel space
- Modern home furnishing store
- Apparel store
- Book, music, entertainment superstore retailer
- Attract a large-scale developer, with experience in high-profile, mixed-use, entertainment and hospitality-centered developments in high density environments



## 02 THE TRIDENTS ASYLUM/FARMINGTON

Stitching Asylum / Farmington to Downtown and absorbing significant regional demand for high-end office, retail, hotel and housing development. Involve stakeholders such as Aetna and the Hartford as well as the community in developing a vibrant mixed-use district that is tied to Union Station. Potentially, over 2,200 jobs will be created and the trident will attract approximately 750 new residents.



The Hartford



Union Station



AETNA



St. Joseph's Cathedral



Bushnell Park



The Capitol

