

Bushnell South Development Area

Background: The forty (40) block area is listed as one of ten priority redevelopment locations in the City's 2020 Master Plan. The mixed-use character of the area is influenced by State and private office buildings, public parks including the recently created open space adjoining the historic State Office Building, two parking garages, the Bushnell Theatre Complex as well as existing and planned residential properties.

Included within this area are both 18-20 and 30 Trinity Street.

Planning: Identified within the City's recently adopted Master Plan as a mixed-use opportunity, the area is also within the Capitol Center District, has been targeted for redevelopment by the quasi-state agency, the Capital Region Development Authority (CRDA) and is presently being studied by a recently engaged planning consultant by the Bushnell Center for the Arts, Private developers/landowners, the CRDA and the City of Hartford. The current study will seek to guide the redevelopment of parcels within the Bushnell South in light of recent market trends for housing and commercial space. The full plan is due in Spring 2021.

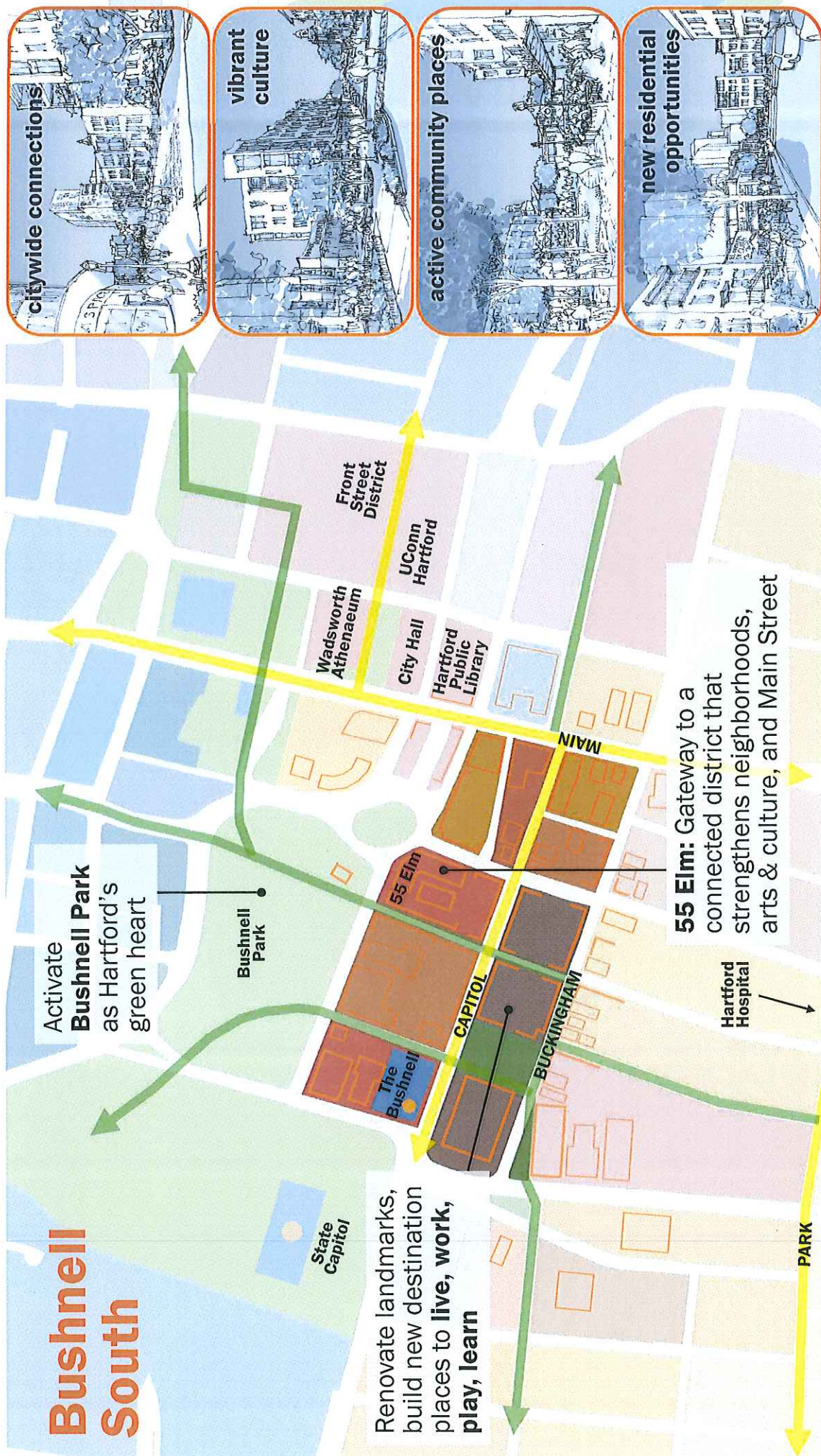
Attached:

Bushnell South strategy and public policy summary

Bushnell South Area Site Plan

Excerpts from the 2020 Master Plan of City of Hartford

Bushnell South



citywide connections

vibrant culture

active community places

new residential opportunities

Activate **Bushnell Park** as Hartford's green heart

Renovate landmarks, build new destination places to **live, work, play, learn**

55 Elm: Gateway to a connected district that strengthens neighborhoods, arts & culture, and Main Street

Front Street District

UConn Hartford

Wadsworth Athenaeum

City Hall

Hartford Public Library

55 Elm

The Bushnell

CAPITOL

BUCKINGHAM

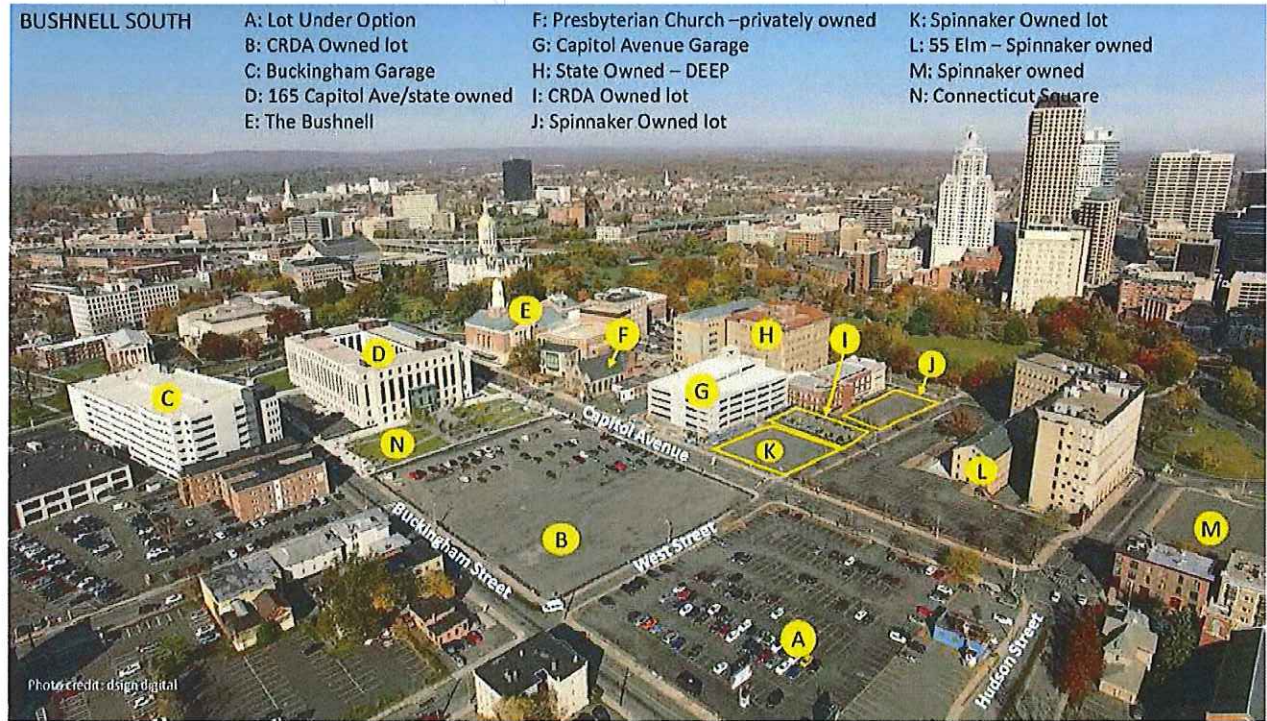
MAIN

Hartford Hospital

PARK

ATTACHMENT

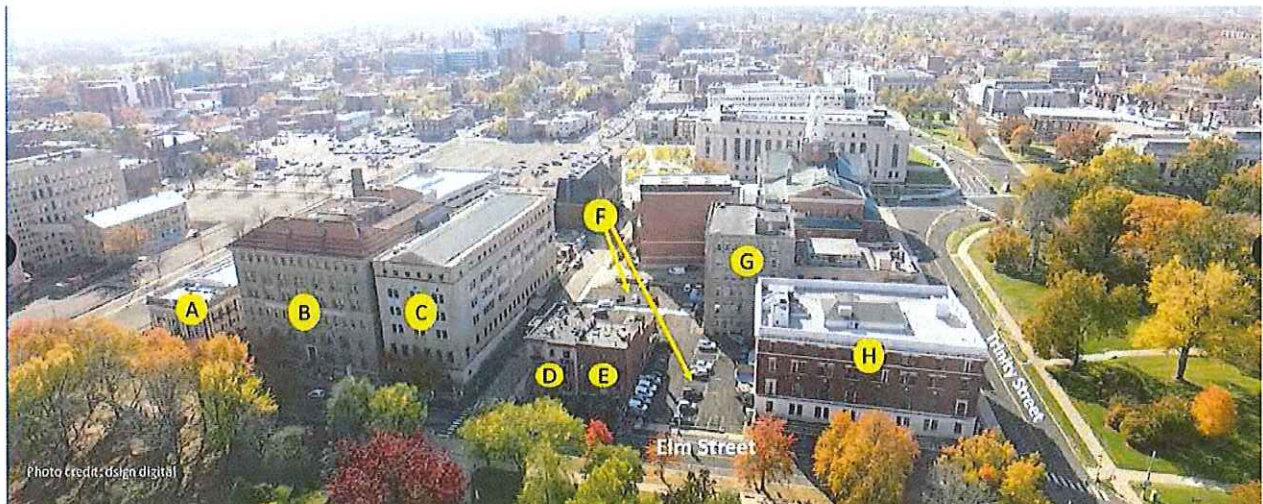
Bushnell South Area Site Plan –



BUSHNELL SOUTH

- A: State owned - Appellate Court
- B/C: State owned - DEEP building
- D: Privately owned
- E: 97 Elm - Bushnell owned
(possible development through Bushnell)

- F: State owned lots
- G: 18-20 Trinity -
- H: 30 Trinity St. -





HARTFORD CITY PLAN



City of Hartford
Planning and Zoning Commission

Adopted May 12, 2020



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letter from the mayor



Dear Fellow Hartford Residents,

Every ten years, each municipality in Connecticut must develop a plan for the next decade. We wanted to do more than that. Our goal was to lay out a vision for where we want our community to be when the City of Hartford turns 400—fifteen years from now, in 2035.

Over the last year, more than two thousand residents participated in this planning process, discussing and debating our strengths and weaknesses, sharing their aspirations and hopes. Under the leadership of our Planning & Zoning Commission, those countless hours of deliberation and partnership were distilled into the plan you see here today.

Hartford is a great city with a rich history. More than 14,000 years after Native American peoples first settled on this land, we have a beautifully diverse community that values our differences and strives for an inclusive, equitable, prosperous future. Over the past few years, we have seen new energy, vitality, and investment. But we have so much more to do.

We have bold goals for our community, including reconnecting Hartford fully to the riverfront, completing ten transformative economic development projects, implementing the ambitious plans for our parks and bike infrastructure, becoming Connecticut's live music capital, and perhaps most importantly, cutting gun violence in half.

From those big, ambitious goals to the hundreds of smaller ones, our city plan represents the aspirations of families in every neighborhood, residents old and new, our anchor institutions and our newest businesses and non-profits. Our ability to achieve those goals will depend on our ability to work together, within the City and within the region. We must prioritize our collective progress over narrow interests—to build a strong and thriving Capital City.

At the same time, we must recognize that we are finalizing this plan amidst an unprecedented global pandemic, which will continue to have a profound effect on the social, economic, and physical wellbeing of our community for months and perhaps years ahead. But we will not let this crisis lower our ambitions. Instead, we will draw on Hartford's incredible spirit of selflessness, resilience, pride, and faith—and work tirelessly to make this plan a reality.

Sincerely,

Luke A. Bronin
Mayor

our starting point

who

you: the 125,000 residents of Hartford, and everyone in the region who has a stake in Hartford's rise

what

an ambitious, shared vision for the Capital City

when

now (2020) through 2035, a 15-year span leading to the 400th anniversary of Hartford

where

the 18 square miles of Hartford, which is the economic and cultural heart of the Connecticut Valley

why

to make the Capital City more sustainable, prosperous, equitable, mobile, and vibrant in the hopes of increasing overall community well-being

how

through the cooperative effort of residents of Hartford and the region working together to achieve priorities, large and small, across five interconnected areas of focus

Fifteen years from now in 2035, our city will turn 400. What kind of Hartford do we want on that great birthday? And how do we make it happen?

Over the last year, nearly 2,200 people have suggested answers to these questions through tailored surveys and more than 50 meetings. We have heard from seniors and schoolchildren, residents and suburbanites, athletes and librarians, businesspeople and artists.

This City Plan reflects their ambitious, shared vision for a Hartford that is dramatically more sustainable, prosperous, equitable, mobile, and vibrant. Simplified, we could call this the Green-Grow-Live-Move-Play vision.

A city plan sets forth a vision for the future. Before we begin, it's important to take stock of the present. Hartford has achieved a lot in recent years.

Yet there is much more to do. Hartford still suffers from the effects of past policies, such as redlining, educational disinvestment, and destructive urban renewal. These policies perpetuated racial and economic segregation. Many of our residents feel locked out of opportunity.

Now is the time to act. We can change our trajectory if we think together, work together, and act together. Residents of Hartford will play the largest role in realizing this City Plan. But we also have to build bridges with people in neighboring communities across the Connecticut Valley.

That is why, under the umbrella of the "Hartford 400" initiative, we are coordinating our City Plan with a region-wide vision for the whole Connecticut Valley. Both the City Plan and the Hartford 400 Plan share the Green-Grow-Live-Move-Play framework to imagine what's possible as we move into Hartford's fifth century.

In the end, the City Plan and the Hartford 400 Plan represent all of us, connected, in the valley we share: each person, family, community, block, street, business, organization, company, town, and city.

Please join us now, at the starting point. Make Hartford yours—and help make Hartford the place we envision together.

vision

- eight overall priorities
- five action areas
- ten key recommendations
- ten transformative projects



eight overall priorities

To become more equitable and prosperous, we need to grow. To grow we need to attract new businesses and create jobs. To attract investment and talent, we need to create exceptional quality of place. To enhance quality of place, we must make the city and valley more sustainable, mobile and vibrant. This calls for a unifying vision.

In listening to the thousands of people who provided input into this City Plan, we have developed an overall vision for radically improved community well-being: higher life satisfaction, happiness, and quality of life. Within this overall vision, we have identified eight more specific priorities. If a suggestion was not likely to achieve one of these priorities, it was not included in the City Plan.

The eight overall priorities are:



unity
create a sense of unity and pride, and soften neighborhood, city-suburb, and racial-ethnic divisions



security
foster the economic, educational, food, transportation, and physical security of households



health
become a healthy city with a holistic approach to addressing the well-being of individuals and families



identity
create a strong and coherent identity through place-making and marketing



density
fill vacant lots, attract new visitors, and increase residential population by 10% throughout the city



connection
strengthen neighborhood main streets and their connections to downtown and other town centers



ingenuity
cultivate human curiosity, wonder, and creativity in our schools and the community at large



nature
maximize the benefits of our natural resources, from the River to trees, to improve well-being overall

five action areas

These five interconnected action areas help organize our City Plan. If we make substantial progress in each of these areas by 2035, Hartford will become more sustainable, prosperous, equitable, mobile, and vibrant.

We have developed ambitious, specific strategies for thirty different areas. Working together, we can achieve them.

green

ENERGY
FAUNA
FLORA
RESILIENCY
RIVER
WASTE

To Green Hartford...
we need to make a more **sustainable** environment

The city has an award-winning environmental sustainability initiative that has earned national recognition for its efforts in agriculture, green infrastructure, and renewable energy.

grow

AVENUES
CONSTRUCTION
DEVELOPMENT
ENTREPRENEURSHIP
KNOWLEDGE
WORKFORCE

To Grow Hartford...
we need a more **prosperous** economy

With start-up entrepreneurs and established companies alike, we're building an innovation economy that is growing fast, and we've created a service corps to bring job skills to hundreds of youth.

live

FOOD
HEALTH
HOUSING
SAFETY
SCHOOLS
SOCIAL SERVICES

To Live Hartford...
we need a more **equitable** community

Quality, affordable housing is going up in nearly every neighborhood, along with new and rebuilt schools, streetlights, community gardens, medical facilities, and park improvements.

move

AIRPORTS
BIKING
BUSES
RAIL
ROADS
WALKING

To Move Hartford...
we need more **mobile** transport

New commuter rail and bus rapid transit, and investments in walking and biking, are improving the way we move, while our popular regional airport is growing rapidly.

play

ARTS
CULTURE
HISTORY
PARKS
SPORTS
TOURISM

To Play Hartford...
we need more **vibrant** culture

Our stadiums, museums, music halls, and neighborhood cultural attractions are pulling in visitors from across the Northeast, and downtown is emerging as a vital urban hub once again.

ten key recommendations

While we aim to advance all of the strategies identified in this City Plan, as a community, we have prioritized 10 key recommendations. Here's what we believe we must achieve for Hartford to be dramatically more sustainable, prosperous, equitable, mobile, and vibrant in 2035.

green



Reconnect Hartford to the Connecticut River



Protect, repair, and expand our tree canopy

grow



Build the Transformative Projects



Market Hartford to the region and beyond

live



Cut gun violence in half



Make "No More Slumlords" a reality and invest in existing housing stock

move



Complete 100% of our bike plan



Expand bus and rail service throughout the region

play



Complete 100% of our parks plan

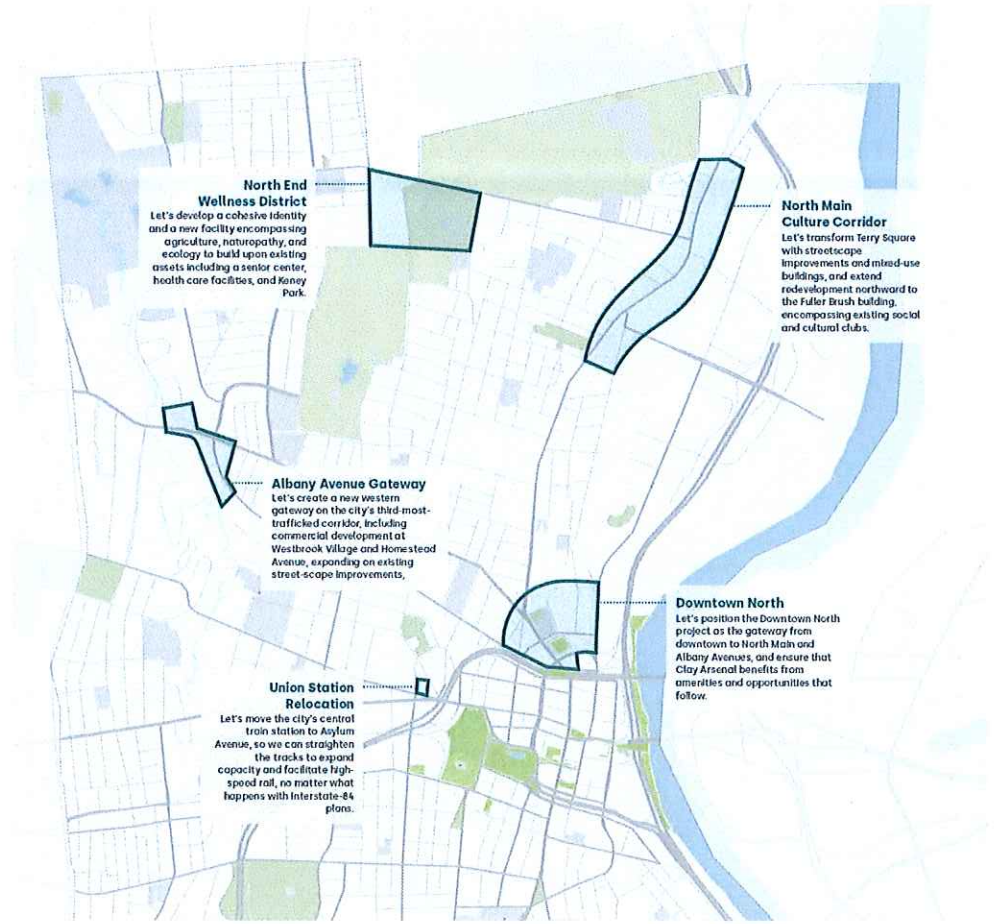


Become the state's live music capital

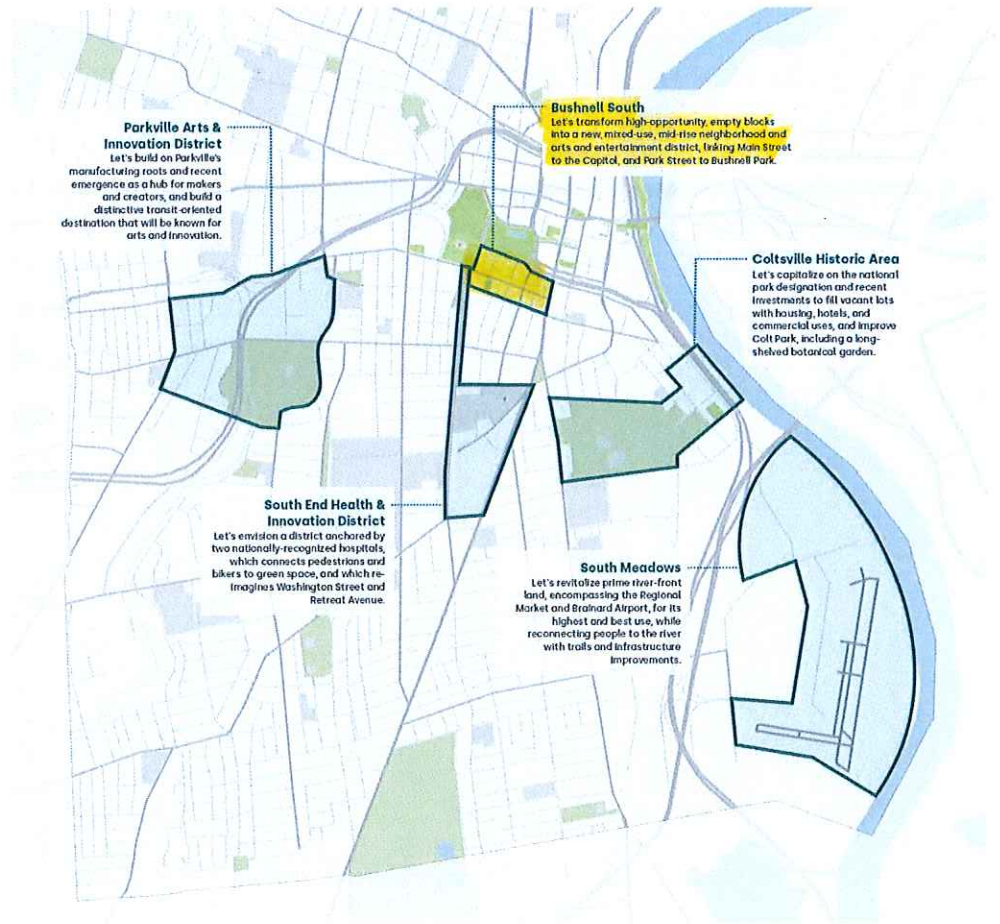
ten transformative projects

Our city will always be defined by the character of our neighborhoods, which we hope will be even stronger and more vibrant in 2035. But with this City Plan, we also have the opportunity to think of the big projects will knit parts of our community back together physically, while helping to catalyze growth and foster a sense of unity and pride.

Our transformative real estate development projects, seven of which are in opportunity zones and two of which are in the North Hartford Promise Zone, are:



ten transformative projects



DEVELOPMENT

Hartford has seen significant real estate development projects completed across the city, and there are many opportunities for more. Targeting specific areas for further investment can complement efforts already underway or planned and increase density and vibrancy.

By 2035, we must:

- **Build the Transformative Projects**
Realizing these projects will knit parts of our community back together physically, while helping to catalyze growth and foster a sense of unity and pride.
- **Grow the grand list**
Increasing the tax base by promoting development, particularly in the opportunity, enterprise, and North Hartford Promise zones, will stabilize city finances and expand services.
- **Infill, infill, infill**
Building on vacant and underutilized lots across the city will raise property values, reduce blight, and create cohesive neighborhoods.
- **Strengthen the Barbour Street corridor**
Attracting new small businesses, infilling vacant lots with housing, and including Barbour Street in a citywide BID will bring vitality and stability to a long-neglected area.
- **Make a "Pratt Street Passage"**
Creating a ground-level pedestrian passage through the XL Center will visually connect Union Station to Pratt Street and strengthen downtown retail commerce.
- **Convert closed schools to community use**
Transforming closed school sites to senior housing, recreation facilities, and/or neighborhood-based day cares will allow intergenerational aging in place.

