

# Appendix K

## Development Scenarios





An aerial photograph of the Hartford Brainard Airport property study area. The image shows a large, roughly oval-shaped airport complex with a runway at the top, several hangars and terminal buildings in the center, and various support structures and parking lots. The airport is bordered by a river to the north and east, and a multi-lane highway to the south and west. The surrounding area includes some residential and commercial buildings. The text 'HARTFORD BRAINARD AIRPORT PROPERTY STUDY' is overlaid in large white letters across the center of the image.

# HARTFORD BRAINARD AIRPORT PROPERTY STUDY





**SCENARIO 1:**  
(AIRPORT REMAIN OPENED)

**SCENARIO 2:**  
(CROSSWIND RUNWAY CLOSURE)

- 2A: Industrial (manufacturing/ Warehouse)
- 2B: Industrial (Distribution Center)
- 2C: Outdoor Recreational (outdoor Driving Range)
- 2D: Indoor Recreational (indoor Sports & Entertainment Facility)

**SCENARIO 3:**  
(AIRPORT CLOSURE)

- 3A: Industrial with Recreational
- 3B- a : Residential with Recreational
- 3B- b : Complete Residential



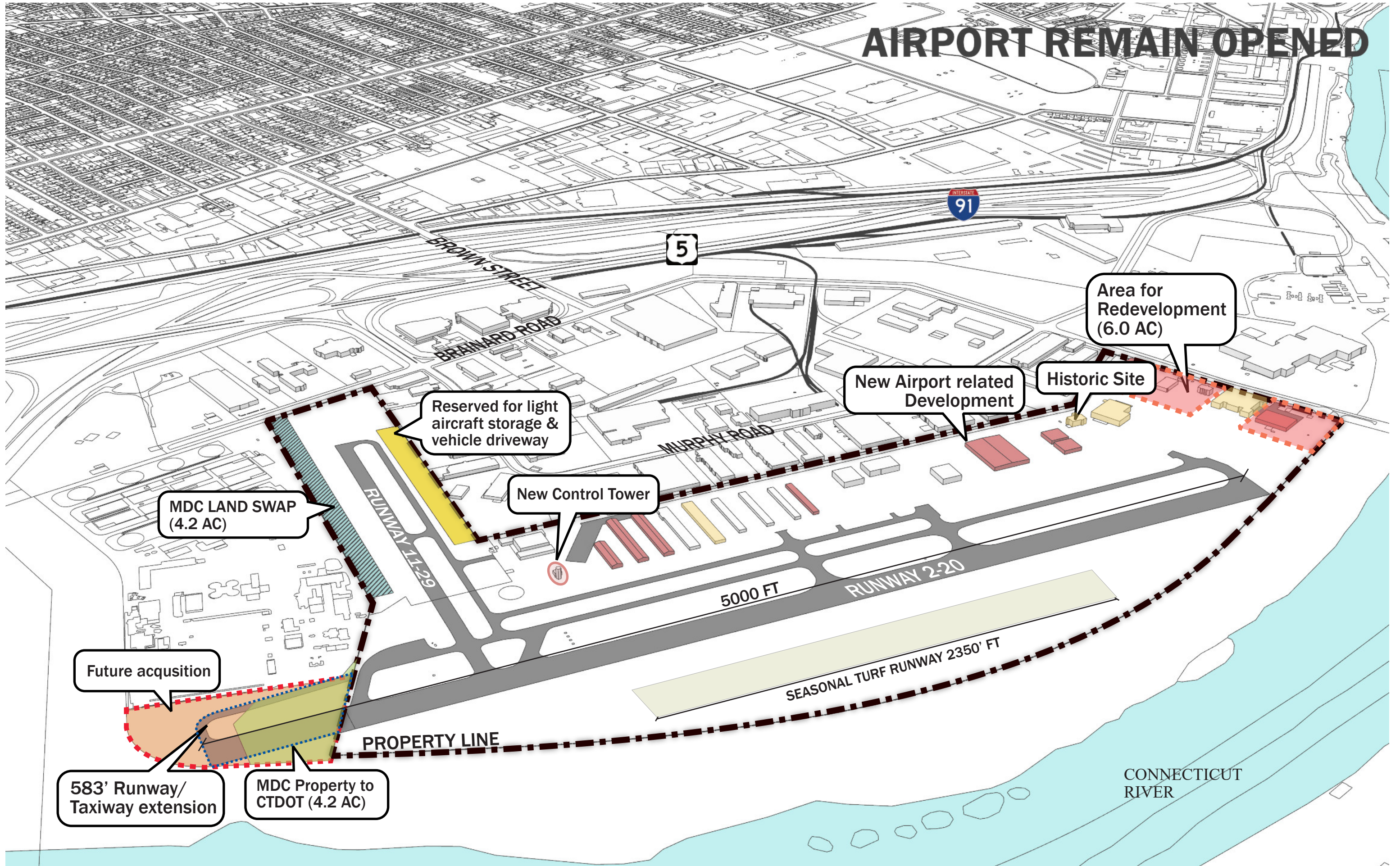


# SCENARIO 1

(Airport Remain Opened)



# AIRPORT REMAIN OPENED





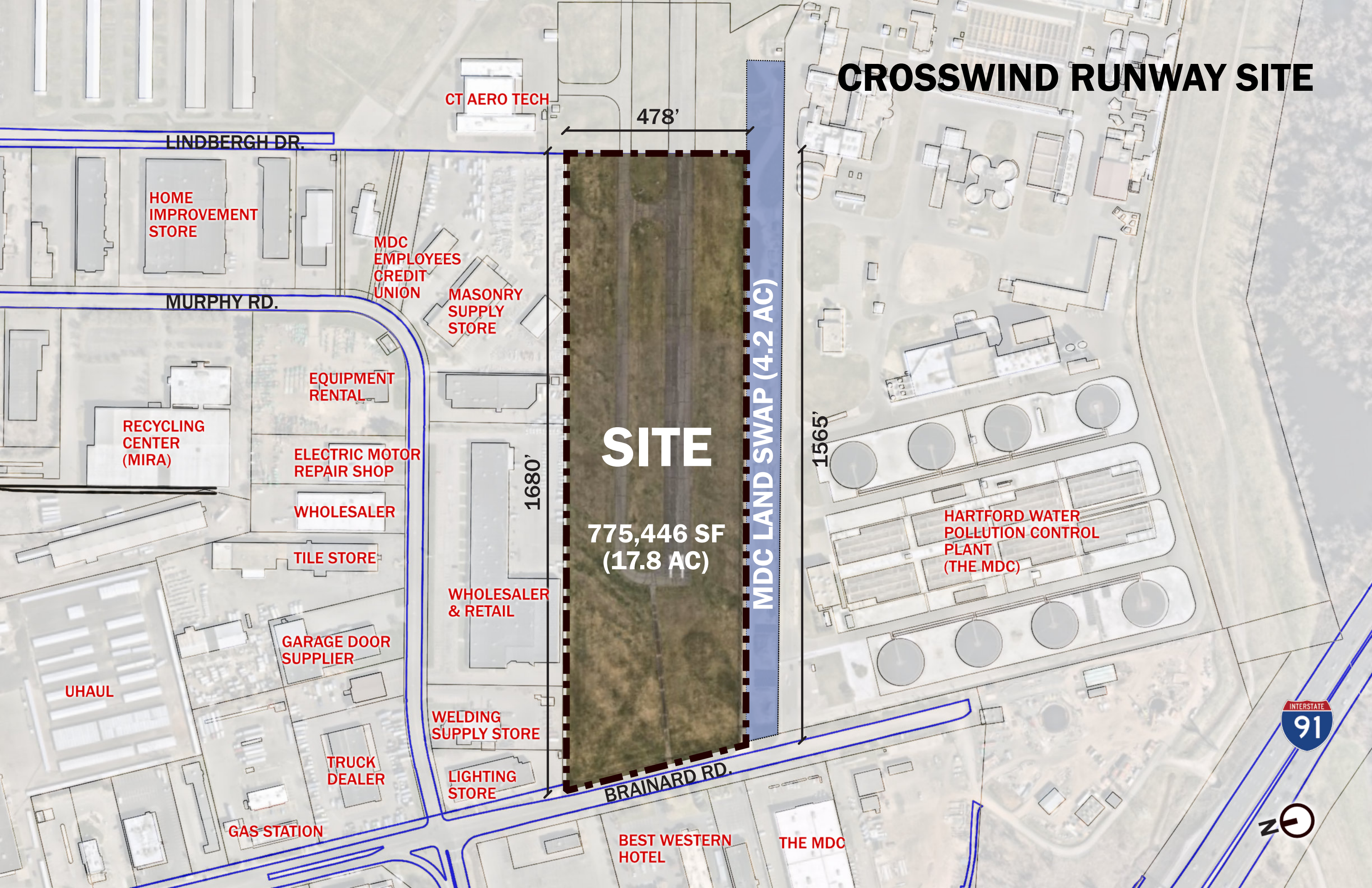


# SCENARIO 2

(Crosswind Runway Closure)



# CROSSWIND RUNWAY SITE

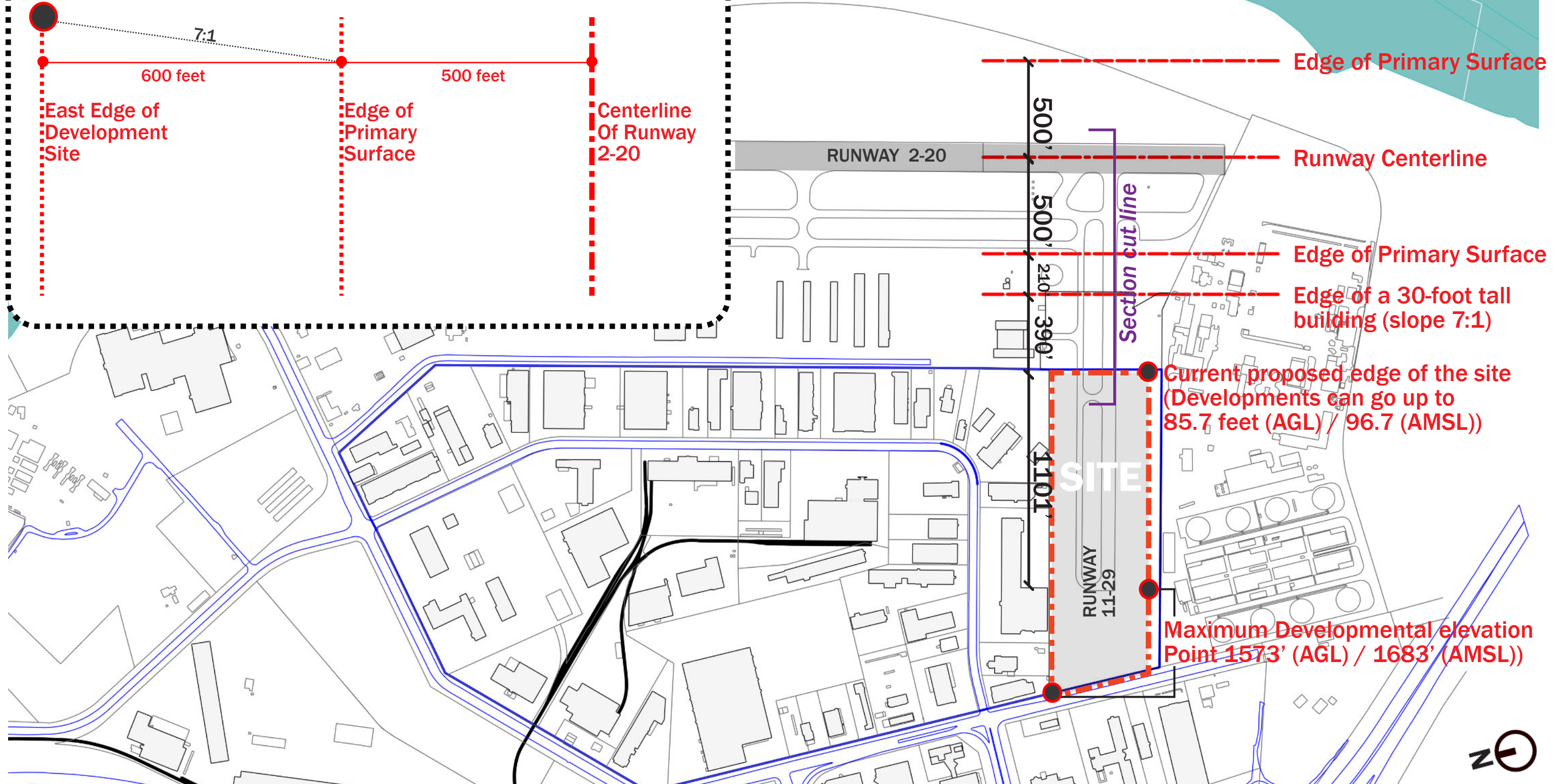




# FAA HEIGHT RESTRICTIONS

## Height Restriction (East-West Cross Section)

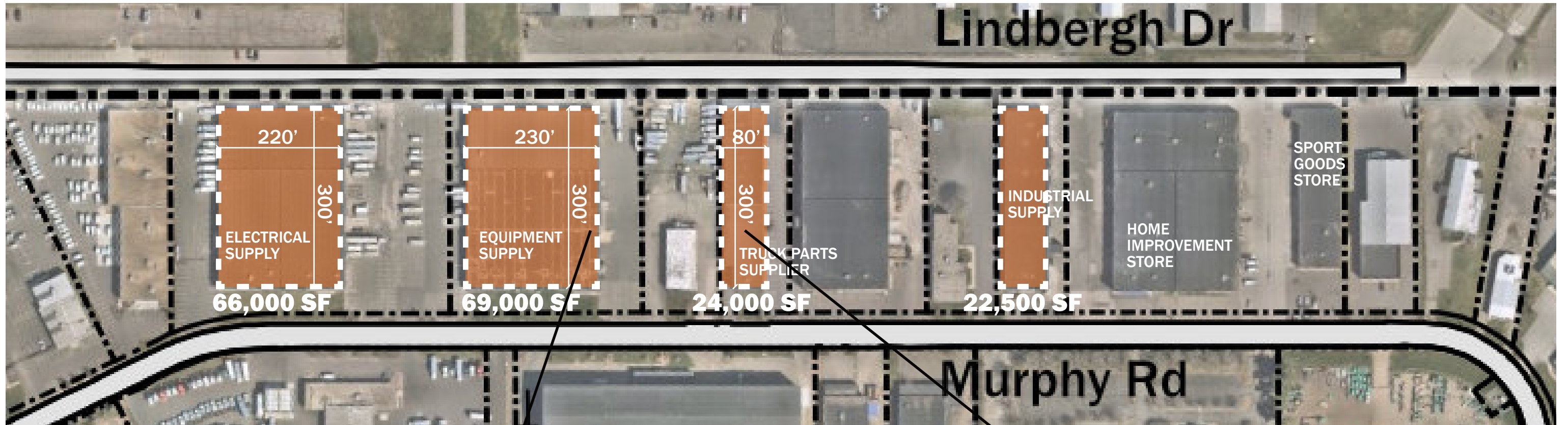
**Maximum Development Height:**  
**85.7 feet (AGL) / 96.7 feet (AMSL)**





- Building width: 200 to 300 FT
- Mid-size supply store / warehouse area: 50,000 SF to 100,000 SF

# PRECEDENT: INDUSTRIAL WAREHOUSE





# Elizabeth, NJ



Site Area: 18.2 Acres  
Parking Spaces: Around 250  
Development Program SF: Around 310,000 SF

Newark Mainfreight Warehousing

## PRECEDENT: INDUSTRIAL DISTRIBUTION CENTER



Aerial View



Warehouse & distribution center: 310,000 SF

- In-House IT EDI and Systems Integration
- RF and Voice Picking
- Omni-Channel Fulfillment
- Food & Beverage Distribution
- Beer, Wine and Spirits Logistics
- Retail Compliance
- Dedicated Account Management
- Full Supply Chain Solutions



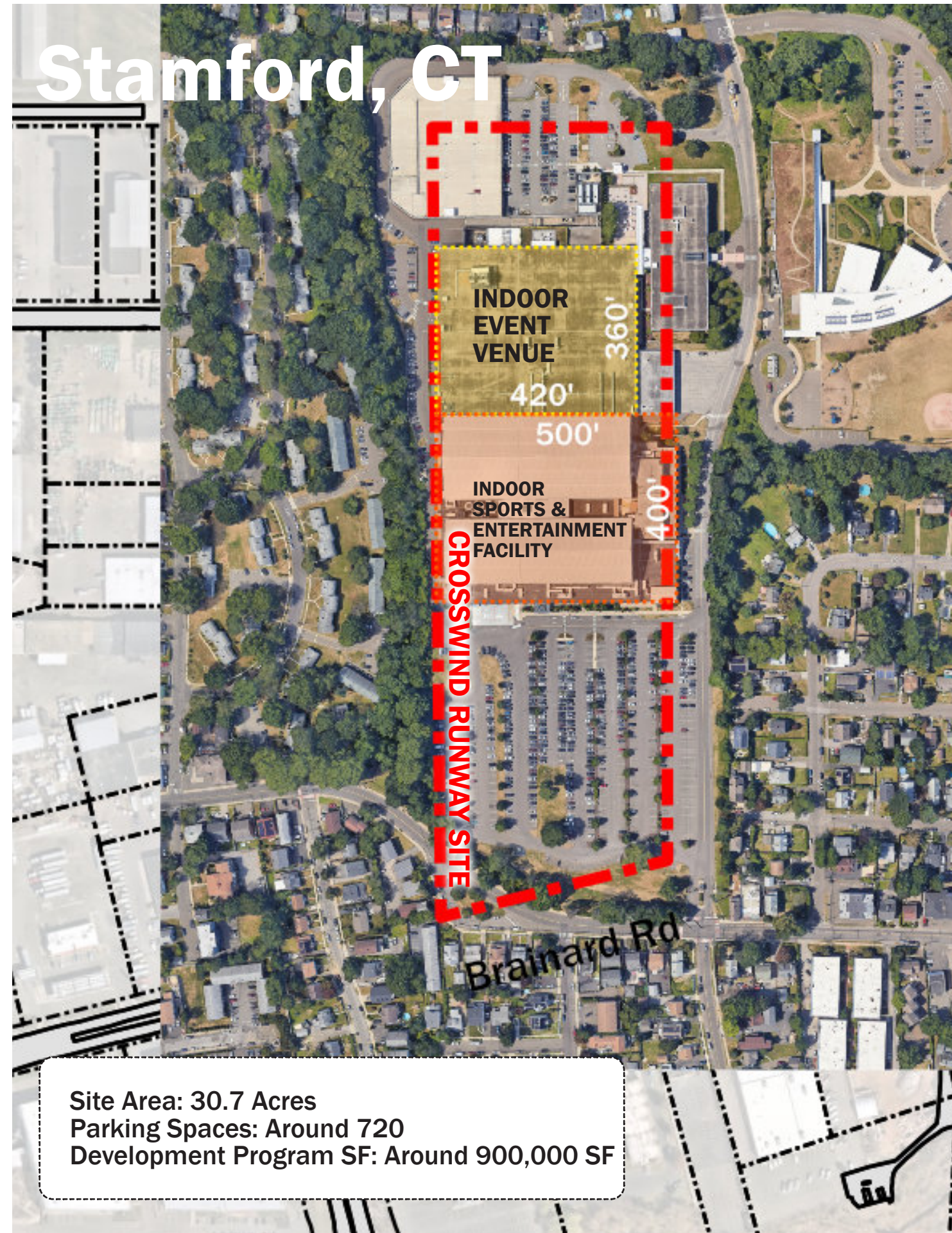


# OUTDOOR RECREATIONAL USES: OUTDOOR DRIVING RANGE: TOPGOLF

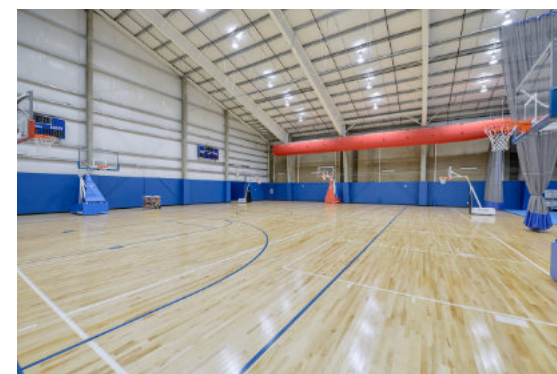




# Stamford, CT



## INDOOR RECREATIONAL USES: INDOOR SPORTS AND ENTERTAINMENT FACILITY: CHELSEA PIERS, STAMFORD





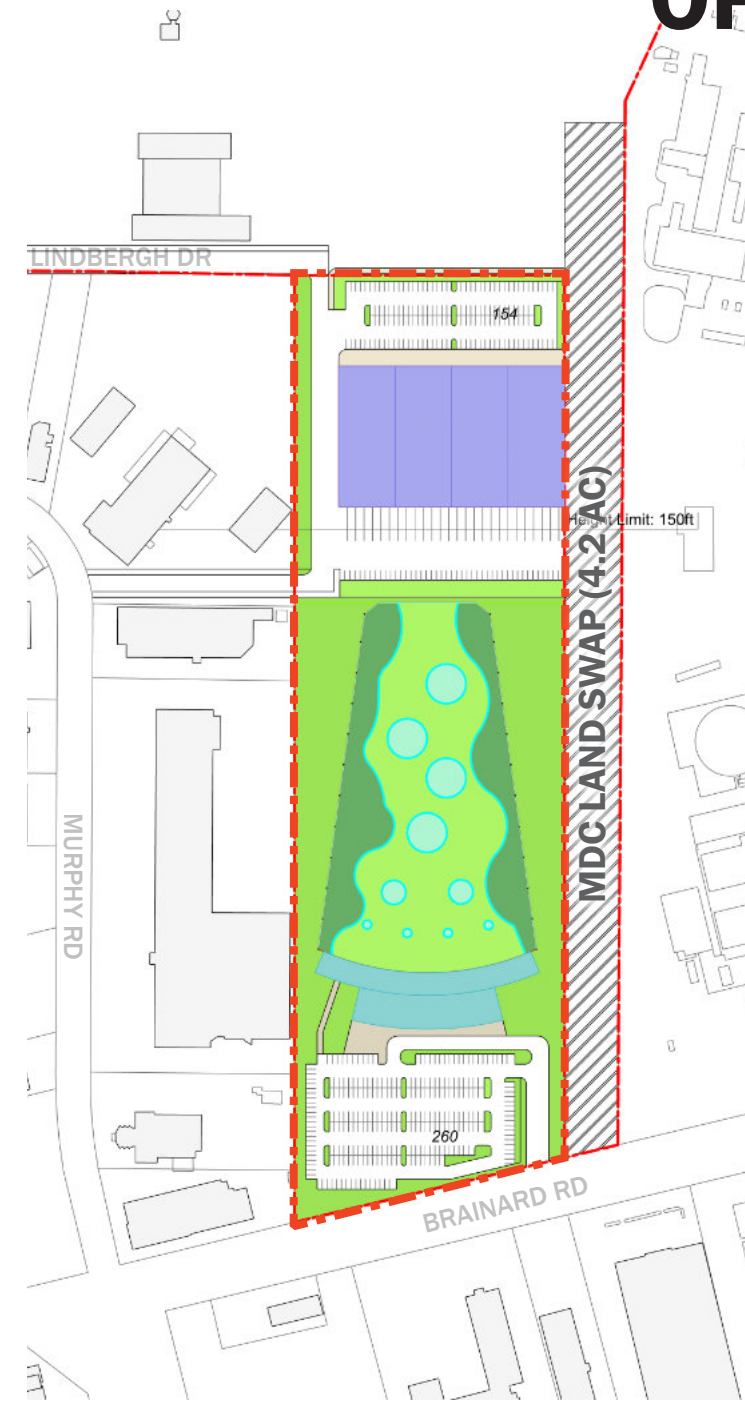
# OPTION 2 OVERVIEW



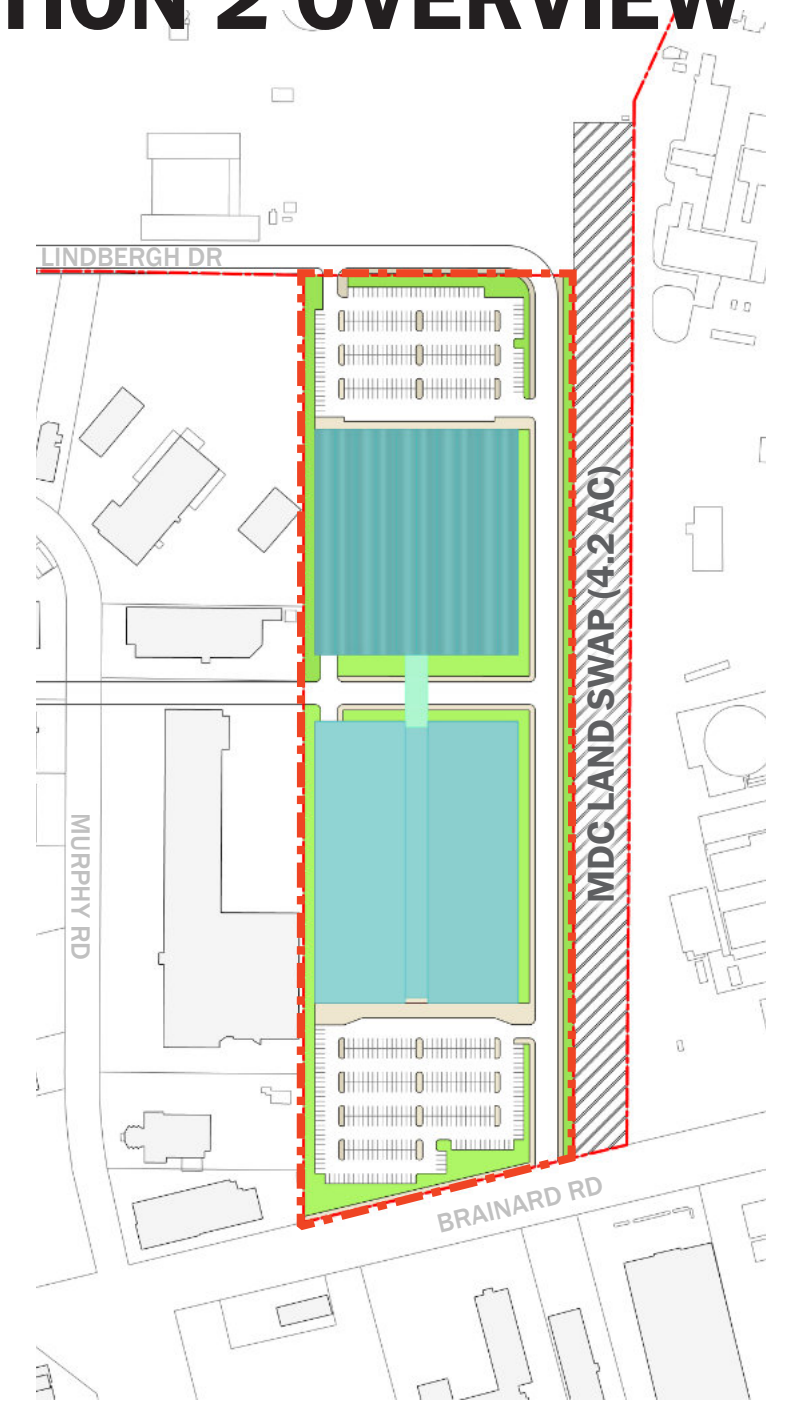
**2A  
INDUSTRIAL**  
(Manufacturing /  
Warehouse)



**2B  
INDUSTRIAL**  
(Distribution Center)



**2C  
OUTDOOR  
RECREATIONAL**  
(Outdoor Driving Range)



**2D  
INDOOR  
RECREATIONAL**  
(Indoor Sports &  
Entertainment Facility)



# 2A. INDUSTRIAL: WAREHOUSE

**Total Development Program: 265,000 SF**

- Warehouse A: 100,000 SF
- Warehouse B: 100,000 SF
- Retail & Small office: 20,000 SF

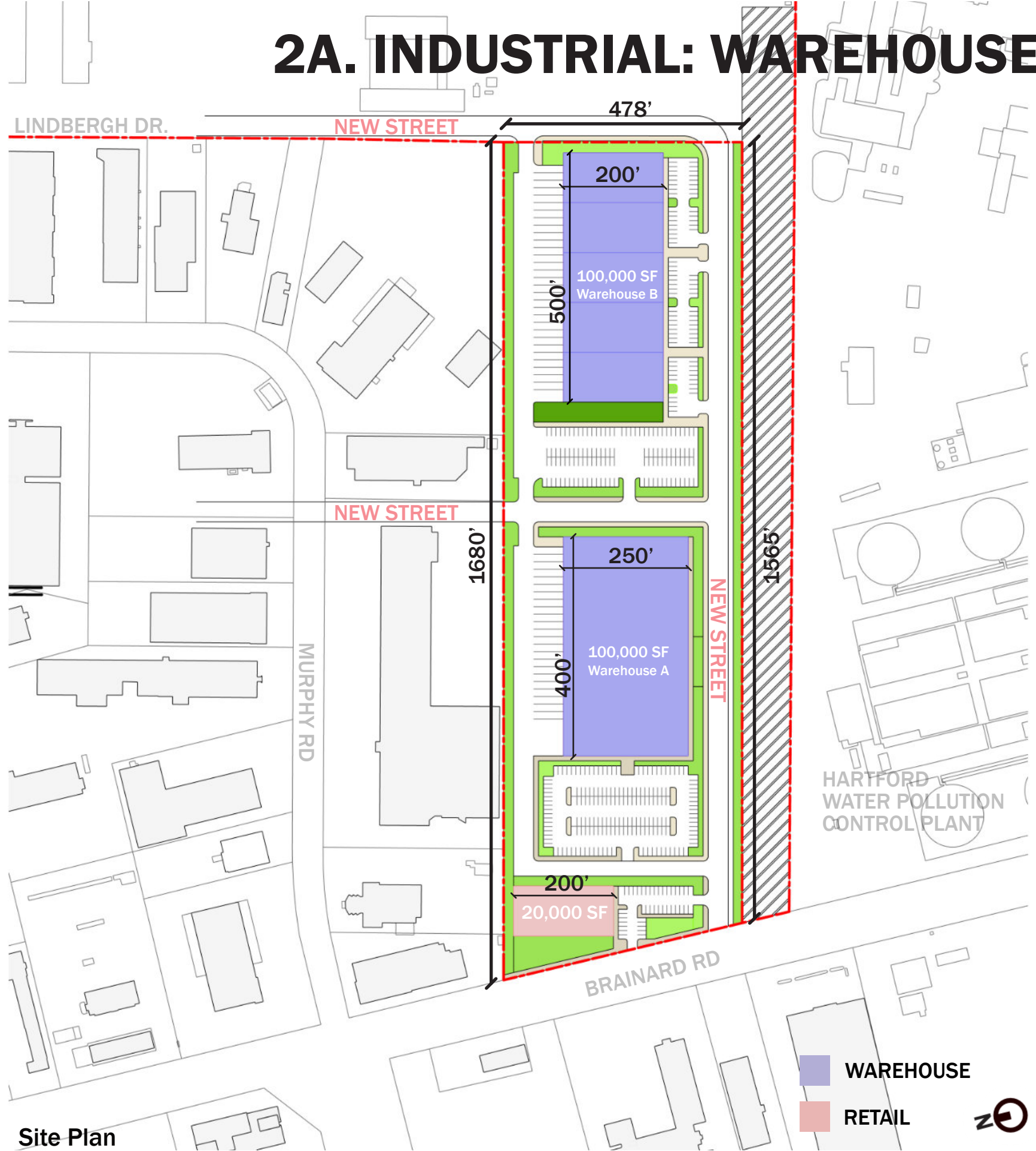
**Total Parking Spaces: 370**



Subdividable warehouse layout

**Assumptions:**

- All single-level buildings
- Warehouse: 1.5 Parking Space per 1000 SF
- Retail: 3.5 Parking Spaces per 1000 SF

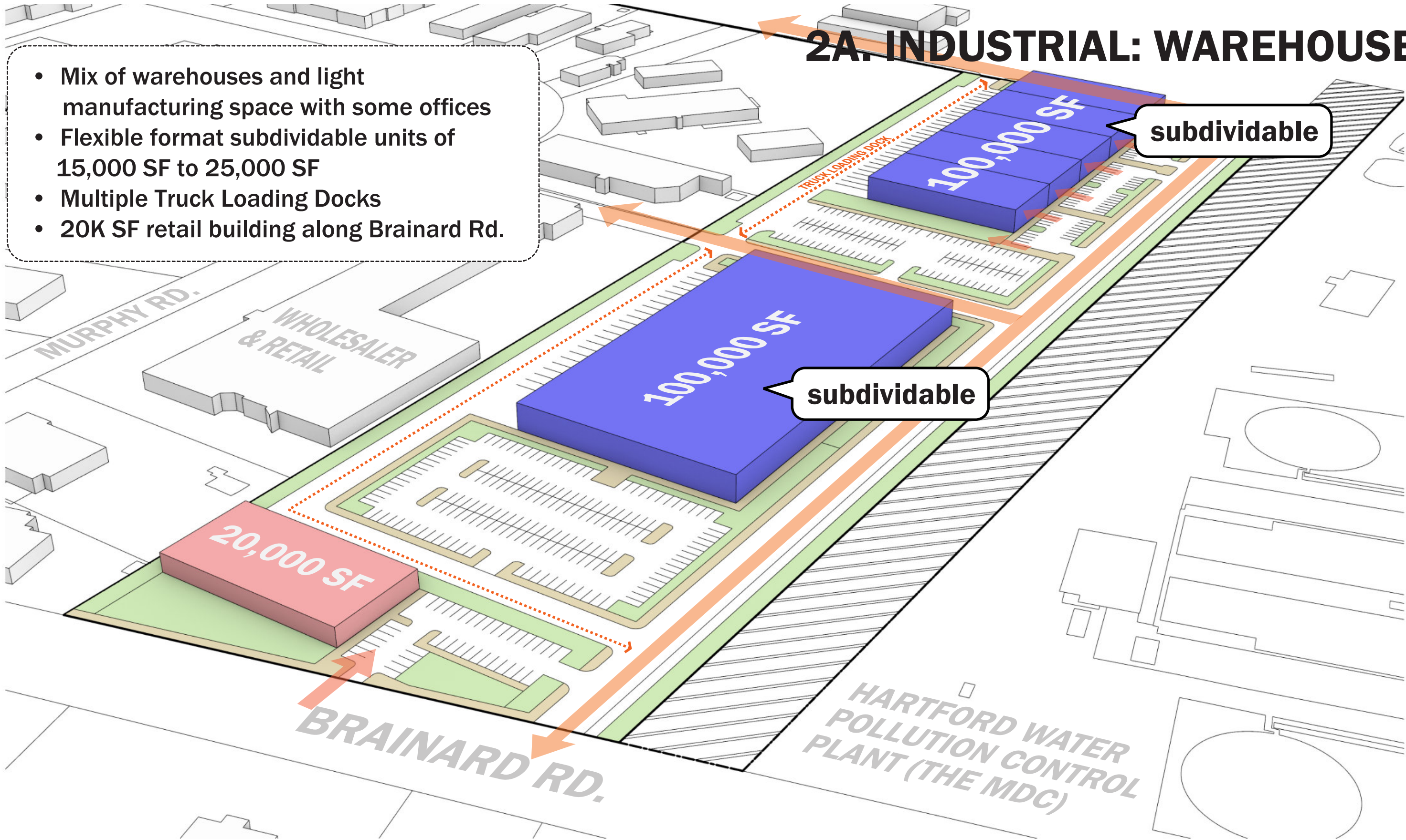


Site Plan



# 2A. INDUSTRIAL: WAREHOUSE

- Mix of warehouses and light manufacturing space with some offices
- Flexible format subdividable units of 15,000 SF to 25,000 SF
- Multiple Truck Loading Docks
- 20K SF retail building along Brainard Rd.



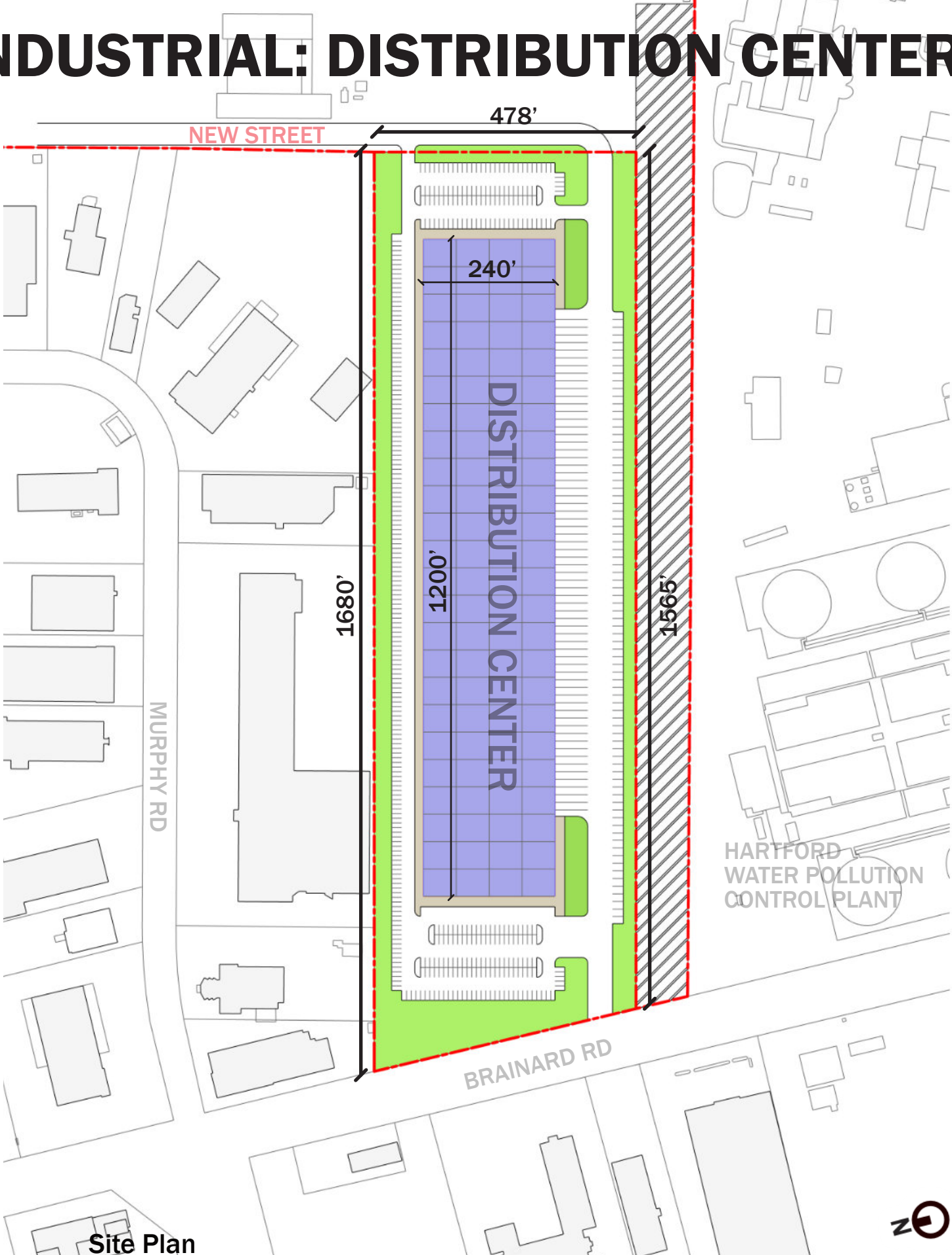
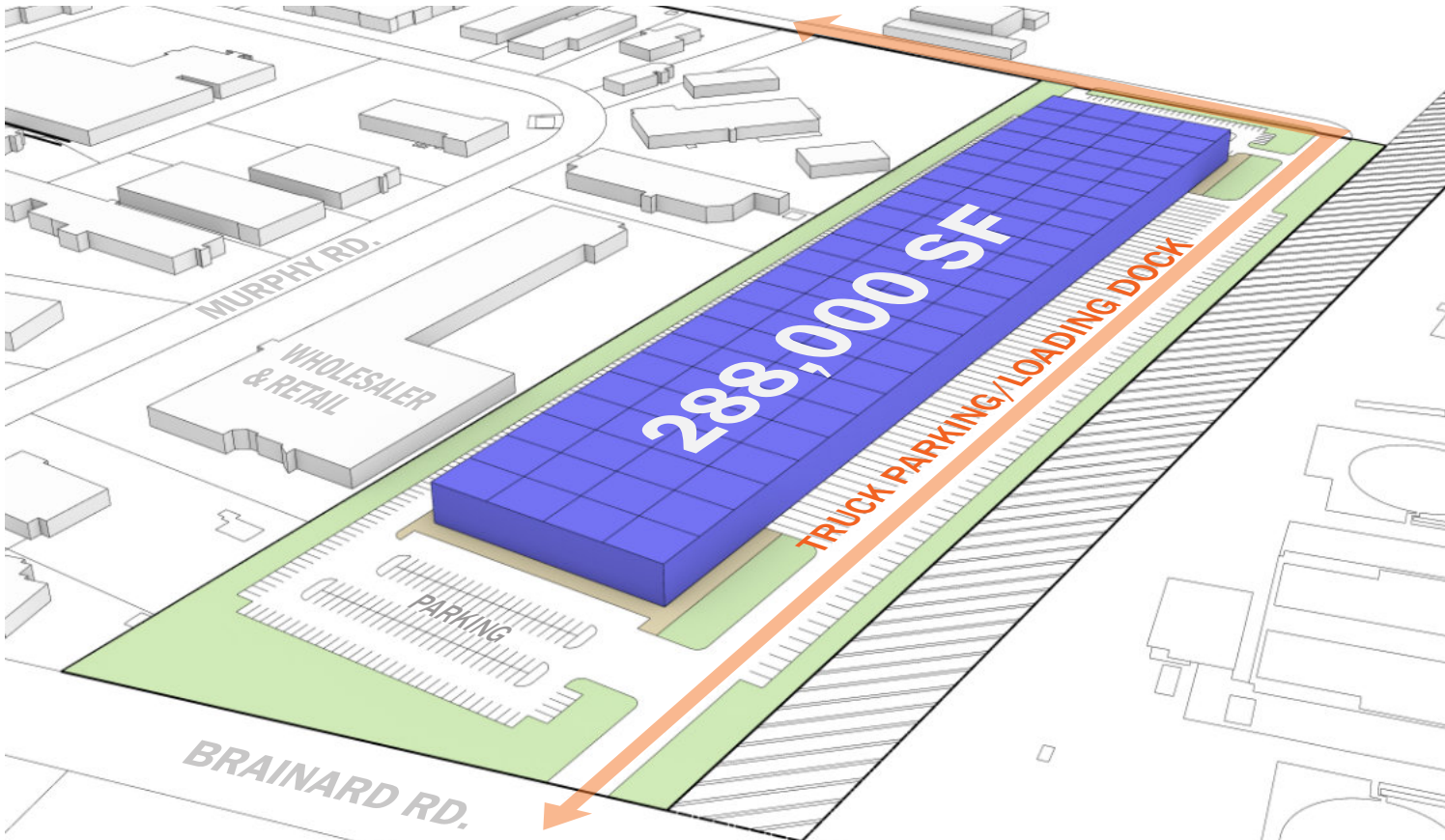


# 2B. INDUSTRIAL: DISTRIBUTION CENTER

Development Program: 288,000 SF  
 (A four-bay / single-level distribution center building)

Parking Spaces: 432

- Assumptions:
- 1 employees per 1000 SF
  - 1.5 Parking Space per employee



**Hartford Zoning Ordinance (Parking Requirements)**

Industrial Uses	
All Industrial & Warehouse Uses	Maximum 1 space per employee



Total Development Program: 175,000 SF

- Subdividable warehouse: 100,000 SF
- Driving Range Main Building: 75,000 SF

Driving Range Site Area: 12 acres

Driving Range Parking Spaces: 260



Topgolf

Driving Range overview:

- A golf driving range game
- Total acreage of 12-15 acres depending on efficiency of layout

## 2C. OUTDOOR RECREATIONAL USES: OUTDOOR DRIVING RANGE

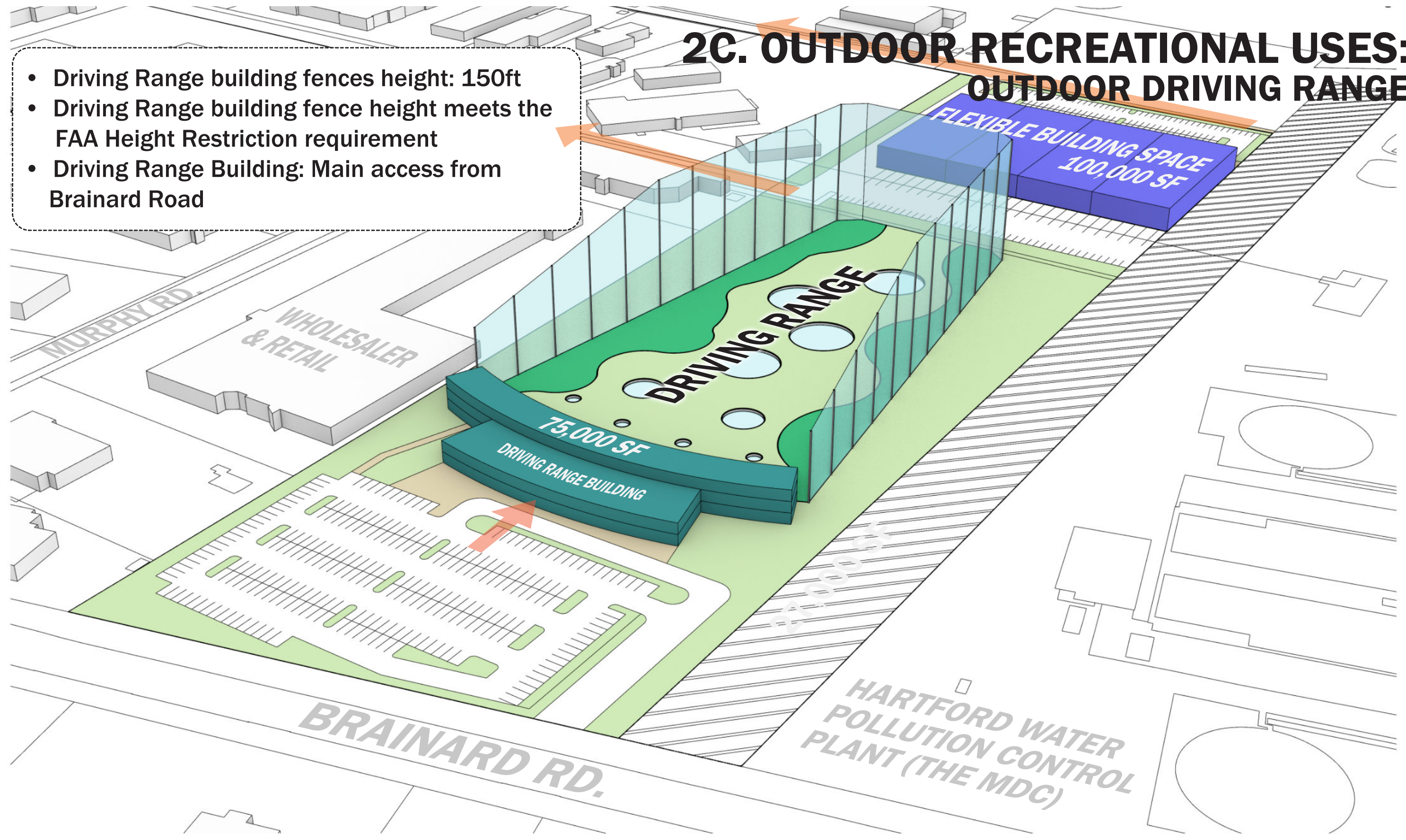


Site Plan



# 2C. OUTDOOR RECREATIONAL USES: OUTDOOR DRIVING RANGE

- Driving Range building fences height: 150ft
- Driving Range building fence height meets the FAA Height Restriction requirement
- Driving Range Building: Main access from Brainard Road





# 2D. INDOOR RECREATIONAL USES: INDOOR SPORTS AND ENTERTAINMENT FACILITY

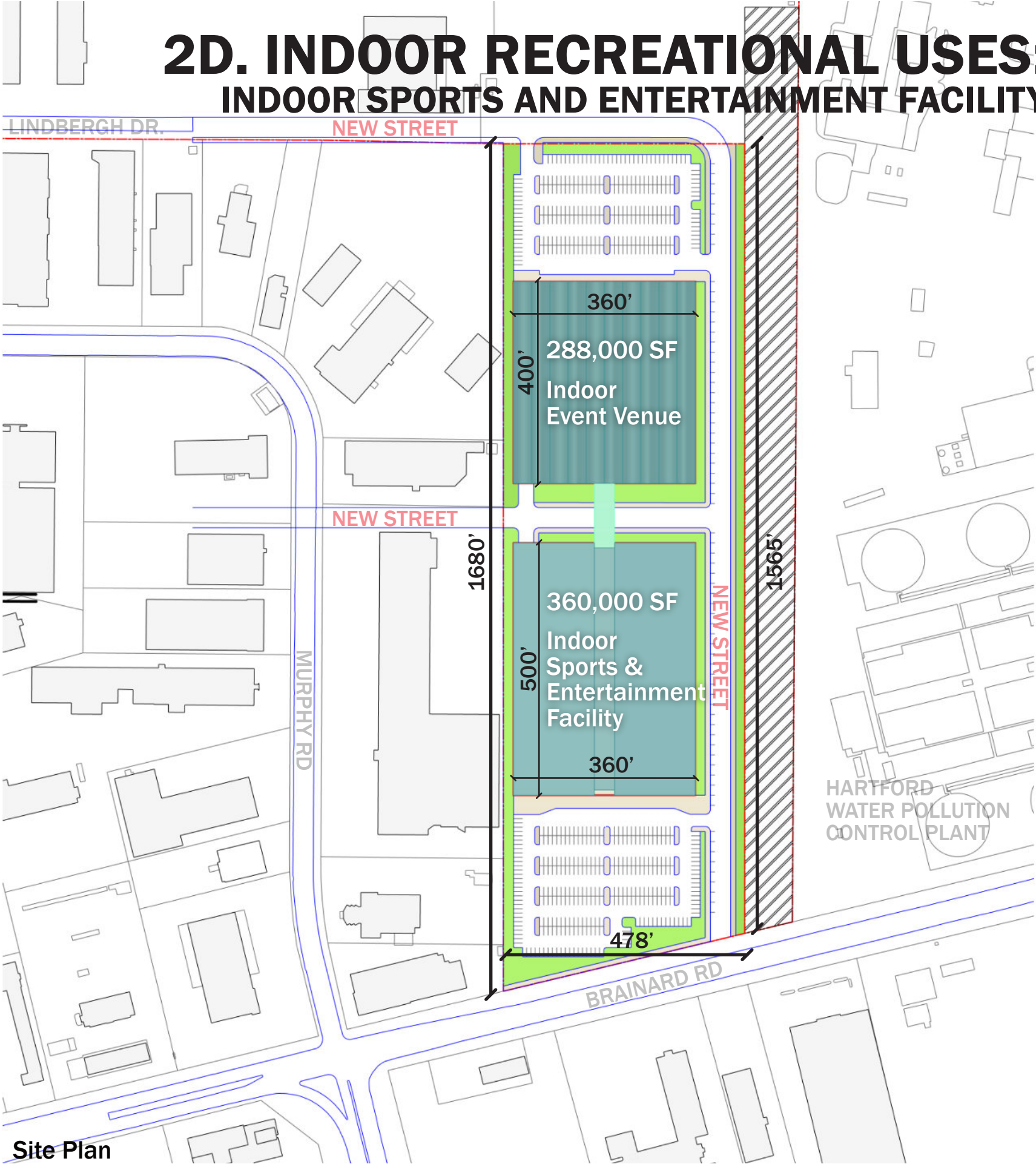
Total Development Program: 648,000 SF

- Indoor Sports Complex: 360,000 SF
- Indoor Event Venue: 288,000 SF

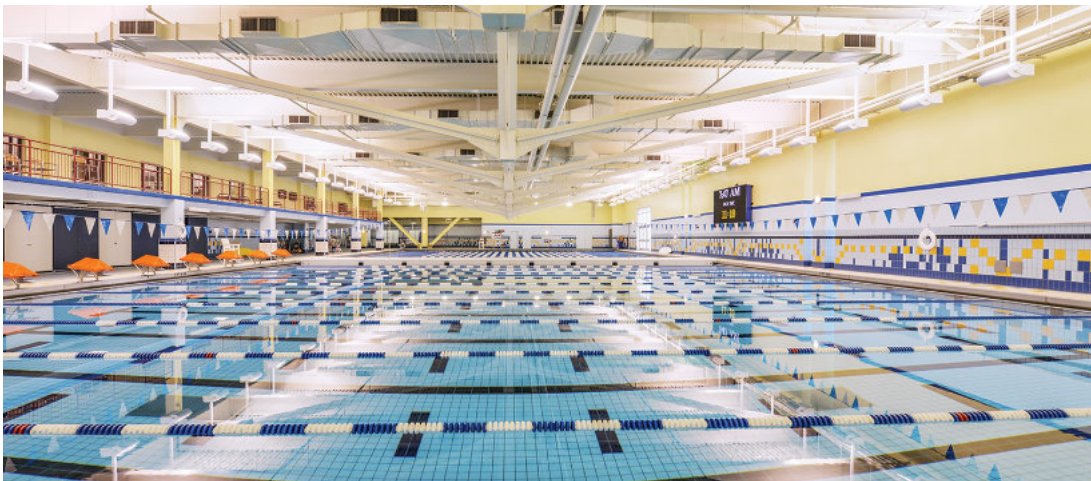
Total Parking spaces: 650

**Assumptions:**

- 1 Parking Space per 1,000 SF



Site Plan

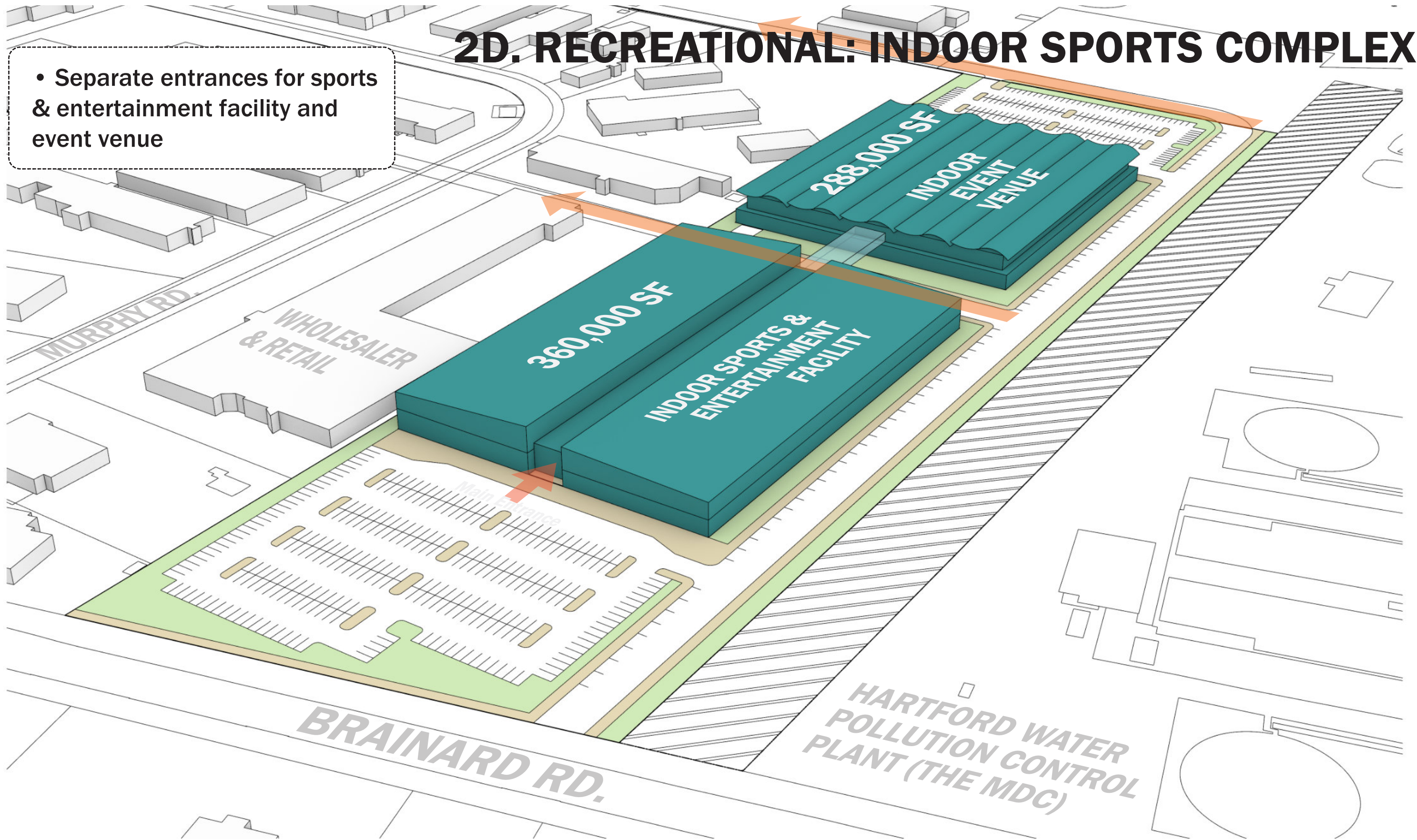


Chelsea Piers, Stamford, CT



# 2D. RECREATIONAL: INDOOR SPORTS COMPLEX

- Separate entrances for sports & entertainment facility and event venue







# SCENARIO 3A

(Airport Closure, Industrial with recreational option)



# AIRPORT SITE

1 mile

## SITE

204 AC

2850 feet

TRASH  
MANAGEMENT  
(MIRA)

MDC  
EMPLOYEES  
CREDIT  
UNION

Murphy Rd  
RECYCLING  
CENTER  
(MIRA)

HARTFORD WATER  
POLLUTION CONTROL  
PLANT  
(THE MDC)

CONNECTICUT  
REGIONAL  
MARKET  
(CRDA)

UHAUL

THE MDC

BEST WESTERN  
HOTEL

Maxim Rd

Lindbergh Dr

Reserve Rd

BRAINARD RD

Brainard Rd

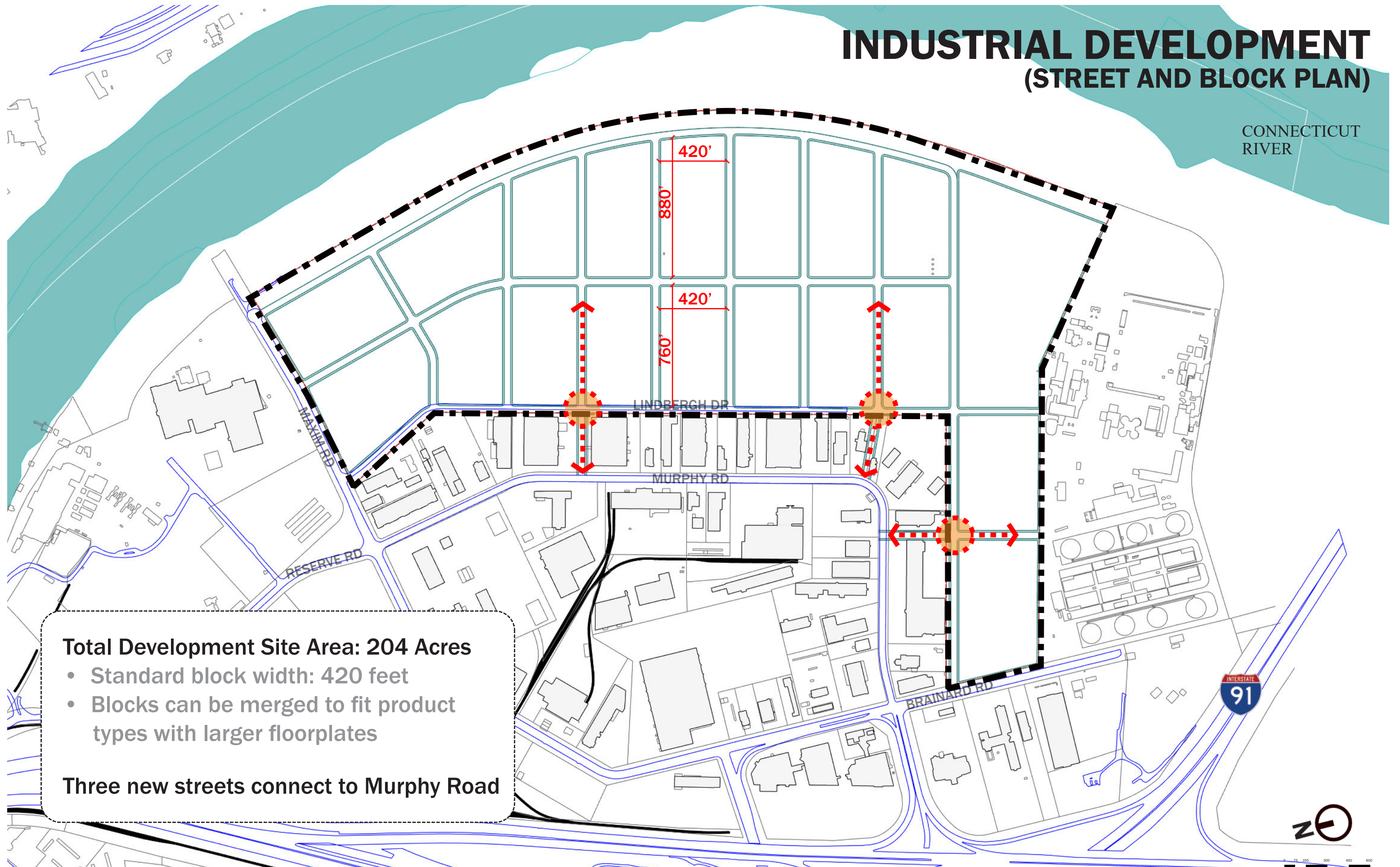
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# INDUSTRIAL DEVELOPMENT (STREET AND BLOCK PLAN)

CONNECTICUT  
RIVER



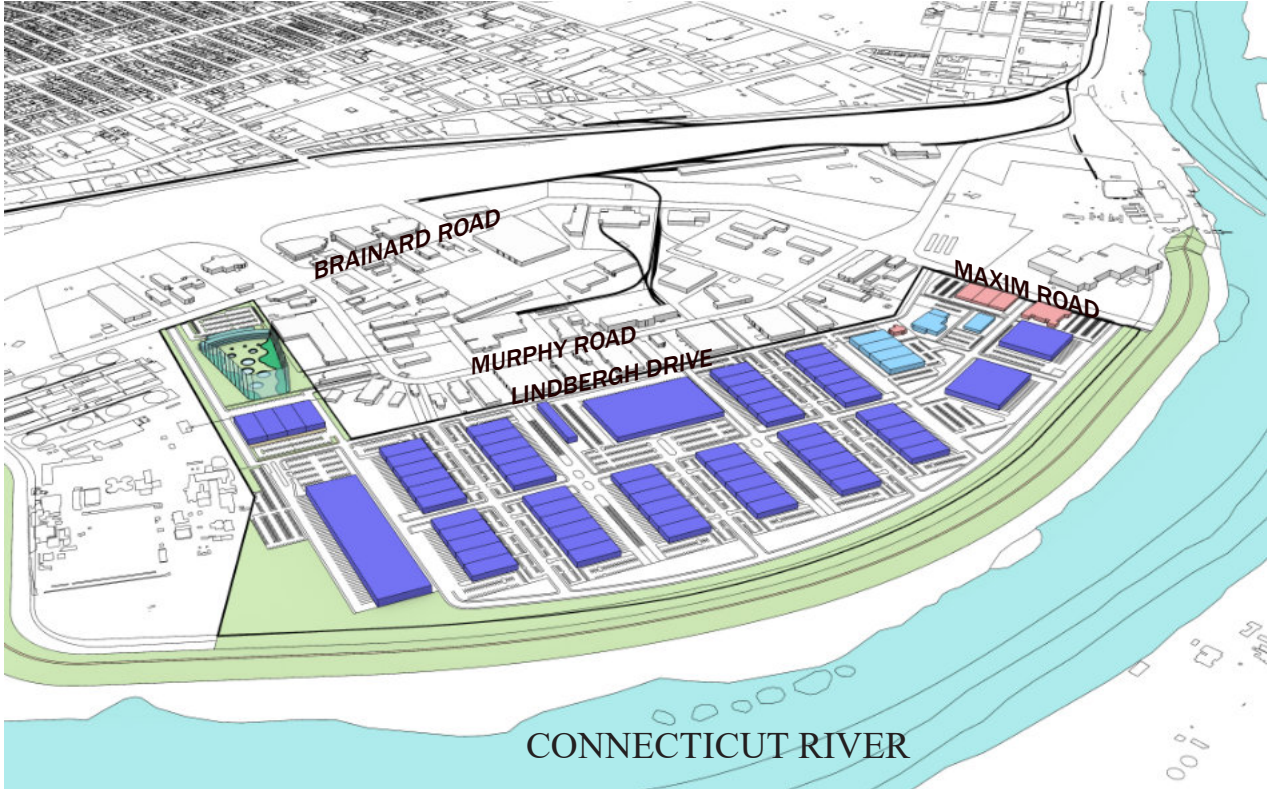
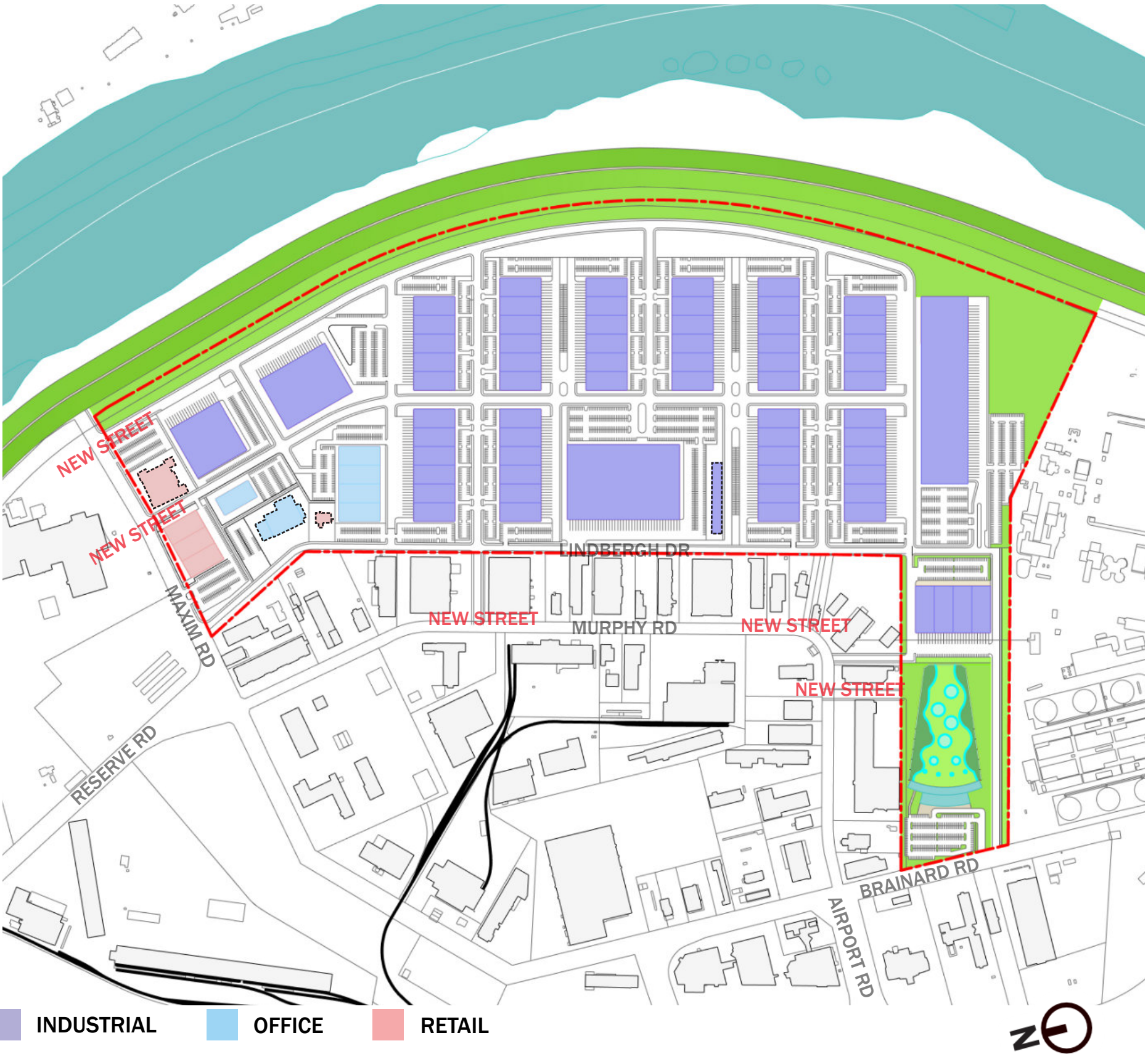
**Total Development Site Area: 204 Acres**

- Standard block width: 420 feet
- Blocks can be merged to fit product types with larger floorplates

**Three new streets connect to Murphy Road**



# 3A. INDUSTRIAL DEVELOPMENT



**Total Development Program: 2.6 million SF**

- Industrial: 2,360,000 SF
- Offices: 140,000 SF
- Retail: 100,000 SF

**Assumptions:**

- Industrial: Minimum 1.5 Parking Space per 1,000 SF
- Office: 3 Parking Spaces per 1,000 SF
- Retail: 3.5 Parking Spaces per 1,000 SF



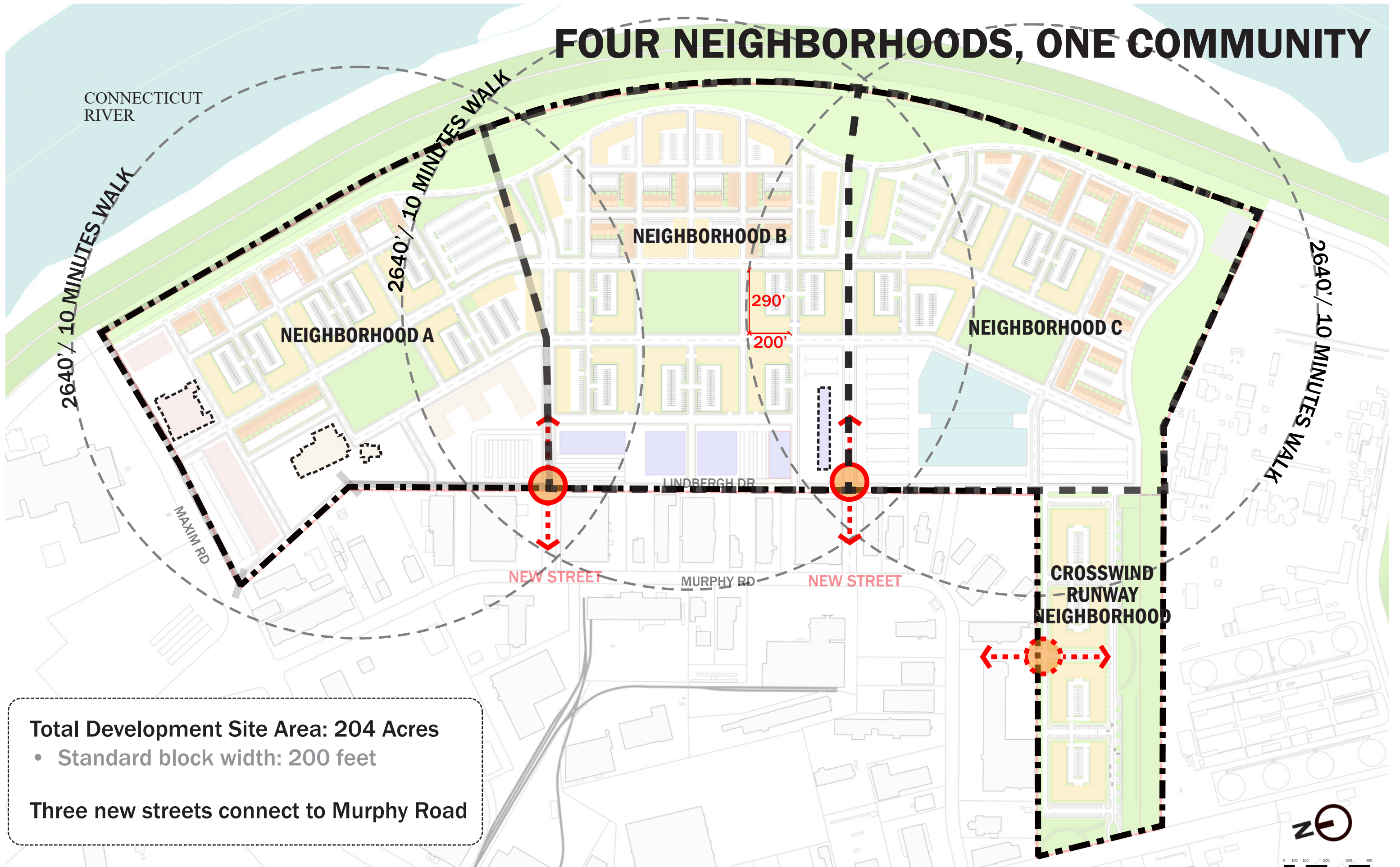


# **SCENARIO 3B - a**

**(Airport closure, Residential with recreational Option)**



# FOUR NEIGHBORHOODS, ONE COMMUNITY



Total Development Site Area: 204 Acres

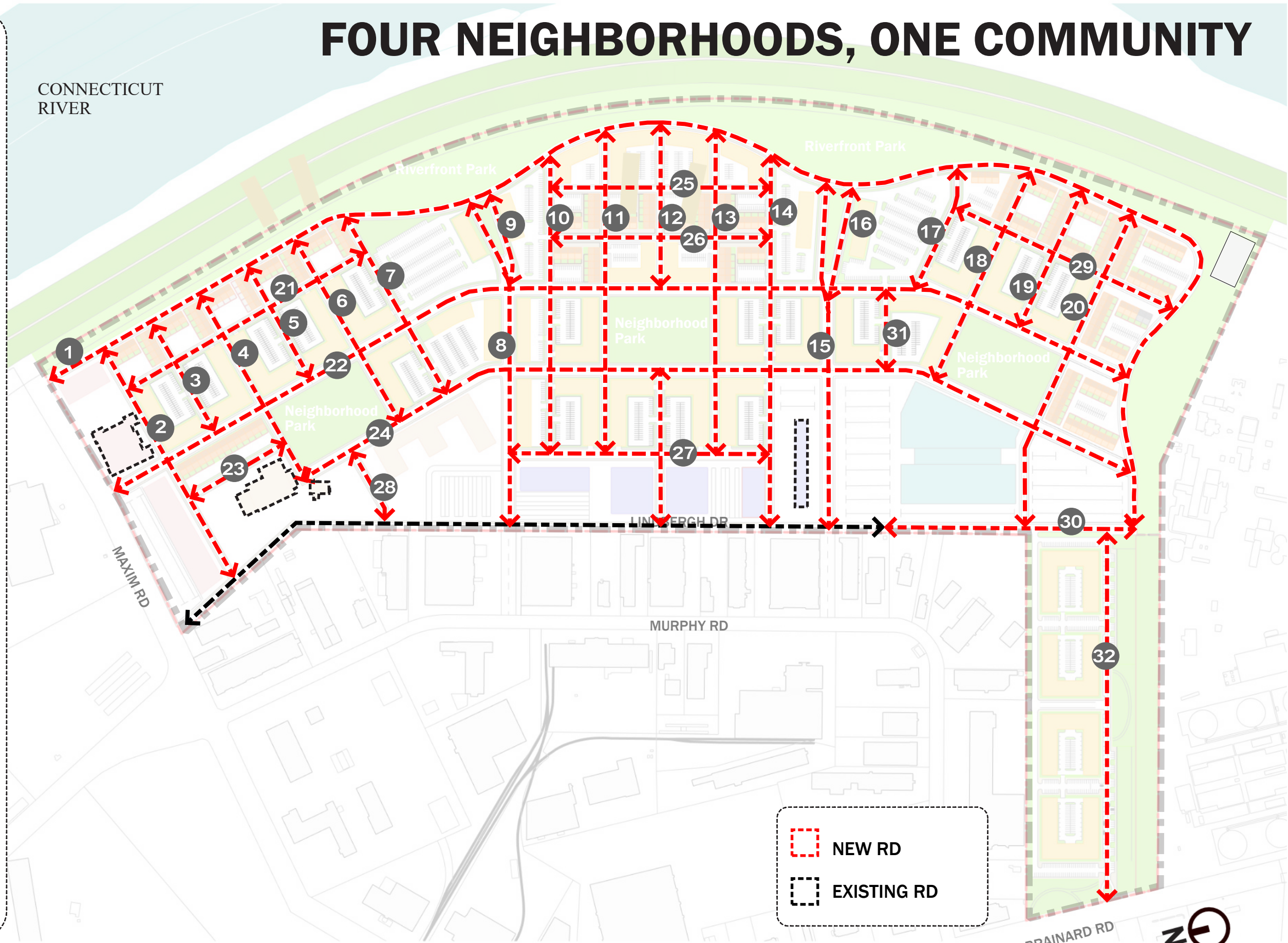
- Standard block width: 200 feet

Three new streets connect to Murphy Road



# FOUR NEIGHBORHOODS, ONE COMMUNITY

Road Key	Length (FT)
1	6,571
2	1,143
3	565
4	919
5	565
6	885
7	885
8	1,843
9	392
10	1,319
11	1,425
12	722
13	1,425
14	1,606
15	1,900
16	470
17	540
18	730
19	730
20	1,450
21	1,212
22	4,742
23	480
24	3,659
25	961
26	961
27	1,139
28	305
29	1,057
30	1,098
31	354
32	590
<b>TOTAL LENGTH OF ROADWAYS</b>	<b>42,643</b>





# NEIGHBORHOOD A PARKING

## Neighborhood A

Block Number	Ground Floor PS	Surface PS
1	-	70
2	-	90
3	110	100
4	-	28
5	-	28
6	-	28
7	-	28
8	-	28
9	89	54
10	89	54
11	89	54
12	89	54
13	89	54
14	-	264
15	-	28
16	89	54
17	89	54
18	-	-
19	-	-
20	-	-
<b>Total</b>	<b>733</b>	<b>1,070</b>





# NEIGHBORHOOD B PARKING

Neighborhood B		
Block Number	Ground Floor PS	Surface PS
1	36	79
2	36	79
3	36	79
4	36	79
5	-	108
6	-	28
7	-	28
8	-	28
9	-	28
10	89	54
11	-	79
12	89	54
13	89	54
14	89	54
15	-	79
16	89	54
17	89	54
18	89	54
19	89	54
20	-	70
21	-	28
22	89	54
23	89	54
24	-	28
25	-	45
26	-	54
27	-	54
28	-	60
	<b>1,035</b>	<b>1,573</b>





# NEIGHBORHOOD C PARKING

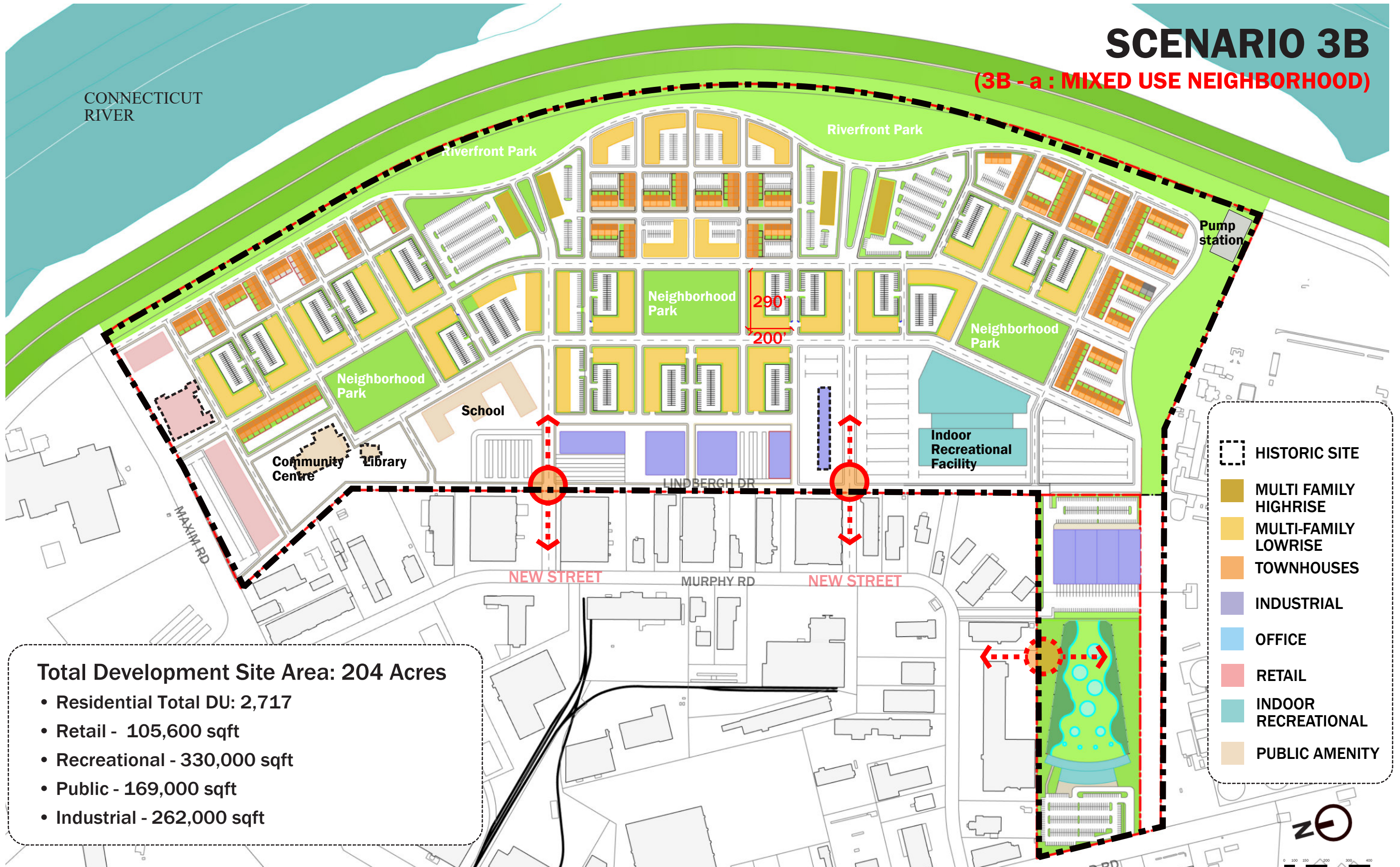
Neighborhood C		
Block Number	Ground Floor PS	Surface PS
1	-	12
2	-	21
3	-	21
4	-	35
5	-	198
6	89	54
7	89	54
8	89	54
9	-	32
10	89	54
11	144	67
12	-	32
13	300	593
	<b>800</b>	<b>1,227</b>





# SCENARIO 3B

(3B - a : MIXED USE NEIGHBORHOOD)



**Total Development Site Area: 204 Acres**

- Residential Total DU: 2,717
- Retail - 105,600 sqft
- Recreational - 330,000 sqft
- Public - 169,000 sqft
- Industrial - 262,000 sqft

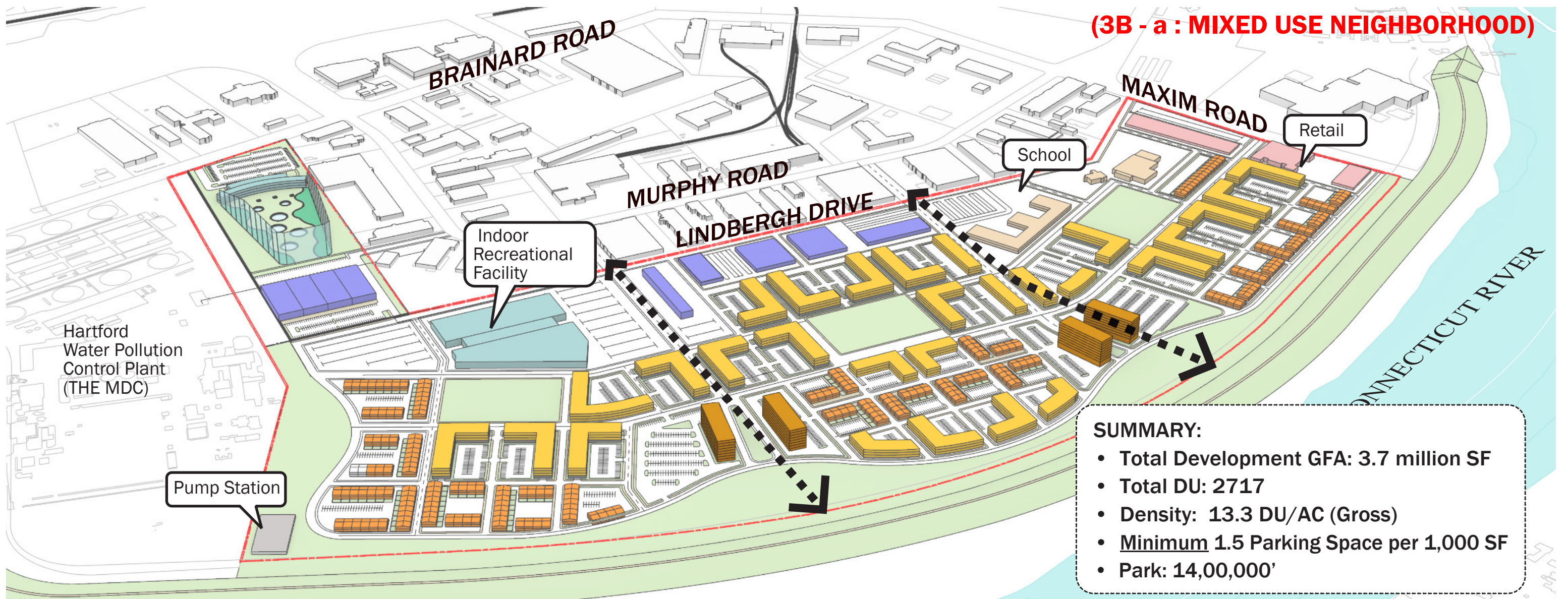
**LEGEND**

- HISTORIC SITE
- MULTI FAMILY HIGHRISE
- MULTI-FAMILY LOWRISE
- TOWNHOUSES
- INDUSTRIAL
- OFFICE
- RETAIL
- INDOOR RECREATIONAL
- PUBLIC AMENITY



# SCENARIO 3B

(3B - a : MIXED USE NEIGHBORHOOD)



**SUMMARY:**

- Total Development GFA: 3.7 million SF
- Total DU: 2717
- Density: 13.3 DU/AC (Gross)
- Minimum 1.5 Parking Space per 1,000 SF
- Park: 14,00,000'

## DEVELOPMENT SUMMARY

	Block Size	Acres	Site Coverage	Multi-Family Lowrise	Multi-Family Highrise	Townhouses	Retail	Recreational	Public	Industrial	Office	Total GFA	Unit Count	Ground Floor PS	Surface PS	
Neighborhood A	1,621,507	38	N/A	567,360	104,000	183,000	105,600	-	169,000	-	-	1,128,960	732	-	733	1,070
Neighborhood B	1,302,984	30	N/A	1,038,138	236,160	162,000	-	-	-	162,000	-	1,578,300	1,328	-	1,035	1,573
Neighborhood C	1,375,258	32	N/A	423,240	132,160	303,000	-	255,000	-	-	-	858,400	656	-	800	1,227
Crosswind Runway	775,446	18	N/A	-	-	-	-	75,000	-	100,000	-	175,000	-	-	418	385
<b>TOTAL</b>	<b>5,075,195</b>	<b>117</b>		<b>2,028,738</b>	<b>472,320</b>	<b>648,000</b>	<b>105,600</b>	<b>330,000</b>	<b>169,000</b>	<b>262,000</b>	<b>-</b>	<b>3,740,660</b>	<b>2,717</b>			
Percentage				54%	13%	17%	3%	9%	5%	7%	0.0%					
DU/AC (GROSS)													13.3			
DU/AC (NET)													23.2			





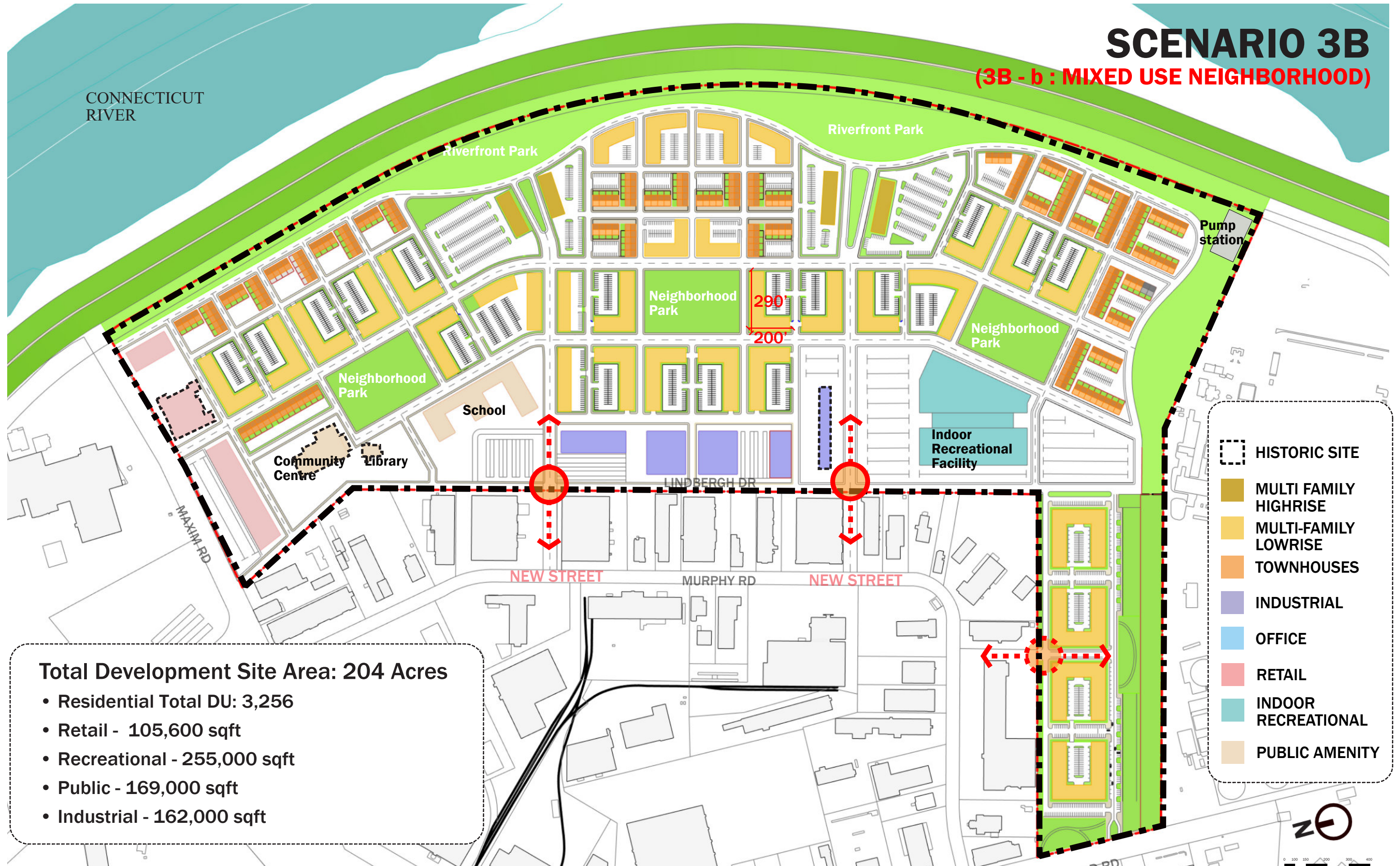
# SCENARIO 3B - b

(Airport closure, Full residential Option)



# SCENARIO 3B

(3B - b : MIXED USE NEIGHBORHOOD)



**Total Development Site Area: 204 Acres**

- Residential Total DU: 3,256
- Retail - 105,600 sqft
- Recreational - 255,000 sqft
- Public - 169,000 sqft
- Industrial - 162,000 sqft

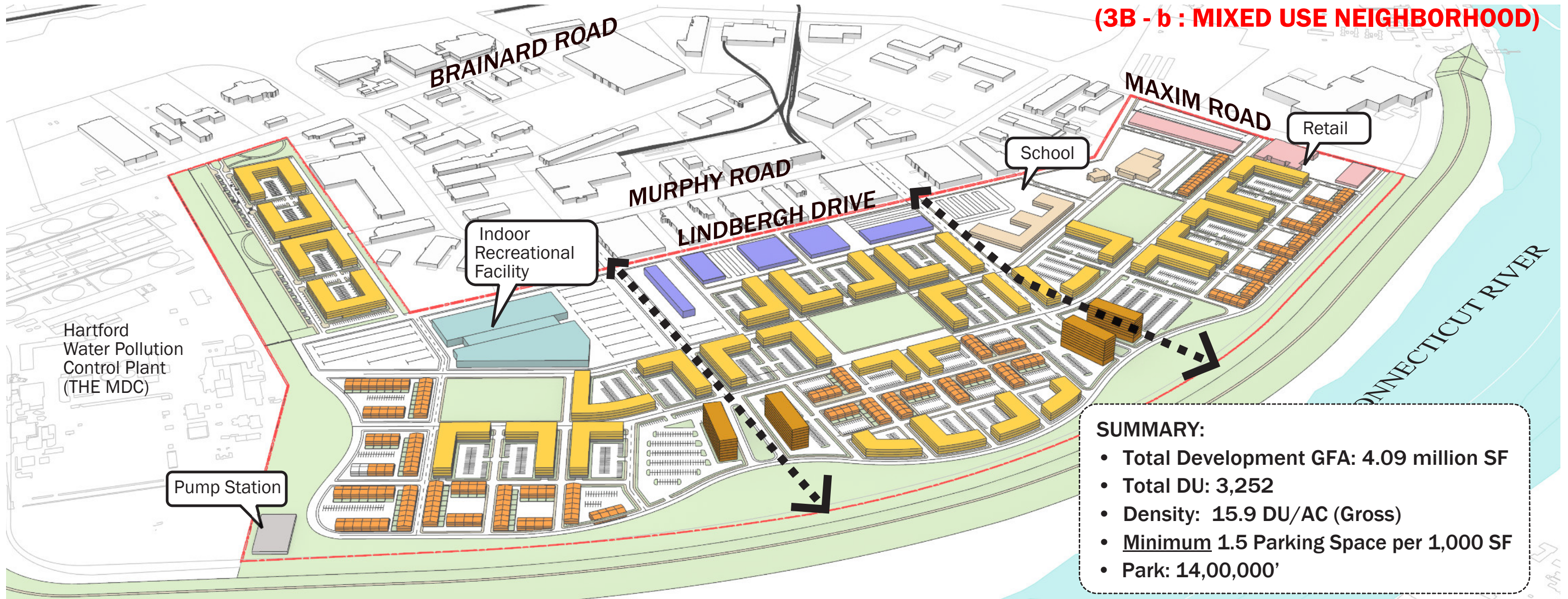
**LEGEND**

- HISTORIC SITE
- MULTI FAMILY HIGHRISE
- MULTI-FAMILY LOWRISE
- TOWNHOUSES
- INDUSTRIAL
- OFFICE
- RETAIL
- INDOOR RECREATIONAL
- PUBLIC AMENITY



# SCENARIO 3B

(3B - b : MIXED USE NEIGHBORHOOD)



## DEVELOPMENT SUMMARY

	Block Size	Acres	Site Coverage	Multi-Family Lowrise	Multi-Family Highrise	Townhouses	Retail	Recreational	Public	Industrial	Office	Total GFA	Unit Count	Ground Flo Surface P
Neighborhood A	1,621,507	38	N/A	567,360	104,000	183,000	105,600	-	169,000	-	-	1,128,960	732	- 733 1,070
Neighborhood B	1,302,984	30	N/A	1,038,138	236,160	162,000	-	-	-	162,000	-	1,578,300	1,328	- 1,035 1,573
Neighborhood C	1,375,258	32	N/A	423,240	132,160	303,000	-	255,000	-	-	-	858,400	656	- 800 1,227
Crosswind Runway	775,446	18	N/A	533,000	-	-	-	-	-	-	-	533,000	535	- 418 385
<b>TOTAL</b>	<b>5,075,195</b>	<b>117</b>		<b>2,561,738</b>	<b>472,320</b>	<b>648,000</b>	<b>105,600</b>	<b>255,000</b>	<b>169,000</b>	<b>162,000</b>	<b>-</b>	<b>4,098,660</b>	<b>3,252</b>	
Percentage				56%	12%	16%	3%	6%	4%	4%	0%			
DU/AC (GROSS)													15.9	
DU/AC (NET)													27.7	

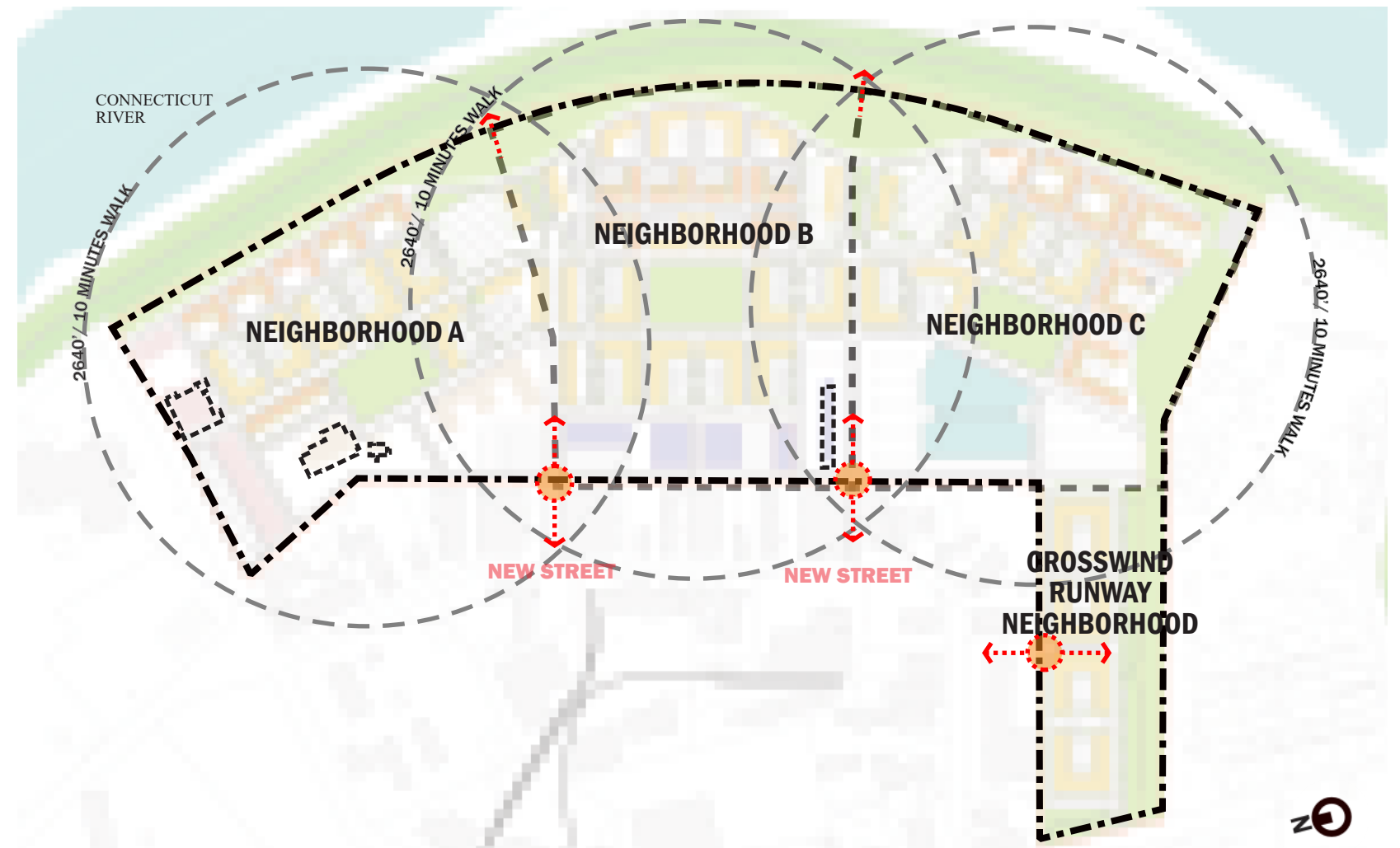


# SCENARIO 3B

(3B ( B ) MIXED USE NEIGHBORHOOD)

## DEVELOPMENT SUMMARY

- Total Development GFA: 4.09 million SF
- Total DU: 3,252
- Retail - 105,600 sqft
- Recreational - 255,000 sqft
- Public - 169,000 sqft
- Industrial - 162,000 sqft
  
- Total Development Site Area: 204 Acres
- Density: 15.9 DU/AC (Gross)
- Minimum 1.5 Parking Space per 1,000 SF



## SITE ORGANISATIONAL PRINCIPLES

- Entire site is organized into four neighborhoods
- Each neighborhoods is encompassed within a ten minute walk
- Transitional areas along east side of Lindbergh for communal, light industrial uses
- Each neighborhood is focused on a neighborhood park
- Transitional new greenway along the bottom of the levee with two locations to access the top of the levee at two 'lookout' points.
- Two new streets provide access into the neighborhoods from Lindbergh and provide public access to the new greenway and the riverfront





# **IBID**

**(Industrial Business Improvement District)**



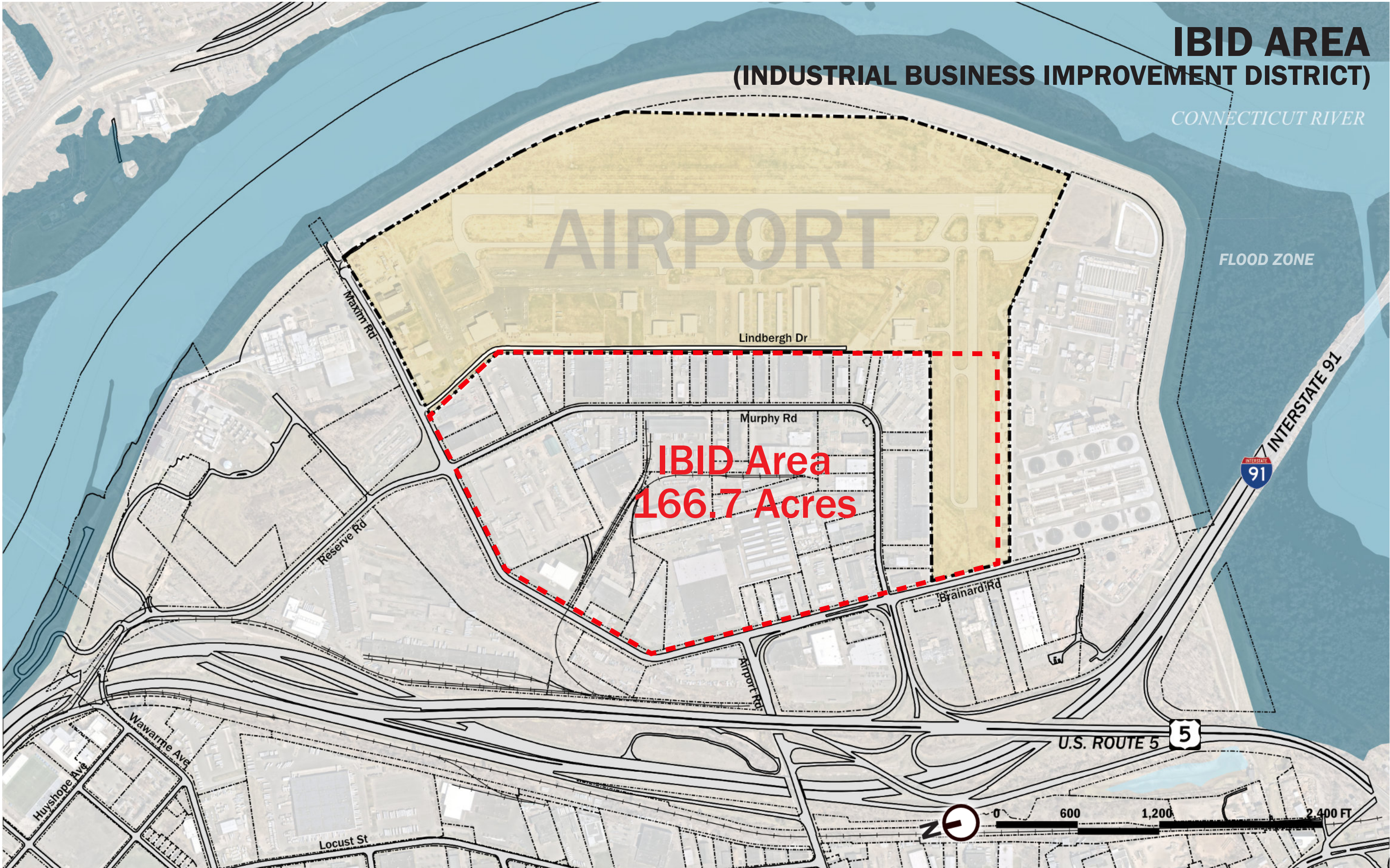
# IBID AREA (INDUSTRIAL BUSINESS IMPROVEMENT DISTRICT)

CONNECTICUT RIVER

FLOOD ZONE

AIRPORT

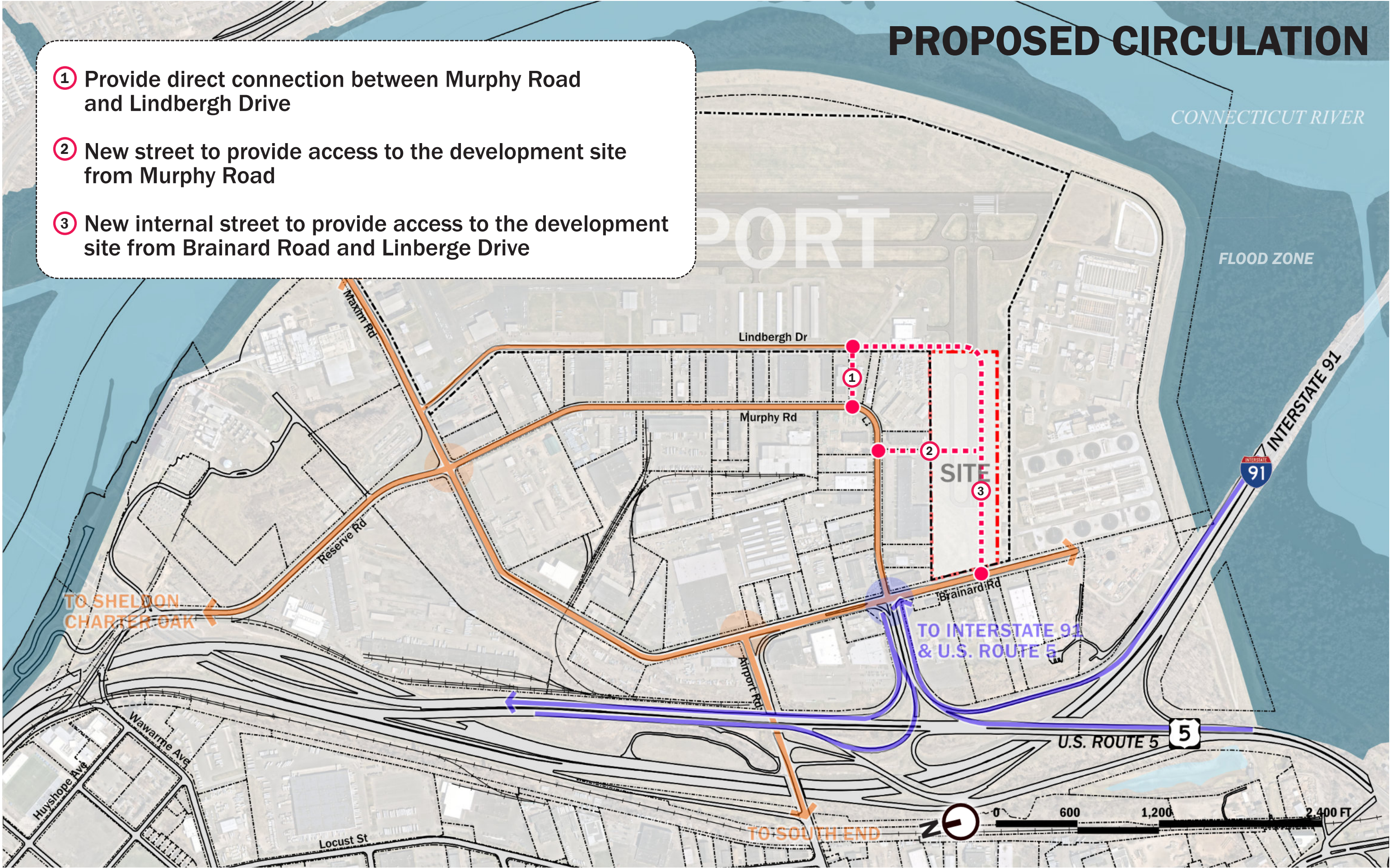
**IBID Area  
166.7 Acres**





# PROPOSED CIRCULATION

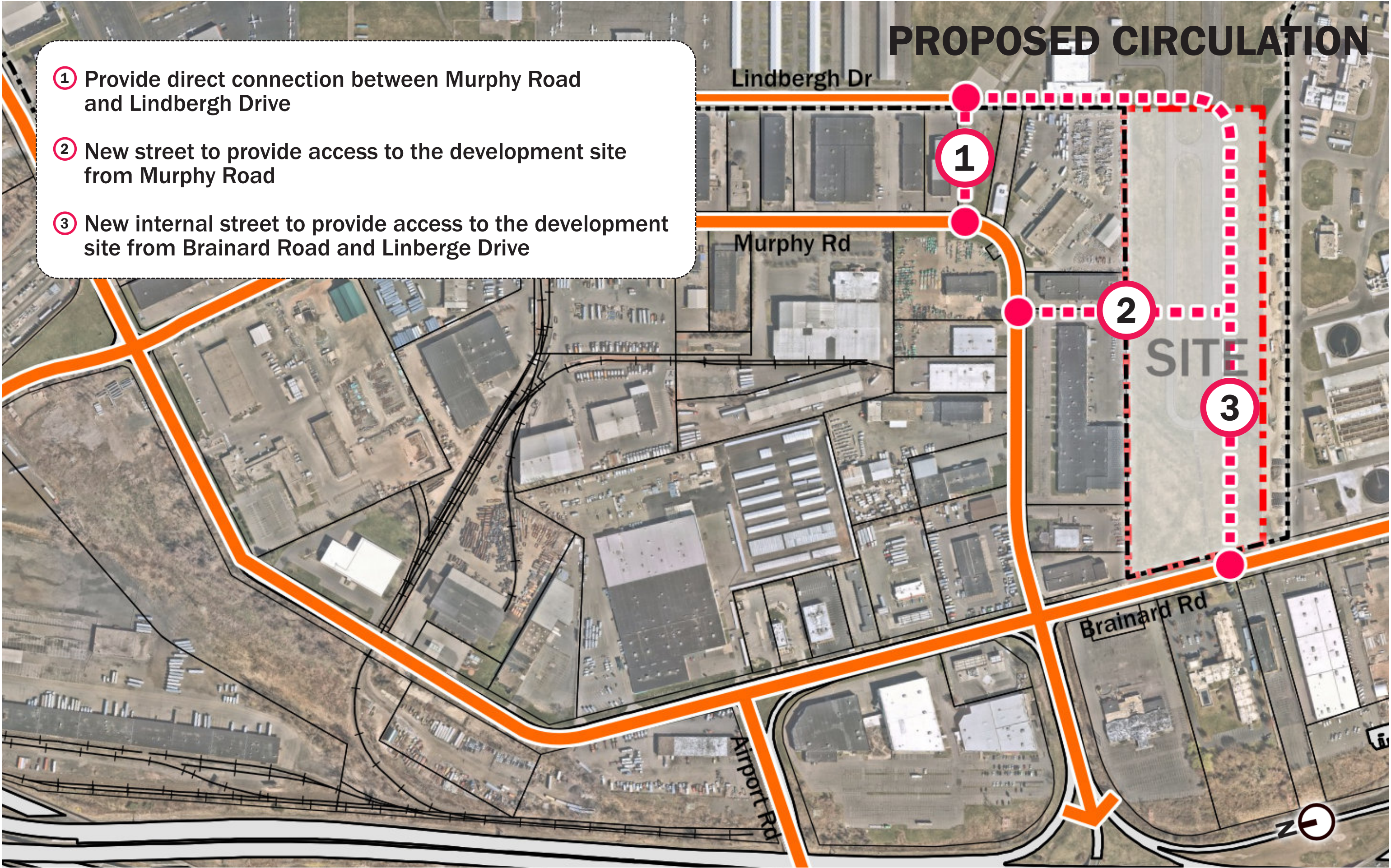
- ① Provide direct connection between Murphy Road and Lindbergh Drive
- ② New street to provide access to the development site from Murphy Road
- ③ New internal street to provide access to the development site from Brainard Road and Linberge Drive





# PROPOSED CIRCULATION

- ① Provide direct connection between Murphy Road and Lindbergh Drive
- ② New street to provide access to the development site from Murphy Road
- ③ New internal street to provide access to the development site from Brainard Road and Linberge Drive

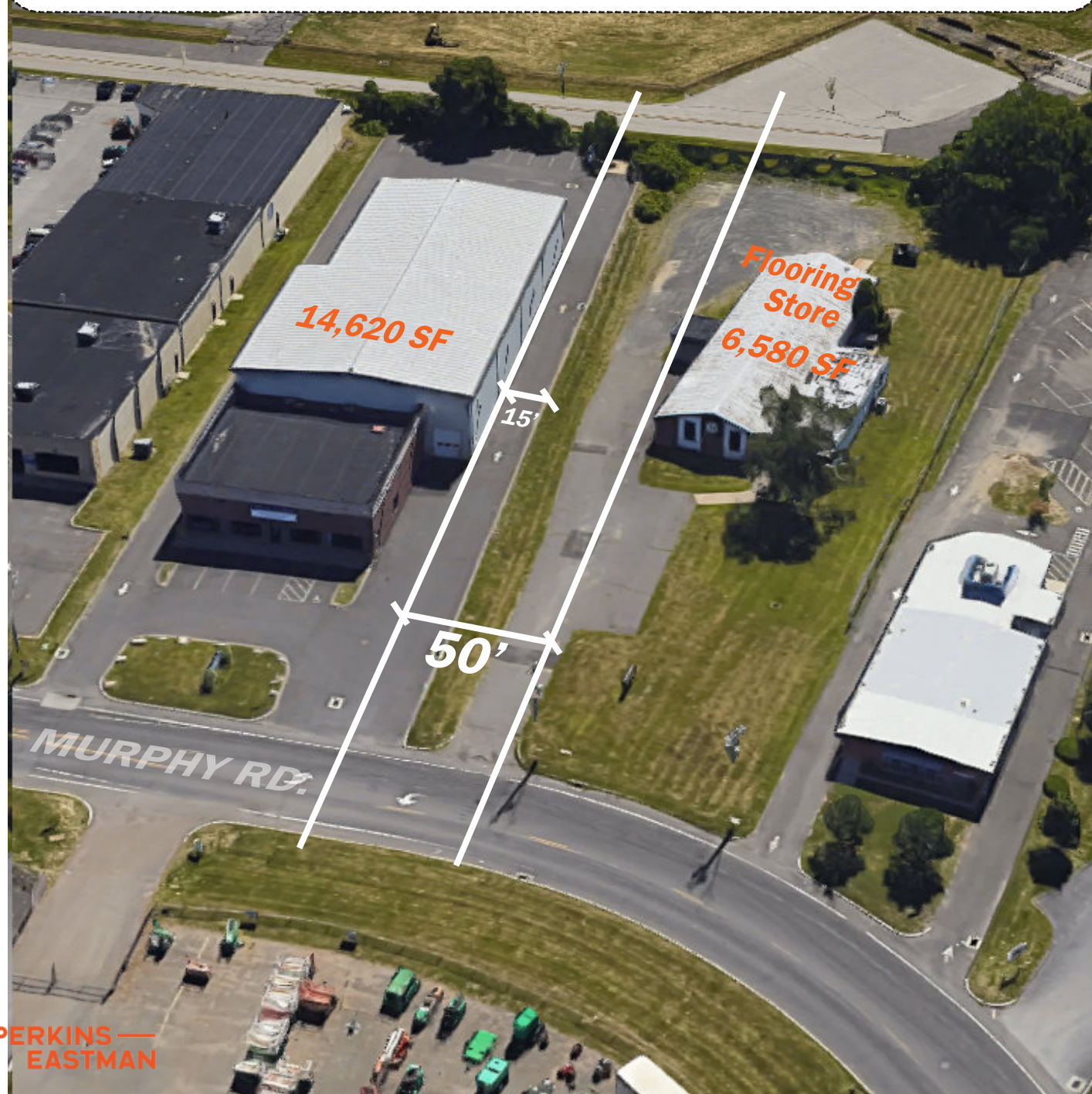




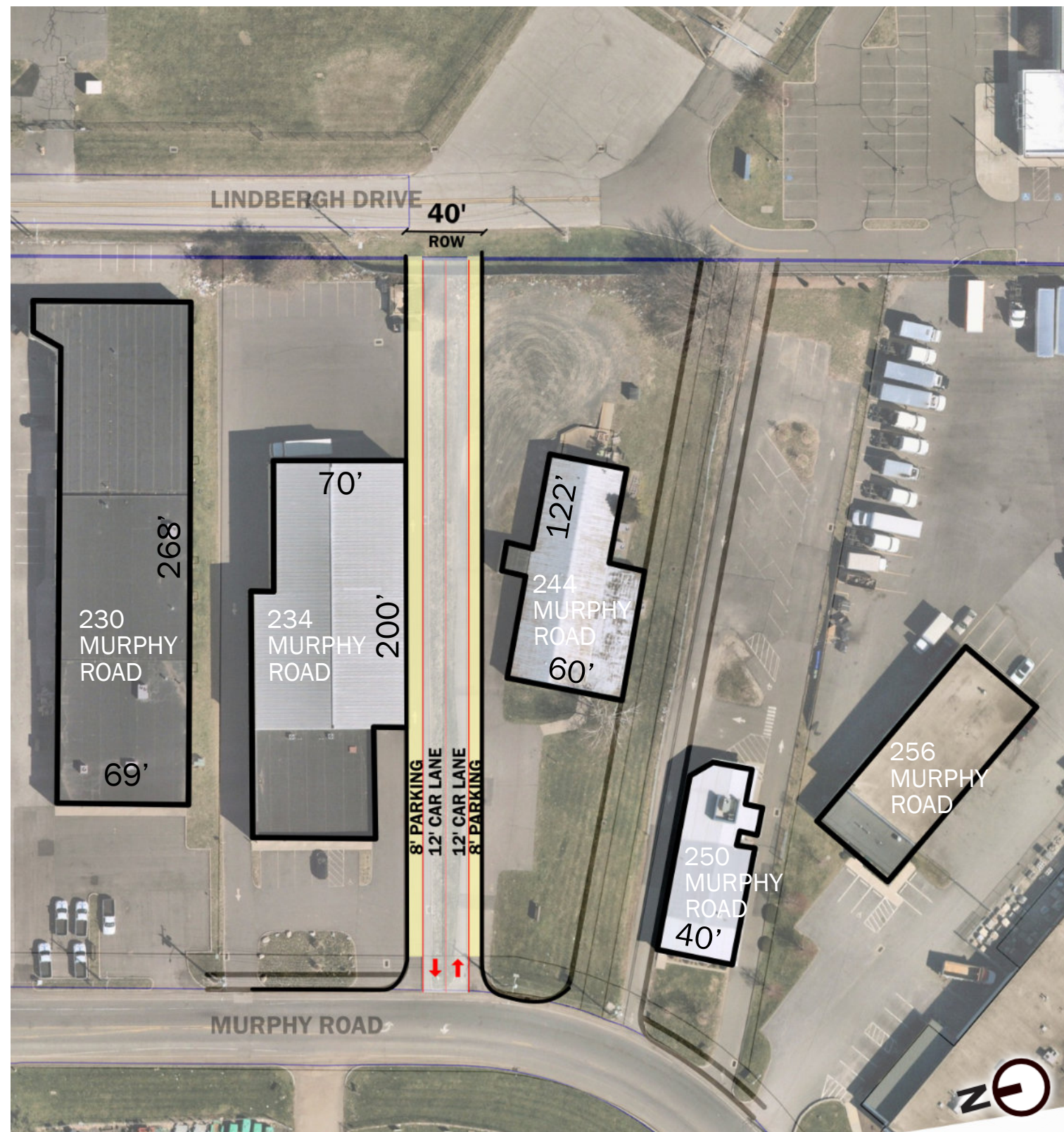
Distance between building edges is 50 feet

- / Not wide enough to include sidewalk on both sides
- / Will impact access to the buildings on 234 Murphy Road and 244 Murphy Road.

Proposed R.O.W = 40 Feet



# PROPOSED CIRCULATION (1-1. Murphy Rd. - Lindbergh Dr.)

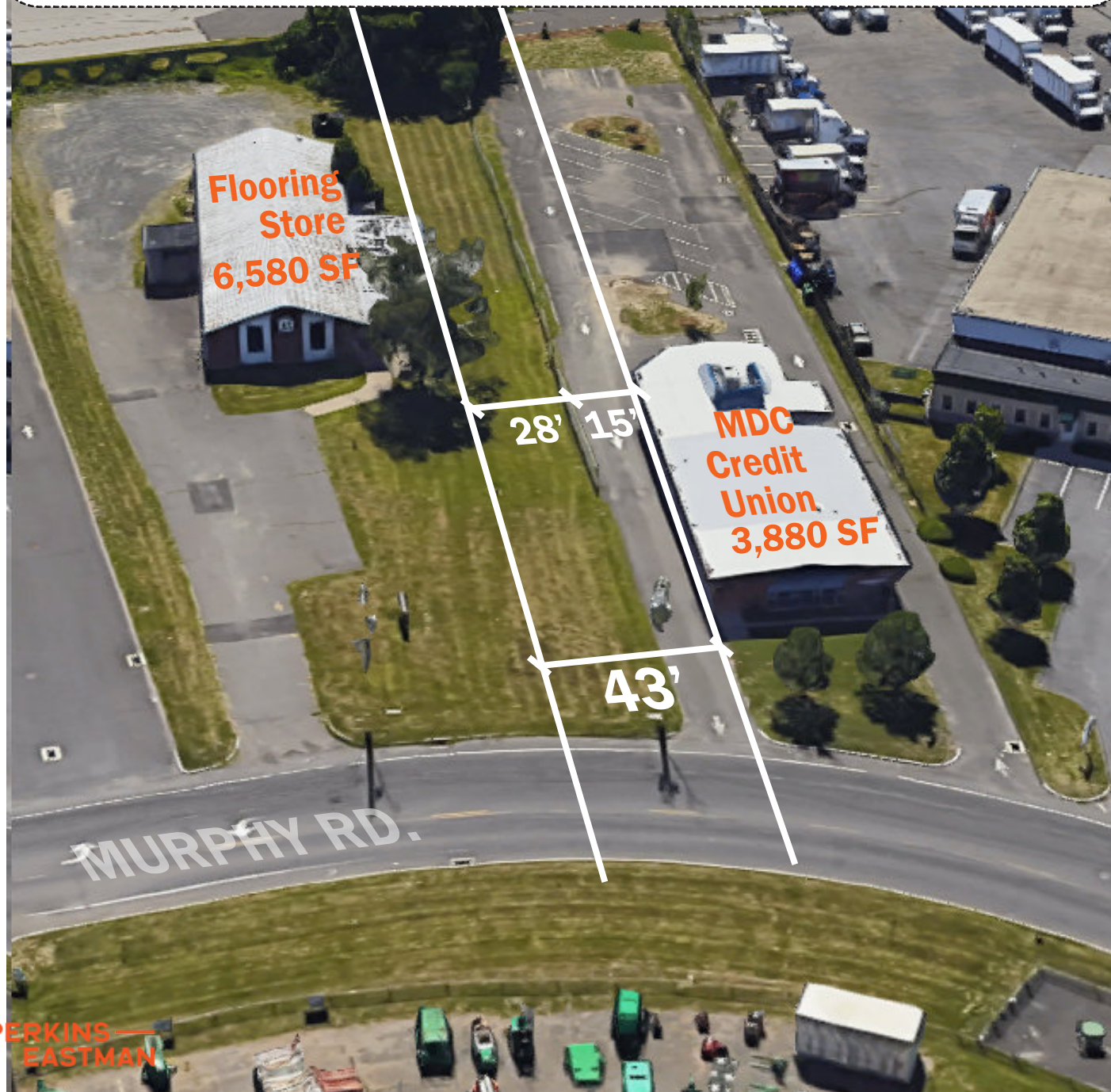




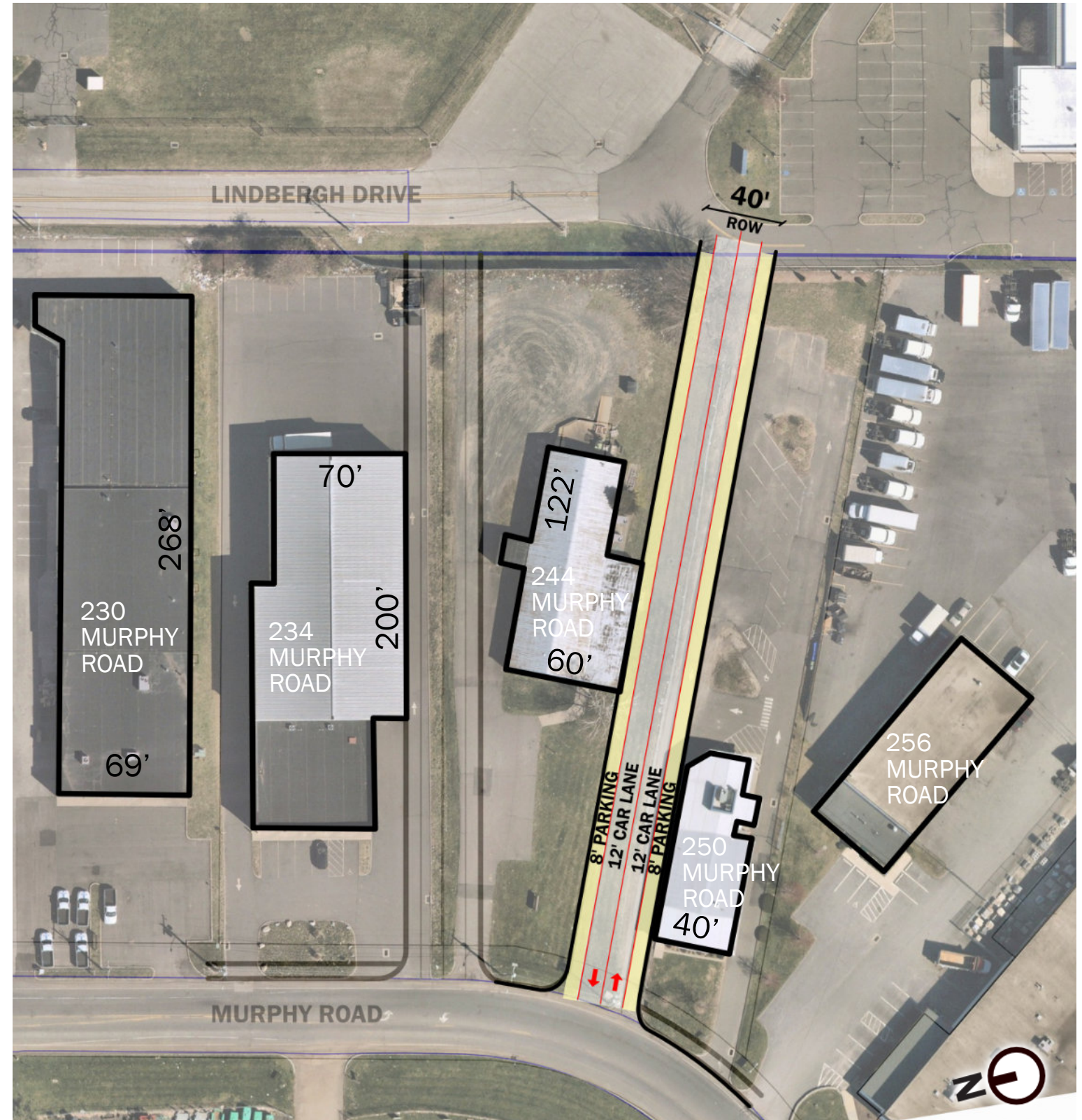
Distance between building edges is 43 feet

- / Create new intersects on the curve of Murphy Road
- / May require demolition of building on 244 Murphy Rd.
- / Will impact access to the buildings on 244 Murphy Road and 250 Murphy Road.

Proposed R.O.W = 40 Feet



# PROPOSED VEHICULAR ACCESS (1-2. Murphy Rd. - Lindbergh Dr.)



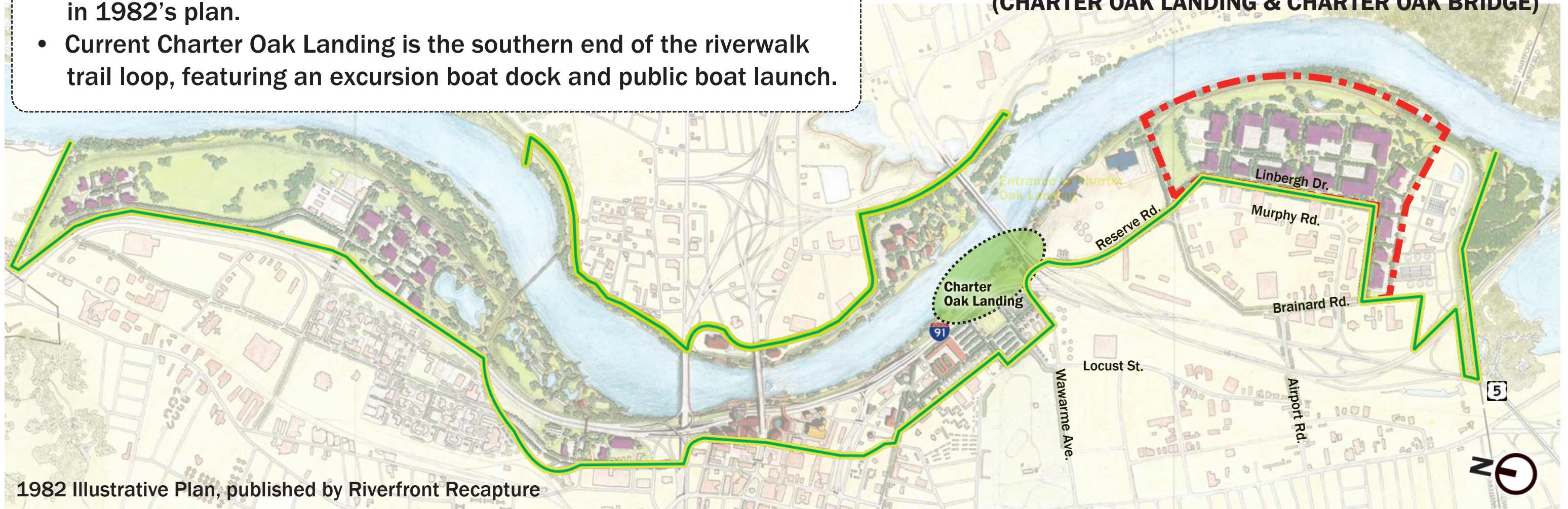






- Linbergh Drive was included as a part of the proposed trail system in 1982's plan.
- Current Charter Oak Landing is the southern end of the riverwalk trail loop, featuring an excursion boat dock and public boat launch.

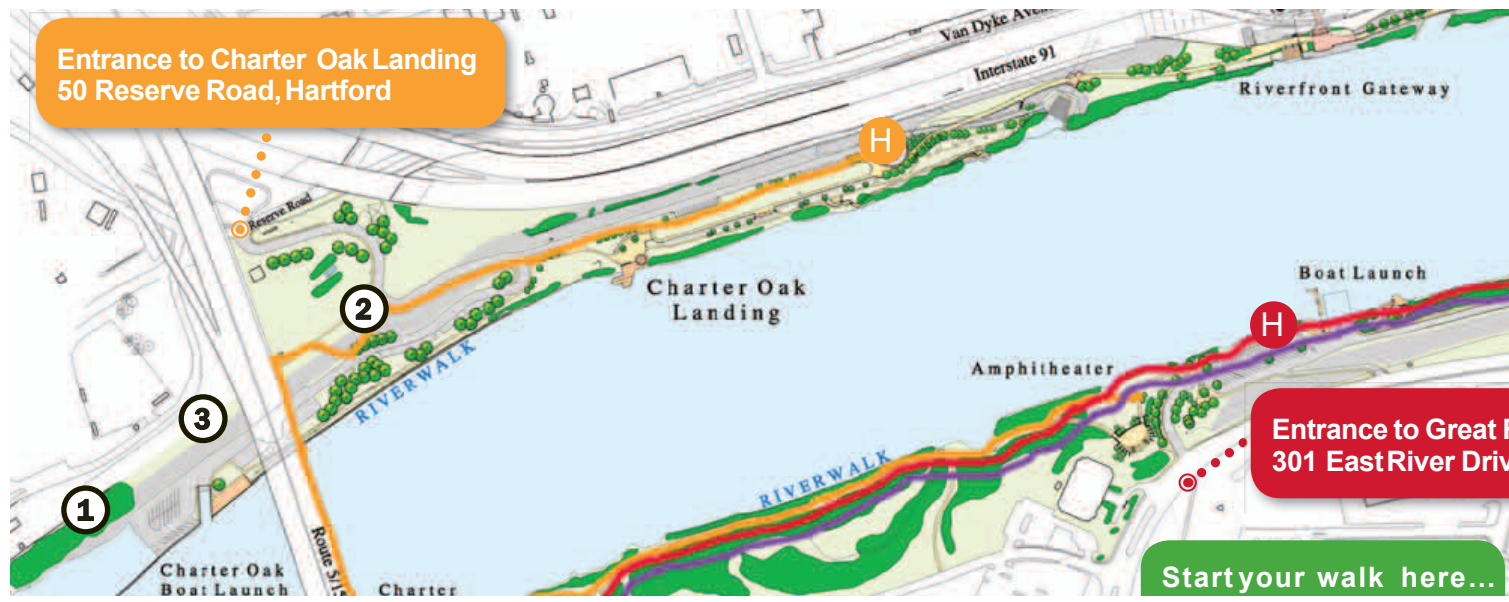
# RIVERFRONT RECAPTURE (CHARTER OAK LANDING & CHARTER OAK BRIDGE)



1982 Illustrative Plan, published by Riverfront Recapture



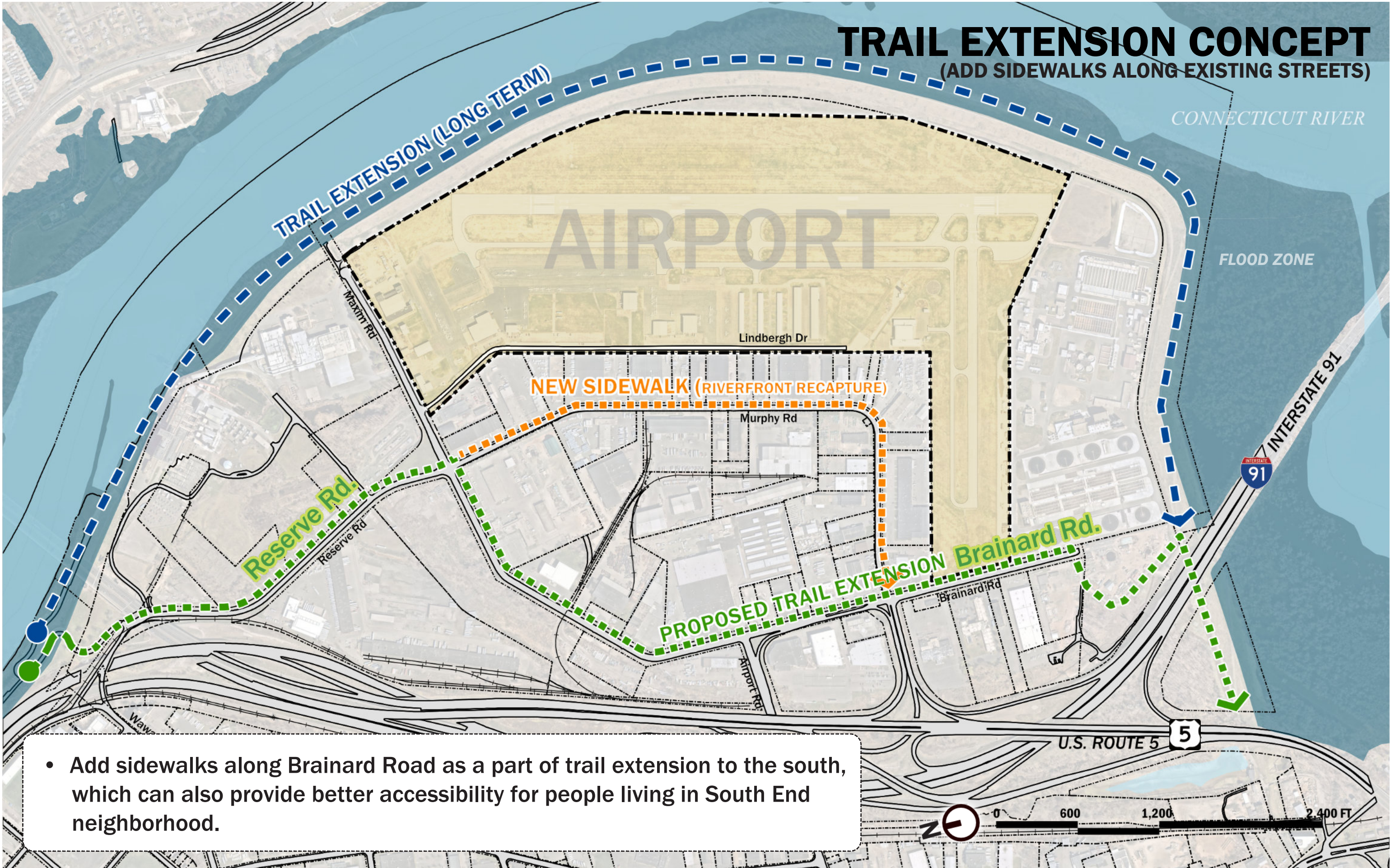






# TRAIL EXTENSION CONCEPT

(ADD SIDEWALKS ALONG EXISTING STREETS)



- Add sidewalks along Brainard Road as a part of trail extension to the south, which can also provide better accessibility for people living in South End neighborhood.



# BRAINARD ROAD: EXISTING CONDITION



Plan View: Existing sidewalk along Brainard Road





# NEW SIDEWALKS ALONG BRAINARD ROAD



Plan View: New sidewalk along Brainard Road





