

# Introduction & Background



## KEY TOPICS

- Plan of Conservation and Development Defined
- Plan Development Process
- Plan Elements
- POCD Implementation
- The History of Planning in Hartford
- Ten Years of Progress



Adopted June 3, 2010



## Introduction

Hartford is a wonderful place to live with a rich and significant history. Its evolution has mirrored America's continued dynamism and cultural diversity. Hartford is a city steeped in its neighborhoods, with family roots going back as many as three or four generations. A history of cultural richness has created a vibrant urban life and continues to attract people from all over the world.

Hartford, like many American cities, struggles in some areas. There are improvements that residents and workers would like to see. They have questions such as "What kind of City will Hartford be in the future?" "What decisions need to be made to ensure Hartford's future success?" It is up to us, the residents and stakeholders of Hartford to consider these questions and take action, as our collective action will shape the future of the great city in which we live and work.

## What Is A POCD?

A Plan of Conservation and Development (POCD) is a guide for asking questions, identifying challenges, determining resolutions and implementing strategies. It is a record of the best thinking of Hartford as to its future growth and aims to give direction to both public and private development. The Plan not only encompasses a long-term vision for the community but also

offers guidance for short-term decision-making. The Plan should not be thought of as a rigid blueprint, but rather as a general guide for growth in Hartford. Chapter 126, Section 8-23, of the Connecticut General Statutes requires that a planning and zoning commission "prepare, adopt and amend a plan of conservation and development for the municipality". The proposals of the Plan are broadly based recommendations for future development and the improvement of Hartford over the next decade and beyond.

The POCD, particularly the Generalized Land Use Plan, guides the City's future conservation and development efforts as a policy-guidance document. Key to successful implementation of the Plan is the creation and modification of Zoning Regulations, design guidelines, and/or implementation techniques that explicitly outline and enable the future visions described in the Plan.

## Plan Development Process

In 2006, the City's Department of Development Services Planning Division began working with the Hartford Planning and Zoning Commission to review and update the Plan of Conservation and Development. A consultant was hired to help prepare baseline planning documents. Initial efforts focused on updating demographics and reviewing city facilities, and Board of Education facilities. Once baseline conditions were prepared the Planning Division began working on a review of the land use map. A first task was the conver-

## Introduction & Background



Theme Panel #1, November 14, 2009



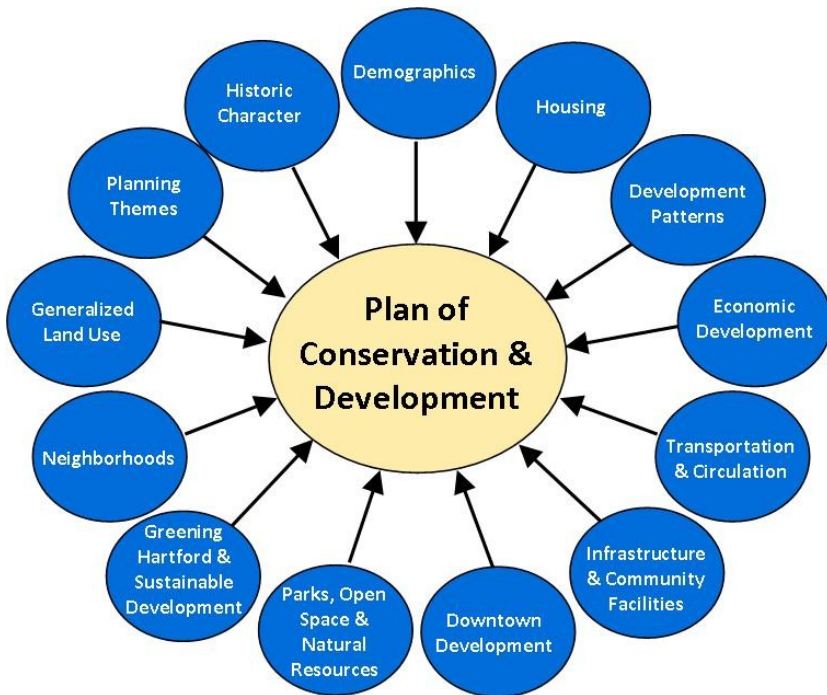
Theme Panel #2, November 16, 2009

## One City, One Plan– POCD 2020



Theme Panel #3, November 21, 2009

sion of the land use map to a GIS format which began the process of assessing existing uses city-wide. At the same time Neighborhood Revitalization Zone (NRZ) Committees began updating their strategic plans. Capital Budget, and State and Regional Plans were reviewed and considered for integration into the generalized land use plan, goals, and implementation strategies. The Planning Division and the Redevelopment Agency also prepared three (3) redevelopment plans at this time focusing on three key areas. The City of Hartford and the MetroHartford Alliance collaborated on the Hartford 2010 process as well as the Urban Land Institute study of North and West Downtown.



In preparing the public review draft, neighborhood revitalization zones strategic and other plans including state and regional plans were reviewed.

The draft document was circulated among the community and City officials for review. Five discussion panels organized around the planning themes were conducted, as well as four Planning and Zoning Commission community listening sessions prior to the formal public hearing on May 20, 2010. The plan was adopted by the Planning and Zoning Commission on June 3, 2010.

## Plan Elements

Plan elements cover topics ranging from natural resources to economic development. Each of these plan elements provides background information, conditions maps, and analysis of trends and conditions, and goals and recommendations for future actions.

The Plan Elements include:

- Planning Themes
- Historic Character
- Demographics
- Housing
- Development Patterns
- Economic Development
- Transportation and Circulation
- Infrastructure & Community Facilities
- Downtown Development Plan
- Parks, Open Space and Natural Resources
- Greening Hartford and Sustainable Development
- Neighborhoods
- Generalized Land Use Plan

There are several broad planning themes that guide this Plan. They are:

- Promote livable and sustainable neighborhoods
- Protect the City's natural and built environment
- Enhance mobility through transit, pedestrian and bike systems city-wide

- Advance downtown’s role as the region’s center for commerce, culture and city living
- Promote and encourage the integration of sustainable practices

These themes are addressed throughout this Plan of Conservation and Development, and serve as the organizing structure for the goals and implementation strategies.

## POCD Implementation

In order to implement the recommendations contained in this Plan of Conservation and Development, an Action Agenda is included at the end of the Plan. The Action Agenda was formed as a result of the public participation process. It identifies goals, objectives, recommendations and actions; the lead agencies proposed for implementation; and the timeframe for implementation.

The lead agency is the agency which, by the nature of its mission and authority, is the logical party to spearhead the implementation of a particular proposal. Many proposals will of course involve multiple agencies. The nature of activity required of a lead agency will vary depending on the type of recommendation. Some activities involve budget commitments and capital expenses and some require advocacy and promotion, while others call for administrative action.

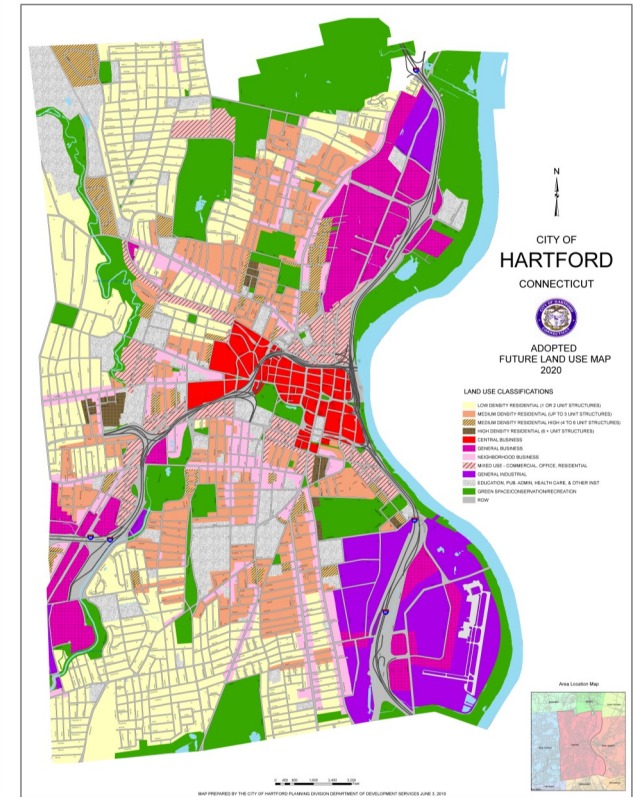
Timeframes are defined as ongoing, short term (1-3 years), mid-term (4-6 years) and long-term (7-10 years). Many of the short-term items may

already be scheduled into the City’s Capital Improvement Program or may be activities and policies that are in place and need to be continued. Some short-term recommendations may have evolved as part of the planning process and need to be inserted into the Capital Improvement Program.

Mid-term and Long-term activities are considered important, but placed “down the road” in recognition of the fact that limited resources are available both in terms of time and money to implement the Plan. Mid-term and long-term capital projects may also require some intermediate planning and design activity before project implementation can take place.

The Department of Development Services will prepare annually a report that will be submitted to the Mayor, Common Council, the Community and the Planning and Zoning Commission summarizing the implementation status of the Action Agenda of the adopted Plan of Conservation and Development. The report will discuss the status of the POCD and what actions need to be taken to facilitate implementation of the Plan.

## Introduction & Background



The Generalized Land Use Map will guide land use regulations and development policy.

## One City, One Plan– POCD 2020



General Plan of the City of Hartford, 1912

*“As a matter of fact a city, in the light of modern civilization and modern science and with the help of modern statistics, must be considered as a great machine having a most intricate organism and a most complex function to perform, and it must be so well planned and put together and run, that as an engine it shall produce the maximum of efficiency in every direction with the least expense and the least friction.”*

*-Plan of the City of Hartford, 1912*

### The History of Planning in Hartford

In 1907, the state of Connecticut established the nation’s first permanent Plan Commission in the City of Hartford. Soon after, the City hired the firm of Carrere & Hastings to serve as advisory architects to the Commission, and to author the 1912 Plan. This plan mainly focused on street layout, but also included recommendations for building height, land taxation methods, the park system, riverfronts, lighting, health & safety regulations, historic preservation (yes, even in 1912!)

housing, and street trees that are still relevant today. Its horizon was 50 years. The 1912 Commission on the City Plan did not adopt the plan, however, the Planning Commission succeeded in bringing before City leaders the first comprehensive picture of Hartford’s opportunities and a vision of what the City could be.

In 1926 the Commission on the City Plan completed the “Second City Plan” also entitled “A Street Plan for Hartford.” This document, which was essentially a study of zoning and traffic, contained recommendations similar to the 1912 report and emphasized the widening of streets and control of the Park River. This report was also not adopted. Between 1926 and 1950 the Planning Commission advanced several plans for Hartford which were for the most part directed at a single issue or specific development proposal.

During the 1950’s, a rapid escalation of highway and redevelopment projects generated interest in a Comprehensive Plan. The post World War II city had begun to lose population and economic vitality. “Hartford Plans for Tomorrow” (1955) became the City’s first attempt to coordinate and relate major growth and rebuilding elements with a set of common goals. The Plan was adopted by the Commission with the understanding that...“it is not a final blueprint which must be rigidly followed. Rather, it is a general plan which the Commission must review and revise from time to time to keep in step with new conditions and developments.” However,

the 1955 Plan was not adopted by the Court of Common Council.

In 1972, the Commission adopted a completely updated Plan of Development that reflected the vast changes that had occurred throughout the 50's and 60's. This plan was not adopted by the Court of Common Council. Finally, in 1986, The Court of Common Council officially endorsed a comprehensive plan titled "Hartford's Plan of Development 1983-2000." This plan was unique in that it included specific strategies for the implementation of recommendations found in each component. A further revised Plan of Development was adopted in 1996 and revised in 1998.

Effective January 1, 2004 under the new City Charter, the Planning and Zoning Commission is responsible for the adoption of the Plan of Conservation and Development.

Hartford's Plan of Conservation and Development 2020 "*One City, One Plan*" integrates several recent planning initiatives into a unified document. It is even more comprehensive in scope than previous plans. For the first time the plan addresses sustainable development and the Greening of Hartford. The Generalized Land Use Plan forms the basis for policy and regulatory decisions over the next ten years.

## Ten Years of Progress

Over the past decade since the previous POCD was adopted, substantial investment has taken place in the City of Hartford. This section contains a pictorial review of our accomplishments regarding residential development, commercial development, schools, libraries, community centers, and streetscapes.

This section also depicts projects that were a result of former Governor John Rowland's "Six Pillars of Progress" plan. The six pillars were:

- A rejuvenated civic center
- A highly developed waterfront
- A downtown higher education center
- A convention center and sports megaplex
- The demolition or redevelopment of vacant buildings and the creation of downtown housing units
- An increase in the number of well located and inexpensive parking spaces

Coincident with the six pillars was an emphasis of job creation for Hartford residents. This was accomplished through the creation of training programs such as the Job's Funnel located at Capital Workforce Partners and through jobs created through the school construction program.

While much remains to be done, the following pictures clearly illustrate that quite a lot has already been accomplished in the City of Hartford.

One City, One Plan– POCD 2020

Residential Development



Alden Street



Goodwin Estates



Park Terrace Housing



Frog Hollow



1450 Main Street



266 Pearl Street



Dutch Point



Mary Shepard Housing



Rice Heights



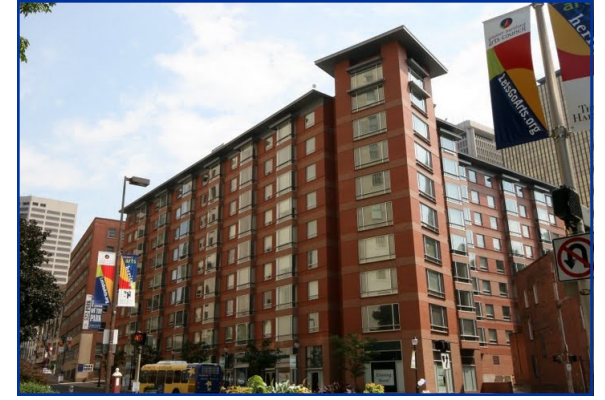
## Residential & Commercial Development



The Lofts at Temple Street



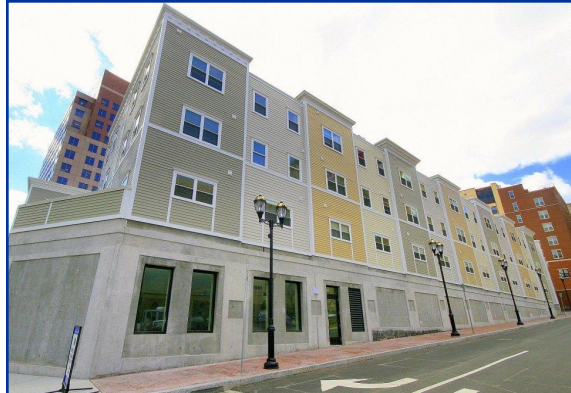
Stowe Village



Trumbull On The Park



SANA Apartments



18 Temple Street



Aetna Expansion- Sigourney Street Garage



St. Monica's Housing



55 Trumbull Street



Carmax

## Introduction & Background

One City, One Plan– POCD 2020



Charter Oak Market Place



Sims Metal Management

Commercial Development & Schools



Annie Fisher Elementary School



Flower Street Garage



St Francis Hospital Surgical Tower



Capital Preparatory Magnet School



Main Pavilion



St Francis Hospital Expansion



Capital Community College

## Schools



GH Academy of the Arts– Learning Corridor



Kinsella Magnet School of the Arts



Noah Webster MicroSociety Magnet School



GH Academy of Math & Science– Learning Corridor



Mary Hooker Environmental Studies Elementary



Sarah J. Rawson Elementary School



Hartford Magnet Middle School– Learning Corridor



Montessori Magnet School– Learning Corridor



Sarah J. Rawson Elementary School

## Introduction & Background

One City, One Plan– POCD 2020



SAND Elementary School



University Magnet School of Science & Engineering

Schools, Libraries & Community Centers



Main Branch of the Hartford Public Library



Sports & Medical Science Academy



Campfield Library



Albany Avenue YMCA



University of Hartford Performing Arts Center



Goodwin Library



Artists' Collective

## Community Centers & Streetscapes

## Introduction & Background



Parker Memorial Center



South End Wellness Center



Blue Hills Avenue Streetscape



Metzner Center



West End Community Center



Maple Avenue Streetscape



Real Artways



Blue Hills Avenue Streetscape



Maple Avenue Streetscape



Park Street Streetscape



Terry Square Streetscape



Trumbull Street Streetscape



Park Street Streetscape



Terry Square Streetscape



Trumbull Street Streetscape



Park Street Streetscape



Trumbull Street Streetscape



Trumbull Street Streetscape

## Six Pillars Projects



Convention Center, Marriott Hotel, Connecticut Science Center, Waterfront

## Introduction & Background



Connecticut Science Center



Front Street



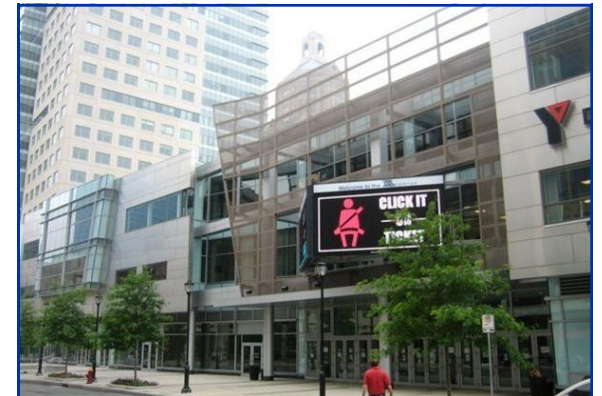
Hartford 21



Morgan Street Garage



Front Street



XL Center

