

# *APPENDIX*

*A. Recommendations for Managing State Parking*

*B. South Downtown NRZ By-Laws*

*C. Neighborhood Workshop Ideas*

## A. Managing State Parking

The existing parking count for the State lots between Elm, Trinity, Buckingham and Hudson is approximately 223 spaces. The 498 spaces in the existing 60 Washington Street parking garage are not included in the count, as they will remain.

The three areas in which new construction will take place are:

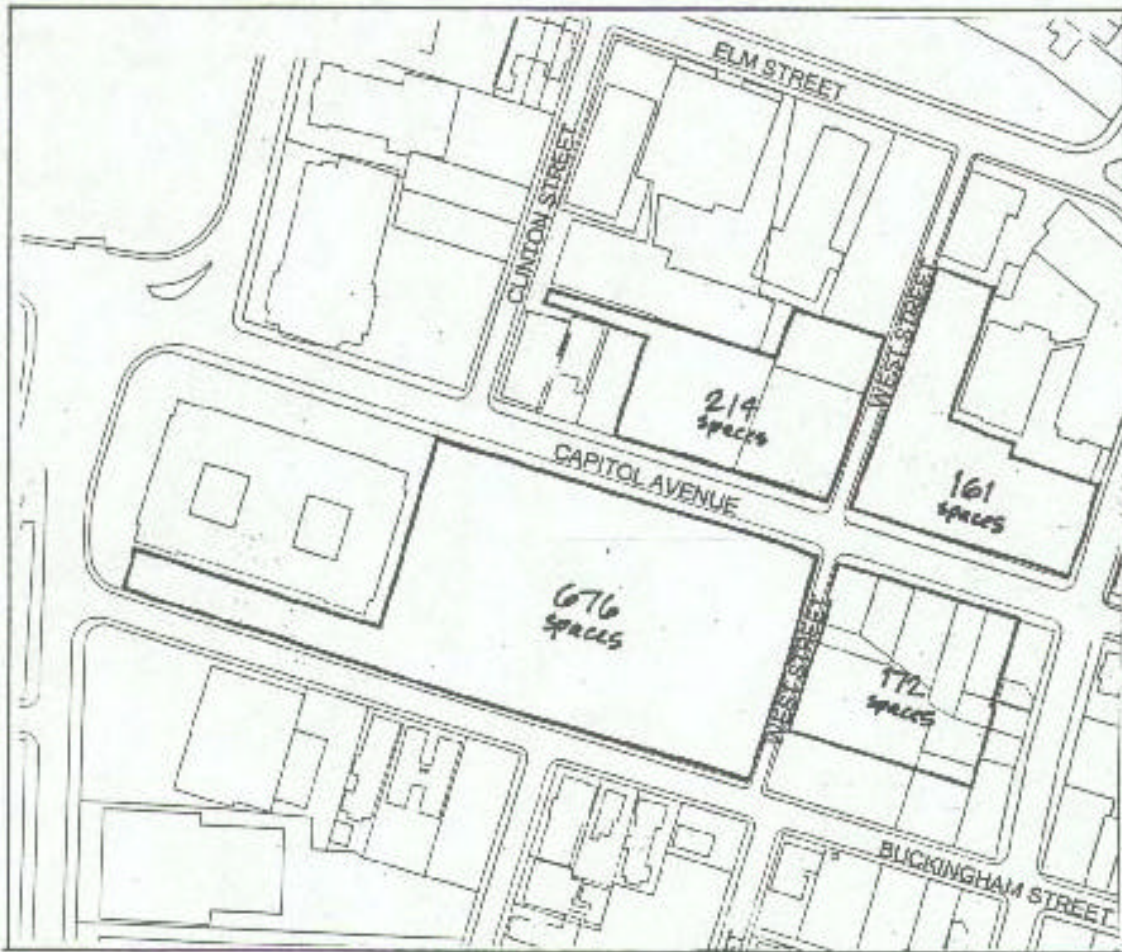
Phase I: Garages A, B, C (1032-1376 spaces) Cedar St.

Phase II: Garage D (1352 spaces), Capitol/Buckingham (underground)

Garage E (1248 spaces), 10 Clinton

In Phase I, three parking garages would be built on state land between Washington Street and Cedar Street. This phase ALONE would completely replace all existing 1223 spaces in the lots abutting Capitol and Buckingham Streets.

The garages would be located in the interior of the block, behind buildings, so their presence is minimized and the street abutting the street remains available for development.



Existing State Parking

### Parking for State Employees and Visitors: Strategy Overview

The challenge is to create a strategy that maximizes parking spaces at a minimum cost, and permits new parking structures to be built while maintaining existing parking. The strategy is to relocate this surface parking to three general areas using (primarily) existing state properties, and create the highest number of spaces in each

location. The other objective is to create these new parking facilities as economically as possible.

**Garage A (540-840 spaces)**

This garage will be built behind 80 and 90 Washington Street. The land is now used for surface parking and a maintenance garage for the state police. The front 20-25' of the police garage closest to Cedar Street will remain, and the rest of the garage would be demolished.

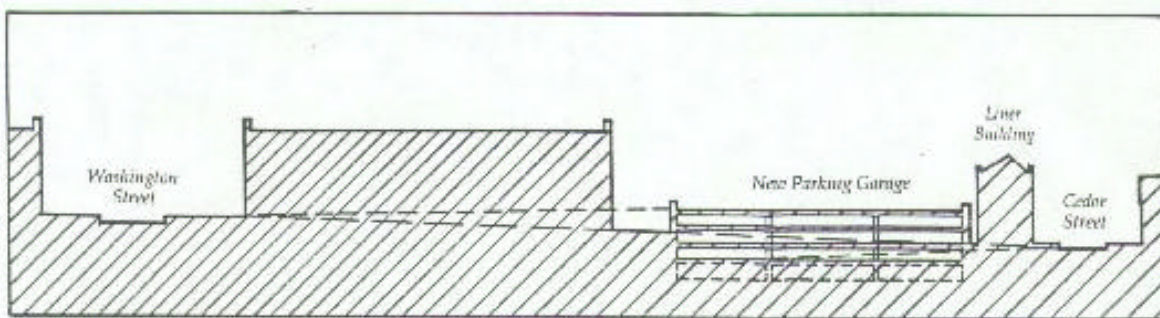
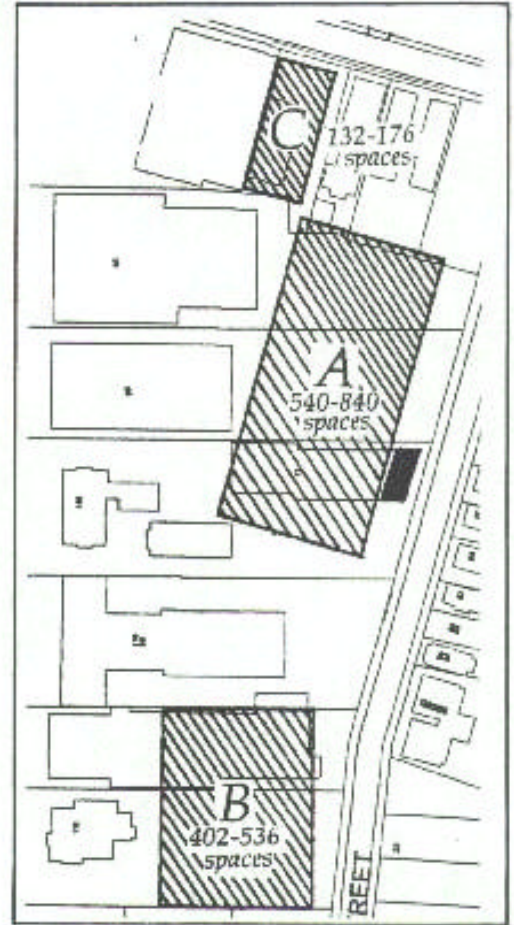
The new parking garage would take advantage of the natural slope of the site from Washington down to Cedar. Each level (floor) of the garage would remain horizontal. Access to each level would in a different location as the driveway winds its way downhill. This would make the construction of the garage more economical than a structure with ramped levels.

The garage would have 3-4 levels. Liner buildings will screen the parking garage from view on Cedar Street, helping to make the street more attractive. The land under the liner buildings may be sold or leased.

**Garage B (402-536 spaces)**

This garage would be located behind 130 Washington (law firm) and upon the site now occupied by the state building at 122 Washington Street. This building, currently vacant, would be demolished. (Note: This site for parking was also recommended in the Park Street Study, 3/95). However, approximately 0.62 acres of private property would need to be purchased from the owners of 130 Washington for this garage.

This site is similar to Garage A's, where the natural slope of the hill would permit the levels of the garage to remain horizontal, while the driveway ramps instead. Each level would have its own entrance.



SECTION: PARKING GARAGES A & B

**Garage C (132-176 spaces)**

The existing 60 Washington street garage may be expanded. The addition would NOT occur at the corner of

Washington and Buckingham (where 60 Washington formerly stood) but rather where the state fueling station now stands, at 309 Buckingham Street. The garage has ramping floors, and may require the new addition to ramp as well.

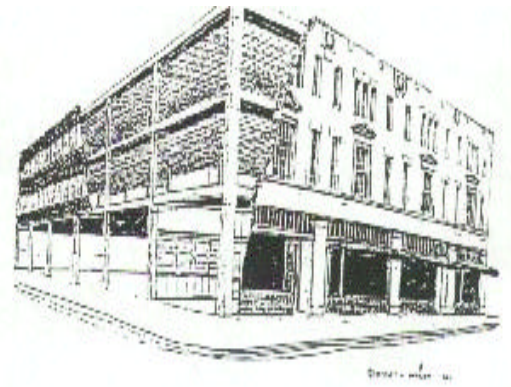
*Recommended work:* Because it is so close to the Capitol, it is highly recommended that the existing 60 Washington parking garage have a facelift. Ultimately, the space closest to Buckingham on the first floor of the garage (in both the existing garage and new addition) should be retrofitted to contain *habitable space*. Shops would be built into the front 18-20' of the first floor, next to the sidewalk. This would improve safety along this long block, especially during non-weekday hours when the streets are less active.

*A Facelift for 60 Washington St. Garage*

*A new facade would improve this garage, so close to the Capitol. The 3 other sides of the garage may remain open. Stories above would have window openings with a vertical proportion.*

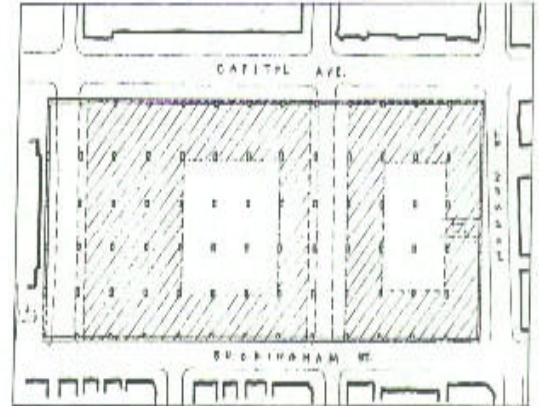
**Garage D (1352-1800)**

This would be a major parking facility located *underground* (approximately 300' x 875'). There would be two levels, and like Garages A & B, have unramped floors. Each floor would be separately accessed, and may therefore be controlled independently from one another if desired. Each level would contain approximately 676 spaces, to total 1352 spaces. Depending on layout, the garage may potentially hold 800 spaces per level. The garage would have to be designed to accommodate the future construction of 4- to 8-story buildings, over the garage.



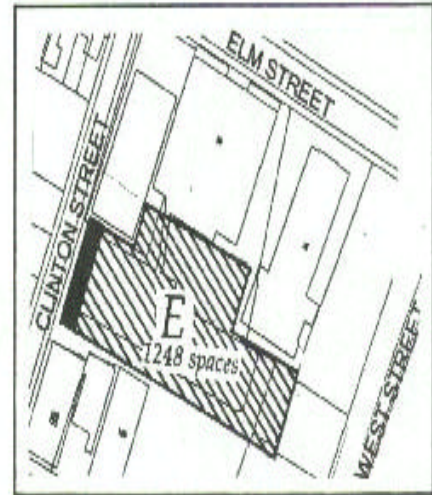
**Garage E (1248 spaces)**

Far in the future, perhaps if the uses here are relocated, this site would be ideal for a several story parking garage. This garage would have levels that ramp; 1-2 levels may be below grade to reduce the overall profile of the garage. Because the new parking garage would be constructed between existing (historical) buildings, the supporting structure will have to be designed within the narrow dimensions. The garage would have a 30'-0" setback from Clinton Street to permit a 4-story liner building to screen the garage from the side of the new Bushnell addition across the street.



**Summary**

Significant change can take place if state parking is accommodated differently than it is today. Relocating the parking to interior block parking garages may not only offer more secure, less visible parking for state employees, but avail prime real estate for redevelopment, and dramatically improve the quality of the neighborhood. A total of 4108 spaces can be created, 1223 to replace existing spaces on either side of Capitol Avenue, and 2885 new spaces to accommodate new needs. It is important to bear in mind that to achieve the estimated parking space counts described herein, the parking garages will require designs that follow the concept plans closely. Further, to achieve an urban environment that has safe and attractive streets, the key principles of good urban design should be employed.



**B. South Downtown Neighborhood By-Laws**

May 2001

**Article I: Names and Offices**

Section 1: Name.

The name of the Organization shall be *South Downtown*.

## Section 2: Principal Office.

The principal office of the Organization shall be located in Hartford, CT.

## Section 3: Purposes.

The purpose of the Organization is to improve and preserve the South Downtown *Neighborhood* through the cooperative efforts of residents, owners and other stakeholders, including religious institutions, businesses, cultural services, and non-profit organizations.

This Organization shall plan and implement Neighborhood Revitalization Zone activities in accordance with the establishment of a Neighborhood Revitalization Zone as specified in PUBLIC ACT 9-340. It is not the purpose of this Organization to be affiliated with any political party, group, or organization.

## Section 4: Neighborhood Definition.

The *South Downtown Neighborhood* is located in Hartford, CT. The eastern boundary is Main Street, and John Street south of South Congregational Church. The northern boundary is the Gold Street east of Bushnell Park and Elm Street running west from Pulaski Circle. The western boundary is Wells Street along the east side of Bushnell Park and Trinity Street and Washington Street south of Bushnell Park. The southern boundary between Washington Street and John Street is the northern property line of properties on the north side of Park Street and east of John Street the boundary is the south property line of South Congregational Church. *See accompanying map.*

## Section 5: Fiscal Year.

The fiscal year of this Organization shall begin on the first day of January and shall end on the last day of December, except as otherwise provided by the Board of Directors.

## Section 6: Operations.

*South Downtown*, through its Board of Directors, has ultimate control of, and responsibility for, personnel and fiscal management of each program. The fees and program budgets for all operations which involve Neighborhood Revitalization Zone activities, as determined by the Board of Directors, shall be set by consensus-building decision-making process of the Board of Directors. *See Article VI - Board of Directors; Section 6 - Consensus-Building Decision-Making Process.* All other decisions regarding matters of day-to-day operations or business shall be conducted using Robert's Rules of Order.

# **Article II: Membership**

## Section 1: Members.

Those qualified for membership in *South Downtown* shall be stakeholders in the Neighborhood and include: residents of the *South Downtown Neighborhood* (as defined in Article I - Names and Offices; Section 4 - Neighborhood Definition), owners of property located within the Neighborhood, and other interested individuals, each of whom is the sole representative of the various entities located within and/or have a significant impact on the Neighborhood. Such various entities include: businesses, cultural, educational and social service agencies and religious and citizen organizations located within and/or have a significant impact on the Neighborhood. (*See Appendix A - "Stakeholders"*) Also, the *South Downtown* Board of Directors may invite other responsible parties who have a stakeholder interest in the *South Downtown Neighborhood* to be members. Members must be at least 18 years of age.

## Section 2: Meetings of Members.

Meetings of the Organization shall be held at such times and places and for such purposes as may be determined by the Board of Directors.

## Section 3: Dues.

Dues may be as established from time to time and are subject to the consensus-building decision-making process of the Board of Directors. (*See Article VI - Board of Directors; Section 6 - Consensus-Building Decision-Making Process.*)

## Section 4: Voting Rights For Members.

Each member will be entitled to one vote for each proposal or issue brought to vote at any general member meeting. Each member will be granted such voting privilege upon registration as a voting member. The Board of Directors will maintain a current list of such qualified members. No individual voting member will have more than one vote in any general member meeting. An annual meeting of voting members of *South Downtown* shall be held to elect the Board of Directors.

## Section 5: Proxy To Vote At General Member Meeting.

The Board of Directors will make a process available for the use of proxies for two purposes: (i) for the election of the Board of Directors and (ii) for changes or amendments to these By-Laws.

# **Article III: Board of Directors**

## Section 1: General Powers.

The business, property, and affairs of the Organization shall be managed by the Board of Directors. The Board of Directors shall function as a Neighborhood Revitalization Zone strategic planning committee in accordance with PUBLIC ACT 95-340.

Section 2: Election, Numbers, and Term.

There will be an annual meeting of members to elect the Board of Directors. Only members of *South Downtown* may be nominated and elected to the Board of Directors. The Board of Directors shall consist of 15 Directors. More than half of the Directors at all times shall personally reside in the *South Downtown Neighborhood*. The term of a Director shall be three (3) years.

At least three (3) Directors shall be tenants living in the Neighborhood, at least four (4) Directors shall be owners of property located in the Neighborhood, at least two (2) Directors shall represent businesses located in the Neighborhood, and at least two (2) Directors shall represent non-profit and religious organizations located in the Neighborhood. At the organizational meeting of the Organization, board members will be elected to ensure there is an even rotation as follows: one-third shall be elected for one year, one third shall be elected for two years, and one-third shall be elected for a term of three years. Thereafter, one-third of the total membership of the Board of Directors shall be elected each year for three-year terms.

Section 3 - Nominating Committee.

The Board of Directors shall appoint a Nominating Committee to consist of five (5) current members, who will recommend to the general membership a slate of candidates for election to the Board of Directors. This slate will be consistent with the description in *Section 2 - Election, Numbers and Terms of Directors*. The Nominating Committee may include members of the then-current Board of Directors, each of whom may also be nominated for the proposed slate of Board members. However, no more than three members of the Nominating Committee may be current members of the Board of Directors.

Section 3: Vacancies of Directors.

Vacancies in the Board of Directors shall be filled by appointment made by a vote by the Directors in accordance with *Article VI - Board of Directors; Section 6 Consensus-Building Decision-Making Process*. Each person selected to fill a vacancy shall remain a Director for the unexpired portion of the term of the person being replaced.

Section 4: Removal of Directors.

The Board of Directors may remove any Director or officer by a decision of two-thirds of the Board.

Section 5: Compensation.

Members of the Board of Directors shall serve without compensation except that the Board of Directors may reimburse any member for necessary and reasonable expenses incurred in the performance of the business of the Organization.

Section 6: Execution of Papers.

All deeds, leases, transfers, contracts, bonds, notes, checks, drafts and other obligations made, accepted or endorsed by the Organization shall be signed by the president and by the treasurer, except as the Board of Directors may otherwise authorize.

Section 7: Authority.

Directors shall act only as a Board and individual Directors shall have no powers as such. Actions of the Board of Directors shall be in accordance with *Article VI - Board of Directors; Section 6 - Consensus-Building Decision-Making Process of these By-Laws*.

**Article IV: Officers**

Section 1: Primary Officers.

The primary officers of the Organization shall be members of the Organization, and be current members of the Board of Directors. Primary officers of the Organization shall be a president, a vice president, a secretary, and a treasurer. Such primary officers will have the authority to perform the duties prescribed by the Board of Directors. The Board of Directors may elect or appoint such other officers, including one or more assistant secretaries or one or more assistant treasurers. Such other officers may be selected from the general membership or from the Board of Directors and will be elected or appointed by the Board of Directors in accordance with the provisions of this article. Any two or more offices may be held by the same person, except the primary offices of president, secretary and treasurer.

Section 2: Election and Term of Office.

The officers of the Organization shall be selected annually by a decision of the Board of Directors at the annual meeting of the Board of Directors. This decision by the Board of Directors will be made in accordance with *Article VI - Board of Directors; Section 6 - Consensus-Building Decision-Making Process*. The election of officers shall take place as soon as practical after the annual meeting of members held to conduct the election of the Board of Directors. Each officer shall hold office until a successor shall have been duly selected and shall have qualified.

Section 3: Removal.

Any officer elected by the Board of Directors may be removed by a decision of two-thirds of the Board of Directors with or without cause at a special meeting called for such purpose or at a regular meeting provided that written notice of such proposed action has been given to each Director at least 14 days in advance of the meeting.

#### Section 4: Vacancies.

A vacancy in any office because of death, resignation, removal, disqualification or otherwise may be filled by a decision by the Board of Directors for the unexpired portion of the term of the person being replaced. This decision by the Board of Directors will be made in accordance with *Article VI - Board of Directors; Section 6 - Consensus-Building Decision-Making Process.*

#### Section 5: President.

The president shall be the chief executive officer of the Organization. The president shall preside over all meetings of the Board of Directors and the Executive Committee. The president shall have general and active management of the business of the Organization and shall see that all orders and resolutions of the Board of Directors are carried into effect. The president shall be an ex officio member of all standing and special committees with full voting powers and shall have the general powers and duties of supervision and management usually vested in the office of the president of a corporation.

#### Section 6: Vice-President.

The vice-president, in the absence of the president, shall perform the duties of that office. The vice-president shall also perform such duties as from time to time may be delegated by the president or by the Board of Directors.

#### Section 7: Treasurer.

The treasurer shall, subject to the direction of the Board of Directors and under the supervision of the president, have general charge of the financial concerns of the Organization, and the care and custody of the funds and valuable papers of the Organization and shall have the power to endorse for deposit or collection all notes, checks, drafts and similar instruments, payable to the Organization or its order and to accept drafts on behalf of the Organization. The treasurer shall keep, or cause to be kept, accurate books of account, which shall be the property of the Organization, and perform such other duties as shall be delegated by the president or by the Board of Directors. If required by the Board of Directors, the treasurer shall give bond for the faithful performance of his or her duty in such form, in such sum, and with such sureties as the Board of Directors shall require. Such bonds will be at the expense of the Organization.

#### Section 8: Secretary.

The secretary of the Organization shall keep accurate records of all meetings of the Board of Directors and Executive Committee; shall issue notices of meetings as required under these By-Laws or as required by the State of CT; shall keep an accurate list of the Board of Directors and of the place where they reside; and shall perform such other duties as shall be delegated by the president or by the Board of Directors. All decisions of the Board of Directors shall be documented in the form of minutes of the meeting, and subsequently distributed in draft form to all members of the Board by the secretary within 2 weeks of each board meeting. Such draft minutes will subsequently be accepted and approved or amended and approved by the Board of Directors at the next meeting of the Board.

#### Section 9: Assistant Treasurers and Assistant Secretaries.

If required by the Board of Directors, assistant treasurers shall give bonds for the faithful performance of their duties in such sums and with such sureties as the Board of Directors shall require. Such bonds will be at the expense of the Organization. The assistant treasurers and assistant secretaries shall perform such duties as shall be assigned to them by the treasurer or the secretary or by the president or the Board of Directors.

### **Article V: Committees**

#### Section 1: Executive Committee.

There shall be an Executive Committee consisting of the president, vice-president, secretary, and treasurer of the Organization, the chairman of each standing committee, and such additional Directors as the Board of Directors may determine at the annual meeting of the Board of Directors or as deemed necessary from time to time. The Executive Committee shall be empowered to act on behalf of the Board of Directors at appropriate and necessary times. The Executive Committee shall keep a record of the proceedings and shall report to the Board of Directors at the next regular or special meeting of the Board of Directors. The records of the Executive Committee's proceedings shall be open to the inspection of any Director during business hours. The Executive Committee shall meet as often as necessary to fulfill its duties and responsibilities as determined by the president. Also, a meeting of the Executive Committee shall be called by the president and secretary upon the written request of two members of the Executive Committee. Any Director may attend a meeting of the Executive Committee.

#### Section 2: Other Committees.

The Board of Directors shall appoint a Nominating Committee at least one month before the annual meeting of members to elect the Board of Directors. The Nominating Committee is a standing committee for one year. *See Article III Board of Directors; Section 2. - Election, Numbers and Terms.* Also, the Board of Directors may from time to time create such other committees or task forces as may be deemed necessary or proper in carrying out the purposes of the Organization.

### **Article VI: Meetings of the Organization**

#### Section 1:

Annual Meeting of Members and Annual Meeting of Board of Directors

The annual meeting of members of the Organization shall be held at such time and place within the City of Hartford as the Board of Directors shall designate. Notice of the annual meeting of members will be mailed or distributed by the secretary of the Organization to



current members of *South Downtown* at least 14 business days before the meeting. The annual meeting of members is primarily for the purpose of electing Directors and for the transaction of such other business as may properly be brought before the meeting. Within 30 days after the annual meeting of members, the newly elected Board of Directors will conduct the annual meeting of the Board of Directors to elect or appoint the primary officers, from among the current members of the Board of Directors, and to elect or appoint other officers as deemed appropriate. These officers will serve the organization until the next such annual meeting of Directors or until their successors are appointed by the Board of Directors. *See Article III Board of Directors; Section 1 - Officers and Section 2 - Election, Numbers and Terms.*

Section 2: Regular Meetings - Board of Directors.

Meetings of the Board of Directors will be held regularly at such times and at such places within the City of Hartford as the Board of Directors may from time to time designate and appoint.

Section 3: Special Meetings - Board of Directors.

Special meetings of the Board of Directors and meetings of the Executive Committee may be called by the president at any time and may also be called by the president or the secretary upon the written request of two Directors or two members of the Executive Committee.

Section 4: Notice.

Written notice and agenda of all regular meetings of the Board of Directors shall be mailed or delivered by the secretary at least four days in advance to the last known address of each Director. Notice and agenda of special meetings of the Board of Directors and of meetings of the Executive Committee shall be given not less than two days prior to such meetings by the president or the secretary. An effort will be made to publicize all meetings of the Board of Directors in advance.

Section 5: Quorum.

At any meeting of the Board of Directors, a majority of the members of the Board of Directors shall constitute a quorum for the transaction of business. The act of the majority of the Directors so present may adjourn the meeting to some future time, not more than 10 days later, without further notice.

Section 6: Consensus-Building Decision-Making Process.

For all *South Downtown Neighborhood* issues or procedures that are in the ordinary course of day-to-day matters and do not involve any issues or matters effecting the Neighborhood Revitalization Zone and, therefore, do not need the consensus-building decision-making process, the Robert's Rules of Order shall apply. In this context, the Robert's Rules of Order shall be the authority on all matters requiring parliamentary procedure. It will be at the discretion of a majority of the Board of Directors present at any meeting to determine what issues and matters require the consensus-building decision-making process as outlined below.

For all matters and issues that relate to the Neighborhood Revitalization Zone, the consensus-building decision-making process will be utilized as outlined below. A majority of the Directors present must be residents of the neighborhood in order to conduct Neighborhood Revitalization Zone activities. The intent of the consensus-building decision-making process is to foster consensus building among the varied Neighborhood interests represented on the Board of Directors. Decisions shall be made by a consensus of the Directors. Any Director who objects to an action must state the reason(s) for the objection on the record.

In the event that three (3) or more Directors present concur in the objection, the matter shall be referred to a sub-committee of the Board of Directors for further discussion at a later date or tabled for discussion by the full Board of Directors at the next regular meeting of the Board of Directors. If so decided to form a sub-committee, such sub-committee must meet prior to the next regular meeting of the Board of Directors, and give a report of its findings or decisions at the next regular meeting of the Board of Directors.

After hearing the results of sub-committee discussions, the Board of Directors may reach a consensus by the vote of two-thirds of the Directors present. In the event that less than three Directors concur in the objection, the Board of Directors may reach consensus by the vote of two thirds of the Directors present. A Director may withdraw an objection at any meeting of the Board of Directors or at any meeting of a sub-committee at which the objection is being discussed.

Section 7: Conflict of Interest.

Each Director shall have an equal opportunity to participate in all discussions and decision-making except where a Director may have a conflict of interest as determined by the Board of Directors. Any Director shall remove himself/herself from any discussion of an issue which creates a conflict of interest.

**Article VII: Amendment**

These By-Laws may be amended or this Organization may be dissolved by a two-thirds vote at a general member meeting, at which there must be at least 15 percent of the general membership represented in person or by proxy. (*See Article II Membership; Section 5: Proxy To Vote At General Member Meeting.*) Provided, however, that the text of the proposed amendments must be distributed to each member at his or her last known address at least 14 days before the general member meeting at which the proposed amendments are first considered.

## **Article VIII: Effective Dates**

These By-Laws shall take effect immediately upon approval of two-thirds vote of the *South Downtown* membership at an organizational meeting.

## **Appendix A**

- Stakeholders
- Residential Owners
- Non-residential Owners of Property located within the Neighborhood
- Residential Tenants
- Business Owners
- Landlords
- Religious Institutions
- Non-Profit Organizations

# Neighborhood Workshop Ideas

## 1. Tie the Bushnell to Main Street

*Vision: build upon our biggest asset, the Bushnell Theater*

A. What's nice about the neighborhood is that it's small and intimate, but a better flow is needed from one side to the other: tie Charter Oak Ave to cultural area (Bushnell). It's not just for evening entertainment. Enhance the walkway on Capitol Avenue. Capitalize on the Bushnell Theatre and the new street lights.

B. In addition to the existing need for parking by state workers, daytime parking will be needed for new businesses, expanded Bushnell... Build a parking garage on Capitol Avenue with retail in front of it to mask it. Instead of heading down to Franklin Avenue for after theater dining, people will eat here.

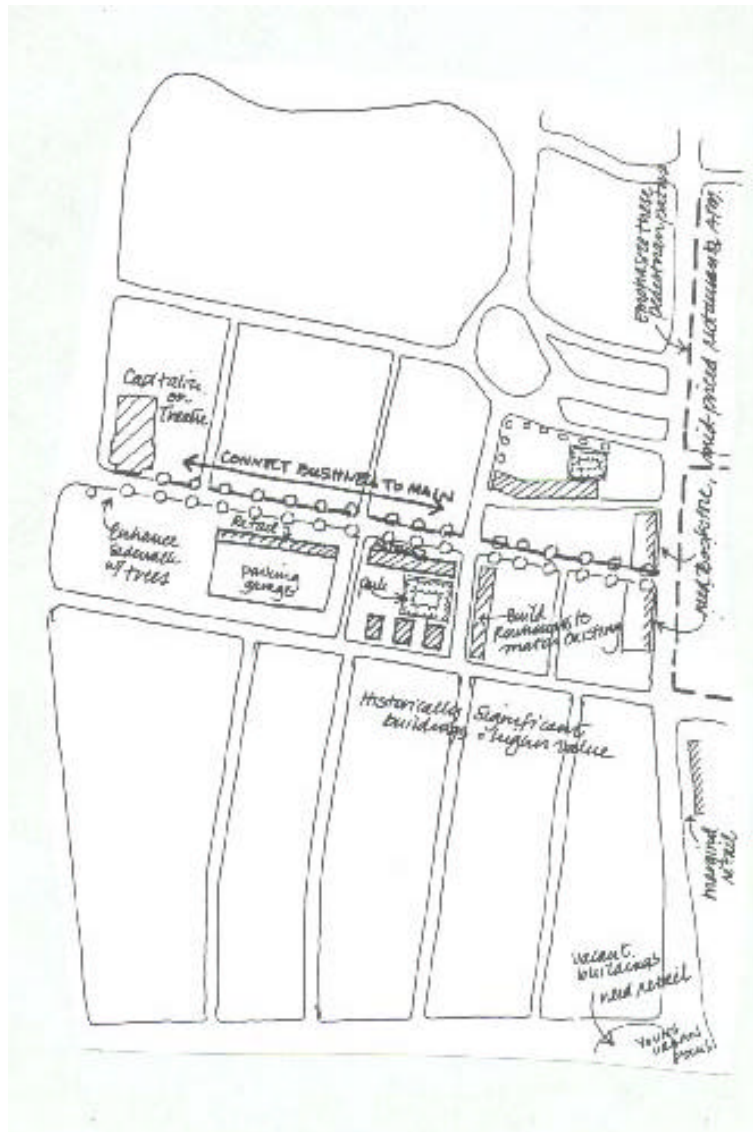
C. Build rowhouses on Buckingham and Hudson to match existing in the neighborhood.

D. On Main Street, housing 90% full but the commercial (retail) area is empty. There is a need for mid-priced dining: restaurants, coffeeshops. A bookstore would be great. Extend hours of business for existing stores. Need an ATM (bank machine).

E. Bushnell Park could have year-round attractions, like a skating rink (pond) and carousel on weekends.

F. Build alliances in the future: why can't methadone clinic be located in Hartford Hospital?

G. Code requirements: Consistent architecture. No mini malls. Continue Capitol Avenue improvements on other streets. Require permits for residential parking (on-street).



## 2. Create more shops and housing

*Vision: make neighborhood more attractive, to attract new businesses and retain existing ones*

A. New development should be focused around cultural centers, commercial centers. Build housing where there are now parking lots.

B. Stores: Could use a Hartford "Zabar's". Would like to see cafes, dry cleaners, bakery, tailor, and other neighborhood convenience shops. In the Linden, they'd like to see a great food store that sells both fresh food and take-out like the Epicure, Cheese 'n' Stuff, or D & D Market.

The existing stores in the Bushnell Towers parking lot, next to the MDC should turn around to Main Street and open their storefronts that way.

C. In Bushnell Park, it would be nice to open up the Park River so we could see part of it, or perhaps create an artificial lake or something. Connect parks to South Green, with a pond in one of them.

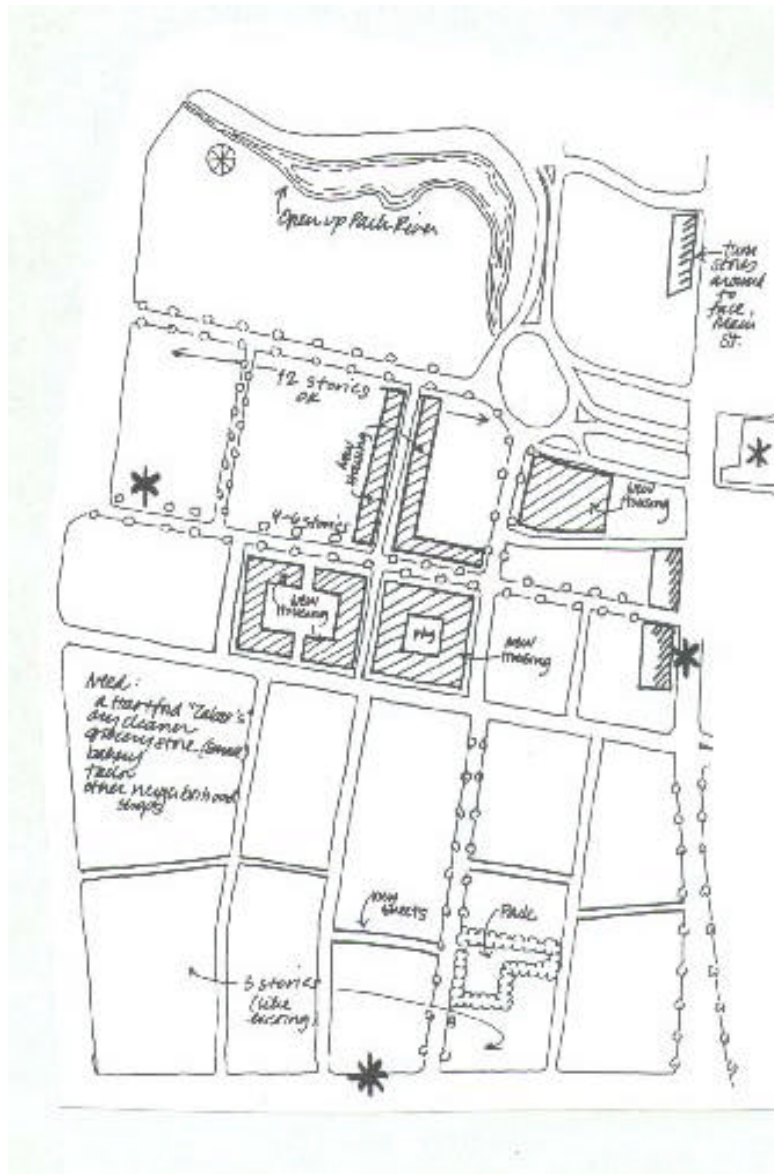
D. Five new streets can be created from Washington to Main, with an intimate character.

E. Code requirements

New buildings should be compatible with existing, building in similar (natural) materials: Brick, brownstone, slate, not glass towers. Most important at the street level: shops, squares, etc. No concrete.

Building Height:

- Cedar, Wads, John, Whitman: 3 stories, like existing
- Hudson, Capitol, West, Park: 4-6 stories
- Buckingham, Hudson, Elm: to 12 stories (mixed use)
- Main street: up to 22 stories



### 3. Expand the diversity

*Vision: wonderful and diverse neighborhood*

A. Would like to see more housing, and a variety of housing comes with problems associated with

B. Would like to see more retail, grocery store to MDC to face Main.

C. Create a neighborhood center on Main/possible neighborhood centers. Continued

D. Small scale eating entertainment center,

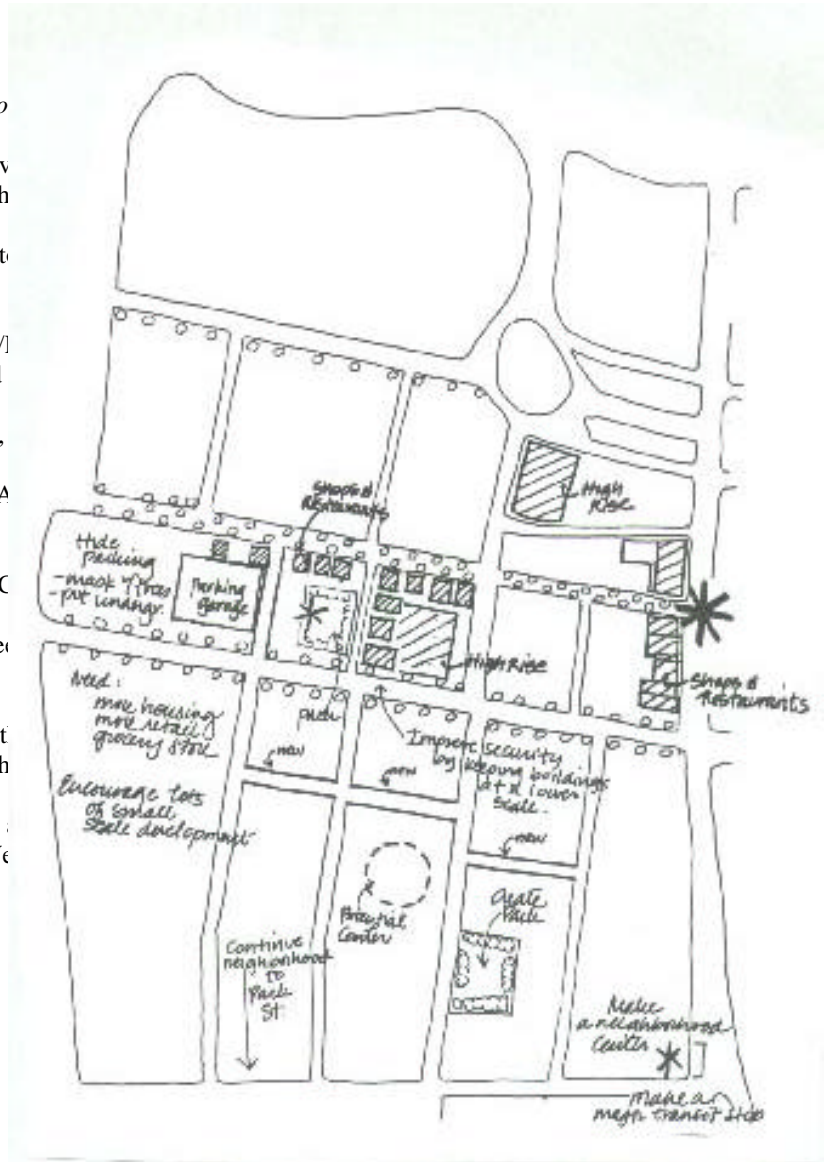
E. Remove the visibility of parking lots. A park instead of acres of surface parking.

F. Create a park on Hudson. Plant trees on C

G. Have to make things more secure: key substation.

H. The state is a major partner: without the parking lot," but how do you negotiate? The

I. Regarding a code: don't want to make Building height: high rise potentially on We



## 4. Create a Square on Hudson

*Vision: more places to shop*

A. Want: stores with residential units above, a square or park, a community center, more places to shop, especially a grocery store (doesn't have to be big), connection to the river, more entertainment places.

B. Problems: too much surface parking; parking problems: meters and ticketing; no bike lanes.

C. Create a square at Capitol and Hudson. If people who come to the Bushnell can see the square as they exit, we might be able to attract them down far enough to stores and restaurants on Main Street.

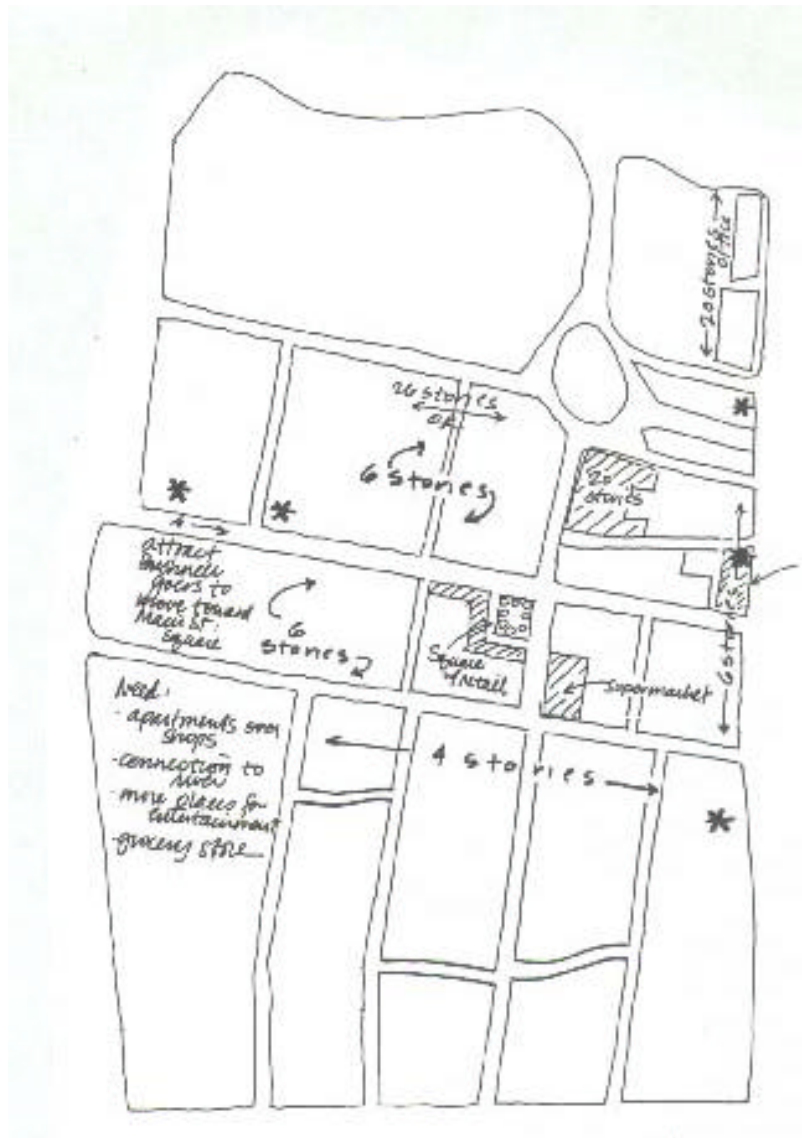
D. Added new streets at the south, picturesque design.

E. Building Height: can go up to 26 stories around Park.

F. Presenter says she personally is not intimidated by Park Street. But notes that a lot of others may be. In other cities, the ethnic places are clearly identified, and you know when you're coming into one (Chinatown in Boston, Little Italy, NYC, etc.).

G. Code requirements: we like rules. We know the group before us was not enthusiastic about rules. The reason is that if a developer comes forward, wanting to build something, he would know exactly what is expected of him.

Facades (residential): there is a quaintness connected to brownstone and brick. There may perhaps be a rule that says "marble only on big buildings" for example. Someone points out that 100 years ago there were plenty of rowhouses that used marble. Will have to examine in greater detail.



## 5. More active street life

*Vision: more people living here*

A. Would like Capitol to be like LaSalle Street in West Hartford. Want stores on Hudson like Reader's Feast and Heidi's on Main. There should be a place in the Linden like 36 Lewis used to be.

B. The neighborhood center used to be Spencer's but now it's a private residence on Whitman. We need a place like this again: can be the old location or perhaps in the NEW Capitol Ave retail block. Right now the only retail is Kathy's and Charter Oak.

C. New retail would support new and existing housing. Widen the sidewalk from Bushnell to West Street so there can be outdoor cafes, people can sit and socialize, play chess, bookstores can put books out for sale. Places will be open for late dinner after theater. We don't want people to leave at 5 pm and return at 7 pm for the theater:

D. Put the same new lighting on Main Street that's on Capitol Avenue.

E. More greenery: reclaim parking lots, both privately and state-owned.

F. Building height: on the Park (West street), as tall as the Bushnell Towers O.K. Elsewhere, 3-4 stories, retail on ground level; imitate Whitman Close for green area.

