

Bushnell South: Possibilities



GOODYCLANCY

Bushnell South Consortium

In 1877, Bushnell South was a neighborhood at Hartford's core



For decades, it has been parking lots



Hartford 2035: “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 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



Bushnell South possibilities

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

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

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

State Capitol

Bushnell Park

TRINITY

The Bushnell

55 Elm

CAPITOL

BUCKINGHAM

CEDAR

WADSWORTH

HUDSON

Hartford Hospital

Wadsworth Athenaeum

City Hall

Hartford Public Library

Front Street District

UConn Hartford

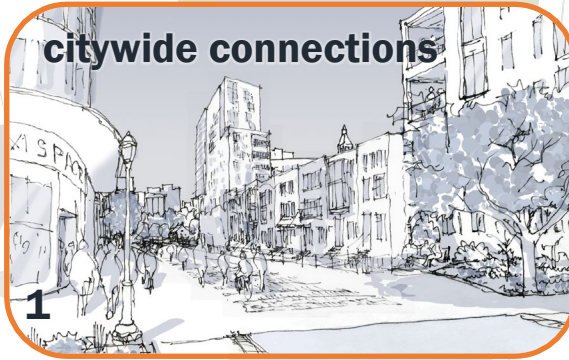
MAIN

RUSS

WASHINGTON

PARK

citywide connections



vibrant culture



active community places



new residential opportunities



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

- Demand is for 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
- Address **parking for the district**, including eventual second structure as surface lots are redeveloped
- There will be a **development gap** requiring City and CRDA participation – and need to have clear expectations of the community benefit that accompanies public investment



Buckingham at Connecticut Square possibility: Vibrant place for culture

Outdoor
performance
venue

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

Outdoor dining
visible from
streets





Capitol at Connecticut Square, today



Capitol at Connecticut Square, today



Capitol at Connecticut Square possibility: Heart of the neighborhood



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

Programmable
public space
surrounded by food,
green space, people

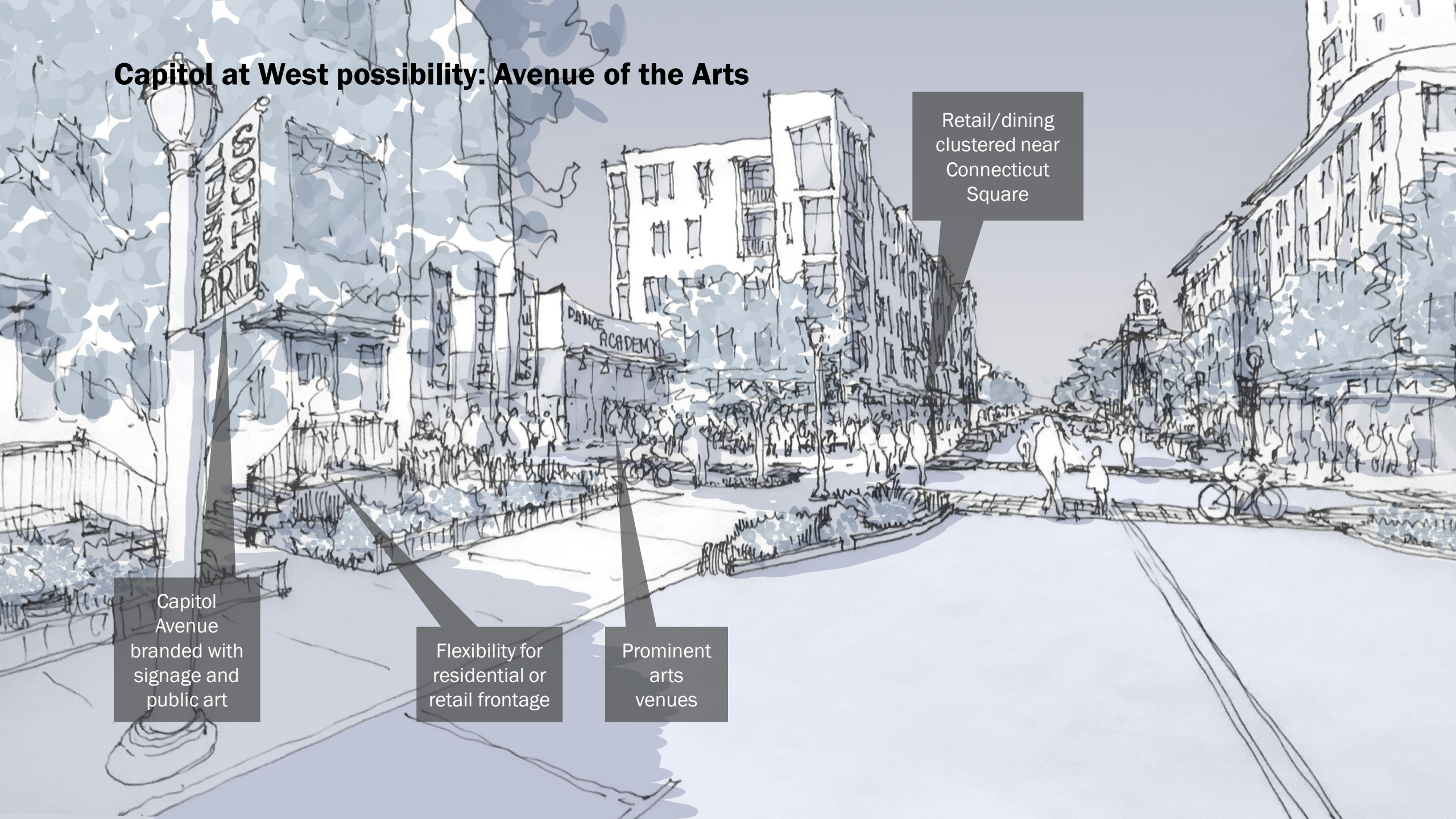
Walkable
neighborhood
connections



Capitol at West today: Avenue of the Cars



Capitol at West possibility: Avenue of the Arts



Retail/dining clustered near Connecticut Square

Capitol Avenue branded with signage and public art

Flexibility for residential or retail frontage

Prominent arts venues



West Street, today: Gaps



West Street possibility: New opportunities for living



West Street greenway path linking to Bushnell Park, Downtown

Transitional-scale infill rowhouses

Neighborhood-oriented retail & services

Mix of new & historic housing options



West Street, today: Gaps



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





Preliminary Development of Community Benefits Goals

- Possibility for homeownership opportunities
- Workforce housing within housing development
- Contributions to workforce programs
- Arts and cultural programming uses
- Public space and sustainability goals
- Historic preservation and revitalization

Do these feel like the most important community benefits to you?

What will make you feel welcome in the district? What will make it feel like a seamless part of the greater neighborhood?



Thank you!



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