

## Plenary Sessions

# Hartford 2010: Phase II

January 22 & 23 2007

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

Metro Hartford 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**

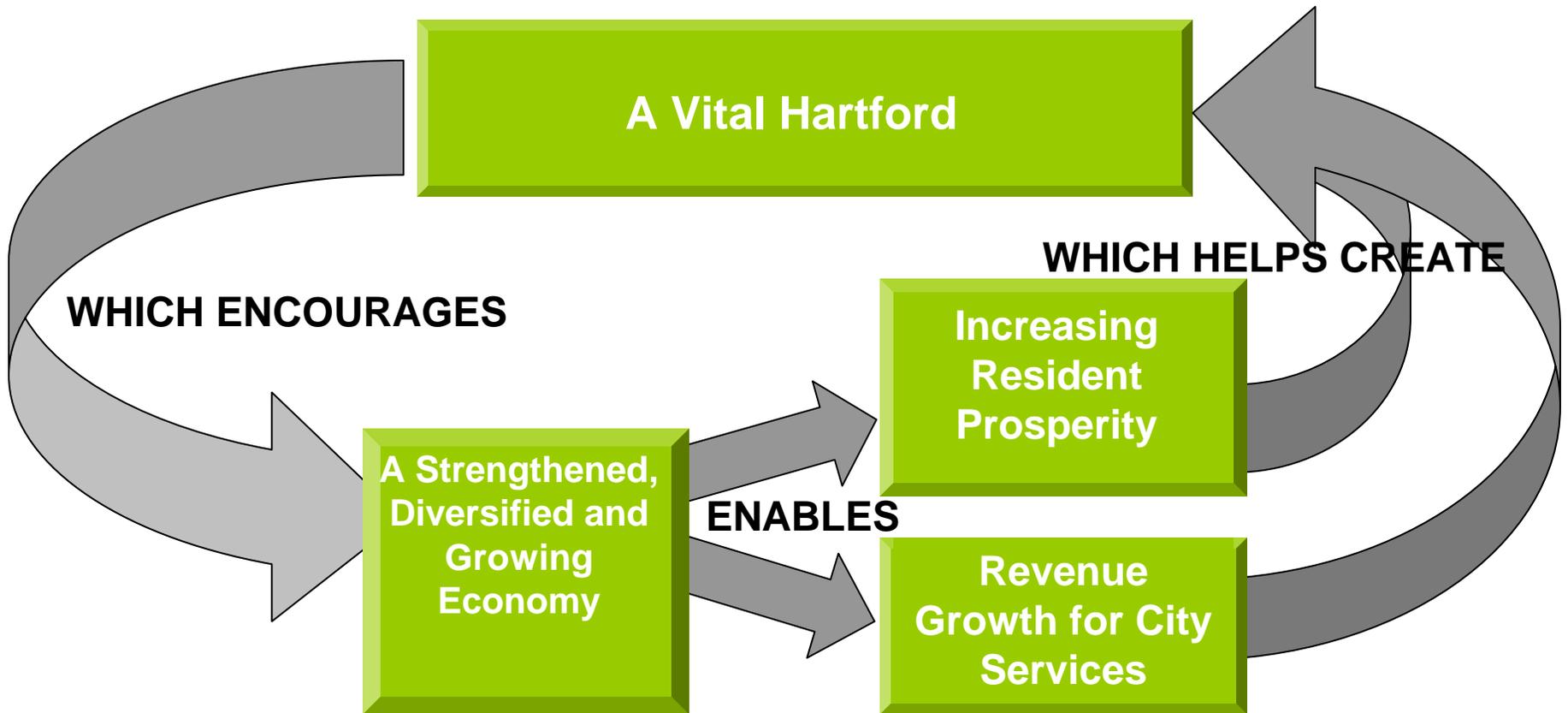
Planning Consultant

**Patrick L. Pinnell AIA / Architecture & Town Planning**

## 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.

# CYCLE OF SUCCESS



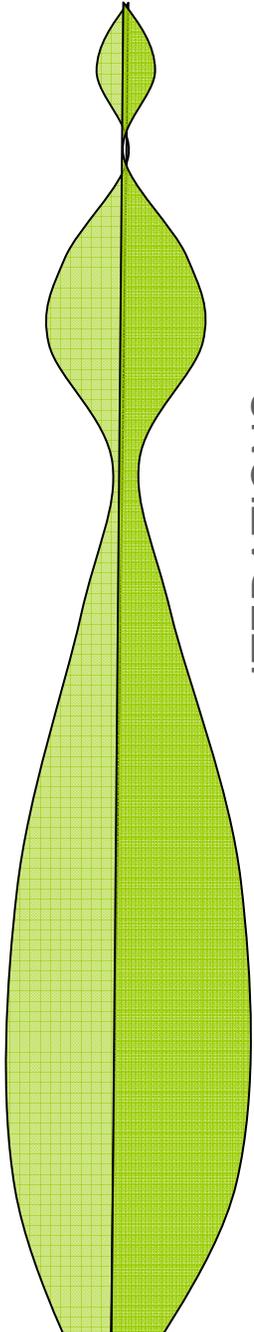
## STUDY PROCESS

Phase I: **SCOPING**

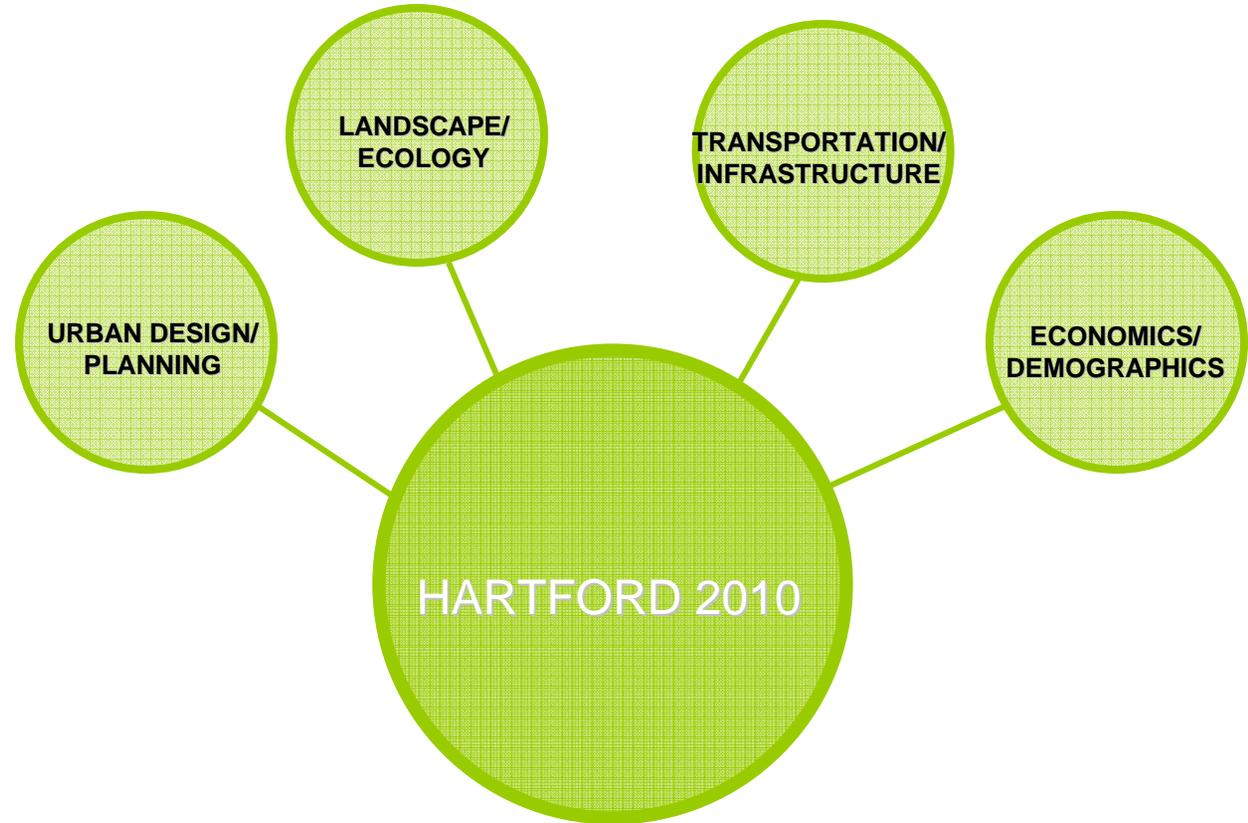
Phase II: **CREATION OF A STRATEGIC FRAMEWORK**

Phase III: **IMPLEMENTATION**

# FOUR LENSES



ITERATIONS



# BUILD ON RECENT ACCOMPLISHMENTS AND WORK UNDERWAY

- Pattern of recent successes
- Find new opportunities to accomplish multiple goals

Coltsville



Adriaen's Landing



Hartford 21



55 On the Park



Market Street



Riverfront Recapture



# THE ORIGIN OF THE TRIDENTS

# Arterials

The arterials are a loose grid with radials that converge on downtown Hartford

Maple Avenue



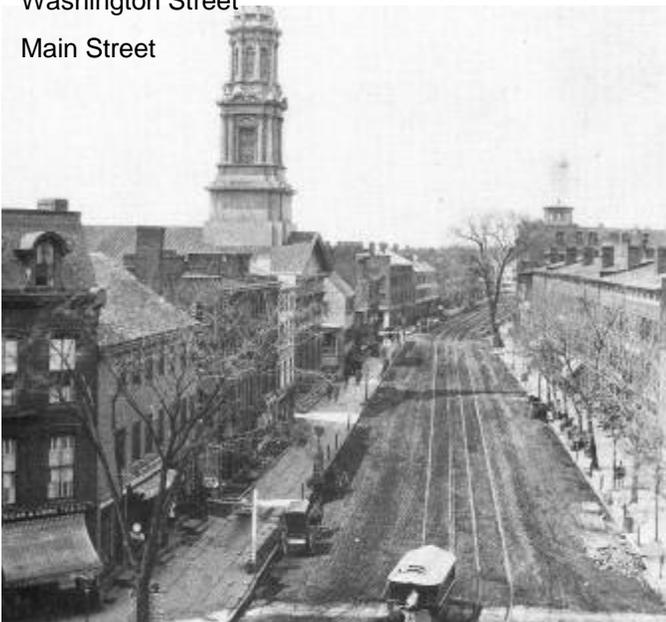
Wethersfield Avenue



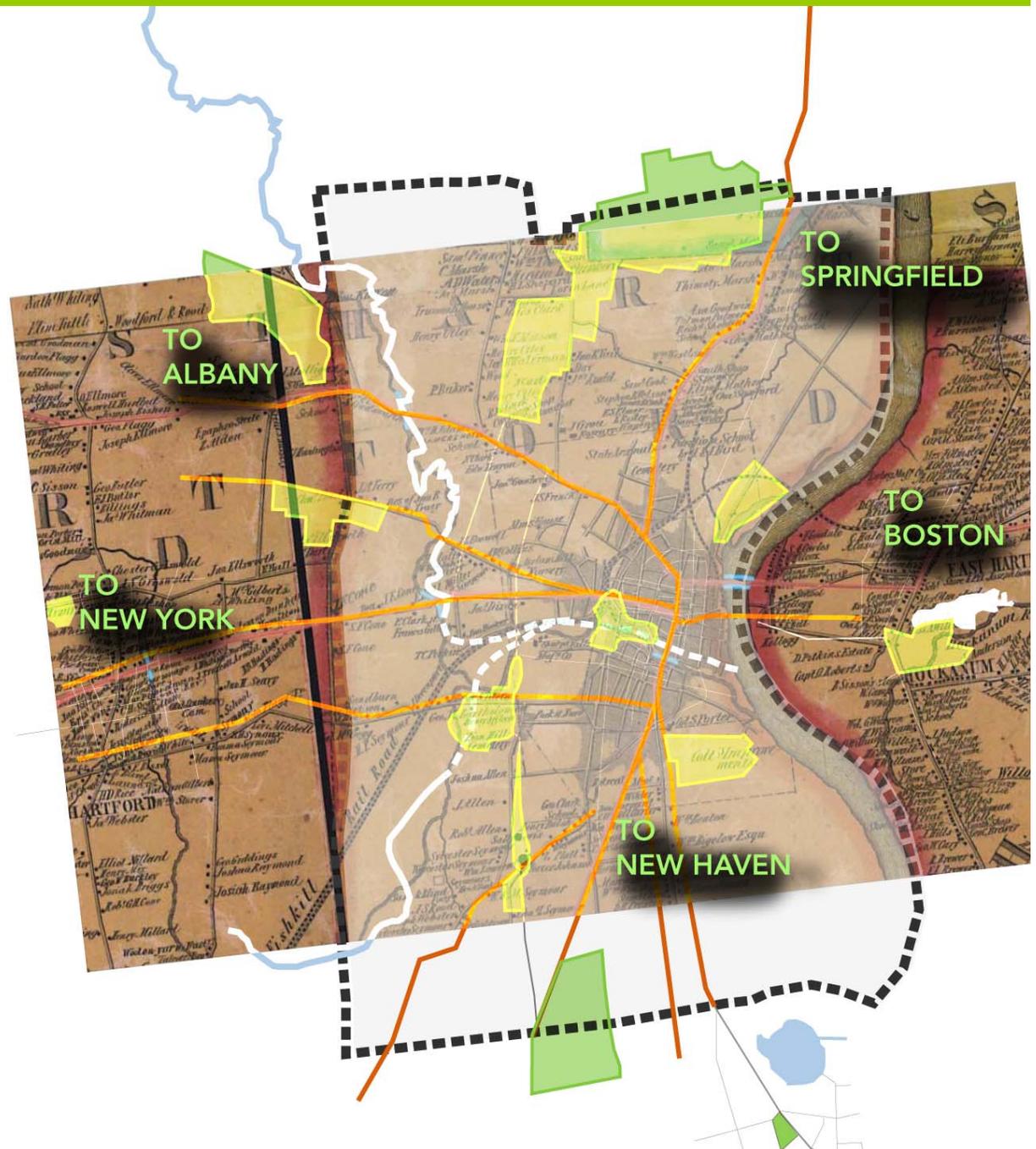
The arterials connected Hartford to the region



Washington Street



Main Street

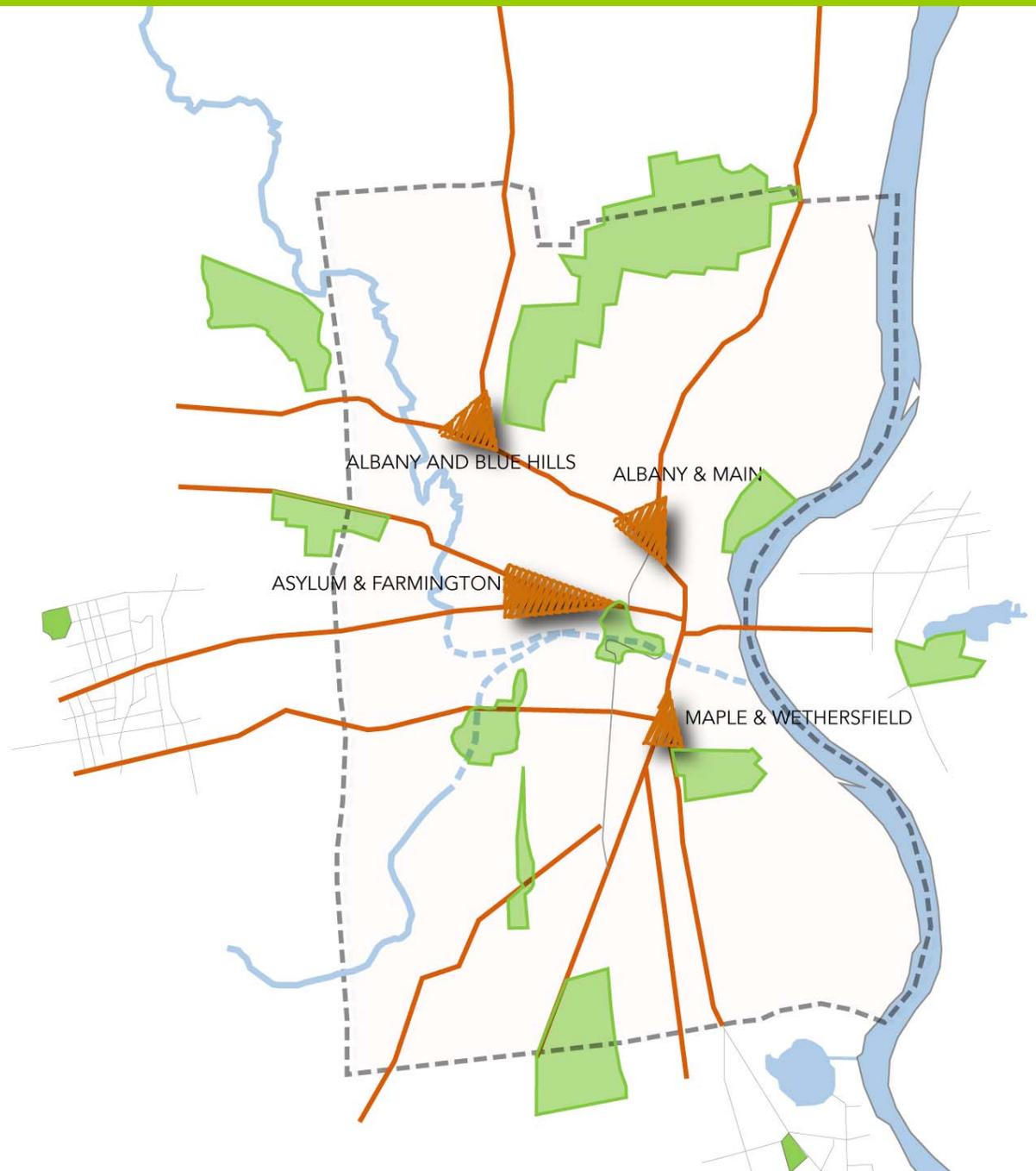


## THE ORIGIN OF THE TRIDENTS

- These arterials converge to form tridents of significant public space
- Still function as major gateways to downtown

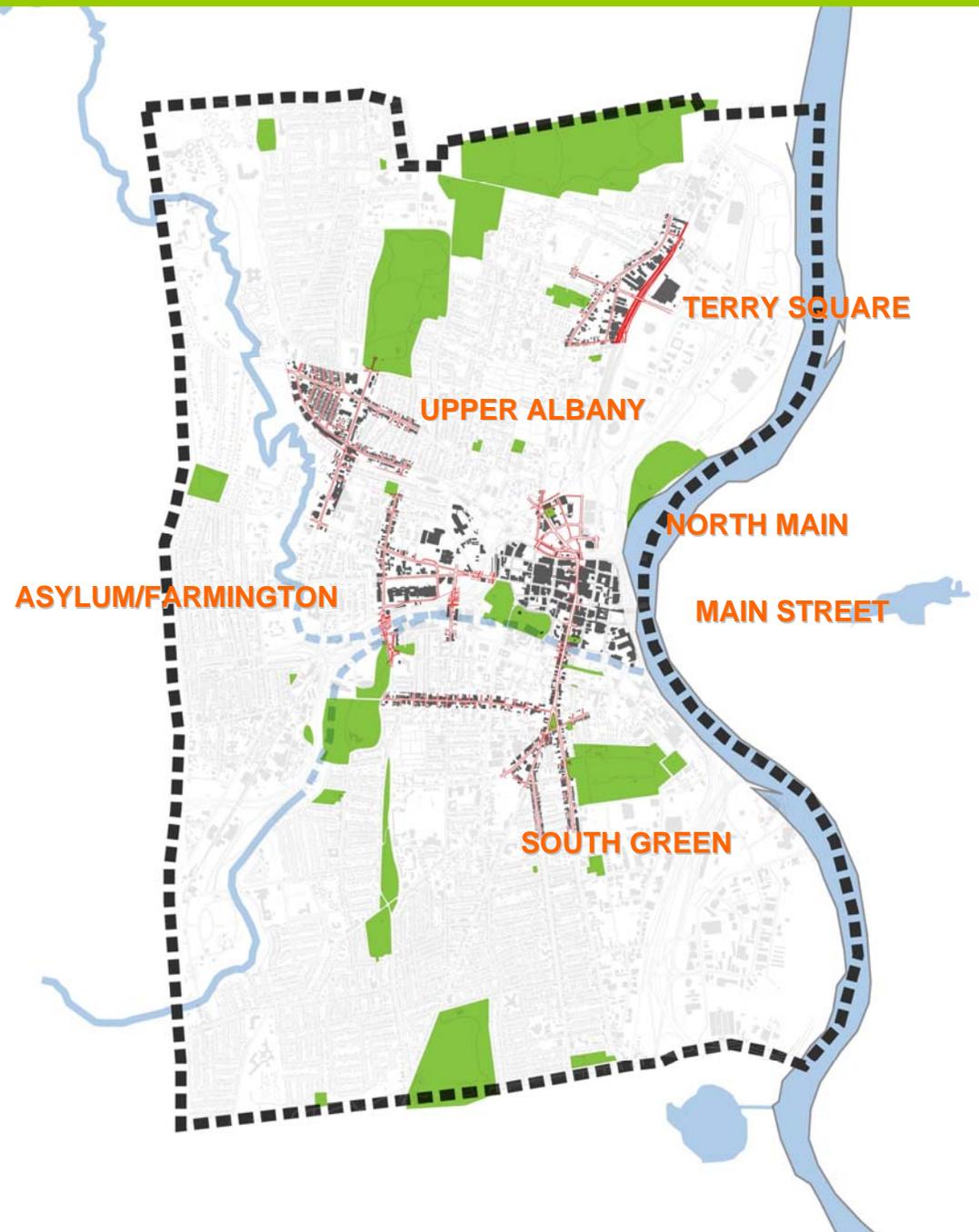


Asylum/Farmington Trident



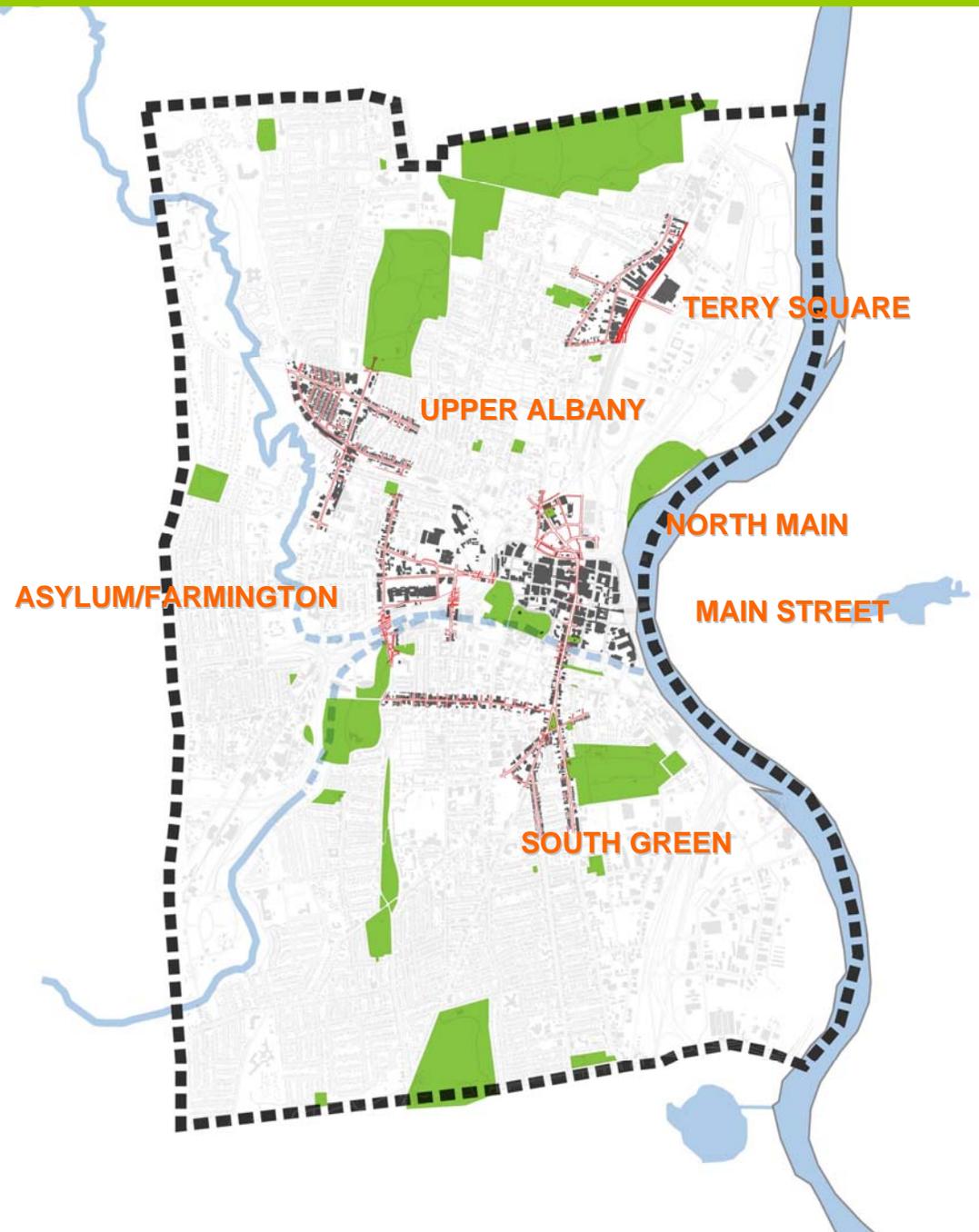
## THE TRIDENTS

- Build on successes downtown and in the neighborhoods
- The next logical extensions into the Neighborhoods

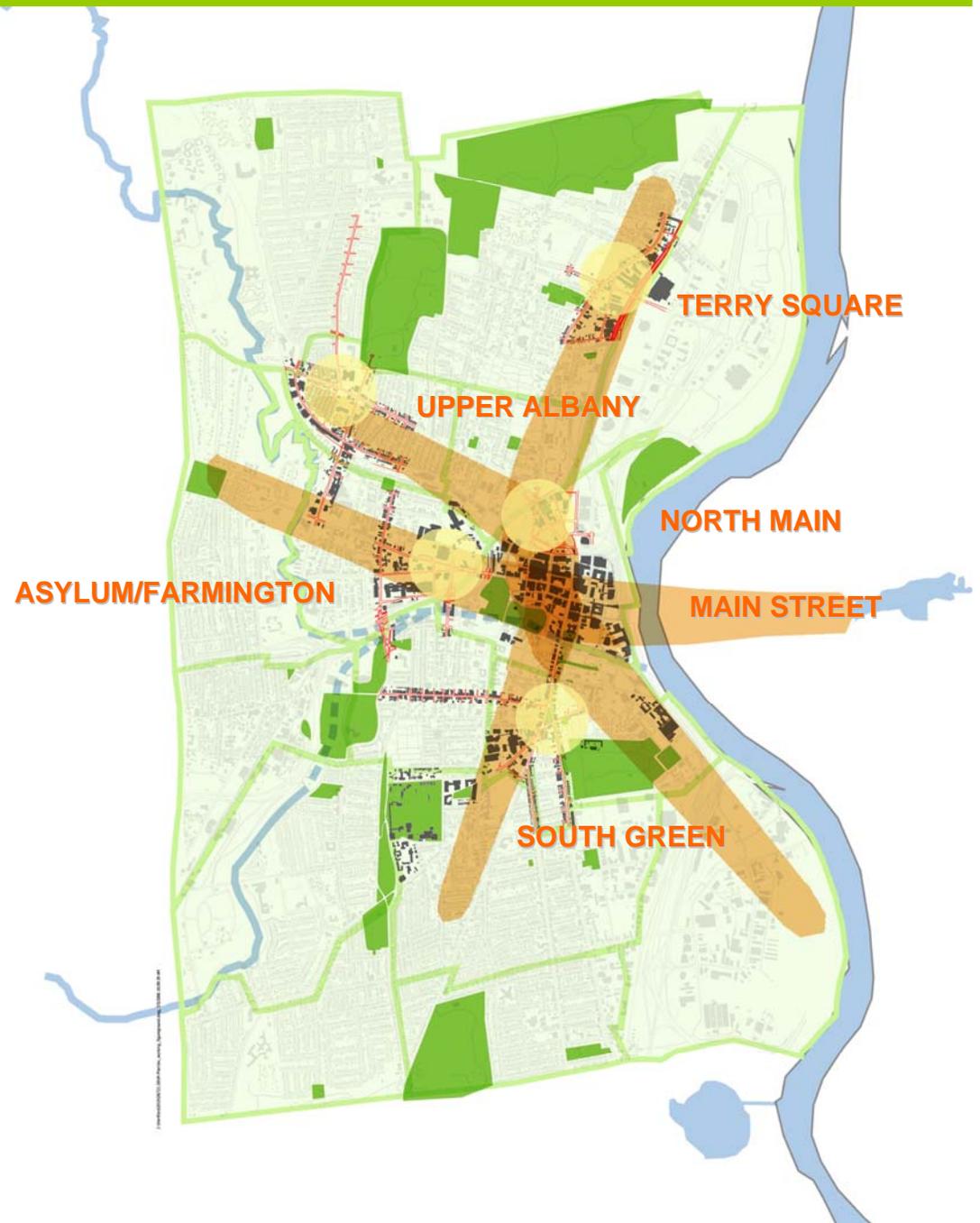


## THE TRIDENTS

- The next logical extensions into the Neighborhoods
- Have logical 'Stewards' that include major property owners
- Tied to social, educational and economic development initiatives
- The places where neighborhoods and institutions overlap
- Already have a market dynamic
- Opportunities for public realm improvements
- Are geographically distributed touching many neighborhoods
- Provide Transit improvements (36% no-vehicle households in Hartford)



- Promote connectivity
- Link isolated initiatives
- Overcome barriers, release synergies.
- Kick start additional investments
- Reintegrate neighborhoods and downtown
- Taken together address a broad range of needs and opportunities
- Connect workforce with full range of employment opportunities





# UPPER ALBANY

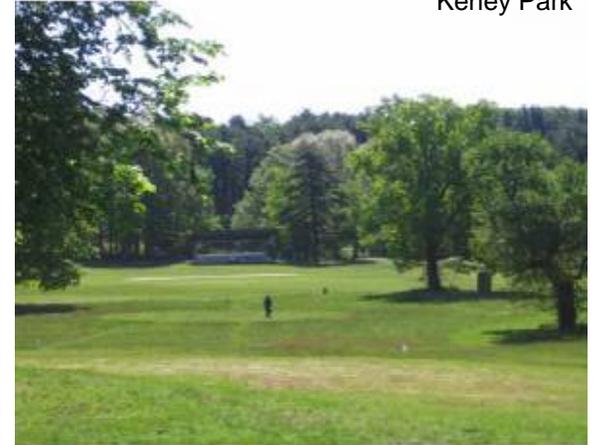
# Assets



Albany Ave. Retail



Northwest Jones School building



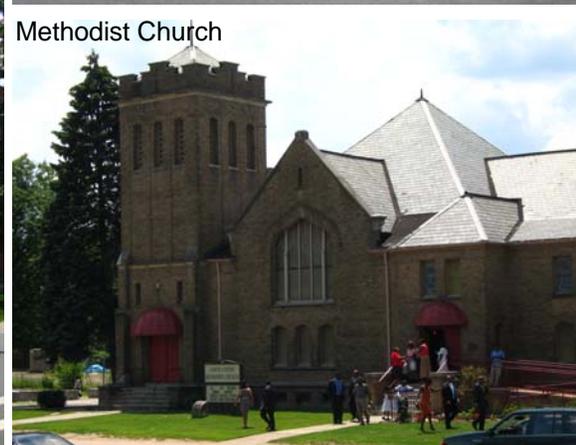
Keney Park



St. Francis Hospital



The Artists Collective



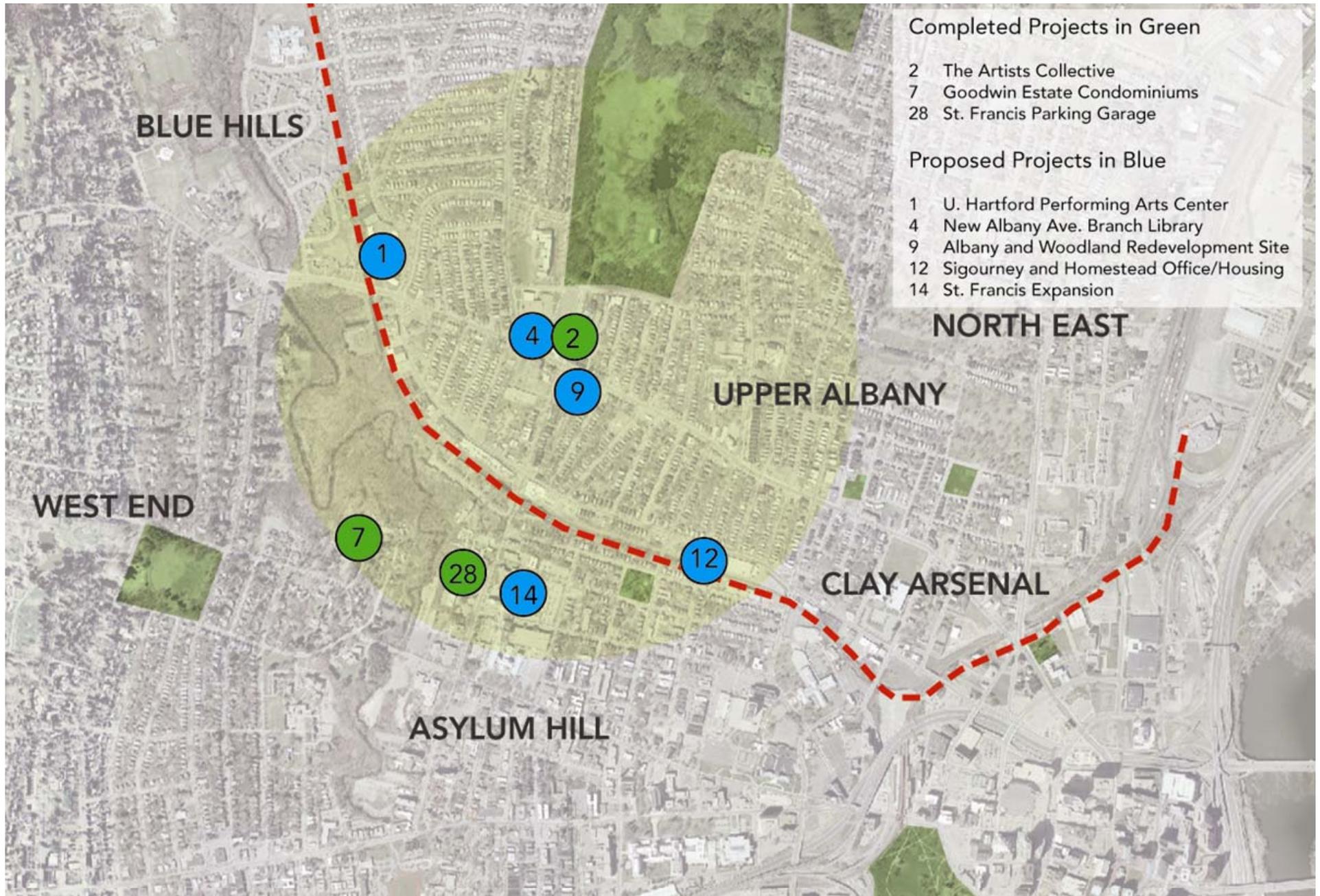
Methodist Church



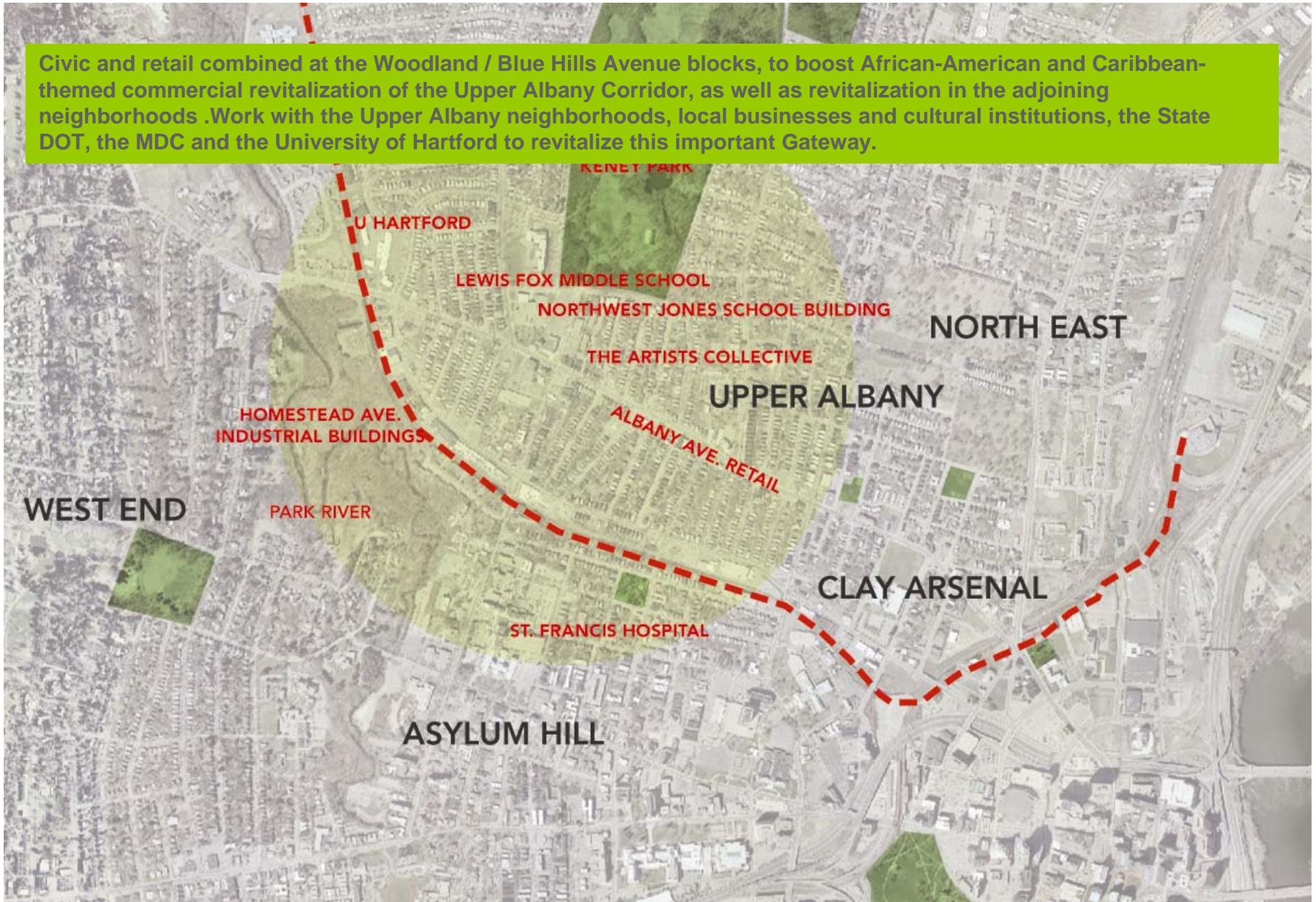
Albany Ave. Retail



Homestead Avenue



Civic and retail combined at the Woodland / Blue Hills Avenue blocks, to boost African-American and Caribbean-themed commercial revitalization of the Upper Albany Corridor, as well as revitalization in the adjoining neighborhoods .Work with the Upper Albany neighborhoods, local businesses and cultural institutions, the State DOT, the MDC and the University of Hartford to revitalize this important Gateway.



# UPPER ALBANY



1. "Village Green" with retail and civic uses together. A "Main Street" for the surrounding neighborhoods and institutions.
2. Major gateway opportunity with excellent access and visibility.
3. Connection to stable neighborhoods and potential anchors generate a major opportunity
4. Home Center on Homestead - possible regional trade area
5. Potential Hope VI like project. Connection with University of Hartford.

## UPPER ALBANY



6. Streetscape improvements in connection with the ConnDOT plan and working with MDC

# UPPER ALBANY



7. Rationalize traffic patterns to support retail success, pedestrian and vehicle movement
8. Improve pedestrian safety and parking for retail

# UPPER ALBANY

9. Woodland Street as shared street – for festivals, markets to celebrate the ethnic specialty



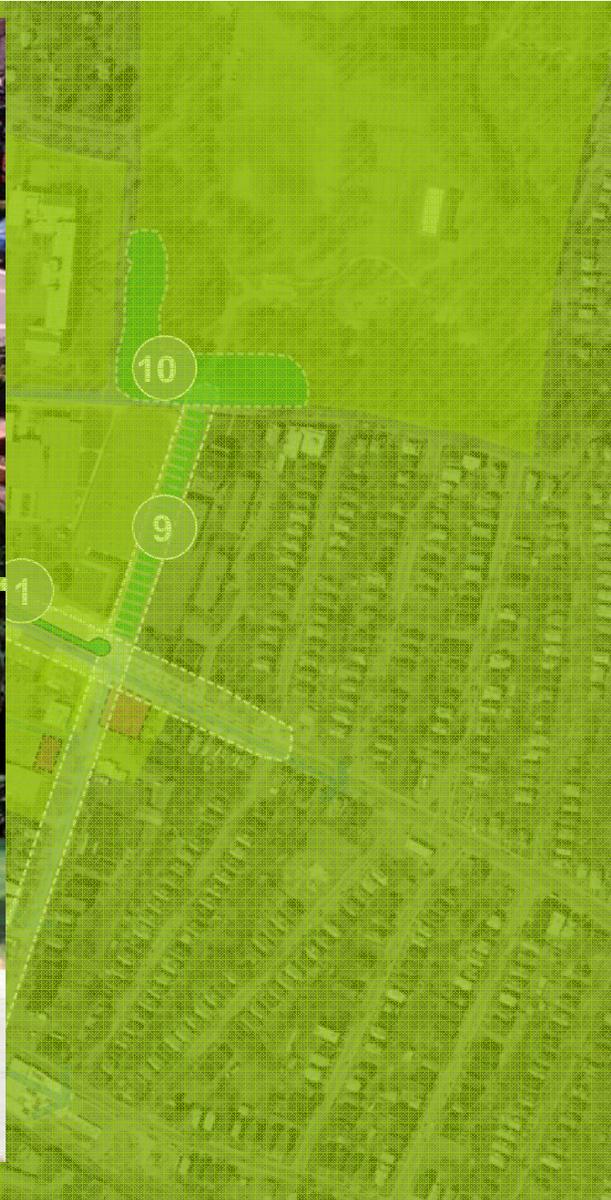
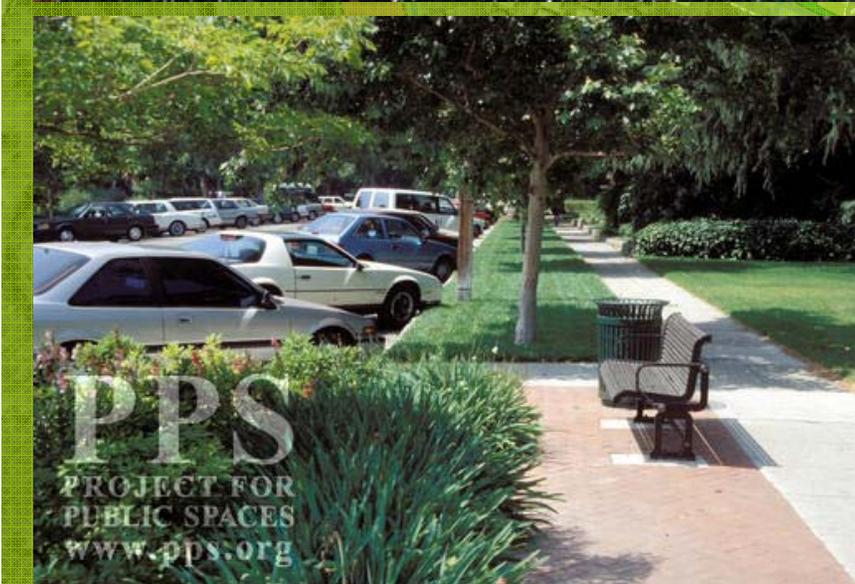
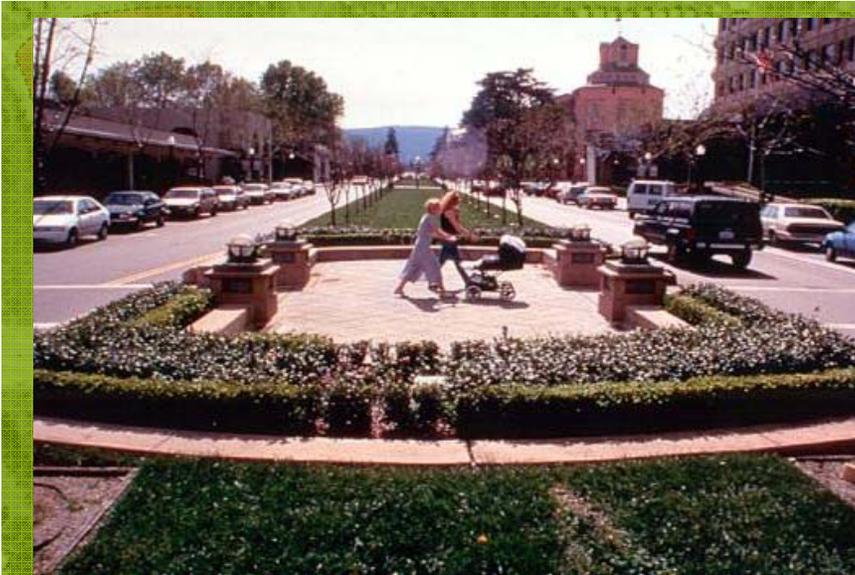
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## UPPER ALBANY



9. Woodland Street as shared street – for festivals, markets to celebrate the ethnic specialty
10. Improve visibility and access to Keney Park.

# UPPER ALBANY



9. Woodland Street as shared street – for festivals, markets to celebrate the ethnic specialty
10. Improve visibility and access to Keney Park.
11. Signature landscape piece – town green quality. Create angle parking

# UPPER ALBANY



12. Bolster civic uses and create a campus environment North of Albany Avenue



# ASYLUM & FARMINGTON

# Assets





Stitching Asylum / Farmington to Downtown & West Hartford center and laying out – and absorbing significant regional demand for -- high-end office, retail, hotel and housing development. Work with 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, Asylum Hill and Bushnell Park.

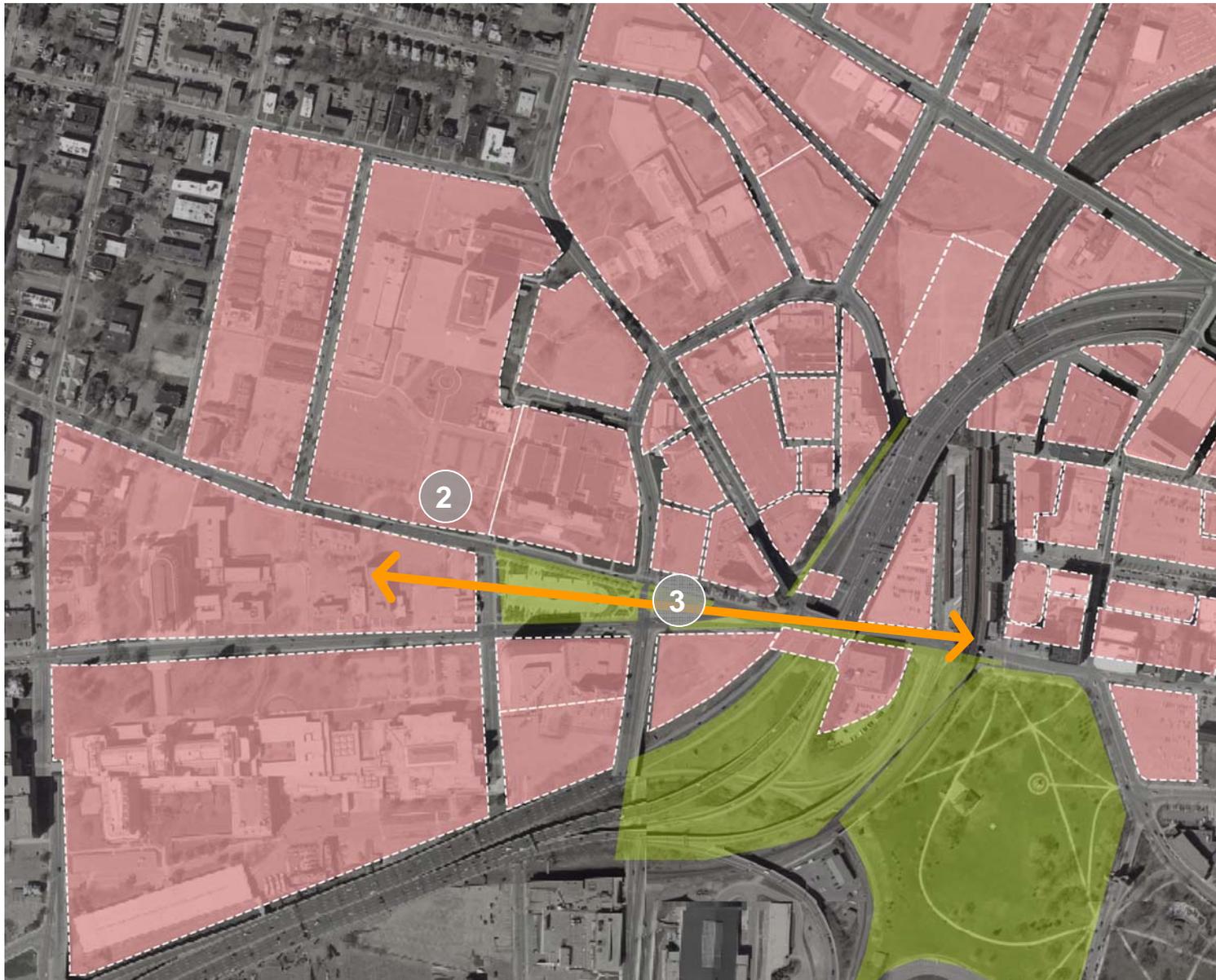


# ASYLUM/ FARMINGTON



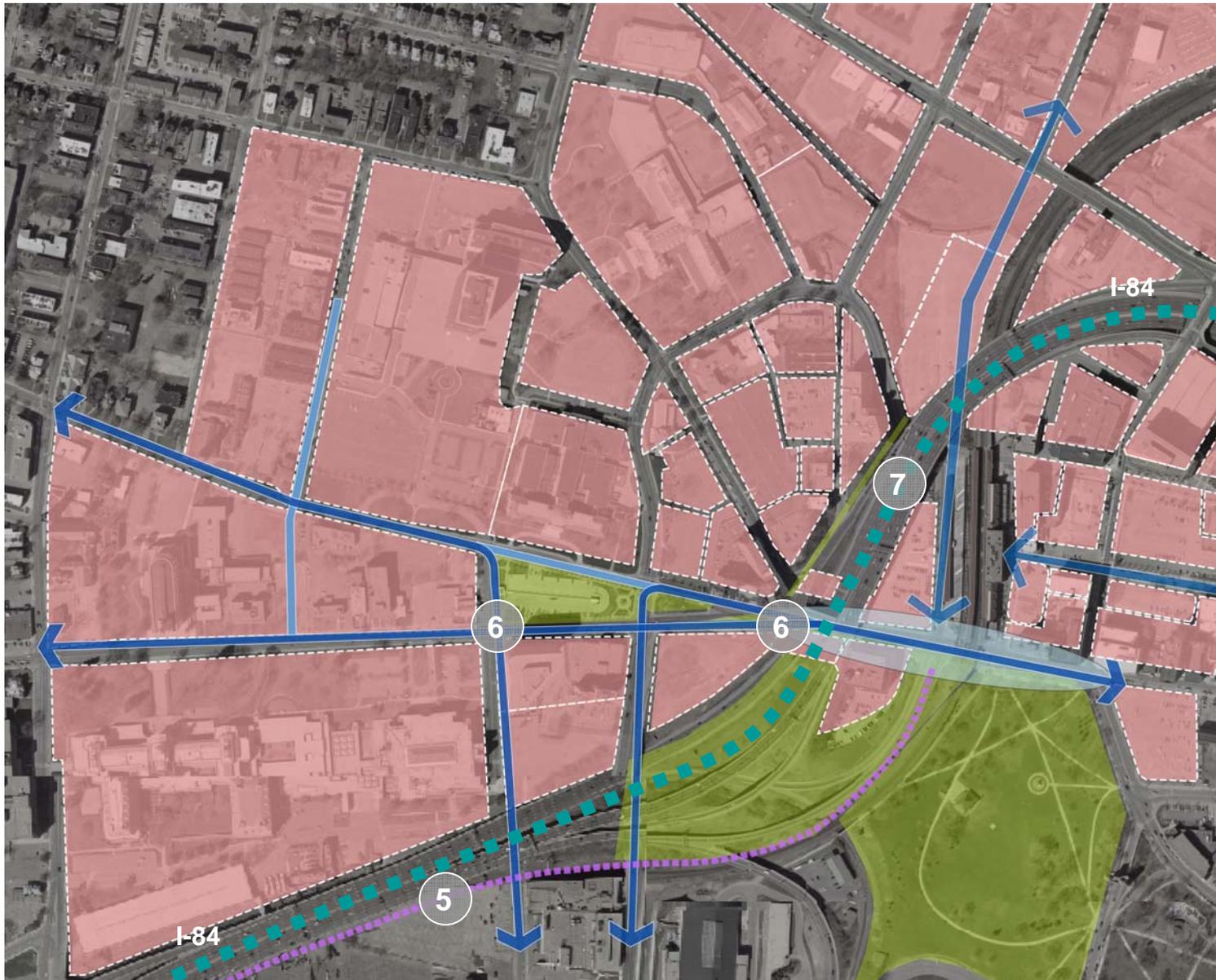
1. Potential mixed use infill development opportunities

## ASYLUM/ FARMINGTON



1. Potential mixed use infill development opportunities
2. Significant daytime population: opportunity to create retail and restaurant opportunities
3. Link Asylum Hill office center with Union Station, Downtown and Bushnell Park
4. Explore sites for relocating the Hartford Civic Arena to the Union Station Area

# ASYLUM/ FARMINGTON



5. Carefully integrate the proposed New Britain bus-way route
6. Rationalize traffic patterns for pedestrian and vehicular safety
7. Leverage I-84 Reconstruction opportunity

## ASYLUM/ FARMINGTON

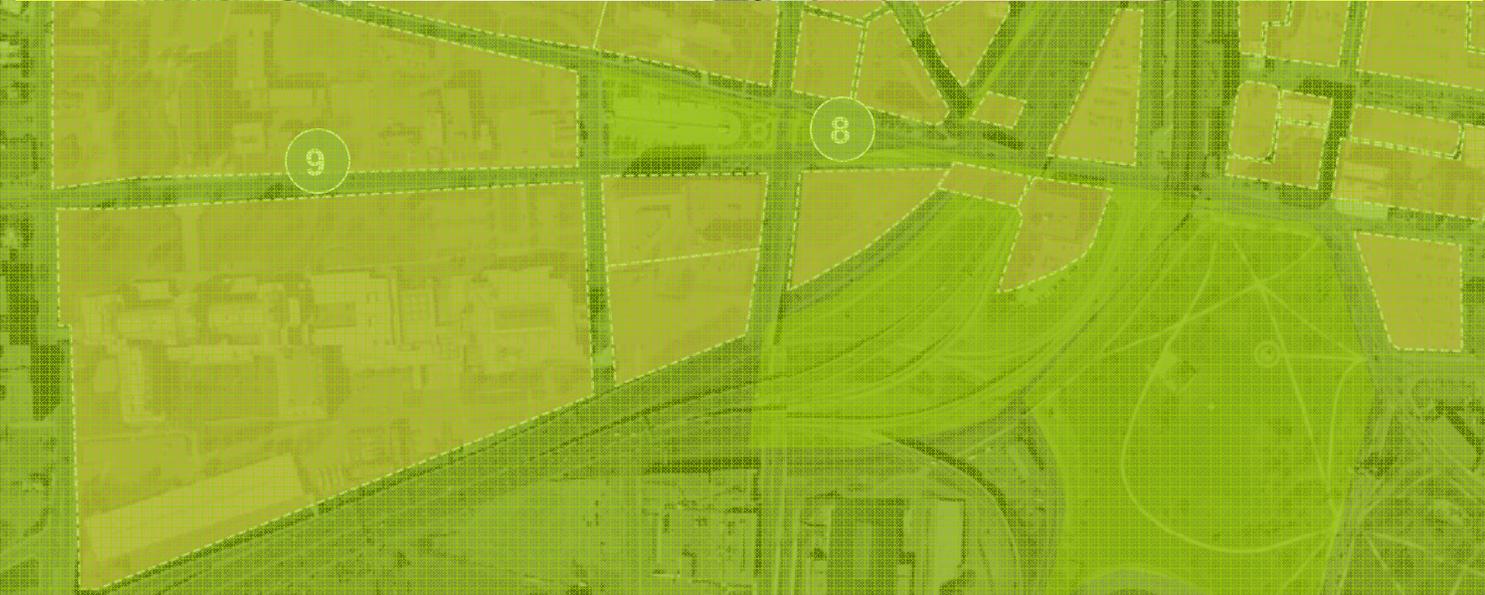


8. Create a pedestrian friendly Plaza type environment with retail around.

## ASYLUM/ FARMINGTON



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9. Farmington avenue Streetscape improvements.



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10. Pedestrian connection to Bushnell Park/ Downtown –  
Ponte Vecchio idea

## ASYLUM/ FARMINGTON



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Ponte Vecchio idea
11. Provide sports/ recreation type facilities (Chelsea Piers) as a major amenity for employees and residents.



# SOUTH GREEN

Learning Corridor



Park Street



Main Street Downtown



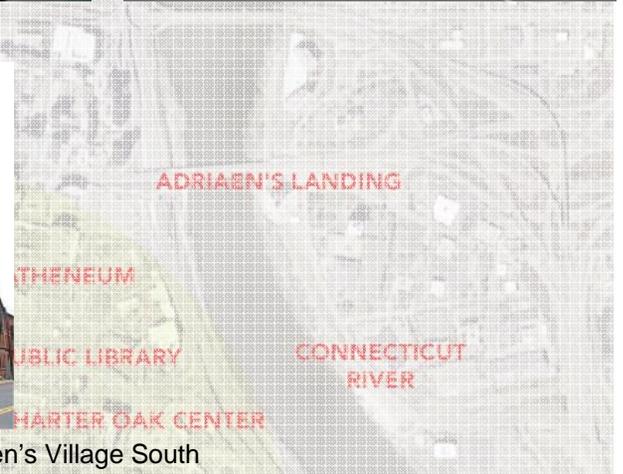
Capital Area



Colt Park



Colt Gateway



Barnard Park



Congress St.



Children's Village South





A high-image, multi-ethnic meeting place, to spur and link further investment on Park Street. Work with the Park Street merchants, Harford Hospital, South Downtown, the Colt Gateway, and Charter Oak in making a special place at this key entry to Downtown and link to the Southside neighborhoods.



## SOUTH GREEN



1. Promote eateries and specialized retail on the west side of Maple Avenue fronting the Green
2. Plaza Mayor could stimulate future developments of the trident with a retail focus on Main Street
3. Support Harford Hospital's move to connect to South Green via Jefferson.
4. Significant daytime population: opportunity to create retail and restaurant opportunities

# SOUTH GREEN



- 5. Rationalize traffic patterns for pedestrian and vehicular safety
- 6. Create attractive on street parking opportunities

## SOUTH GREEN



7. Potential improvements to Barnard Park. Streetscape improvements

## SOUTH GREEN



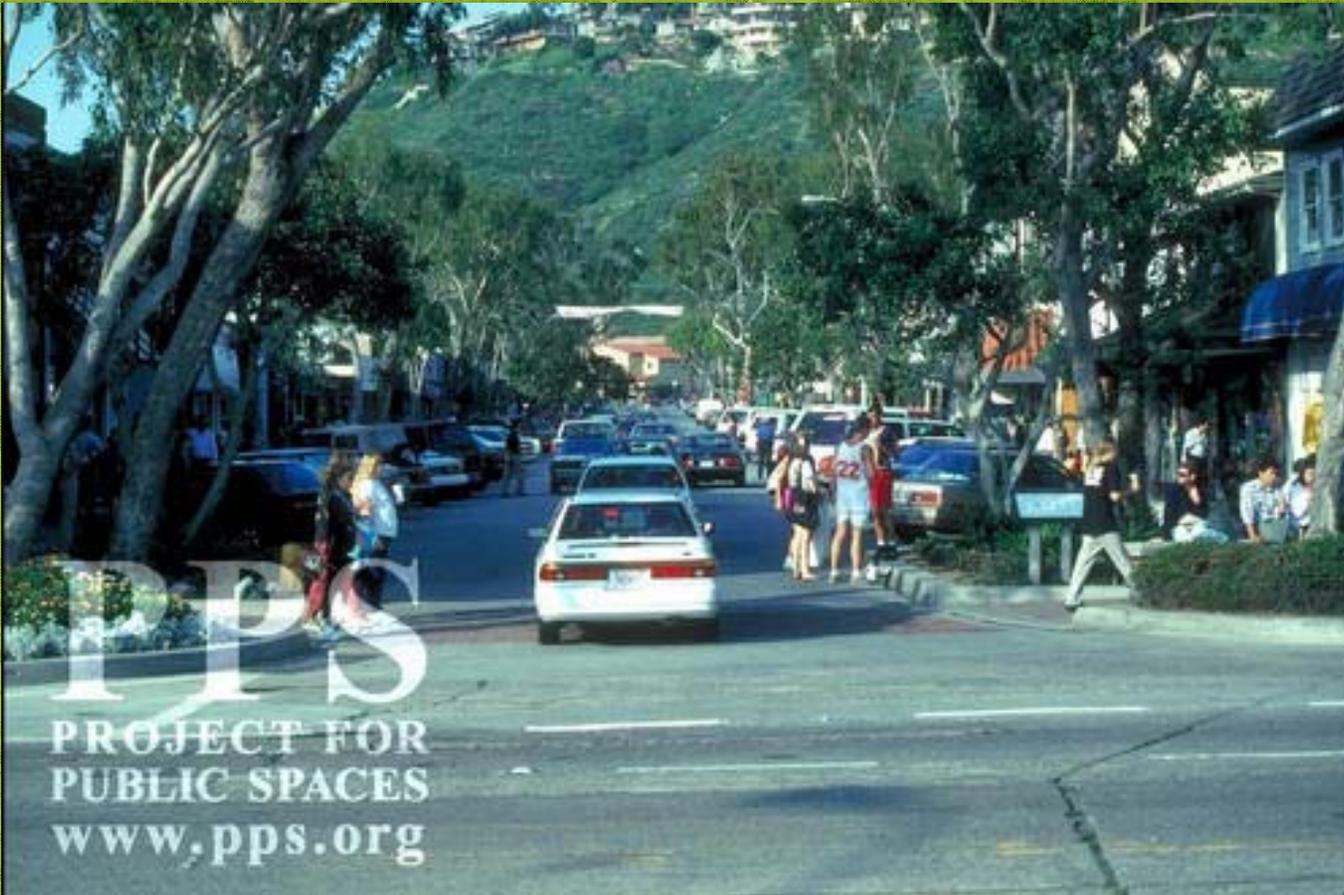
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8. Improve the Bus infrastructure

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8. Improve the Bus infrastructure
9. Introduce Hartford Hospital annex or spin-off uses. Major Public realm piece.
10. Angled street parking on Main Street
11. Mid-block pedestrian connections and off street parking options.
12. Work with the social service agencies to improve conditions.



# TERRY SQUARE

View of Main and Windsor Intersection



Retail near Terry Square



Retail near Terry Square



Windsor Street

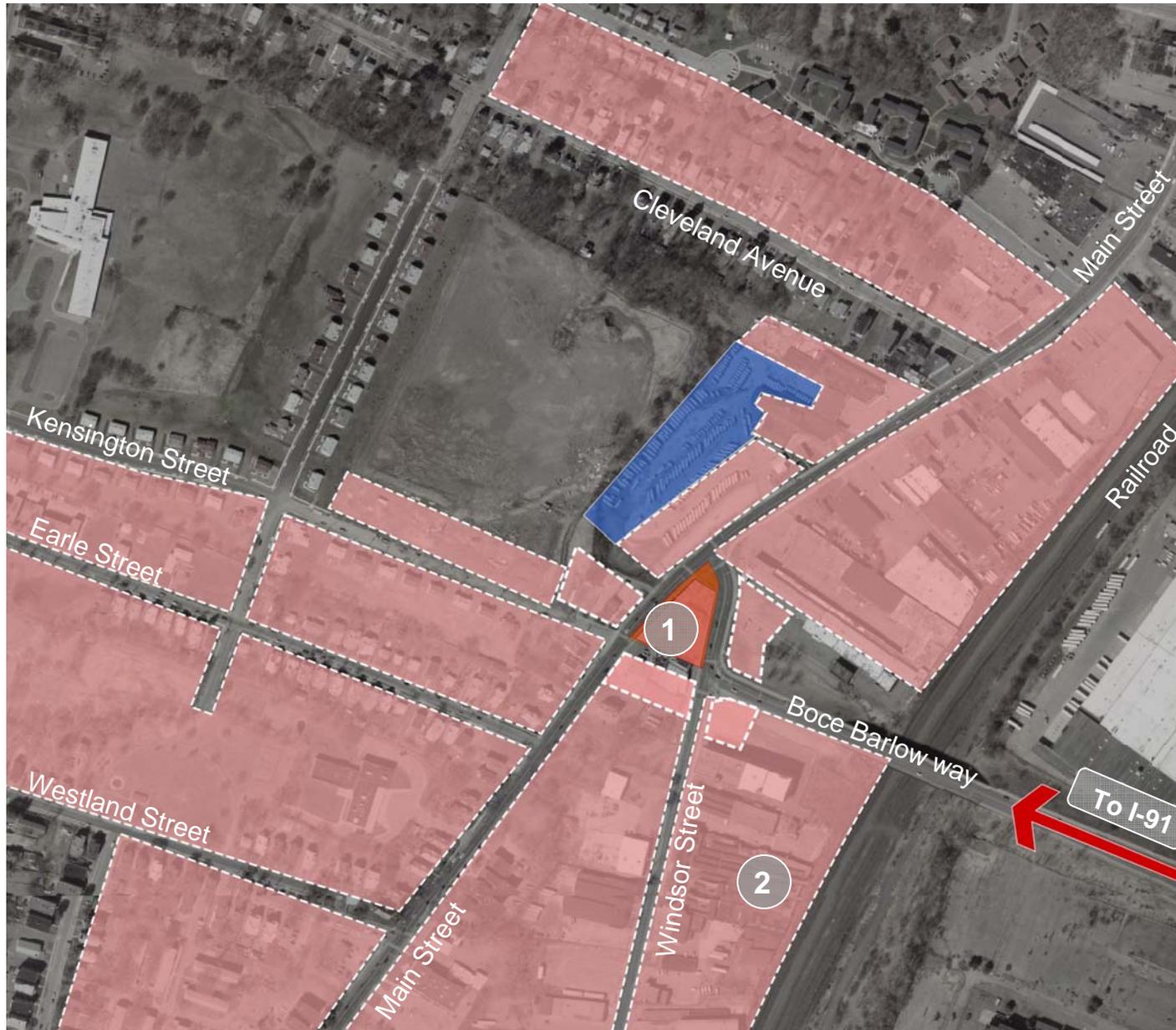




Bring the energy of highway access from the North Meadows to North Main to create a focus for economic development, with spin-off benefit for the length of North Main Street and Windsor Street. Work with local businesses and the community to improve this key Gateway to Downtown, North Meadows and the North End neighborhoods.

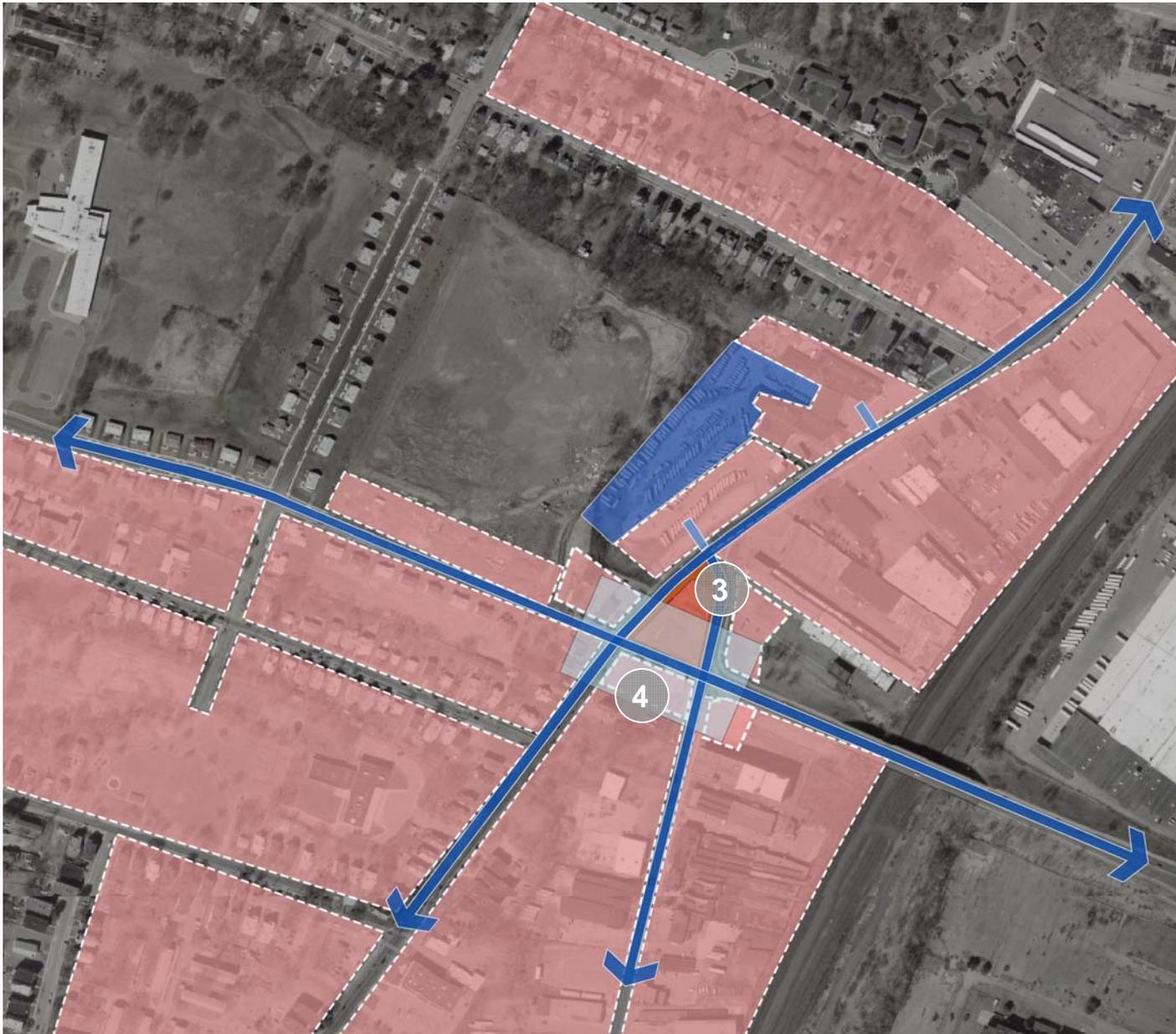


# TERRY SQUARE



1. Major Gateway site – Highly visible and accessible from North, Interstate 91 and North Meadows. Semi-Urban condition.
2. Continue to encourage rebirth of Windsor Street as quasi industrial service district for small businesses

# TERRY SQUARE



3. Rationalize traffic patterns. Find appropriate street design to protect the residents on Kensington.
4. Connect Barlow way and Kensington streets – Create 100% corners

# TERRY SQUARE



5. Promote shopping center development at the northwest corner, employing the bus depot site and incorporating corner bank.

## TERRY SQUARE



5. Promote shopping center development at the northwest corner, employing the bus depot site and incorporating corner bank.
6. Main Street streetscape improvements.
7. Create a "Place" at the triangular lot now created by North Main/ Kensington/ Windsor/ Boce Barlow way.



# NORTH MAIN



SAND Elementary School



Barnard Brown



Keney Tower



Sea of Parking

ASYLUM HILL

Retail

RENSSELAER

KENY TOWER

Rensselaer

BARNARD BROWN

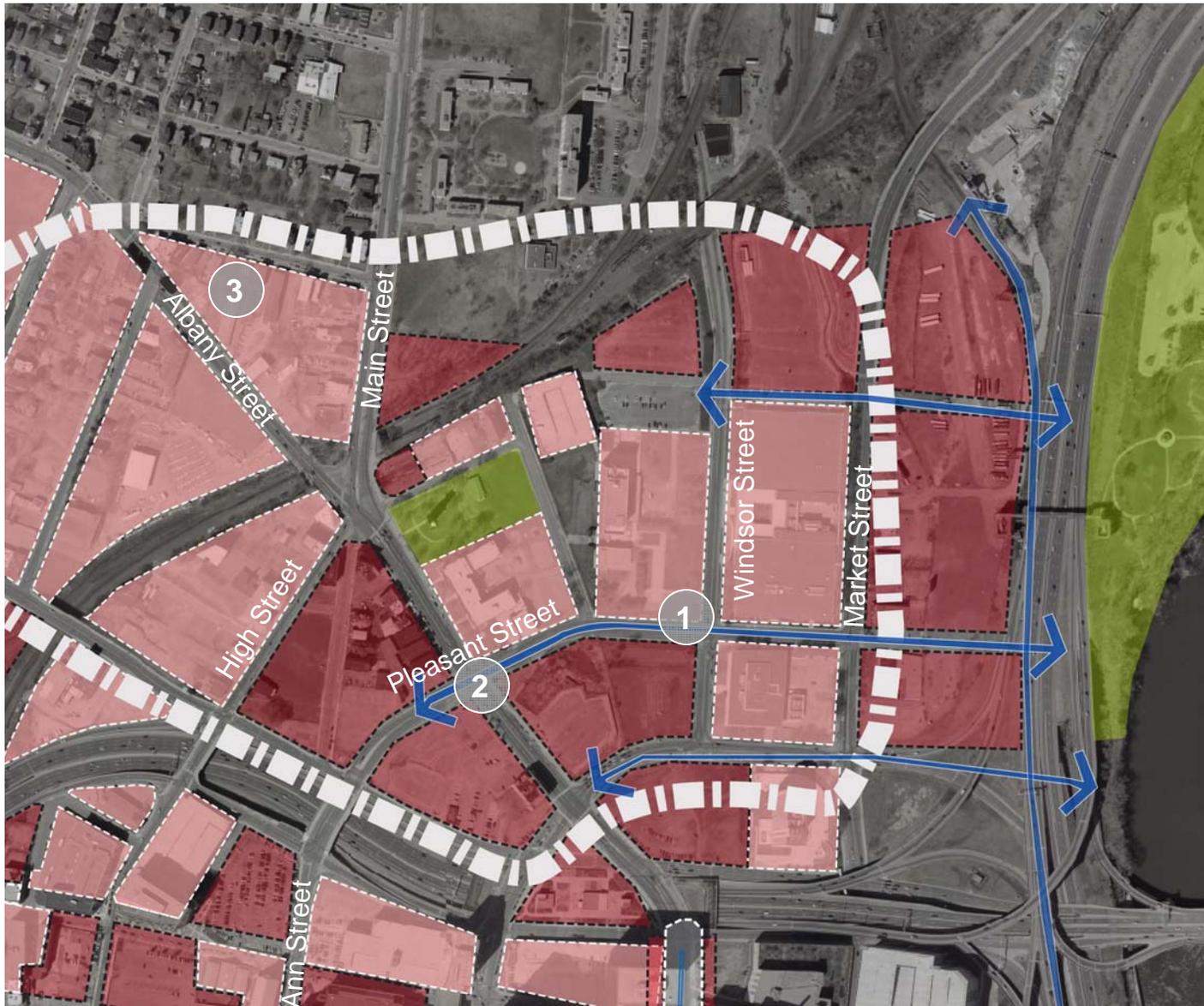




This area represents an unparalleled large scale assembly of publicly and privately owned lands on the edge of Downtown. It gives us a unique opportunity for regionally significant, mixed-use, high-density development, taking advantage of the area's high level of accessibility.

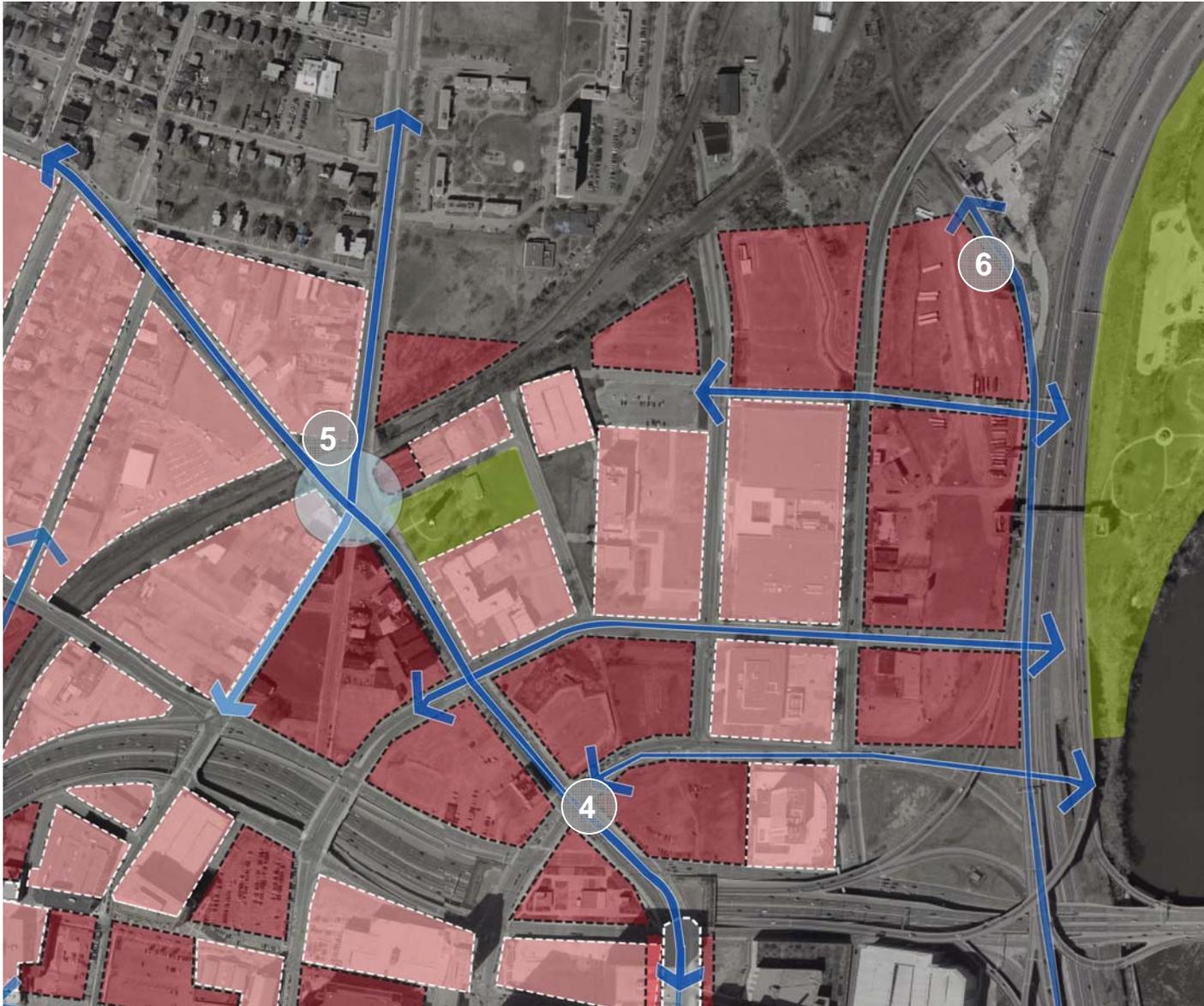


# NORTH MAIN



1. Position Downtown North as a key investment site in the Boston/ New York City corridor  
Create a precinct plan to shape growth in this unique land assembly
2. Explore sites for relocating the Hartford Civic Arena to Downtown North
3. Enhance the attractiveness of North Main/Albany retail and Clay Arsenal

## NORTH MAIN



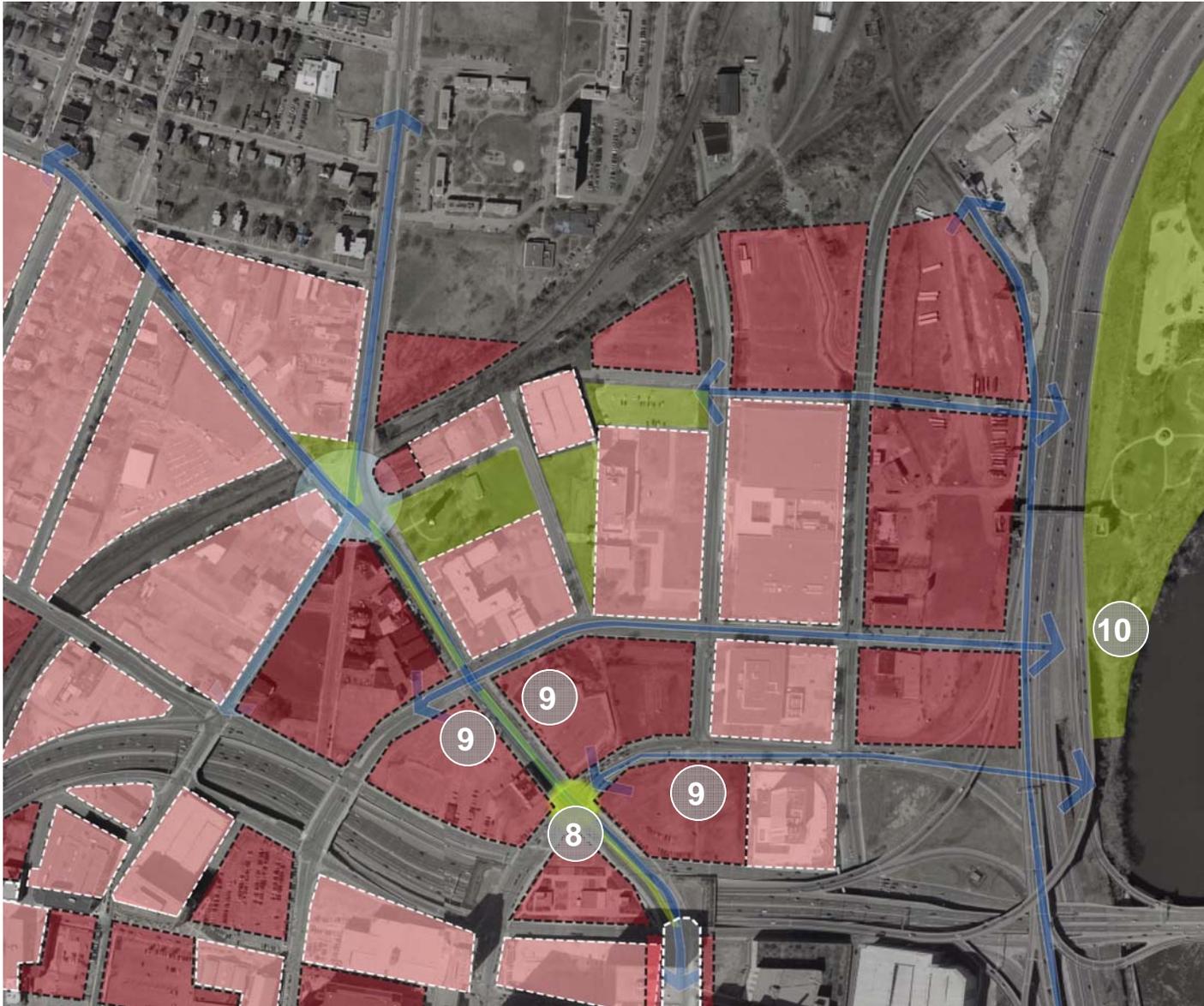
4. Rationalize traffic patterns to create efficient building blocks and for pedestrian and vehicular safety
5. Reconfigure the intersection of Albany Street/ Main Street/ High Street to create a Gateway to North
6. Potential N-S trolley between Adriaens landing and North Main- Riverside Park Meadows Music with potential shared parking.

## NORTH MAIN



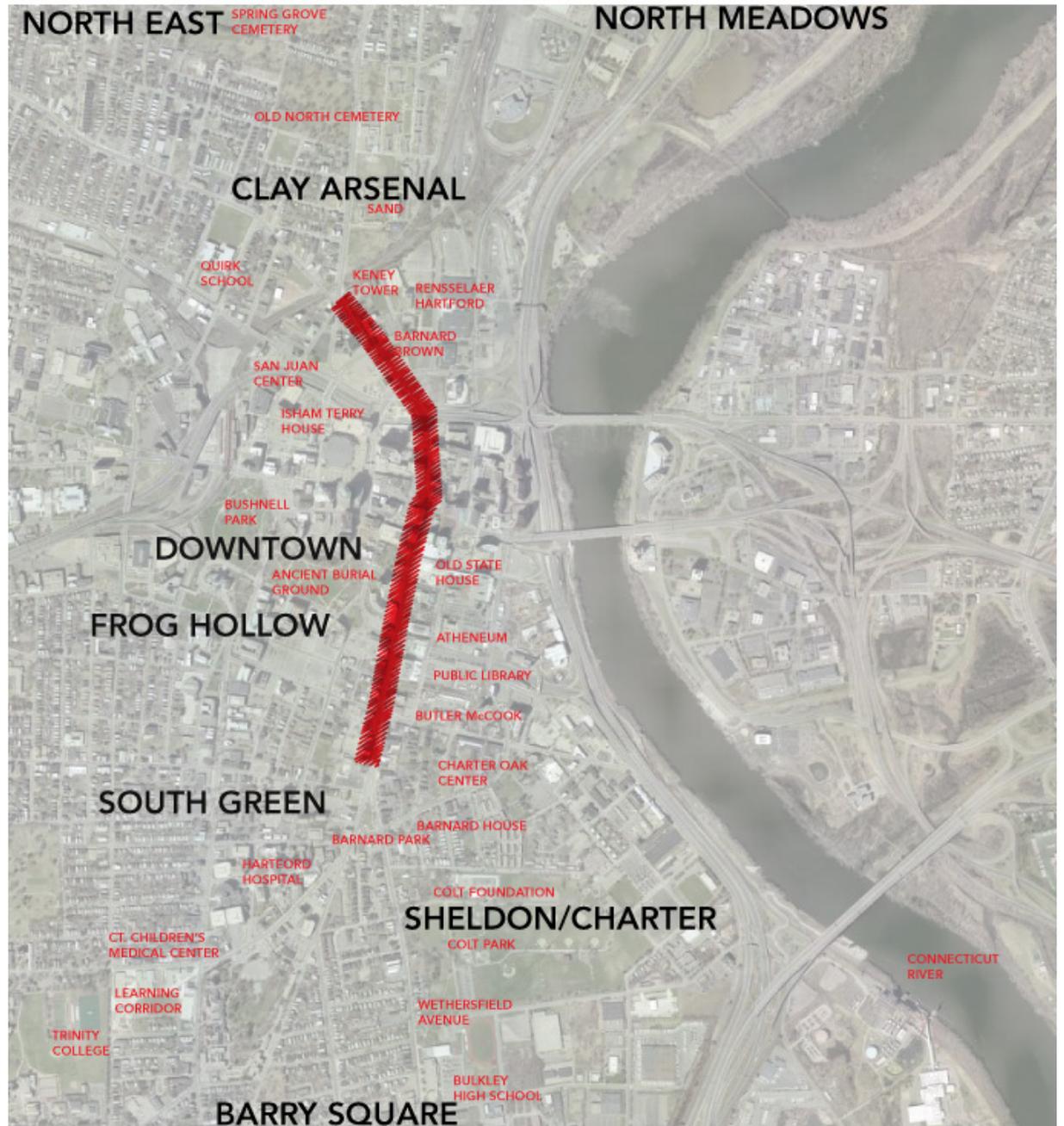
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## NORTH MAIN



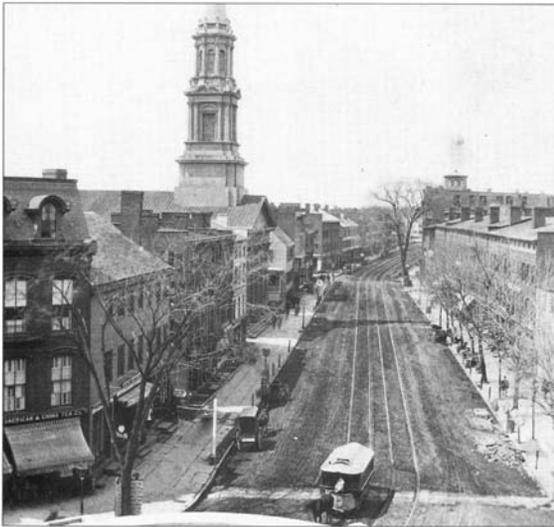
8. Major public realm piece. Signature building site.
9. Provide opportunity for “Large footprint “ uses, including efficient shared parking garages. Place particular priority on a destination supermarket.
10. Explore opportunities to connect North Main to Connecticut River and Riverside Park

# DOWNTOWN CONVERGENCE



# DOWNTOWN CONVERGENCE

# Assets



Historical view of Center Church  
Main Street



Travelers tower



Travelers tower

NORTH EAST SPRING GROVE  
CEMETERY

NORTH MEADOWS

Wadsworth Athenaeum



Richardson Building



Old State House

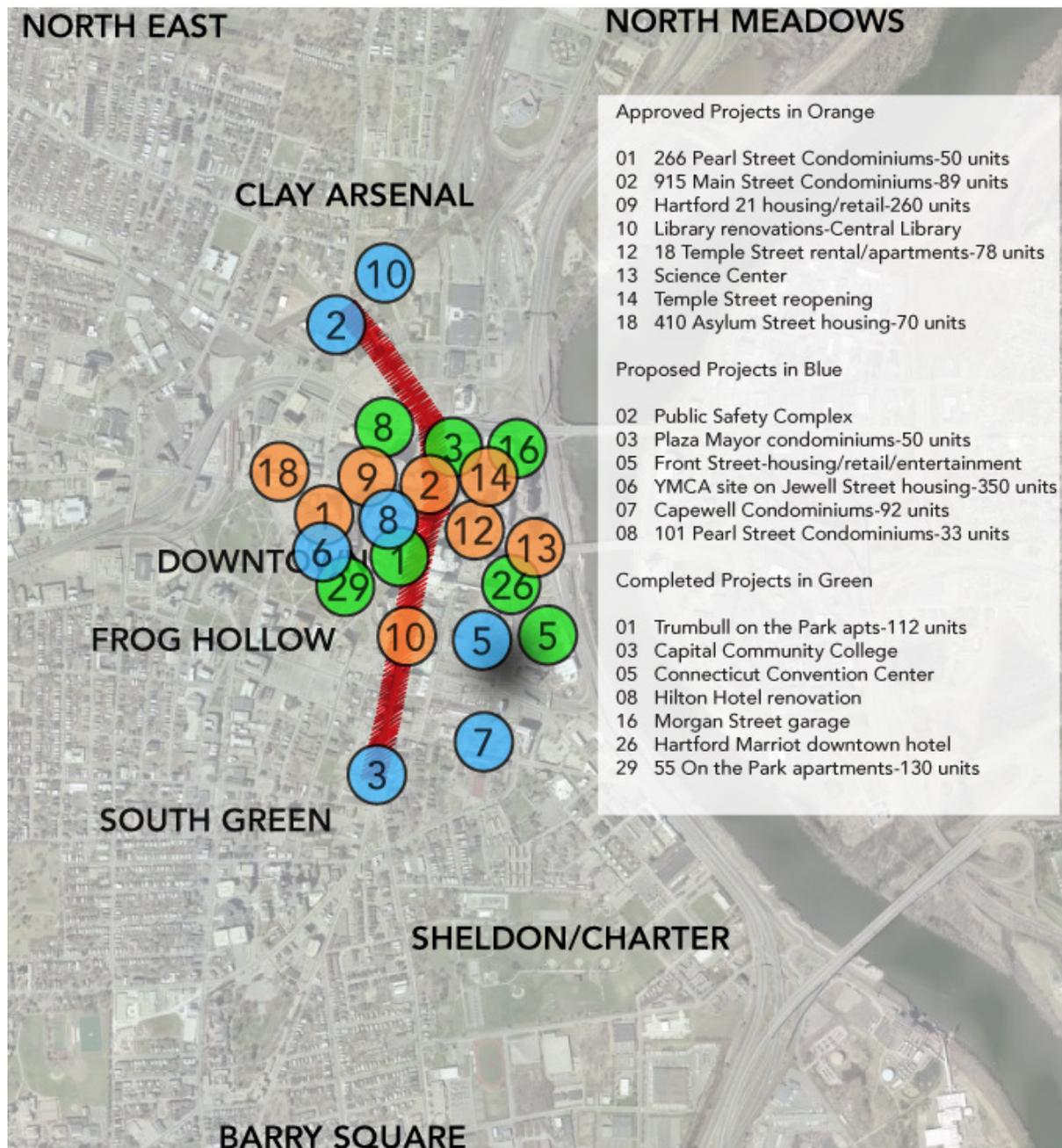


TURNPIKE

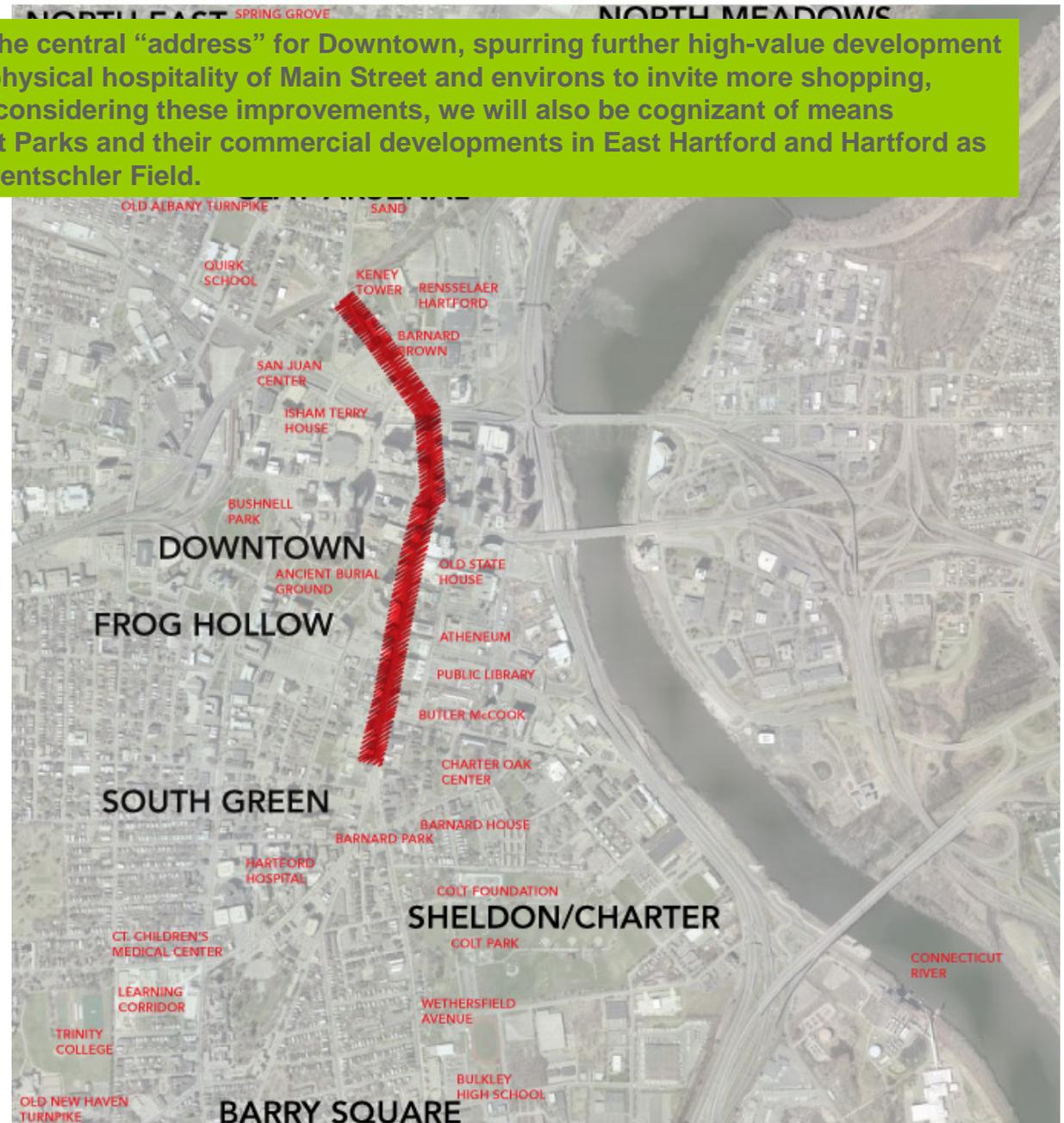
BARRY SQUARE

HIGH SCHOOL

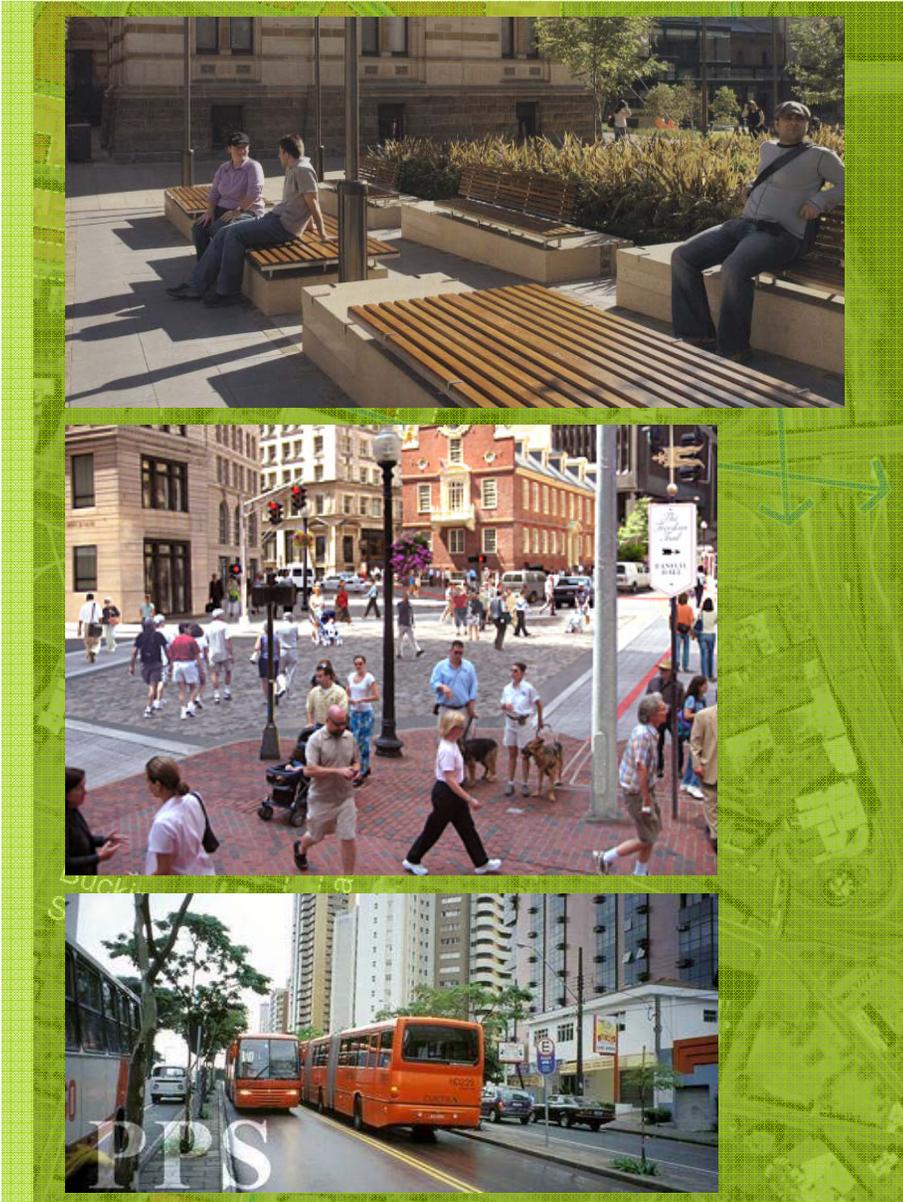




Main Street should look and function as the central “address” for Downtown, spurring further high-value development throughout the center city. Improve the physical hospitality of Main Street and environs to invite more shopping, dining, tourism, and center city living. In considering these improvements, we will also be cognizant of means to strengthen the linkage to the Riverfront Parks and their commercial developments in East Hartford and Hartford as well as to the extensive development at Rentschler Field.

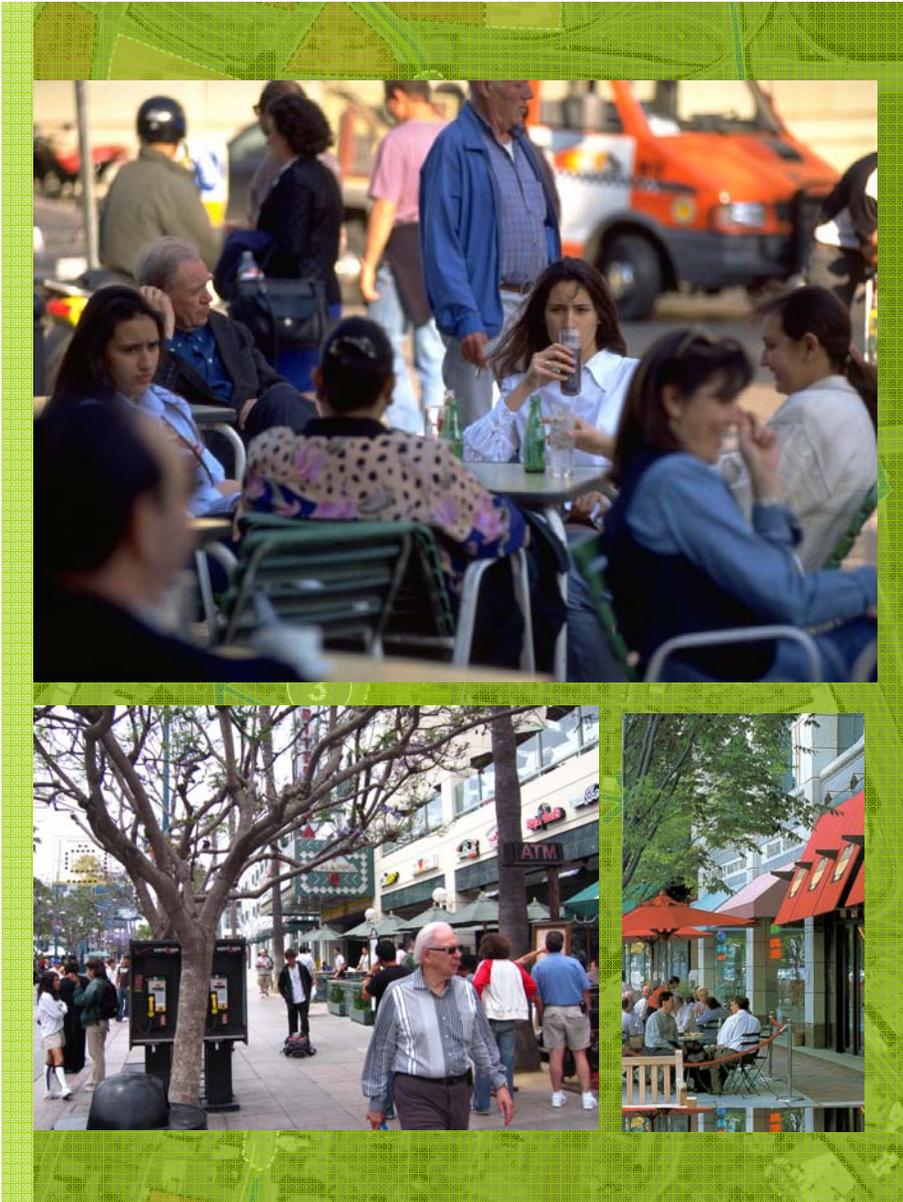


# MAIN STREET



1. Potential demand for 100,000 sf. of retail and 100,000 sf. of dining due to 60,000 workers and new residential within 10 minute walk.
2. Streetscape improvements all along the length.  
Improve the attractiveness of Bus Transit – Reduce the usage of Main Street as Bus Staging Area

# MAIN STREET



1. Pent up demand for 100,000 sf of retail and 100,000 sf of dining due to 60,000 workers within 10 min. walk.
2. Streetscape improvements all along the length.  
Improve the attractiveness of Bus Transit – Reduce the usage of Main Street as Bus Staging Area
3. Activate ground floor with additional retail/ restaurants.

## MAIN STREET



4. Potential hospitality site at the 100% corner. Create an international market both, in the interim and long term.
5. Great precedent at the library. Repeat the success

## MAIN STREET



4. Potential hospitality site at the 100% corner. Create an international market both, in the interim and long term.
5. Great precedent at the library. Repeat the success
6. Outdoor dining and activity opportunities.

# HARTFORD RENAISSANCE

