

Bushnell South Master Plan



GOODYCLANCY

Public Presentation: June 23, 2021

Meeting Agenda

1. Presentation of Initial Findings
2. Panel Discussion, Including Facilitated Q&A
3. Conversation and Cookies



For decades, it has been parking lots



**One of Hartford 2035 Plan of Community Development's Ten Transformative Projects:
"new, mixed-use, mid-rise neighborhood and arts and entertainment district, linking Main Street to the Capitol, and Park Street to Bushnell Park."**



Bushnell South vision

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

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

State Capitol

Bushnell Park

TRINITY

The Bushnell

CAPITOL

BUCKINGHAM

HUDSON

Hartford Hospital

Wadsworth Athenaeum

Front Street District

City Hall

UConn Hartford

Hartford Public Library

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

RUSS

WASHINGTON

CEDAR

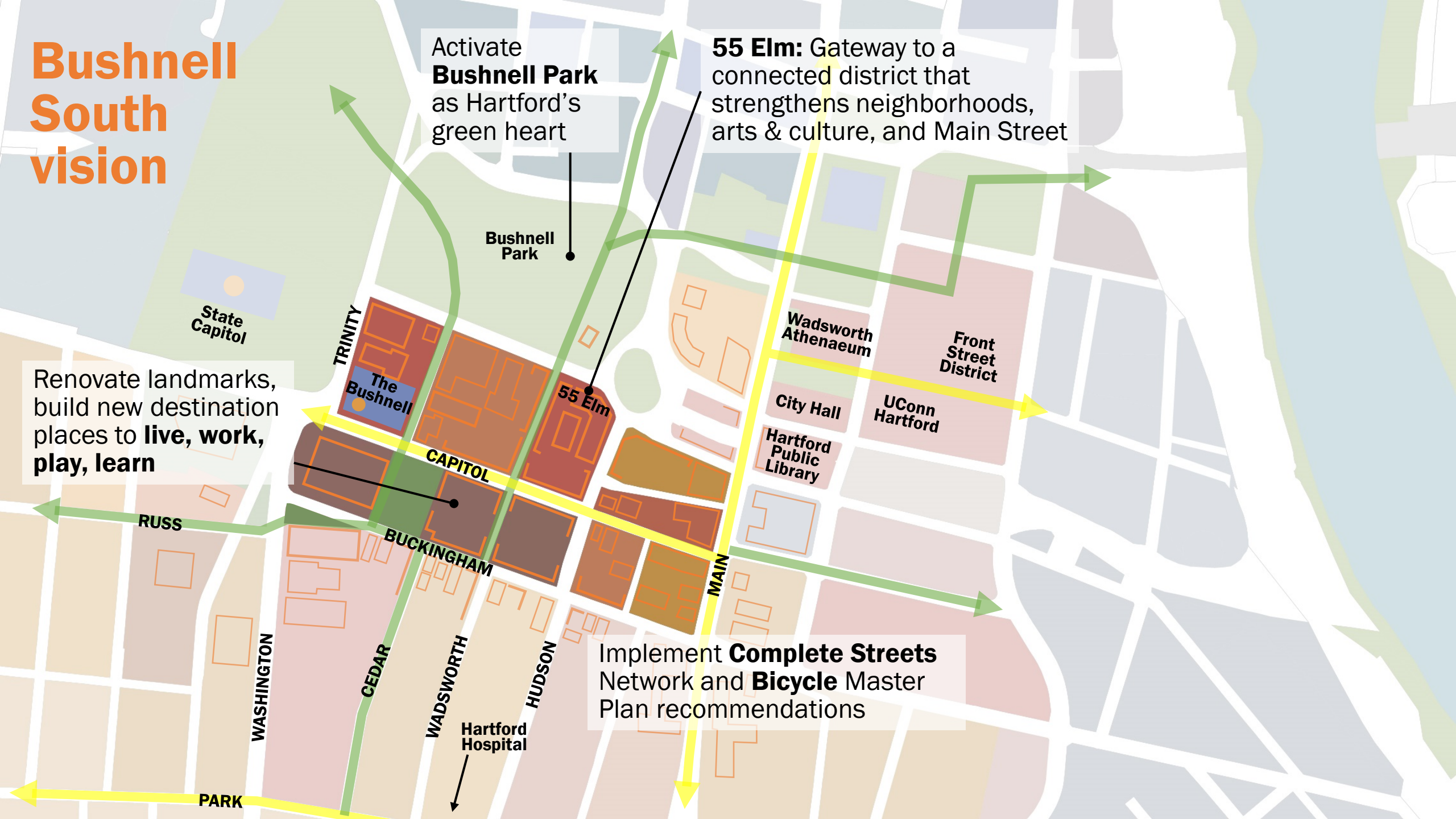
WADSWORTH

HUDSON

MAIN

Implement **Complete Streets** Network and **Bicycle Master Plan** recommendations

PARK



Bushnell South Planning Effort

- Collaboration of the City of Hartford, CRDA, the Bushnell, and Spinnaker to develop a **shared vision** for the area
- Ensure that development contributes to a **thriving district** greater than the sum of its parts – projects that build on each other
- Significant analysis of **development feasibility** – with major property owners at the table, focus on ambitious and achievable vision



We are striving for the highest-quality development based on the drivers of economic feasibility

- Market potential is predominantly **multi-family residential development** with **ground-floor retail and commercial spaces** in key locations
- Need **amenities and high-quality outdoor spaces** to support residences and ground-floor uses like dining
- Desire to support **cultural district** – look to include arts uses and connect to entertainment, dining, and culture on Main Street and beyond
- Address **parking for the district**, including eventual second parking structure as surface lots are redeveloped
- Generate **economic benefit** and **tax revenue** where there is currently tax-exempt land

Economic feasibility analysis considerations

- Presence of market demand does not mean development will happen
- Private investor's perspective: will the project achieve a **minimum return on investment?**
- Urban settings often face a **development gap** requiring additional resources to make a project possible. Public investor's perspective: If a **compelling public benefit** would result from a project, public-private partnership can be justified.
- City of Hartford and CRDA are prepared to participate. Economic development benefits that could justify public investment may include **tax revenue, mixed-income housing, job opportunities, park space,** and more



Economic feasibility analysis outcomes

- Feasibility especially sensitive to **land cost**, **development cost** (including parking format)
- Primary **building types**:
 - Multifamily rental & mixed-use podium buildings up to 7 stories
 - For-sale townhomes (3-4 stories, 1-2 units)
- **Parking formats**:
 - Dedicated parking in building basements
 - Shared district/public parking in structures



Retail & active edges

Dining, retail, cultural & service uses clustered facing Connecticut Square Park and adjacent block of Capitol



Not long ago



Not long ago



Today: a transformation has begun

**18-20 Trinity,
30 Trinity,
Elm Street infill**
Housing, cultural

**New CRDA
parking structure**
Freeing up parking lots
for higher-value use.
Space for building or
active plaza along street

**New state parking
structure**
Freeing up parking lots
for higher-value use

55 Elm Street
Conversion to housing
in progress

**Connecticut
Square Park**
Tree canopy, gathering
space, walks,
ornamental plantings

Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
In progress	278	281,000	25,200	306,200
Cumulative	278	281,000	25,200	306,200

What's the next move?



Phase 1 infrastructure

Streetscape

Clinton Street:

streetlights, street trees, planting strip, sidewalks

Connecticut Square Promenade:

streetlights, street trees, pedestrian walk

Buckingham Street:

streetlights, street trees, planting strip, sidewalks

Capitol Avenue:

street trees where needed, tree curbs, wider sidewalk

West Street:

streetlights, street trees, planting strip, multi-use paths, pavement flush with curb

Phase 1 development

Utilizing existing parking

65 Elm Street
Housing, retail pavilion

Central block
Starting with west edge
along park. Mixed
housing, dining,
cultural, retail.
Ownership townhomes.

Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 1	372	390,875	28,000	418,875
Cumulative	650	671,875	53,200	725,075

Buckingham at Connecticut Square today



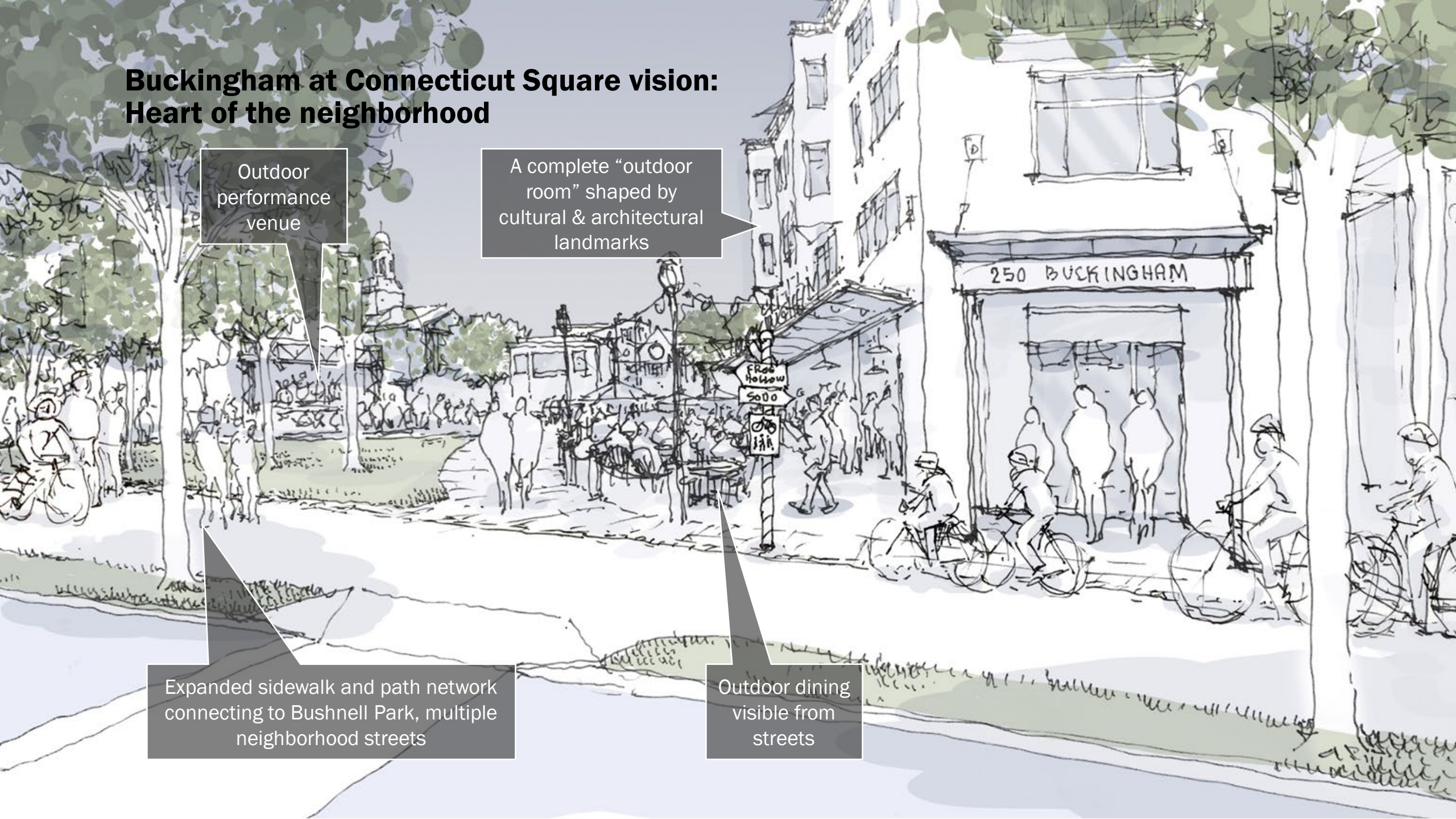
Buckingham at Connecticut Square vision: Heart of the neighborhood

Outdoor
performance
venue

A complete “outdoor
room” shaped by
cultural & architectural
landmarks

Expanded sidewalk and path network
connecting to Bushnell Park, multiple
neighborhood streets

Outdoor dining
visible from
streets





West Street today



West Street vision: a street that is also a place for people





Phase 1 development

Utilizing existing parking



Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 1	372	390,875	28,000	418,875
Cumulative	650	671,875	53,200	725,075

Phase 2 infrastructure

Structured parking

CRDA parking structure:
Add two levels, approx. 135 spaces

Phase 2 development

Utilizing added parking

Corner of Capitol & West
Housing, dining/retail

Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 2	112	112,500	7,500	120,000
Cumulative	762	784,375	60,700	845,075

Capitol at Connecticut Square, today



Capitol at Connecticut Square, today



Capitol at Connecticut Square vision: Vibrant public place



Building & active storefronts screen parking structure

Wider sidewalks set back from traffic, activated by dining and art

Programmable public space surrounded by food, green space, people

Walkable neighborhood connections



Phase 2 development

Utilizing added parking



Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 2	112	112,500	7,500	120,000
Cumulative	762	784,375	60,700	845,075

Phase 3 infrastructure

Parking, streetscape

Capitol Avenue:

street trees where needed, tree curbs, wider sidewalk

Parking structure

Approx. 630 spaces, mixed residential & public use

Hudson Street:

streetlights, street trees, planting strip, sidewalks

Buckingham Street:

streetlights, street trees, planting strip, sidewalks

Phase 3 development

Utilizing added parking

Parcel E south

Parcel A

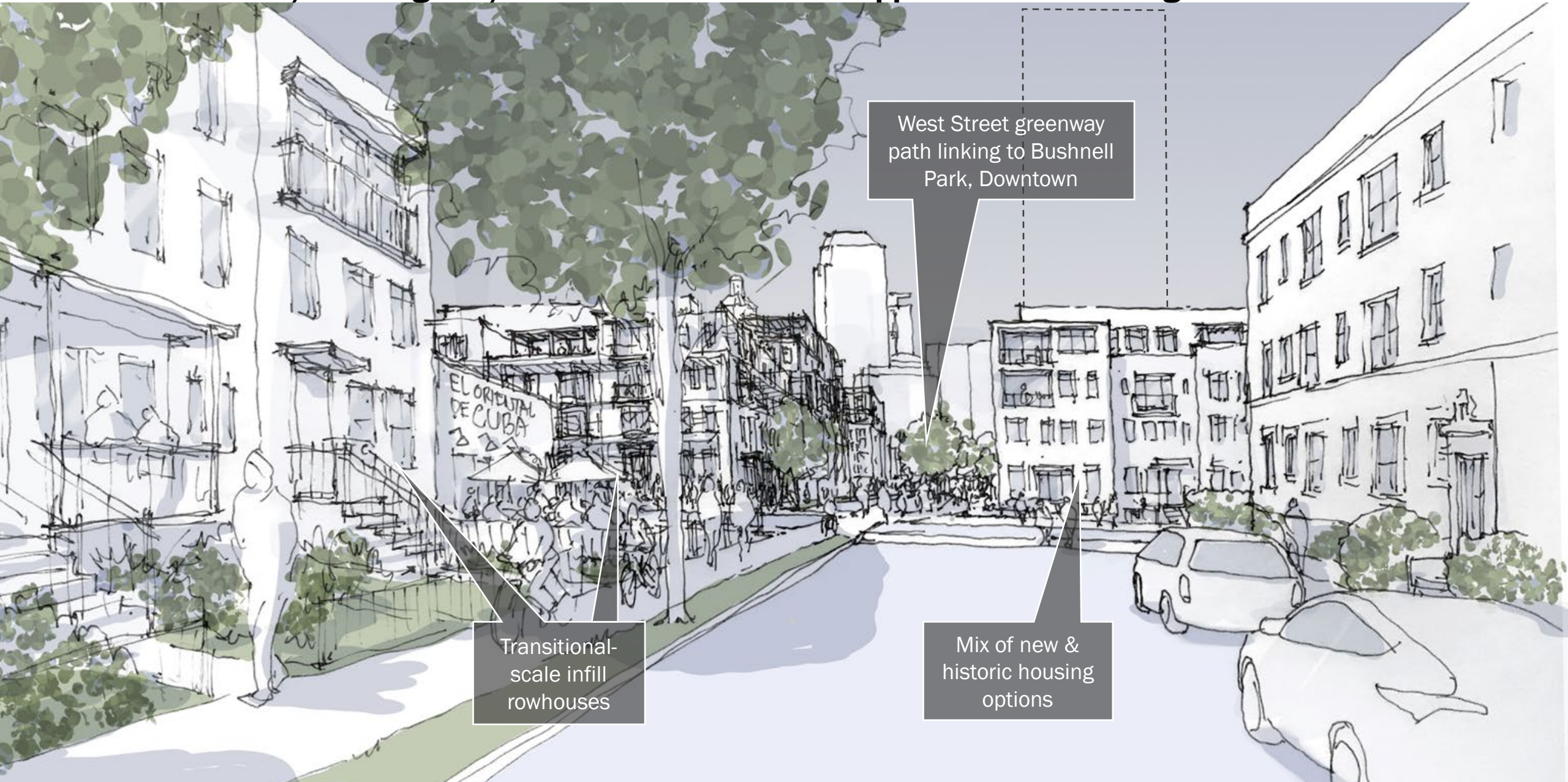
Housing with rowhouse character at lower floors. Appropriate tower location if economically feasible

Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 3	222	222,000	0	222,000
Cumulative	984	1,006,375	60,700	1,067,075

Wadsworth at Buckingham & West Street, today



Wadsworth/Buckingham/West Street vision: New opportunities for living



West Street greenway path linking to Bushnell Park, Downtown

Transitional-scale infill rowhouses

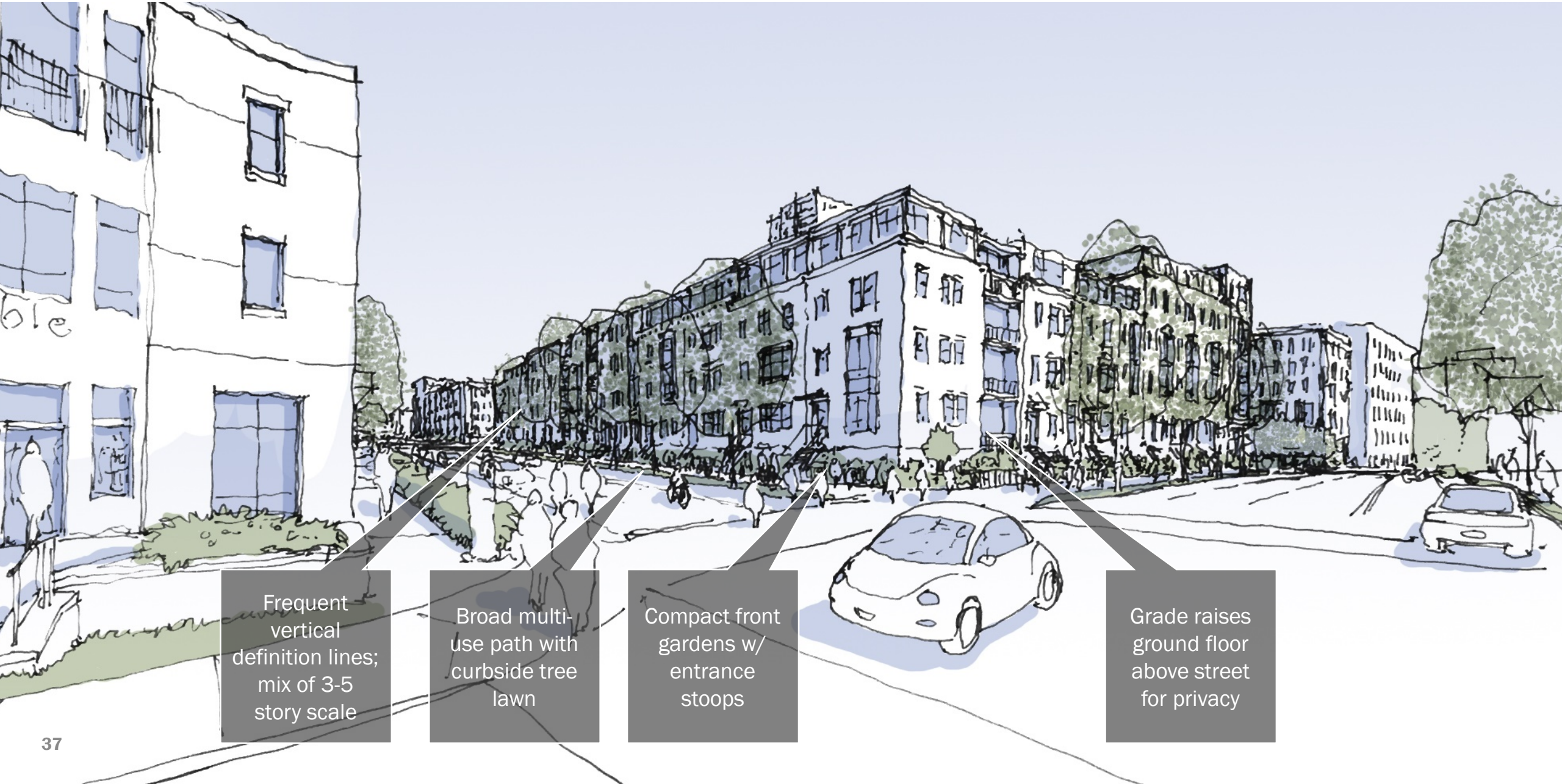
Mix of new & historic housing options



Buckingham at Hudson, today



Buckingham at Hudson vision: Neighborhood connection



Frequent vertical definition lines; mix of 3-5 story scale

Broad multi-use path with curbside tree lawn

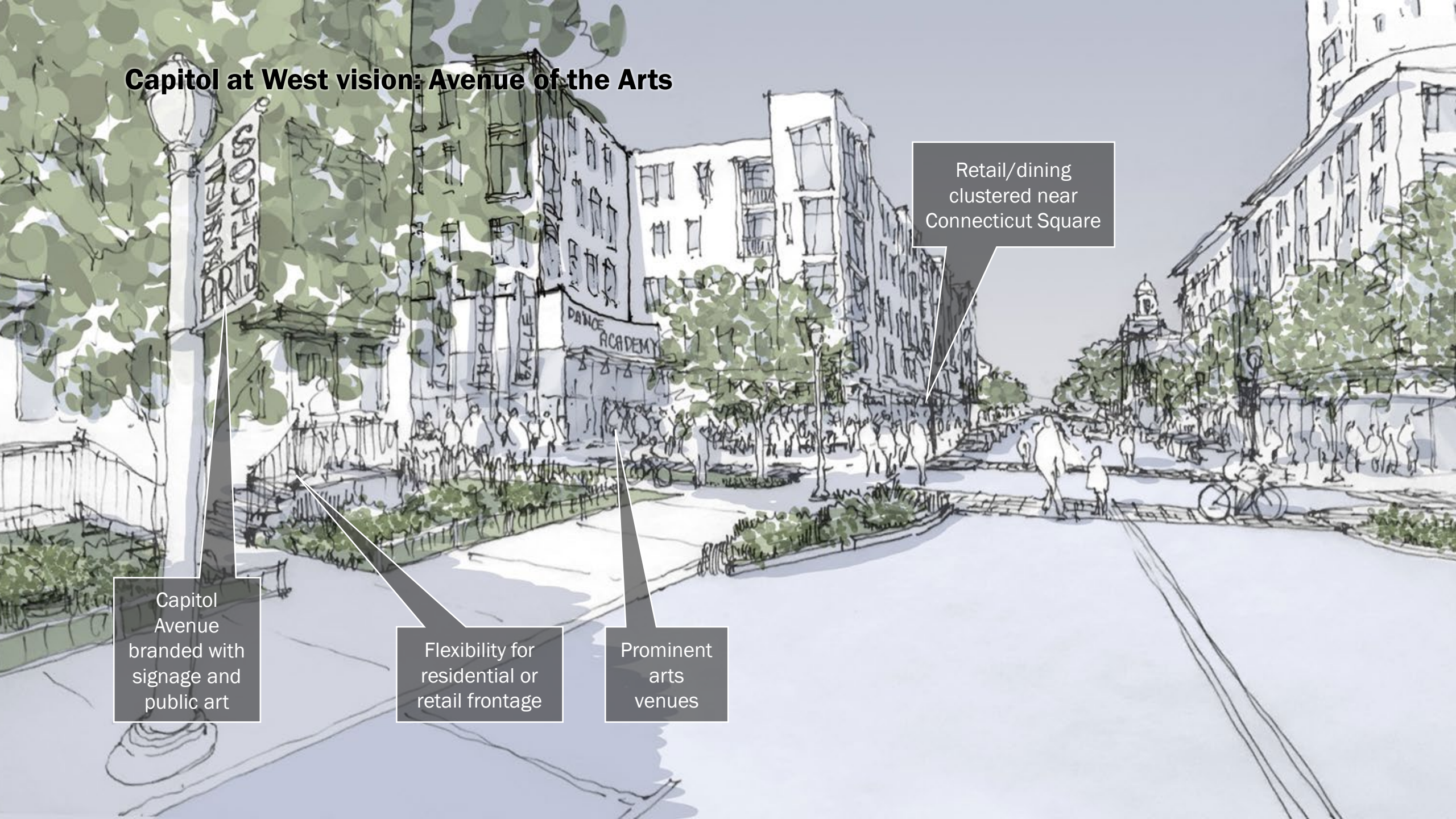
Compact front gardens w/ entrance stoops

Grade raises ground floor above street for privacy

Capitol at West today: Avenue of the Cars



Capitol at West vision: Avenue of the Arts



Capitol Avenue branded with signage and public art

Flexibility for residential or retail frontage

Prominent arts venues

Retail/dining clustered near Connecticut Square



Phase 3 development

Utilizing added parking



Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 3	222	222,000	0	222,000
Cumulative	984	1,006,375	60,700	1,067,075

Phase 4 infrastructure streetscape

Hudson Street:
streetlights, street
trees, planting strip,
sidewalks

Phase 4 development

Utilizing existing & on-site parking

Elm & West
Housing

Pulaski Circle
Housing, office, hotel,
and/or retail

Buckingham & Hudson
Townhomes

Approximate program	Housing units	Housing floor area	Retail, dining, cultural, office	Total floor area
Phase 4	234	236,300	2,500	238,800
Cumulative	1,218	1,242,675	63,200	1,369,075

Ripple effects



Development summary

- Approximately 1,200 households, 1,800+ residents
- Over 63,000 SF Retail, cultural, and commercial space
- New public gathering places
- Over one mile of updated pedestrian-friendly walks and streets
- Approximately \$400+ million development construction value
- Approximately \$100+ million public investment
 - streetscape, public green space, district parking
 - development subsidy



Preliminary Community Benefits Goals

- Possibility for homeownership opportunities
- Workforce housing within housing development
- Contributions to workforce programs
- Arts and cultural programming uses
- More and better public space
- Sustainable development (low energy, carbon, water impacts)
- Historic preservation and revitalization
- State and local tax revenue



Next Steps

- Finalize district financing approach
- CRDA disposition of development parcels: developer selection
- Coordination of street/public realm improvements with City
- Possible land use/zoning updates
- Phased development project review, approval, construction



Panel Discussion

- David Fay, The Bushnell
- Robert Patricelli, The Bushnell
- Erin Howard, City of Hartford
- Clay Fowler, Spinnaker Real Estate Partners
- Mike Freimuth, CRDA
- Suzanne Hopgood, CRDA
- Ben Carlson, Goody Clancy

Facilitator: Kathleen Onufer, Goody Clancy

Please raise your hand if you'd like to pose a question and someone will bring a mic to you to ensure all joining remotely will benefit from hearing your question.

Thank you!

