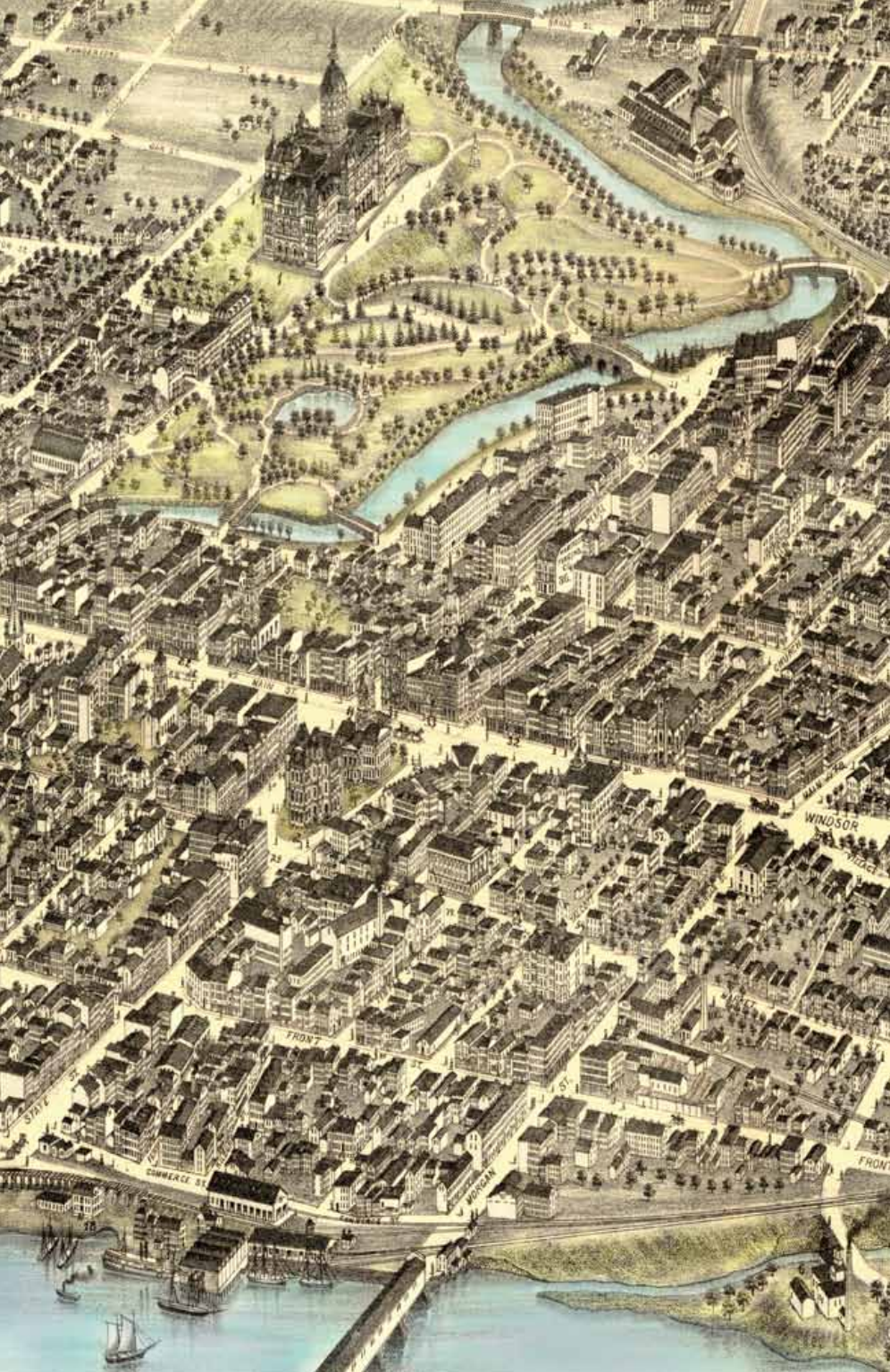


**DOWN  
TOWN  
HART  
FORD**

**THEiQUILTPLAN**  
WALKING / CULTURE / INNOVATION



# The iQuilt Plan for Downtown Hartford

## A Pocket Guide

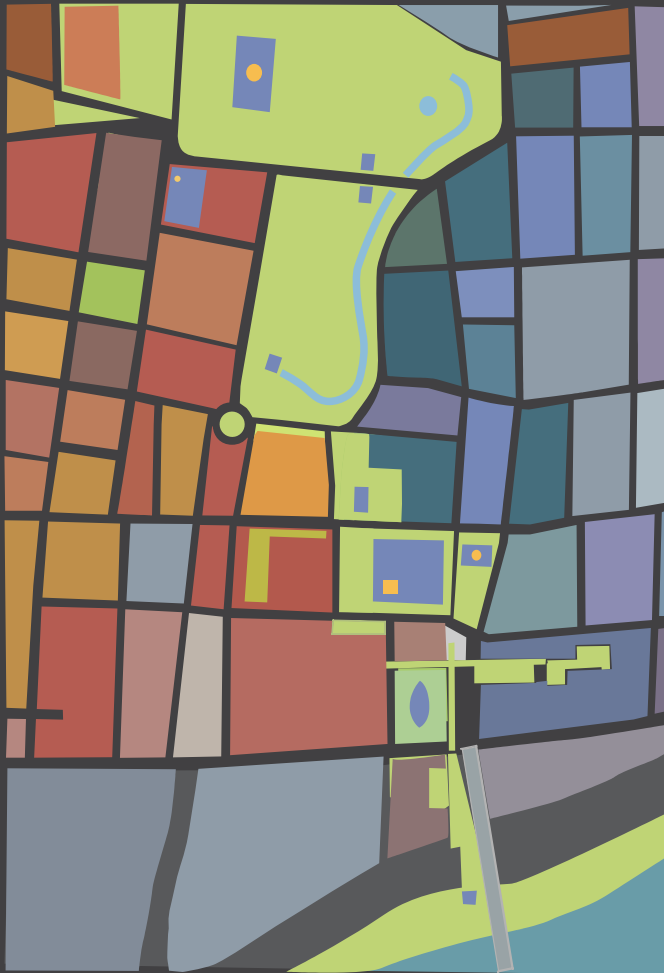
This pocket guide is a handy abbreviated version of the full iQuilt Plan Overview, released in January 2012.



iQuilt Partnership  
31 Pratt Street  
Hartford, CT 06103  
(860) 525-4451  
[www.iquiltplan.org](http://www.iquiltplan.org)

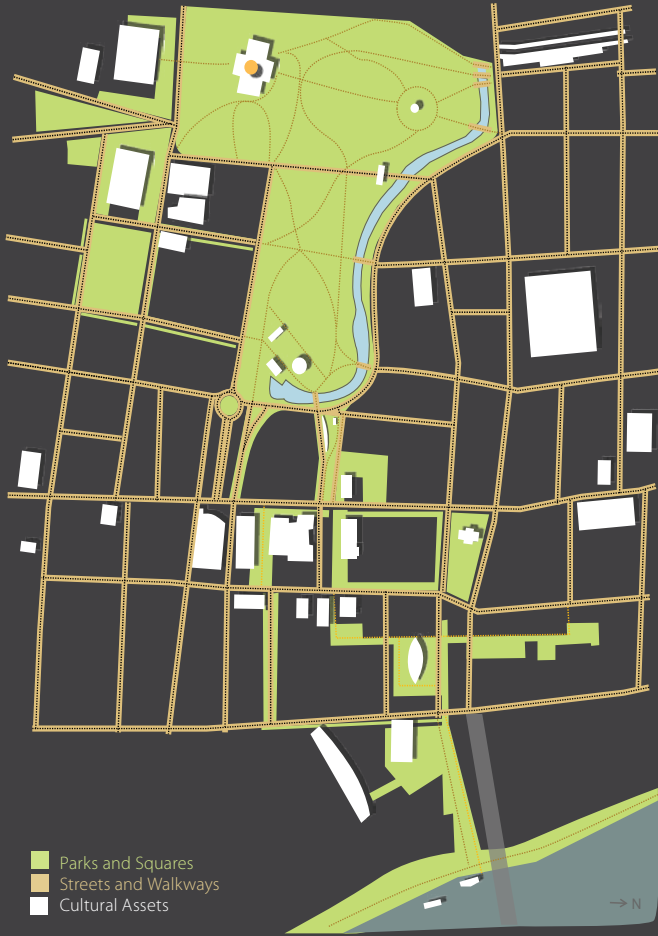
THE GREENWALK.  
TWO RIVERS.  
TWO PARKS.  
CONNECTED.

CULTURAL TREASURES.  
RANKED 14TH  
IN THE NATION.  
CONNECTED.



INVENTIVE NATIVES.  
CREATIVE INHABITANTS.  
CONNECTED.

THE iQUILT PLAN.  
WALKING.  
CULTURE.  
INNOVATION.



## OUTREACH

Since its 2008 start, the iQuilt Plan has engaged the public in the process of developing its themes, concepts, designs, and strategies. This has included more than 14 public presentations and workshops and more than 80 briefings for more than two thousand public officials, stakeholder groups, and private citizens. A website launched in April 2011 has attracted more than 4,600 individual viewers and 18,000 page views. In the new governance structure of the iQuilt Partnership, a 501c3 non-profit organization, a Board of Corporators will include as many as 75 members of the public in the project's oversight.



## ACCEPTANCE

The iQuilt concept, originally developed by the Bushnell Center for the Performing Arts, with the support of the Greater Hartford Arts Council, was officially adopted by the Hartford City Council in 2010 as a key component of "One City, One Plan", the city's ten-year blueprint for conservation and development. Under the day-to-day management of the Metro Hartford Alliance, the iQuilt Partnership now represents a comprehensive coalition of Hartford's public, private, non-profit, and community organizations.

## RECOGNITION

The iQuilt Plan has received broad recognition in the city, the state, and the nation. Rocco Landesman, Chairman of the National Endowment for the Arts, has called it one of the best plans in the country -- the Endowment has given Hartford major grants two years running. The plan's design also received a major award from the American Institute of Architects.

**NEA Cultural Placemaking Grant 2010**  
**NEA Cultural Placemaking Grant 2011**  
**AIA Honor Award in Urban Design 2010**

## The iQuilt Concept

**THE IQUILT PLAN** is downtown Hartford's exciting urban design strategy for walkability and creative placemaking. It capitalizes on two of Hartford's greatest strengths: its extraordinary concentration of arts, cultural and landscape assets and its exceptionally compact downtown. The cultural assets are physically close, but the pedestrian links between them are often weak. The iQuilt Plan strengthens those links. It offers an array of physical and programmatic improvements to the pedestrian network of public space – parks, plazas, streets, and sidewalks.

The projects are a strategic mix of small and large, immediate and long-term, public and private. They can be implemented in stages. Each initiative is a patch that contributes to downtown's overall pattern or quilt. The "i" in iQuilt stands for innovation, and each project incorporates innovative approaches to walkability and placemaking. The goal is for downtown Hartford to become the central gathering place for the neighborhoods of the city and the towns of the region: a place of streets and sidewalks alive with people; a magnet for residents, visitors, creative workers and cultural innovators; a driver of economic activity and growth; and a model of livable, sustainable urban design.

*"I'm a true believer - the iQuilt will economically and culturally strengthen our capital city."*

Congressman  
John Larson

## Three Themes



The iQuilt Plan is organized around three themes: Walking, Culture and Innovation. Each represents a goal for Hartford's fifth century: Sustainability, Vibrancy, and Prosperity.

## Potential Benefits

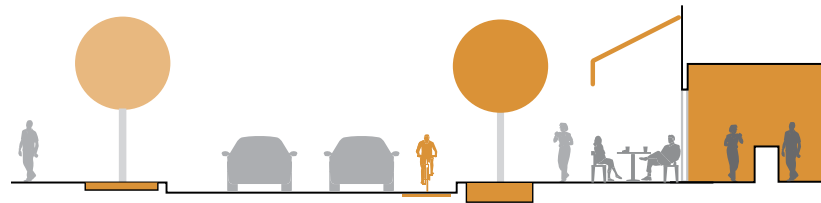
The iQuilt Plan's combined focus on walking, culture, and innovation can have significant environmental, social, and economic benefits. These are discussed at length in the full report, available as of January 2012 at [www.iquiltplan.org](http://www.iquiltplan.org).



## The iQuilt Strategic Plan

courtesy meyers Studio / Wilson H. Faude

### Build walkable, vibrant streets



### Link Downtown's cultural assets



### Develop a visual language



### Show the way (and how long)



### Make it easy to bike, run, exercise



### Enliven the outdoors with cultural interaction



### Bring transit into the mix



### Enhance hospitality and comfort



### Tell Downtown's story online



## The Greenwalk Master Plan

The iQuilt Plan focuses on strengthening the physical links between downtown Hartford's cultural assets by enhancing the parks, squares and streets which connect them. The improvement of downtown's public space is intended to increase foot traffic, cultural vibrancy, and economic activity. The centerpiece of the iQuilt is a chain of green spaces called the GreenWalk.

For pedestrians walking north to south, downtown is fairly well connected - particularly by Main Street and Trumbull Street. But walking in an east-west direction is more challenging. Streets zigzag, terminate, and unexpectedly change names. No major pathway is clearly demarcated on maps or on street signs. For most Hartfordites, a strong east-west axis is not part of their mental map.

As a public space sequence running from west to east, the GreenWalk would provide a strong organizing armature for walking in downtown. It would create a powerful link between downtown's two great landscapes: Bushnell Park and the Connecticut River waterfront. And it would help connect downtown's cultural assets, which lie directly along the GreenWalk or within a five-minute walk. The GreenWalk would provide an easy-to-understand, walkable, and enjoyable framework for cultural vitality and economic development.

### BUILDING ON WHAT EXISTS



Park and riverfront not well connected



Using existing spaces to connect



Cultural assets are scattered

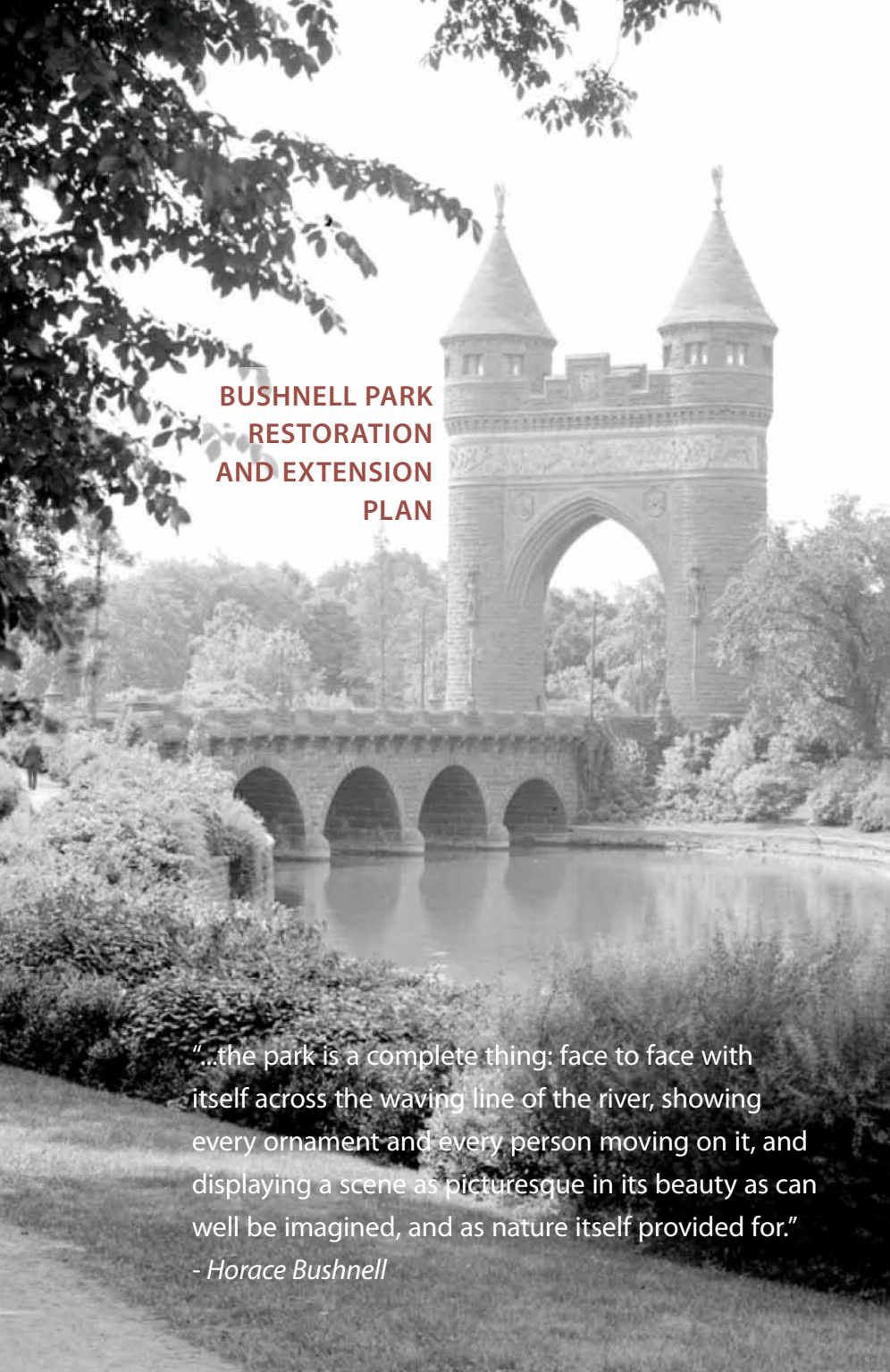


The GreenWalk organizes them

Much of the GreenWalk already exists, and most of downtown Hartford's cultural assets are along it or within a 5-minute walk.



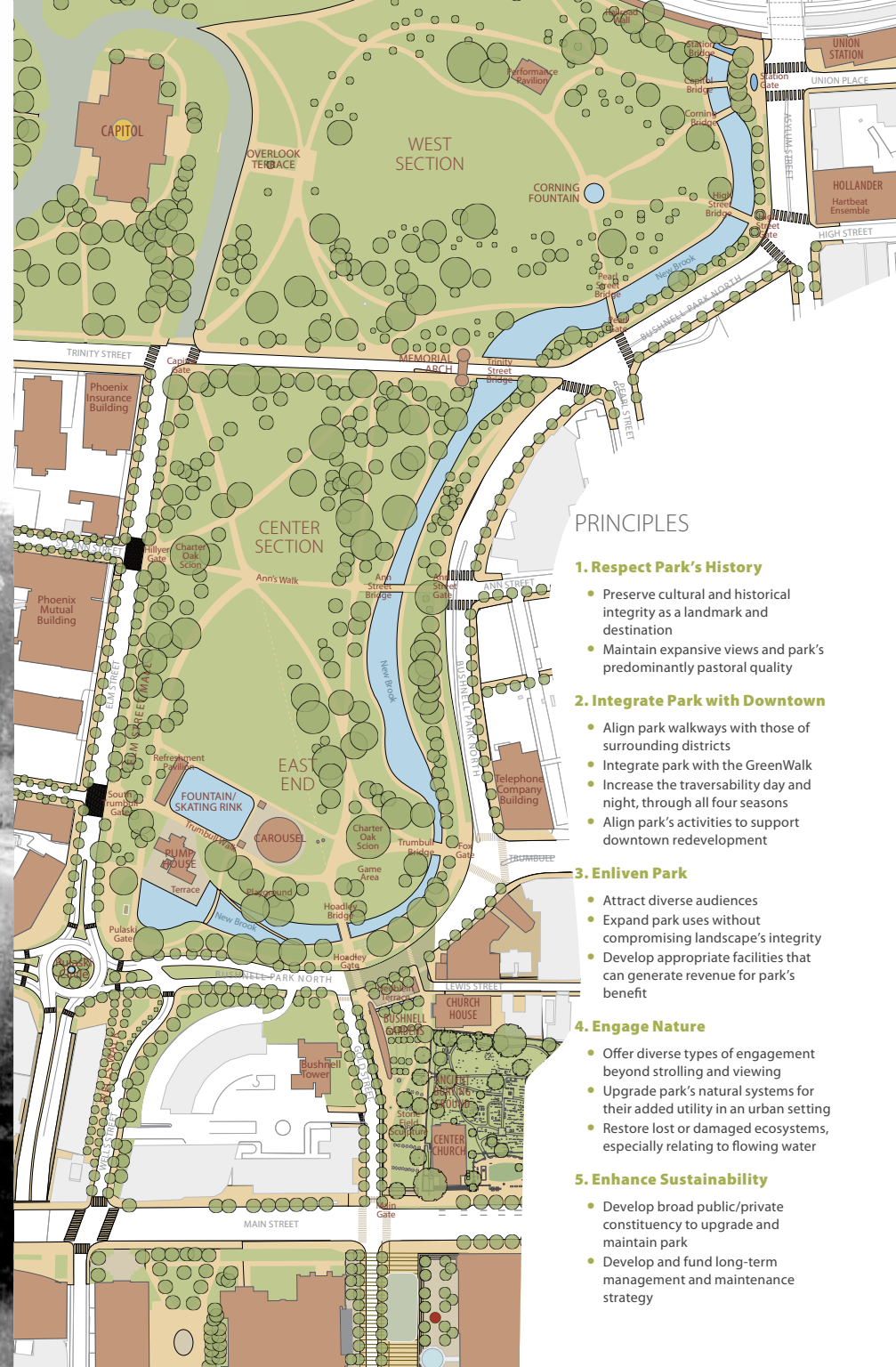




## BUSHNELL PARK RESTORATION AND EXTENSION PLAN

"...the park is a complete thing: face to face with itself across the waving line of the river, showing every ornament and every person moving on it, and displaying a scene as picturesque in its beauty as can well be imagined, and as nature itself provided for."

- Horace Bushnell



### PRINCIPLES

#### 1. Respect Park's History

- Preserve cultural and historical integrity as a landmark and destination
- Maintain expansive views and park's predominantly pastoral quality

#### 2. Integrate Park with Downtown

- Align park walkways with those of surrounding districts
- Integrate park with the GreenWalk
- Increase the traversability day and night, through all four seasons
- Align park's activities to support downtown redevelopment

#### 3. Enliven Park

- Attract diverse audiences
- Expand park uses without compromising landscape's integrity
- Develop appropriate facilities that can generate revenue for park's benefit

#### 4. Engage Nature

- Offer diverse types of engagement beyond strolling and viewing
- Upgrade park's natural systems for their added utility in an urban setting
- Restore lost or damaged ecosystems, especially relating to flowing water

#### 5. Enhance Sustainability

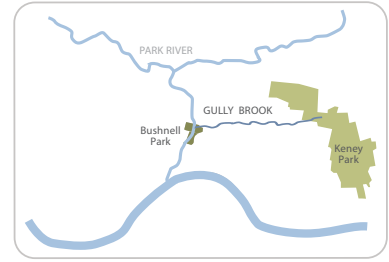
- Develop broad public/private constituency to upgrade and maintain park
- Develop and fund long-term management and maintenance strategy

# New Brook

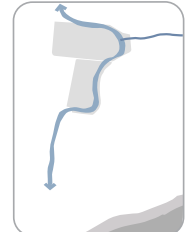


Weidenman's 1850 design for Bushnell Park, showing the intertwining relationship of the park and the Park River

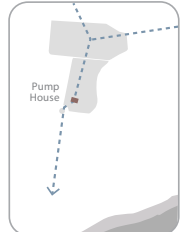
Proposed design for the re-introduction of flowing water into Bushnell Park generally follows the original watercourse



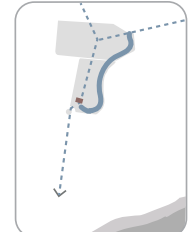
THE WATER THAT FLOWS FROM KENEY PARK VIA GULLY BROOK WILL BE DIVERTED TO CREATE A NEW BROOK ALONG THE PARK RIVER'S HISTORIC COURSE.



Park River and Gully Brook before 1940

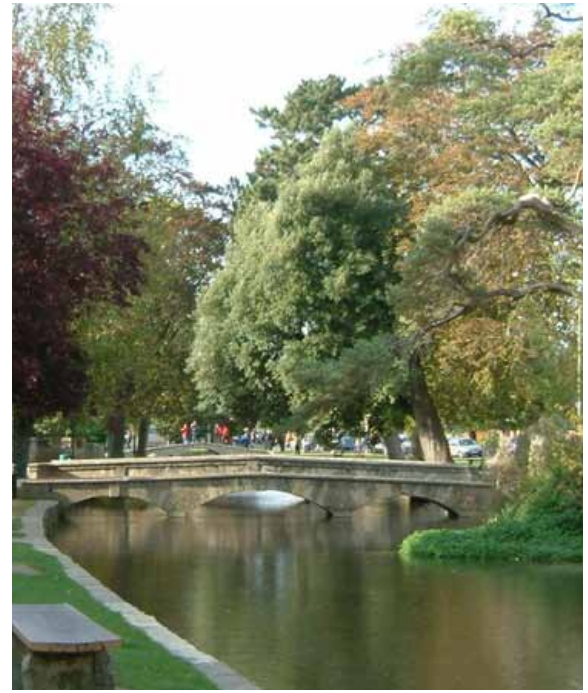


Park River and Gully Brook conduits



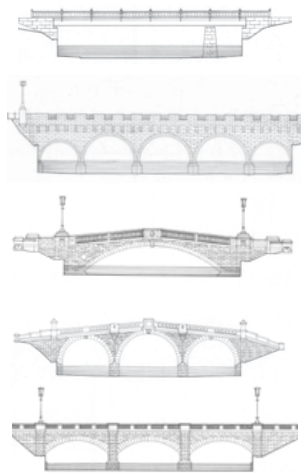
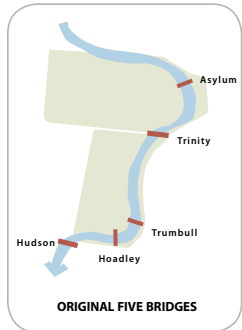
Proposed new brook

The brook will run from Union Station to the Pump House. The water will start near street level and then drop to about 16' below street level near the new Hoadley Bridge at Gold Street. The brook's width will vary from around 50' to 100'. Its typical depth will be 18" or less. The water's edges will vary in different segments, ranging from sloping banks to stone steps. Plantings will change in color and character as the water moves from west to east. The water will be clean and regulated so that people can touch and enjoy the water in controlled episodes along its length. Natural runoff from the Downtown watershed will be purified by riparian plantings and bioswales before flowing into the brook.

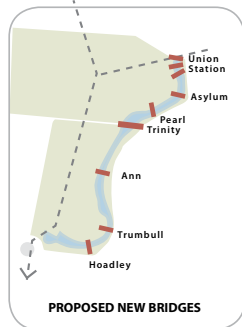


Brook and bridges in Bourton-on-the-Water, the Cotswolds

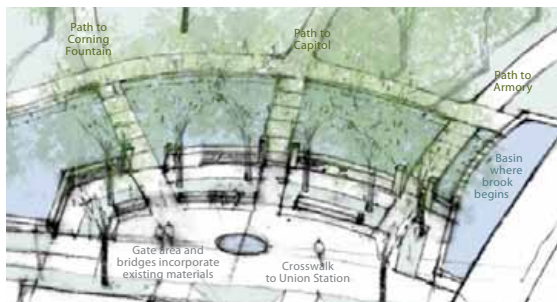
# New Bridges



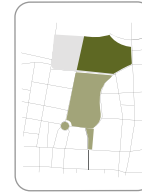
School groups in Bushnell Park crossing Hoadley Bridge (above) and traversing the Park River on stepping stones (below) c. 1930



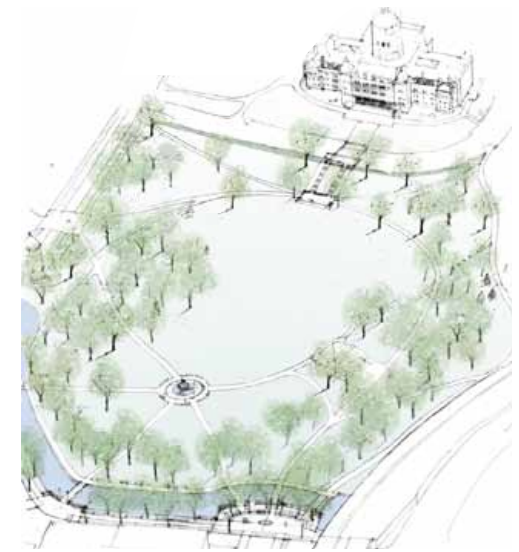
Eight new footbridges, along with the unearthed and restored Trinity Street Bridge, will provide a wide array of views and vantage points. The bridges will vary in height, length, and physical relationship to the water below. They will draw inspiration from the park's historic bridges while taking advantage of contemporary structural systems and materials. Beautifully lit at night and reflected in the water, the bridges will align with walkways and adjacent streets to fully integrate the park with downtown.



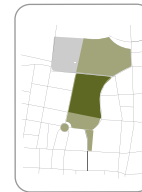
# West Section



The primary design goal here is to connect this detached park area to the city, the Capitol and the rest of the park. The new brook begins at the northwest corner. The water is clearly visible from the street. Paths along both sides of the water course encourage people to linger and stroll. The water course is shallow and calm, and reflects views of the Capitol.



# Center Section

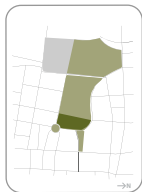


Here the water course is lower than the street, and has lush edge plantings. The water flow becomes more lively, broken by gentle falls. Butterflies, dragonflies and other wildlife thrive. Plantings are more varied in texture and color throughout the seasons. The brook and plantings enhance the ecological function of the park with storm water treatment through collection and filtering in stepped rain gardens. Stepping stones cross the stream and allow casual interaction with the water. Paths wind through plantings, encouraging nature walks and talks.

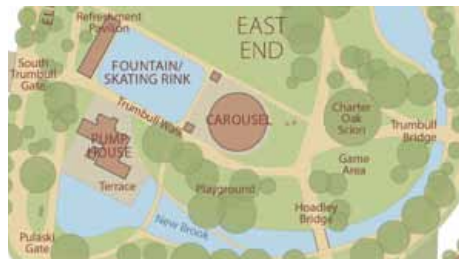




## East End



The eastern end of the park is alive with activity, especially for families and children. The relocated carousel is grouped with a permanent ice skating rink (water play area in summer), food pavilion, Pump House, playground, and game area. Activities may include model sailboats, bocce, giant chess, and ping pong.



## Trees & Lighting



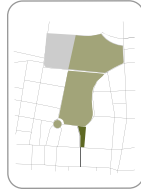
There are more than 700 existing trees, of which around 290 pre-date the major plantings of 1988. The plan enhances the prominence of the Charter Oak scions. The new stream course impacts an estimated 286 trees - many of which are among the park's younger trees. The plan adds approximately 225 new trees to the 23 that will remain along the brook's path.



Bushnell Park currently closes at sundown. The Plan's goal is to make the park a nighttime destination, through enhanced programming and lighting. The lighting design has three main objectives: improve wayfinding and safety at night; enhance visual identity and drama, and provide an economical and energy efficient approach to capital and maintenance costs.

**Bushnell Gardens will be the first expansion of Bushnell Park in its 150-year history.**

## Bushnell Gardens



Inspired by a similar extension at the Parc Monceau in Paris, Bushnell Gardens will connect Bushnell Park to Main Street. By realigning Gold Street with the new Hoadley Bridge, Bushnell Gardens will connect Bushnell Park to Main Street, a roadway and unused lawn are transformed into a 1.5 acre park site, providing a critical but missing link in the GreenWalk. The gardens will be a model for sustainable land use, rain harvesting, native gardens, cultural activity, and public engagement.



### WALKING & BIKING / TRANSIT

Create a vibrant gathering place for people to walk to, and enhance the connections of downtown's pedestrian network

### CULTURE & HOSPITALITY

Link downtown cultural destinations, and highlight the historic and cultural features of the site

### INNOVATION & SUSTAINABILITY

Showcase innovation in land stewardship through water management and sustainable design



Water tower with cistern



New Main Street gate to Bushnell Park



Downtown Information Center



Carl Andre's Stone Field Sculpture



Heublein Jazz Circle



BikeStation for East Coast Greenway



View to Capitol along main walkway



Pop-up studios and greenhouses



Formal gardens and urban farming



Picnic area on main lawn

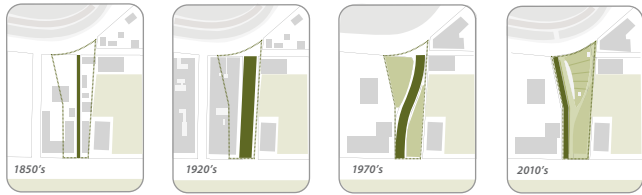


Puppet theater



Heublein Terrace and Cafe

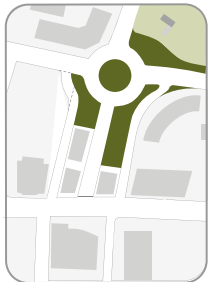
## Gold Street



From its origins as a narrow alley, Gold Street has been reconfigured twice. In the 1920's, it was widened to create a dignified border and gate for the previously hidden Ancient Burying Ground. Several tenement buildings were removed in the process. In the 1970's, the area was redeveloped and all buildings south of Gold Street were cleared to make way for the Bushnell Plaza complex. Gold Street was curved to align its Main Street end with Athenium Square North. This created two triangular parcels. One became the site of the public art work, Stone Field Sculpture. The other has remained a little used lawn.

The iQuilt Plan proposes to narrow and realign Gold Street southward, creating the site for Bushnell Gardens. The street will remain open to vehicular traffic and will continue to have on-street parking. The alignment is parallel to the diagonal footpath in Bushnell gardens that captures the view of the Capitol dome; Gold Street itself will visually terminate on the relocated Carousel, which will provide a landmark destination and an illuminated beacon at night.

## Pulaski Circle



Proposed Pulaski Circle and Gate, with Recaptured Park Land



General Pulaski statue relocated from Main to mark Pulaski Gate



## Bushnell Park North



Bushnell Park North is the street along the northern edge of Bushnell Park. For nearly a century, the street's landmark buildings created an elegantly curving wall, which paralleled the undulating Park River. An architectural parade of luxury hotels, commercial buildings, and bustling factories presented a showplace of urbanity and innovation. South facing, sunlit, and mirrored in the river, the brick and brownstone facades created an urbane backdrop to the lawns of Bushnell Park.

After the Park River was buried in the 1940's, many of the riverfront buildings were abandoned or demolished. What was once downtown's front façade became a moribund and undervalued back edge. The dramatically curving riverfront wall was all but forgotten.



The iQuilt Plan reconceives Bushnell Park North as a beautiful, vibrant, sustainable, and innovative boulevard. The roadway, sidewalks, and sidewalks will be redesigned to calm traffic and encourage walking. New sidewalk furnishings and energy efficient lighting will create an attractive ambiance and reduce energy costs. Adjacent properties should be able to support cafés, restaurants and mixed-use development.

## Main Street and Tower Square



The intersection of Main Street and the GreenWalk is the principal crossroads of the iQuilt Plan. In addition to recommended improvements over the long term, it is a natural candidate site for pilot projects and the testing of prototypes that can be applied elsewhere in downtown.



Tower Square is the 1.5-acre outdoor space between the Travelers Tower and the Wadsworth Atheneum. The Travelers owns the 1-acre raised plaza; the street is a public right-of-way. The iQuilt envisions this as a single, integrated public space to be called Tower Square, which would serve as the hub of the iQuilt and downtown. It can become a kind of "living room" for all of Hartford, comparable to the similarly sized Pioneer Courthouse Square in Portland.

## Connecticut Square



The iQuilt Plan includes the transformation of this 6.3 acre, 700-car State-owned surface parking lot into a sustainable, mixed-use public square. The space will continue to serve much of the time as parking for the State and for Bushnell patrons. But new electrical and lighting infrastructure will allow the square to host festivals, markets and performances on nights, weekends, and holidays. Its new perimeter landscaping will enhance the surrounding streets and neighborhoods. And its green infrastructure for stormwater will make the Connecticut Square and its surrounding streets a model of multi-use, sustainable design.



## Capitol Avenue



*Proposed road diet, complete street, and green infrastructure on Capitol Avenue near the Bushnell*

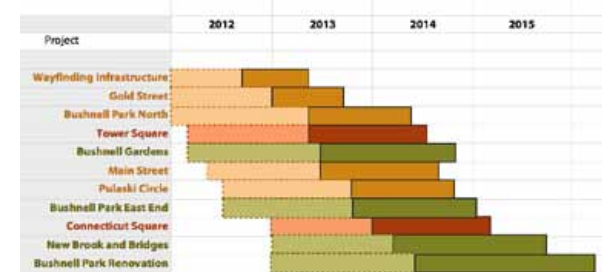


## Phasing

The iQuilt Plan is not a single large project, but a framework and strategy for a constellation of related, mutually reinforcing projects. The phasing of projects will to a large extent be determined by the economic climate on the private side, and the availability of funds on the public side. The hypothetical phasing plan below makes a series of assumptions which may not prove to be the case, but it is based primarily on the project cost, complexity, and lead time required under optimal circumstances.

Documents  
Construction

HYPOTHETICAL  
CONSTRUCTION  
DOCUMENT &  
CONSTRUCTION  
PHASES



## Costs and Funding Sources

Funding to implement various aspects of the iQuilt plan will come from a multiplicity of sources: public, private, non-profit, and combinations. The estimates below are preliminary and based only on conceptual drawings rather than on well defined construction documents. Nonetheless they offer a guide as to the relative scope and scale of the principal parts of the plan.

Streets  
Squares  
Parks

Individual Project	Construction Documents	Construction (in millions)
Wayfinding Infrastructure	\$90 k	\$1.0
Gold Street	\$200 k	\$2.2
Bushnell Park North	\$880 k	\$9.7
Tower Square	\$1,220 k	\$13.5
Bushnell Gardens	\$610 k	\$6.8
Main Street	\$90 k	\$1.0
Pulaski Circle	\$240 k	\$2.6
Bushnell Park East End	\$610 k	\$6.8
Connecticut Square	\$1,120 k	\$12.4
New Brook and Bridges	\$2,560 k	\$28.4
Bushnell Park Renovation	\$790 k	\$8.8
<b>Estimated Cost of Combined Projects</b>	<b>\$8.4 million</b>	<b>\$93.2 million</b>

## Implementation

## Management and Maintenance

A key recommendation of the iQuilt plan is that any investments in the improvement of public space - parks, streets, squares - be accompanied by long-term commitments for their maintenance and management. In light of ebbing public finances, cities around the country have found the most successful approach is the creation of public-private organizations whose mission focuses on the sustained care and management of one or more public spaces.

Downtown Hartford has two very successful models of this hybrid approach. The Hartford Business Improvement District has been providing critical services in much of downtown and Asylum Hill for the last 5 years. Along the Connecticut River, the non-profit Riverfront Recapture provides exceptional programming and management services with the public agency MDC providing overall maintenance. These organizations are exceptionally well positioned to continue, in partnership with the City of Hartford, and to expand their roles in the management and maintenance of iQuilt-related public space initiatives.



# 15 Pilot Projects

# PILOT PROJECT

## Pop-Up Studio



## Bus Wraps and Shelters



## Urban Catalog Template



## Map Kiosk



## Biking Amenities



## Festival Planning



## Banners



## Giant Chess and Checkers



## Wayfinding Signs



## Umbrellas



## Furniture Showcase



## Camera Obscura Kiosk



## Children's Puppet Theater



## Cultural Markers



## Blanket Program



# iN-VISIONFEST 2012

The iQuilt Plan is developing an event that invites people to see Hartford in a new way. The festival will begin to change perceptions of Hartford by stimulating the senses through culture, innovation, imagination and ingenuity. This celebration of Hartford's urban vitality will begin next September and grow into a multi-year celebration that parallels downtown's transformation through the iQuilt.



# Collateral Development

The iQuilt Plan team has identified a number of locations where investments in public space could catalyze mutually beneficial development on adjacent private property, and throughout Downtown. In the majority of locations, the recommendation is for "mixed-use" development -- a combination of housing, office, retail, and/or cultural facilities which can satisfy many of the plan's economic and cultural goals.



Today there are approximately 1475 housing units in the area surrounding Bushnell Park.

Spurred by improvements to the park and public space along the GreenWalk, there may be capacity for up to 1000-1300 additional units.

To obtain additional hard copies  
or downloadable versions of this  
Pocket Guide, the complete iQuilt  
Plan Overview, or other iQuilt  
documents, please visit:

[www.iquiltplan.org](http://www.iquiltplan.org)



**iQUILT** PUBLIC/PRIVATE  
**PARTNERSHIP**

City of Hartford  
State of Connecticut  
Metro Hartford Alliance  
Greater Hartford Arts Council  
Hartford Business Improvement District  
Bushnell Center for the Performing Arts  
Metropolitan District Commission  
Bushnell Park Foundation  
Riverfront Recapture

**Andy Bessette**  
Travelers

**Charles Sheehan**  
Metropolitan District Commission

**James Carter**  
Carter Realty, LLC

**H. Charmaine Craig**  
Knox Parks Foundation

**Eric Daniels**  
Robinson & Cole

**Jennifer DiBella**  
Cranmore, FitzGerald & Meaney

**David Fay**  
Bushnell Center for the Performing Arts

**Oz Griebel**  
MetroHartford Alliance

**Joseph Marfuggi**  
Riverfront Recapture

**Cathy Malloy**  
Greater Hartford Arts Council

**Robert Painter**  
City of Hartford

**David Panagore**  
City of Hartford

**Pamela Trotman Reid**  
Saint Joseph College

**Charles Shivery**  
Northeast Utilities

**Michael Zaleski**  
Hartford BID

iQUILT DESIGN TEAM

Suisman Urban Design

with

Michael Vergason Landscape Architects

Smith Edwards Architects

Domingo Gonzalez Associates

Nelson Byrd Woltz

Biederman Redevelopment Ventures

Richter and Cegan

Smart Mobility

Maureen Connolly Management

Leach Consulting





iQuilt Public/Private Partnership  
31 Pratt Street  
Hartford, CT 06103  
(860) 525-4451