

Preliminary Findings

Hartford 2010: Phase I Workshop
Emerging Themes

May 31, 2006

Land Use and Urban Design

Hartford 2010: A Vision and Strategic Framework

- Strategic Collaboration – City and the Alliance
- Build on considerable accomplishments
- Long term vision for the whole City
- Overall Strategic Framework based on shared values
- Integrated Land Use, Transportation, Environmental and Urban Design Strategies
- Targeted recommendations

Hartford 2010: Starting Points

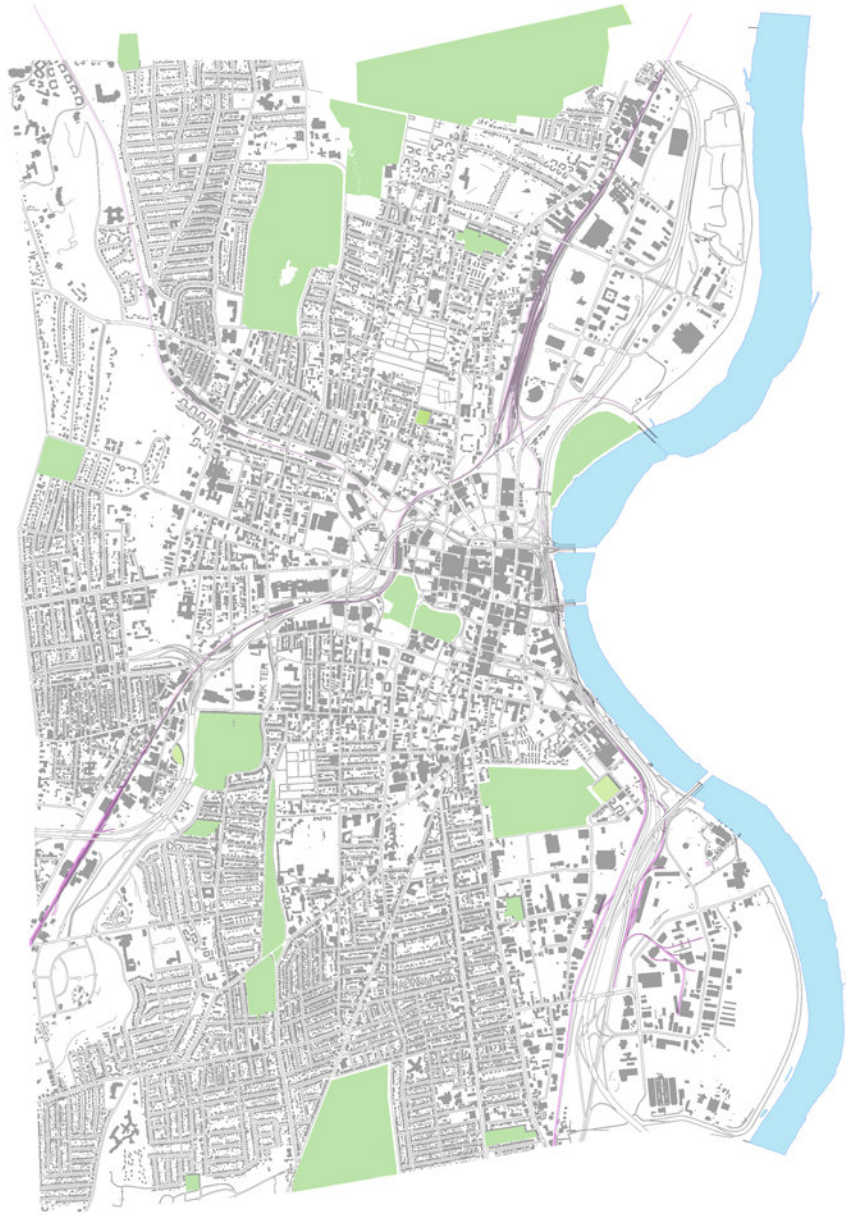
- Examples of Success
- Latent Potentials & Plans
- Stock-taking – what worked, what didn't
- Opportunities to accomplish multiple goals
- Accelerate positive change
- Targeted recommendations – Hartford solutions



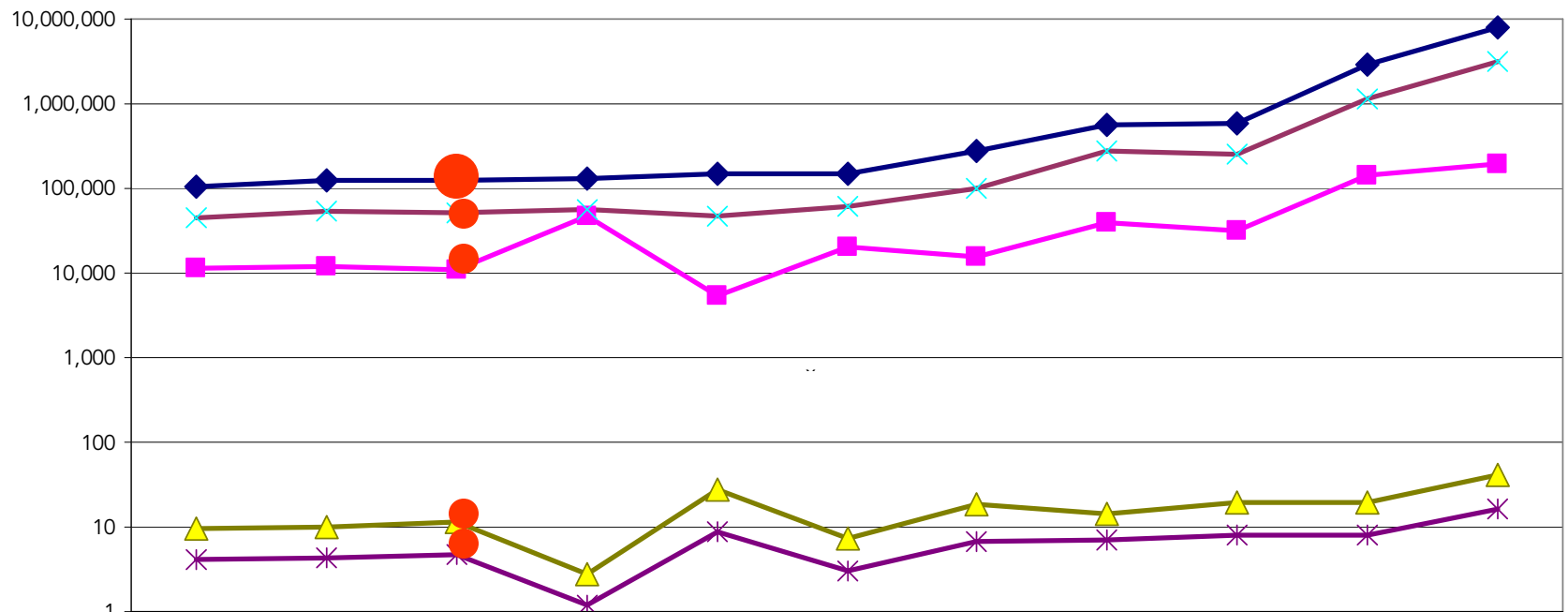
A SENSE OF LARGER WHOLE: Hartford solutions need to fit within the regional context



A SENSE OF LARGER WHOLE: A first diagram prepared as part of the 1998 plan



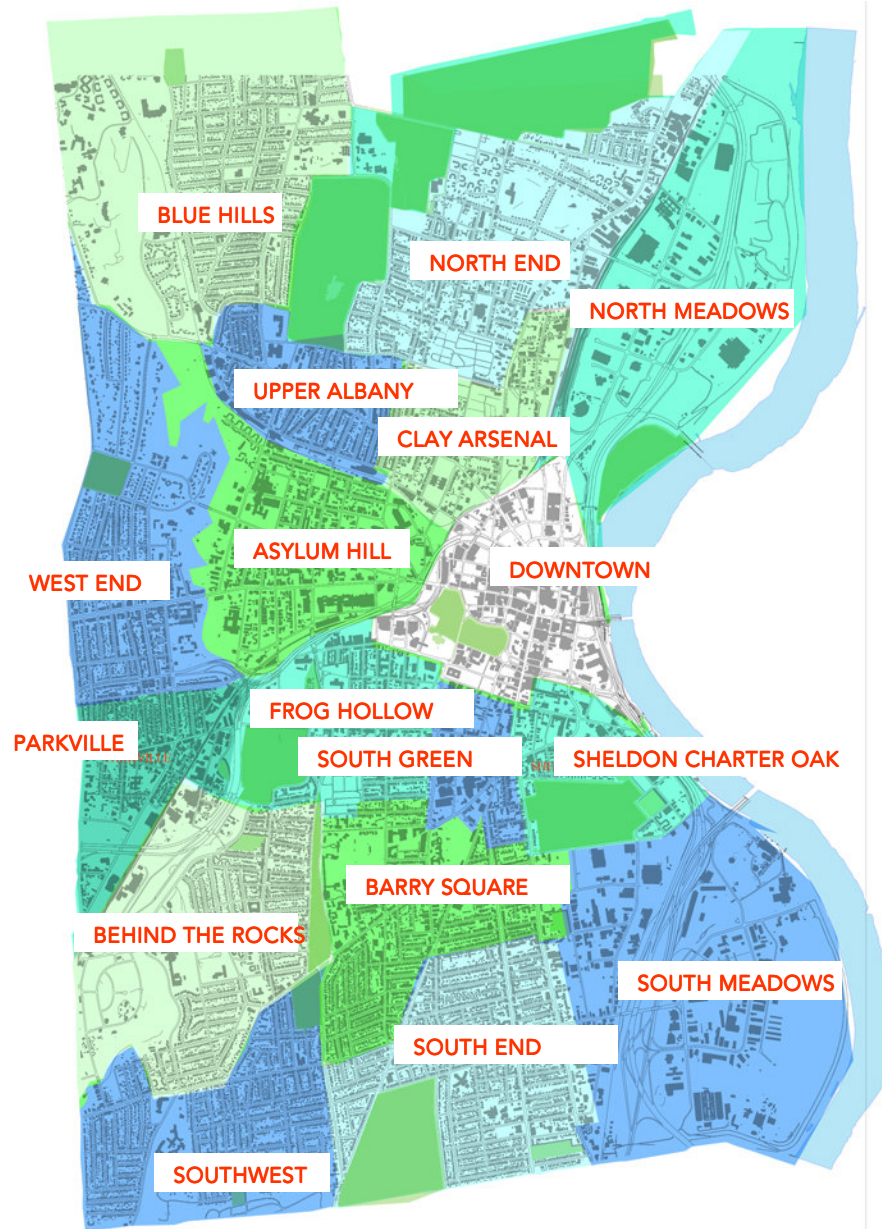
CITY OF HARTFORD: Population 124,683 covering 10,880 ACRES



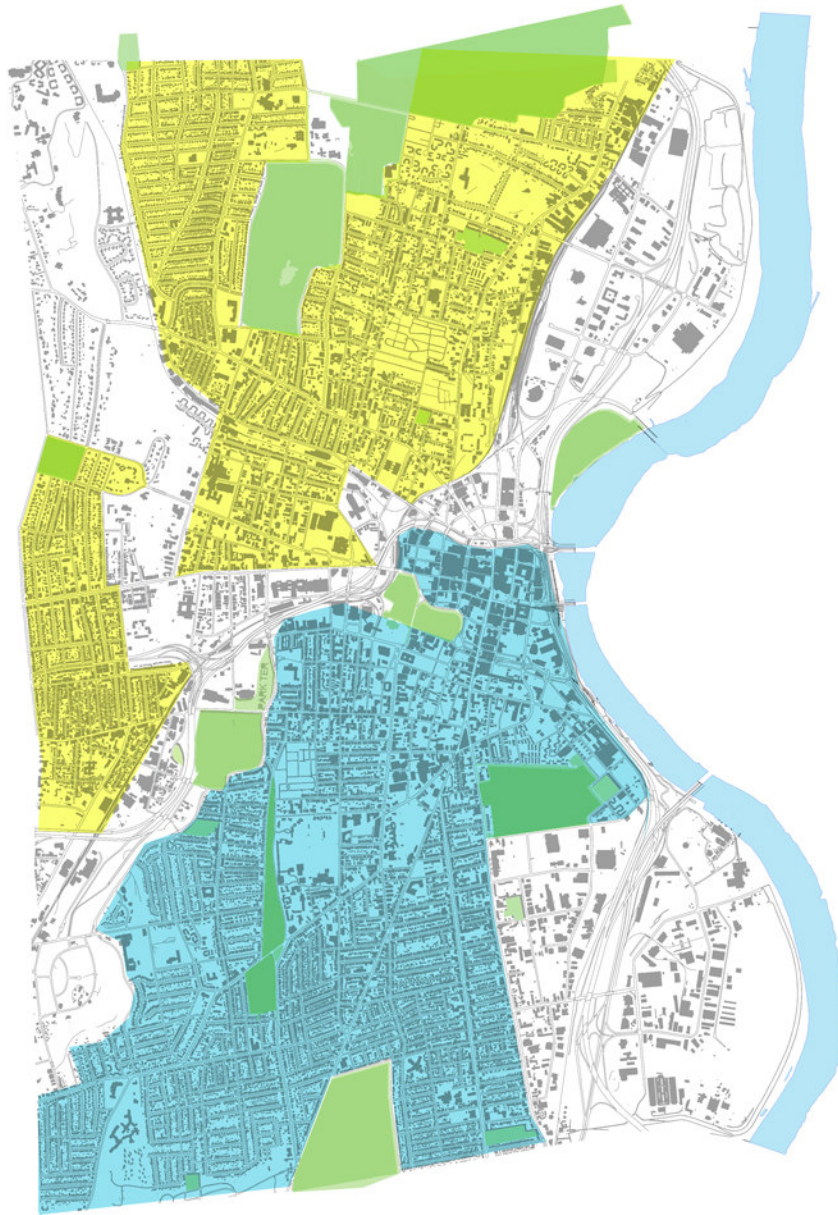
	2000	2003	2005					2000	2000	2003	2000
	Allen Town, PA	New Haven	Hartford	Savanah, Ga	Paterson, NJ	Springfield, MA	Newark, NJ	Washington DC	Boston	Chicago	New York

Population	106,632	123,626	124683	131,510	149,222	152,082	277,911	563,384	589,141	2,869,121	8,008,278
Land Area - Acres	11328	12096	10880	47808	5376	20544	15232	39296	30976	145344	194112
Population Density / Acres	9	10	11	3	28	7	18	14	19	20	41
Housing Stock	45,960	52,941	50421	57,437	47,169	61,172	100,141	274,845	251935	1,152,868	3200912
Housing Density / Acre	4	4	5	1	9	3	7	7	8	8	16

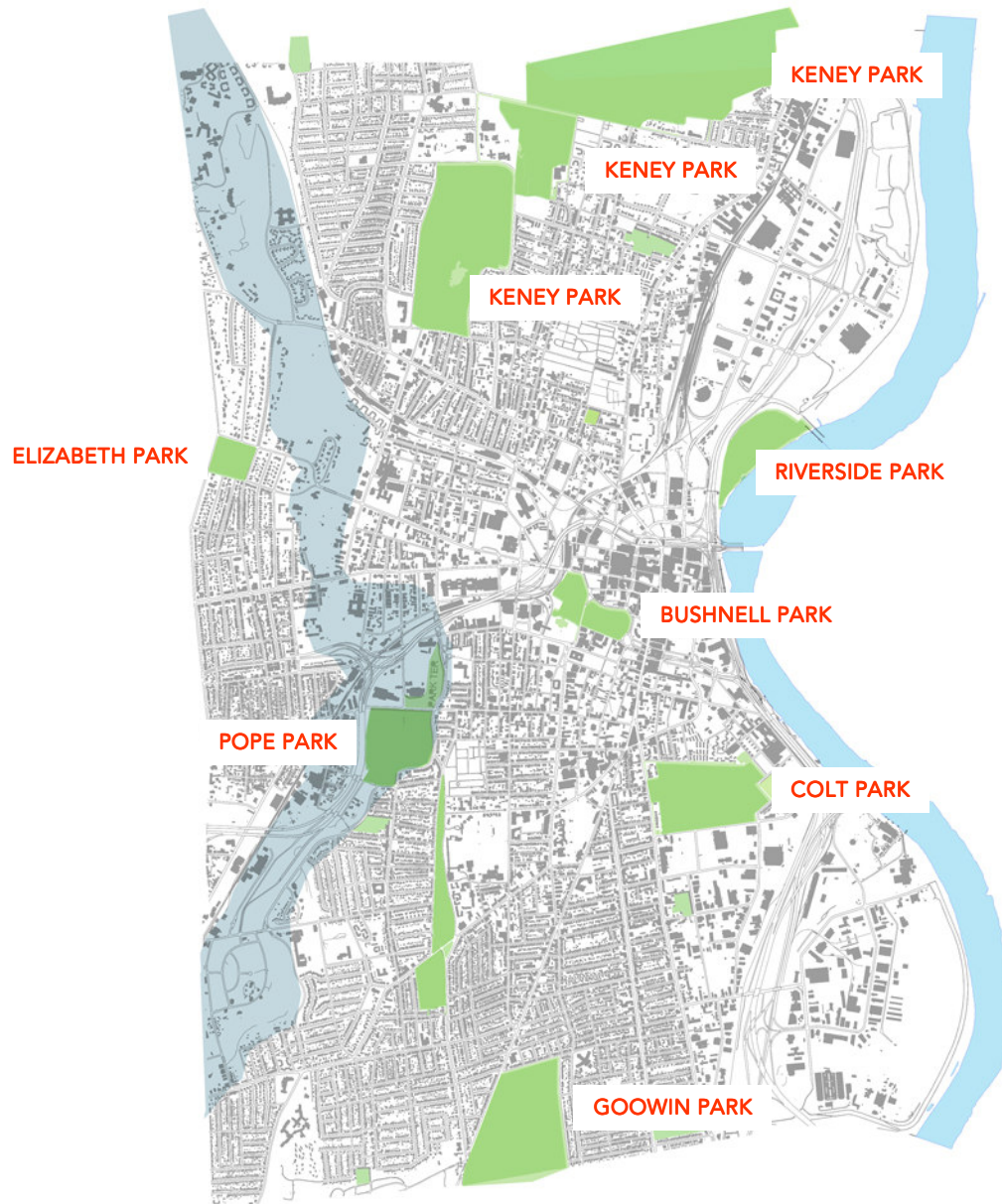
HARTFORD COMPARISON: where Hartford sits in terms of population and density



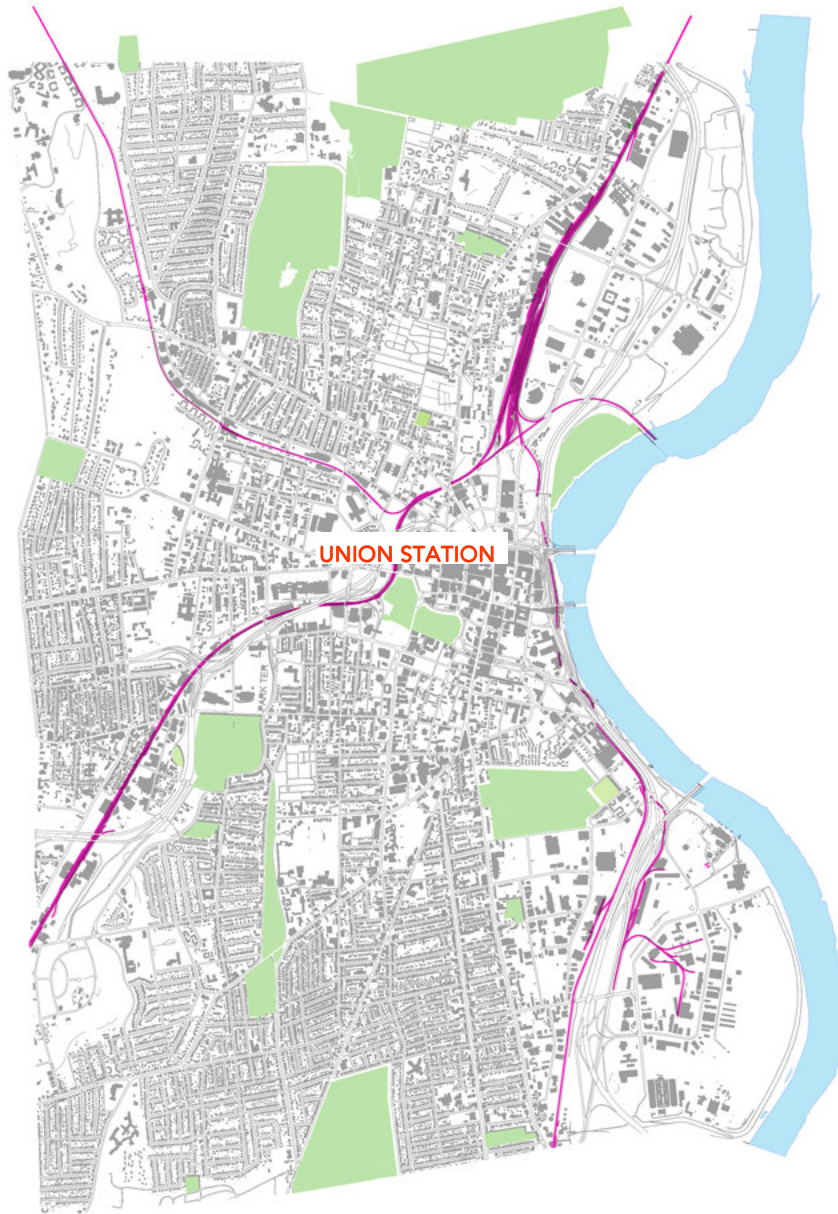
Hartford is made up of seventeen distinct neighborhoods



Significant pieces of intact urban fabric broken up by major barriers and transportation corridors



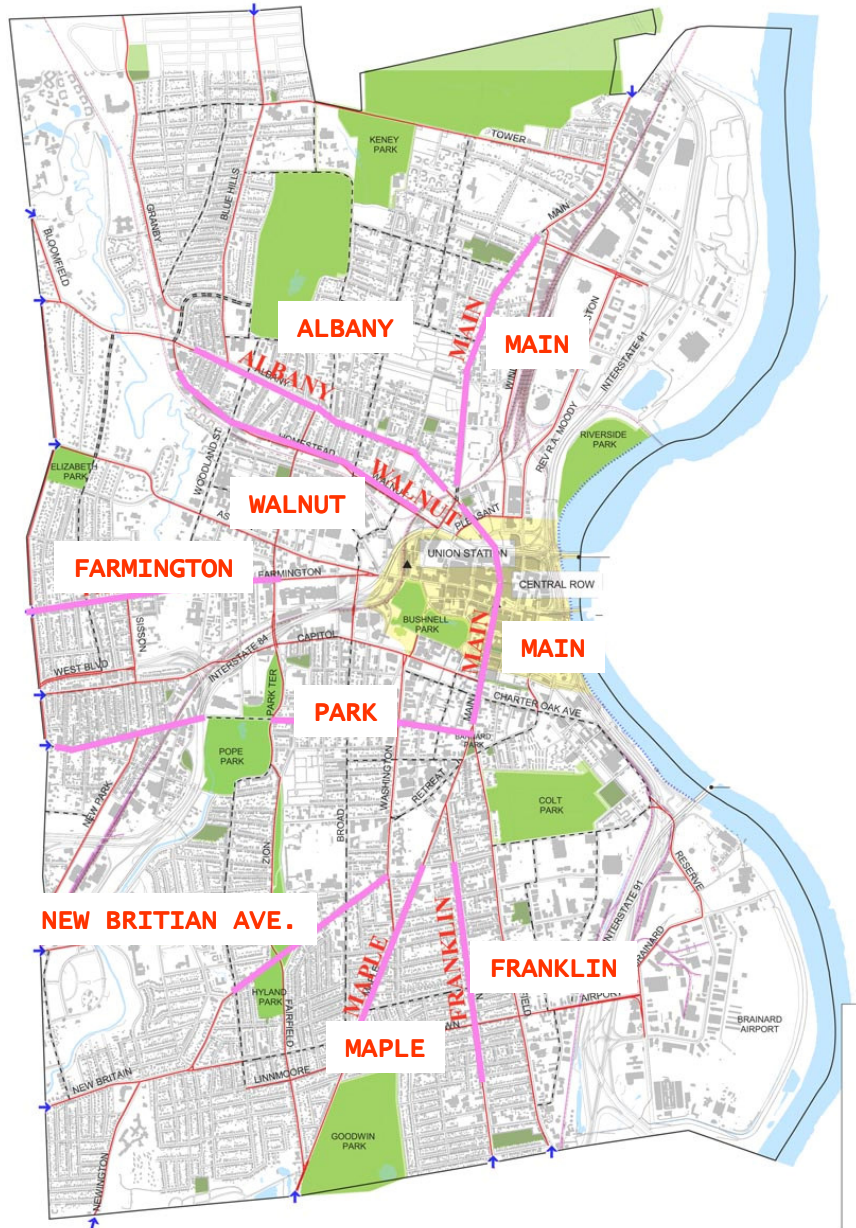
The “Rain of Parks” at the end of the 19th century left Hartford with a unique parks legacy



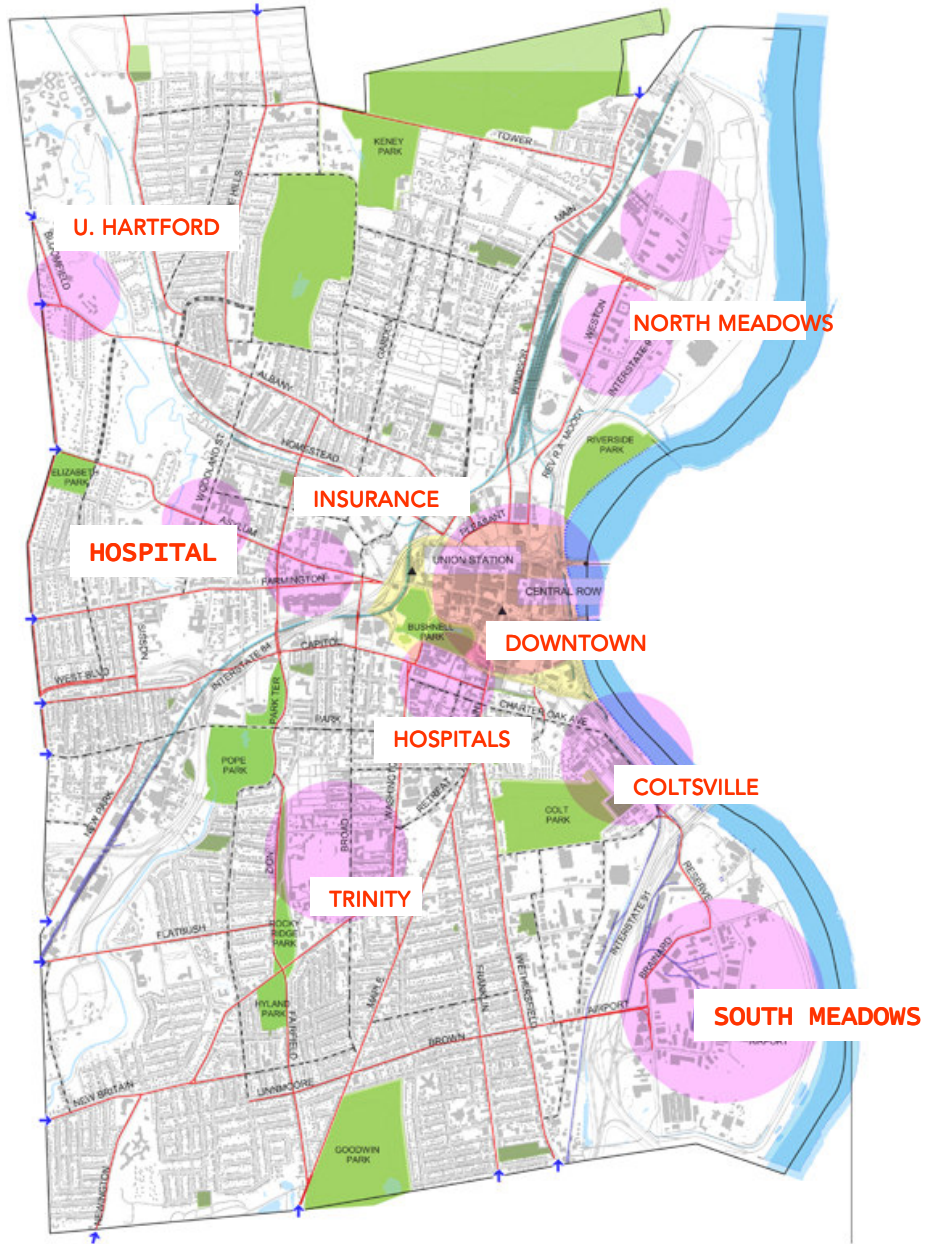
The rail corridors were established on low lying areas following the water courses



The arterials are a loose grid with radials converging on downtown



Along these arterials traditional main street retail developed, some areas more healthy than others



within the city fabric there are a number of major employment generators



There are significant land masses available for redevelopment

Initial assessment of Strengths:

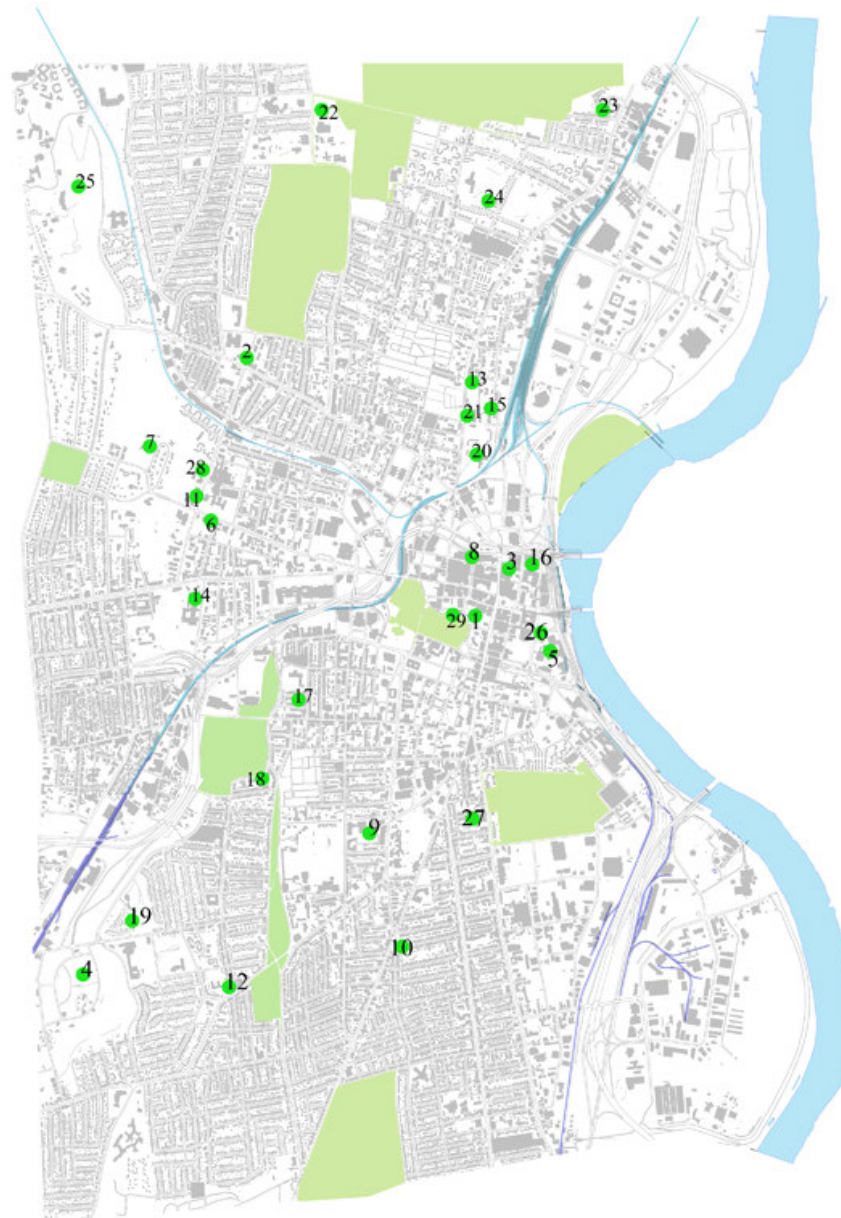
1. Great Housing Stock
2. Abundant Infrastructure
3. Small geographic area
4. Rain of Parks
5. Great distinct neighborhoods
6. Contiguous urban structure
7. Wonderful set pieces – park street, Parkville, colt park, upper Albany, Bushnell Park
8. Good mix of Town & Gown (trinity, capital community, Rensselaer)
9. Excellent momentum of development reinforcing the urban structure
10. Large landmasses for development
11. Great retail and ethnic restaurant precincts
12. Population stabilizing
13. Cultural Institutions

Initial assessment of Weaknesses:

1. Low Density
2. Disconnections
3. Redundant vehicular infrastructure
4. Lack of attractive public transit
5. High amount of poverty
6. Loss of economy (6% over the last 15 years)
7. Lack of encouragement of city living

COMPLETED PROJECTS

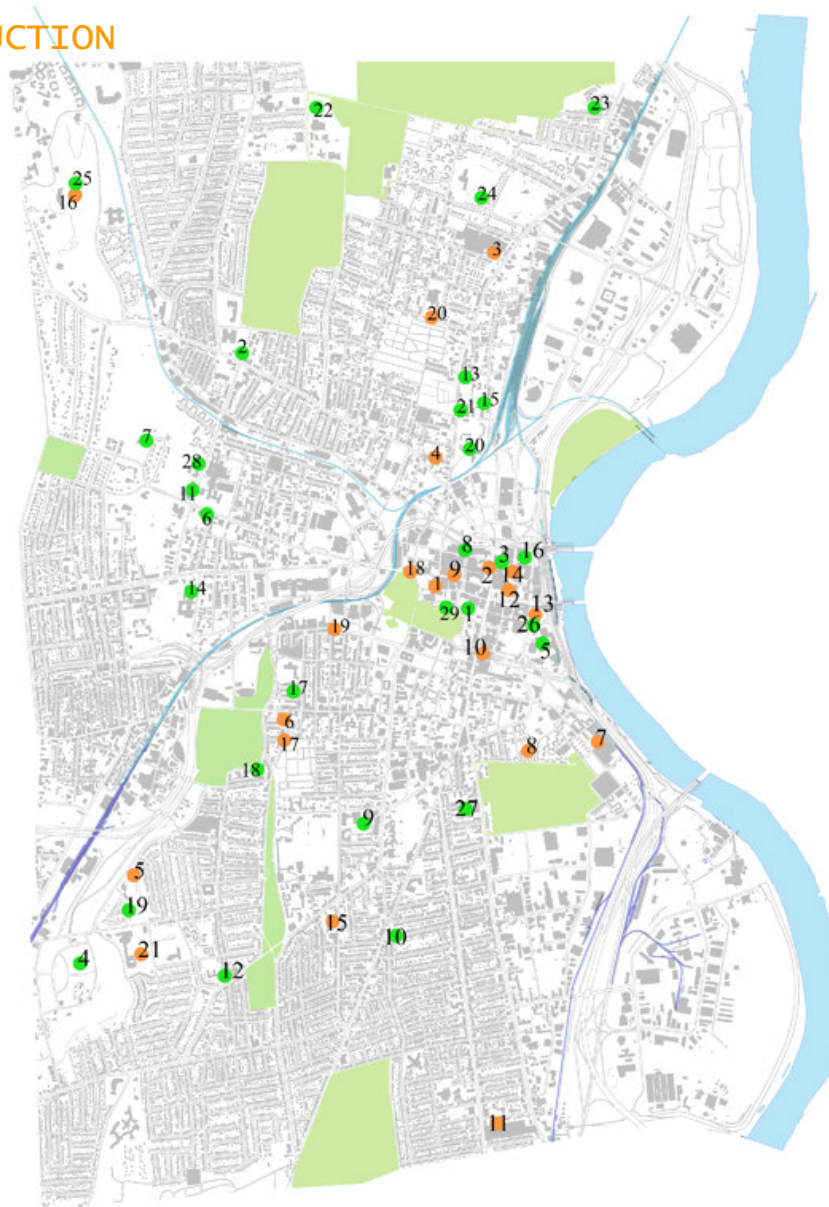
1. TRUNBULL ON THE PARK APTS-112 UNITS
2. THE ARTISTS COLLECTIVE
3. CAPITAL COMMUNITY COLLEGE
4. CHARTER OAK MARKETPLACE RETAIL
5. CONNECTICUT CONVENTION CENTER
6. CONNECTICUT PUBLIC TELEVISION RELOCATION
7. GOODWIN ESTATE CONDOMINIUMS-63 UNITS
8. HILTON HOTEL RENOVATION
9. LEARNING CORRIDOR
10. LIBRARY 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 HGHTS. OWNER OCCUPIED HOUSING-38 UNITS
18. PARK TERRACE DEVELOPMENT APTS-68 UNITS
19. RICE HEIGHTS OWNER OCCUPIED HOUSING-59 UNITS
20. SANA 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 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



THE WORLD IN MOTION: COMPLETED PROJECTS 1998-2006

APPROVED PROJECTS OR UNDER CONSTRUCTION

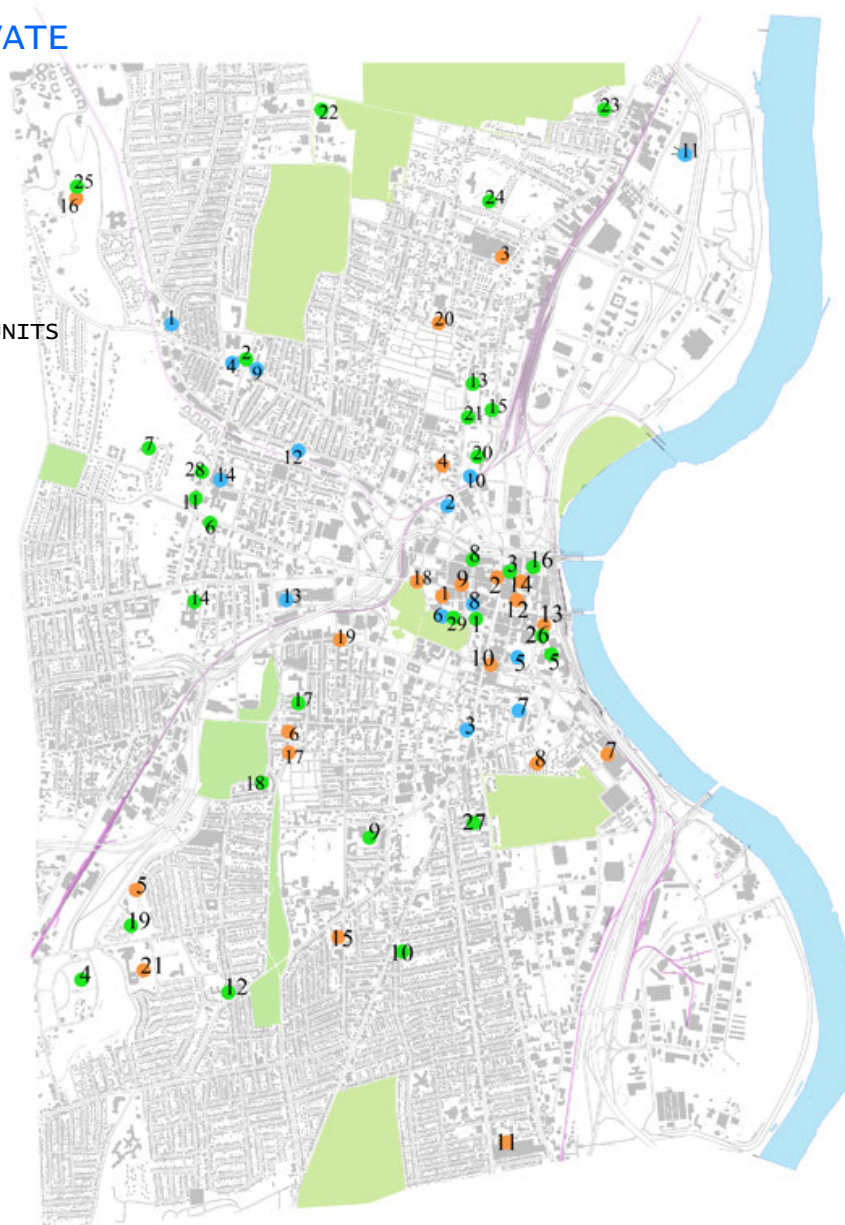
1. 266 PEARL STREET CONDOMINIUMS-50 UNITS
2. 915 MAIN STREET CONDOMINIUMS-89 UNITS
3. KELVIN ANDERSON RECREATION CENTER
4. BELDEN STREET OWNER HOUSING-14 UNITS
5. BREAKTHROUGH MAGNET HIGH SCHOOL
6. BRICK HOLLOW RENTAL HOUSING-56 UNITS
7. COLT GATEWAY MIXED USE/HOUSING-56 UNITS
8. DUTCH POINT REDEVELOPMENT HOUSING-194 UNITS
9. HARTFORD 21 HOUSING/RETAIL-260 UNITS
10. LIBRARY RENOVATIONS-CENTRAL LIBRARY
11. METZNER RECREATION CENTER RENOVATIONS
12. 18 TEMPLE STREET RENTAL/APARTMENTS-78 UNITS
13. SCIENCE CENTER
14. TEMPLE STREET REOPENING
15. TRINITY COLLEGE ICE RINK
16. UNIVERSITY OF HARTFORD MAGNET SCHOOL OF SCIENCE AND ENGINEERING.
17. ZION STREET MUTUAL HOUSING APARTMENTS-24 UNITS
18. 410 ASYLUM STREET HOUSING-70 UNITS
19. 390 CAPITOL AVENUE CONDOMINIUMS-100 UNITS
20. GRAND FAMILY HOUSING RENTAL-40 UNITS
21. A.I. PRINCE TECHNICAL HIGH SCHOOL



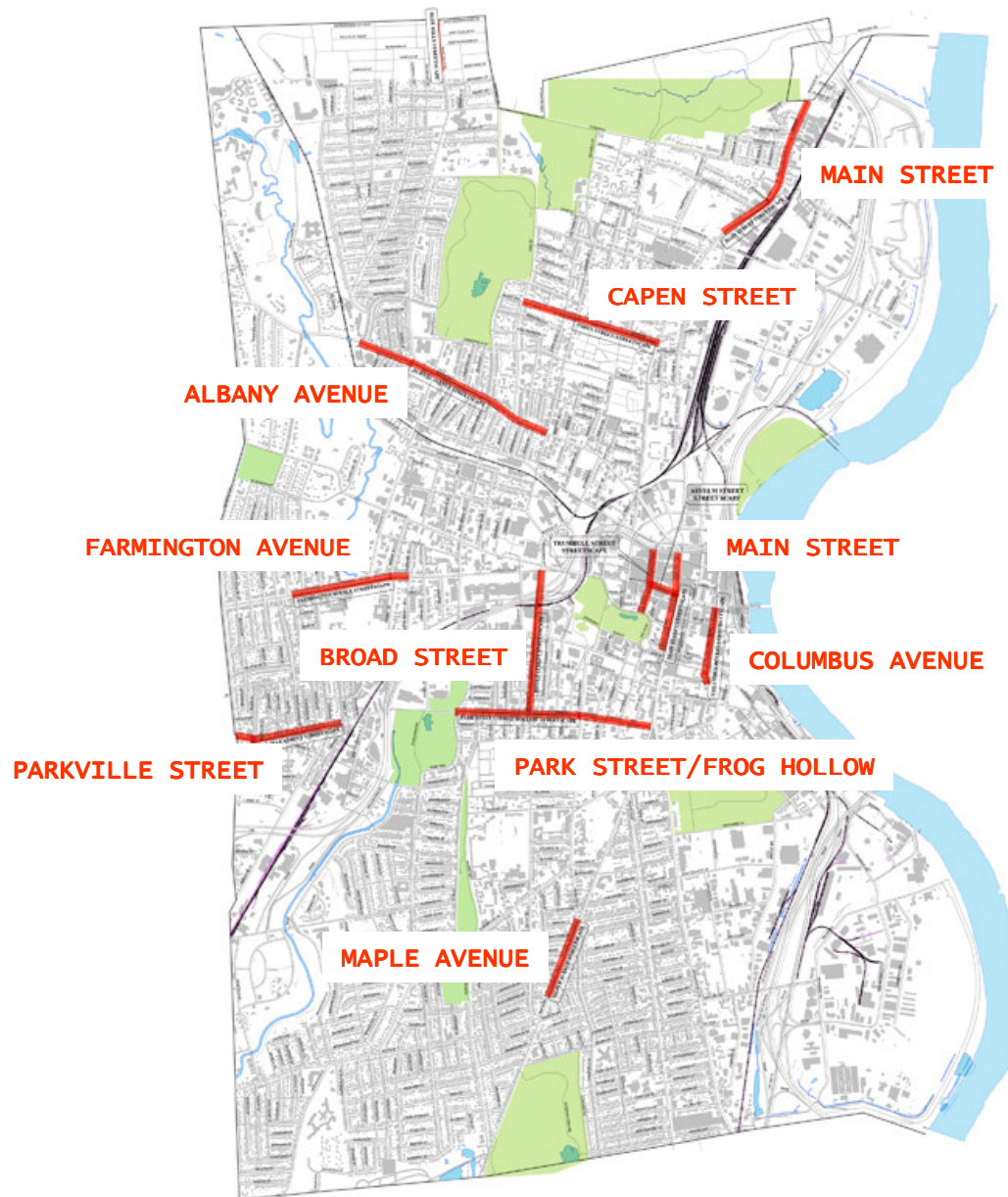
THE WORLD IN MOTION: APPROVED PROJECTS

PROPOSED PROJECTS- PUBLIC AND PRIVATE

- 1.UNIVERSITY OF HARTFORD PERFORMING ARTS CENTER
- 2.PUBLIC SAFETY COMPLEX
- 3.PLAZA MAYOR CONDOMINIUMS-50 UNITS
- 4.NEW ALBANY AVENUE BRANCH LIBRARY
- 5.FRONT STREET-HOUSING/RETAIL/ENTERTAINMENT
- 6.YMCA SITE ON JEWELL STREET HOUSING-350 UNITS
- 7.CAPEWELL CONDOMINIUMS-92 UNITS
- 8.101 PEARL STREET CONDOMINIUMS-33 UNITS
- 9.ALBANY AND WOODLAND REDEVELOPMENT SITE OFFICE
- 10.1450 MAIN STREET MIXED USE COMMERCIAL/HOUSING-50 UNITS
- 11.PROPOSED 400,000 SF RETAIL
- 12.SIGOURNEY AND HOMESTEAD OFFICE/HOUSING-8 UNITS
- 13.AETNA 1200 CAR PARKING GARAGE
- 14.ST. FRANCIS HOSPITAL EXPANSION



THE WORLD IN MOTION: PROPOSED PROJECTS



THE WORLD IN MOTION: STREETSCAPE PROJECTS

Emerging Themes

Public Realm

- Enhancing Civic Structure
- Tridents and Squares
- Streets
- Natural Systems – parks/trails/river connections

Retail precincts/neighborhood centers

- Developing Neighborhood Centers
- Enhancing both physically/visually and thematically (Puertorican/Italian)

Transportation corridors

- Experiencing city through streets
- Pedestrian enhancements
- Transit
- Cycling
- Overcoming barriers

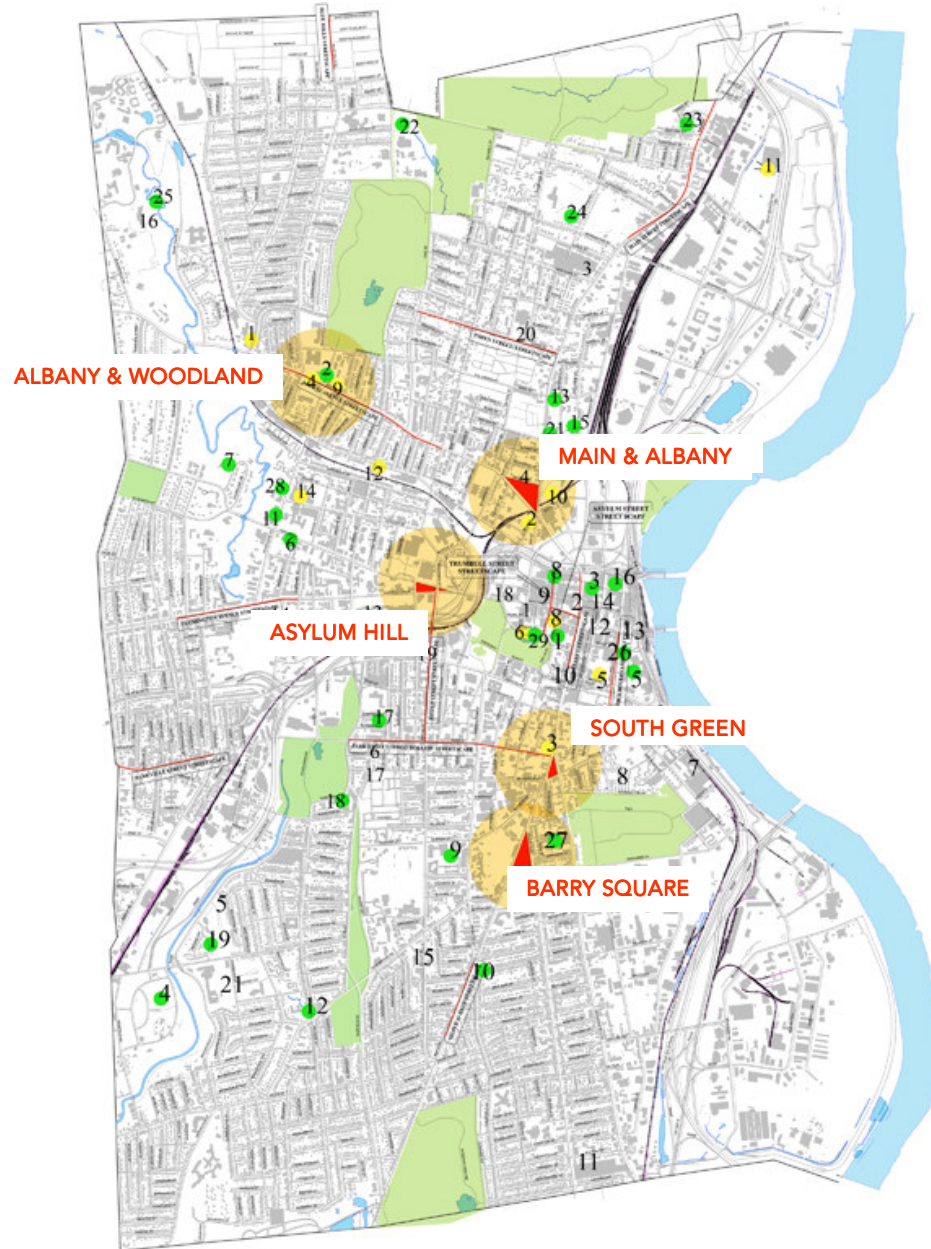
Potential clusters of investments

- Filling the no man's lands.
- Land masses for development
- Infill
- Large sites

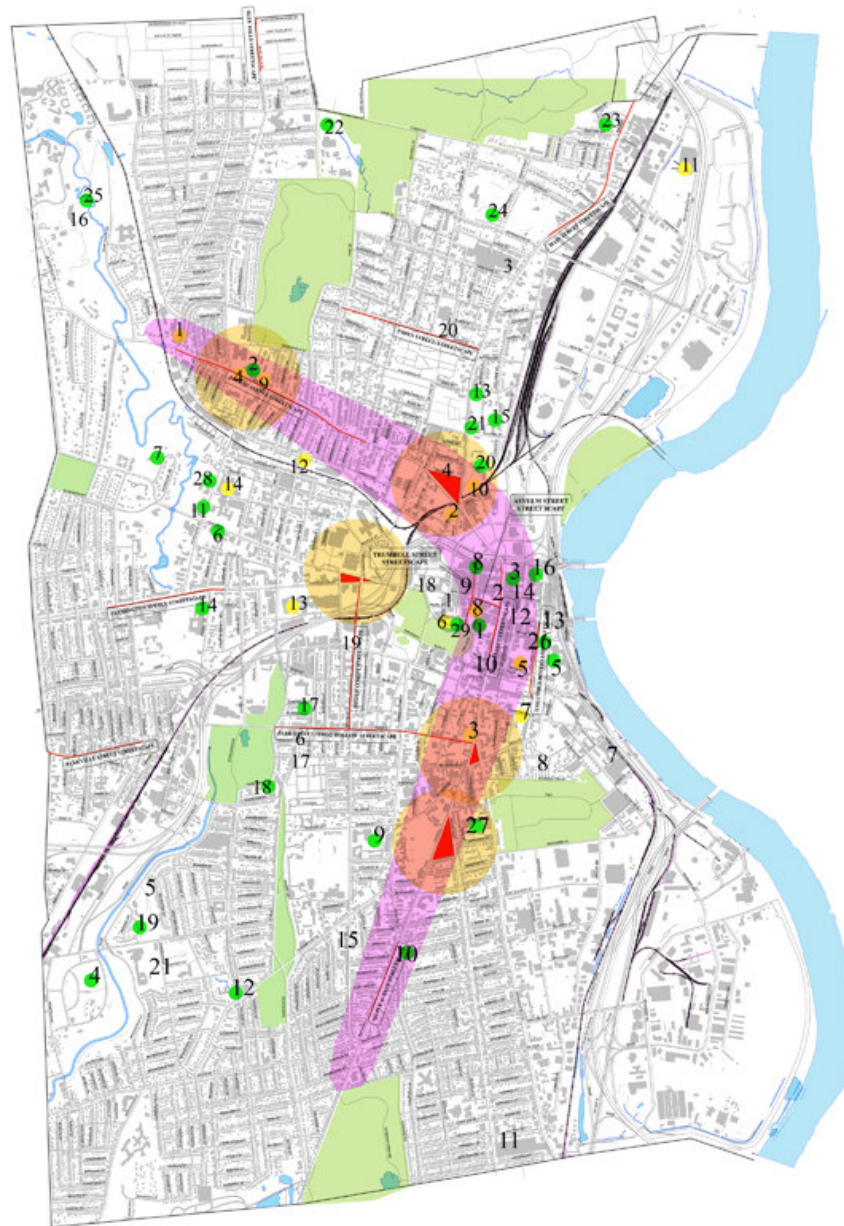
Urban systems

- Parking/transit/traffic
- Infrastructure Reforms
- Public Art – public space
- Transportation Systems
- Enhancing economic development potential
- Housing
- Zoning

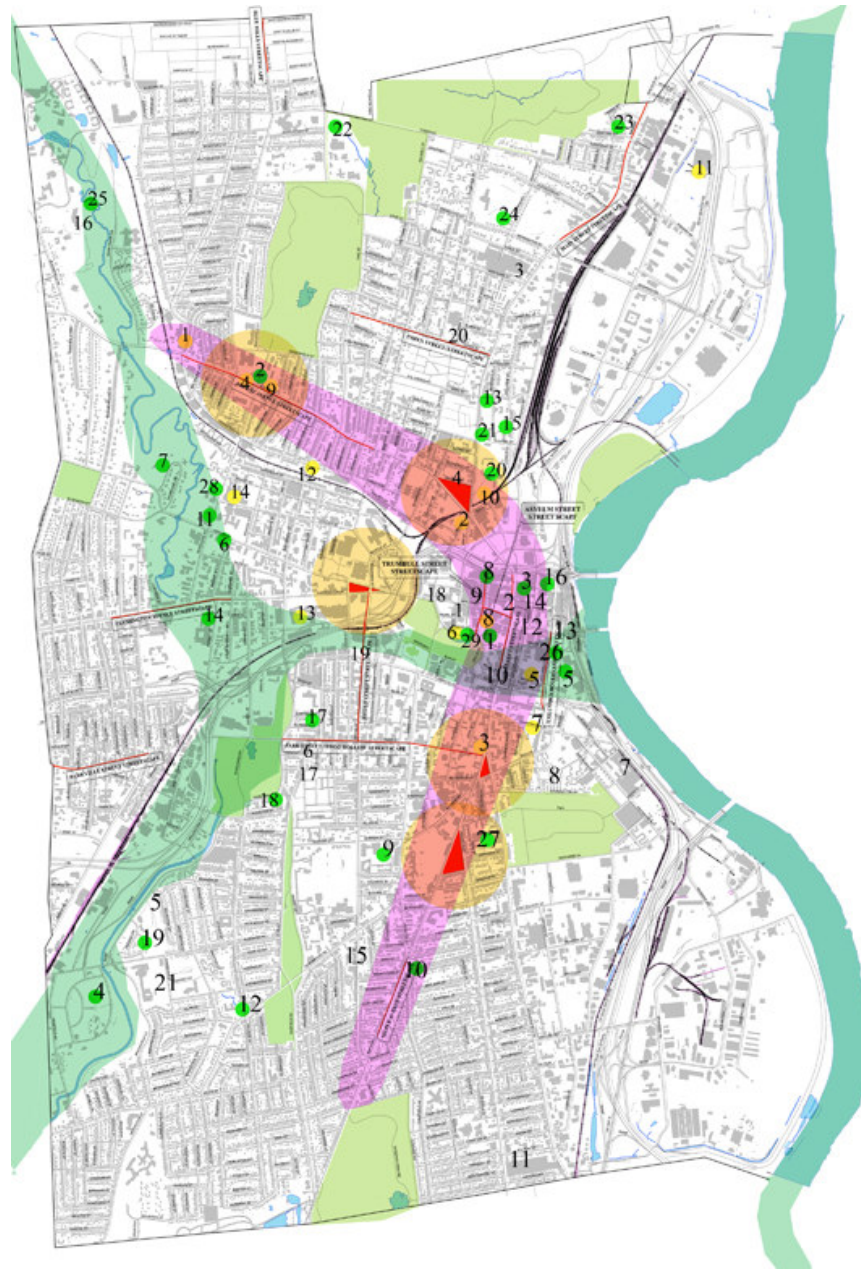
Generators - economic/institutional



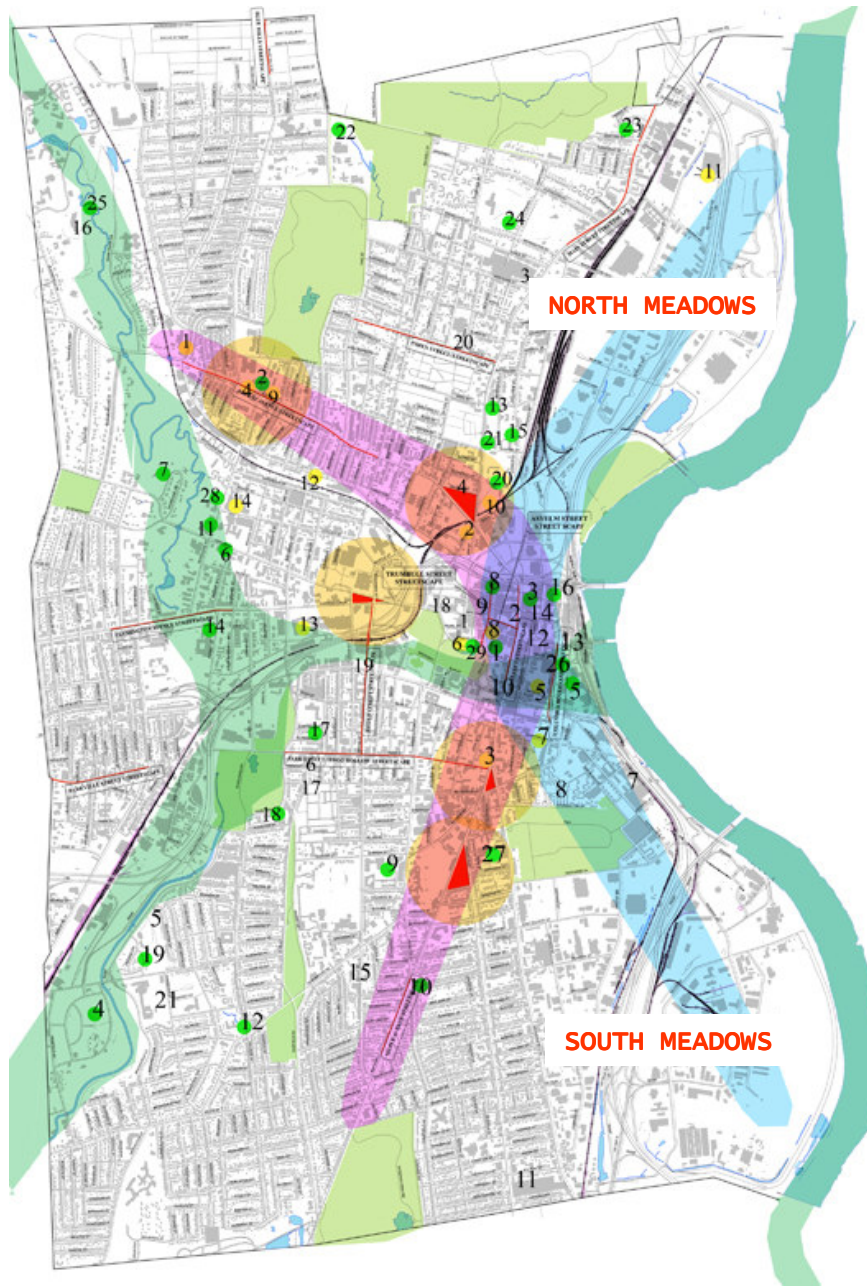
EMERGING PATTERNS: At the point where the radials converge, there are significant “tridents” where neighborhoods overlap”.



EMERGING PATTERNS: Main - Albany crescent



EMERGING PATTERNS: Main - Albany crescent plus Park river trail link to Connecticut River. See also landscape section



EMERGING PATTERNS: North and South meadows and both sides of the Connecticut river

Underlying Questions

- Where are the greatest benefits to be achieved in the next:
 - Short Term
 - Intermediate Term
 - Long Term
- Dispersed investment vs. concentrated investment
- Geographic focus areas?
- What are the other missing themes?
- Other Institutional Investments

we invite your responses to these and other questions