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**H** **A** **R** **T**  
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TEN YEARS OF TRANSFORMATION



# **Downtown Hartford**

## Ten Years of Transformation

### 2008–2018

Made possible by:  
**Suisman Urban Design**  
**The iQuilt Partnership**  
**The Gawlicki Family Foundation**

With the support of:  
**Bank of America**  
**City of Hartford**  
**Hartford Foundation for Public Giving**  
**MetroHartford Alliance**  
**Travelers**

Concept, Editorial, and Design by:  
**Suisman Urban Design**

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An aerial photograph of a city grid, likely Hartford, with a dark teal semi-transparent overlay in the center. The overlay contains the text of the preface. The city buildings are rendered in a light, almost white color, making the grid pattern very clear. The teal overlay is a solid, dark color, providing a high-contrast background for the white text.

## **Preface**

Historian and urban theorist Lewis Mumford wrote that cities are mankind's most complex cultural artifact. Hartford is one of those cultural artifacts, and downtown Hartford is its cultural core.

The iQuilt Plan began with the recognition that cultural institutions have a key role to play in shaping the urban environment. City governments have usually led efforts to plan and revitalize cities. But in our era most municipalities must stretch to provide even essential public services. Cultural institutions are uniquely positioned to support even lead efforts at city building. In many cases they are already in the business of making and caring for environments and artifacts. As non-profit institutions

devoted to public benefit they have often earned the trust of broad sectors of their communities. They are physically anchored in specific locations and therefore have a long-term vested interest in the urban environments they inhabit. Most recognize that their own success as institutions is tethered to the success of their home cities. This means that even venues like theaters and museums have an inherent interest in broader economic opportunity, urban redevelopment, healthy employment and social vibrancy.

In 2008, The Bushnell Center the Performing Arts recognized these conditions as it began in 2008 to assess its own urban surroundings. The Bushnell's founding historic mandate not only calls for staging performances but more broadly for improving the entire community's access to the arts and the sciences. Inspired by the example of the Children's Museum of Pittsburgh, which helped lead and catalyze revitalization on that city's North Side, The Bushnell initiated an exploration of urban improvements that became The iQuilt Plan.

This occurred at a time when the private development market had collapsed due to the global financial crisis, and city government was in turmoil. The Bushnell launched a new organization of cultural institutions called The iQuilt Partnership. The Bushnell invited the business community and government officials—city and state—to join the effort, and they provided critical financial, legislative and administrative assistance. The result was a unique consortium of public, private and non-profit entities working together to enhance the public realm and the public good.

This book is a kind of yearbook for a decade to celebrate the ten year anniversary of the iQuilt initiative for Downtown Hartford from 2008–2018. It describes the extraordinarily wide range of affiliated initiatives that together have led downtown into a period of striking if not historic transformation. Elected officials, government agencies, publicly-traded corporations, small businesses, religious organizations, colleges and universities, cultural institutions,

entrepreneurs, sports teams, neighborhood boards, environmental groups, designers, photographers, community advocates—all have contributed.

These efforts, while often independent, were not uncoordinated, but guided by strong vision and leadership from two Hartford mayors and city entities such as Development Services and the Planning and Zoning Commission; the Governor and the Capitol Region Development Authority; the Metro Hartford Alliance and several of its members including The Travelers; and The Hartford Foundation for Public Giving, several colleges and universities, dozens of cultural organizations, The Bushnell, and The iQuilt Partnership itself.

The iQuilt's central quilt metaphor represents not a single design but a structural framework that can allow a diverse range of contributions—color, pattern, story. It is less about the specific design than the nature of connection between places—and people. The “i” in iQuilt stands for innovation. Hartford's long

tradition of invention and production, its advantageous geographic position, its centrality in the region's powerhouse educational corridor, its continued strength in financial services, all suggest that celebrating history, though central to identity, is not enough. Rather history should be deployed to look forward, and renew the emphasis on brainpower, imagination, and invention—in a word, innovation.

This book, then, is a pause—a moment to look back over ten years to take stock of what has been accomplished, and then to pivot and look forward to see what remains to be done. In 2035 Hartford will turn 400. The book ends with Hartford 400, an initiative to take full advantage of today's momentum by developing and implementing a shared vision for the future of the city and region...for that unique cultural artifact called Hartford.

—Doug Suisman



## Who is this book for?

This book is for people who love downtown Hartford—residents, workers, visitors, investors, inventors, entrepreneurs, dancers, ministers, activists, gardeners, artists, developers, journalists, chefs, placemakers, shopkeepers, joggers, kayakers, parents, bicyclists, performers, creators, innovators. And it's for those who will come to love it... who see the promising future emerging for the urban heart of this nearly 400-year-old city.



## A Brief Three-Century History: 1635-1935

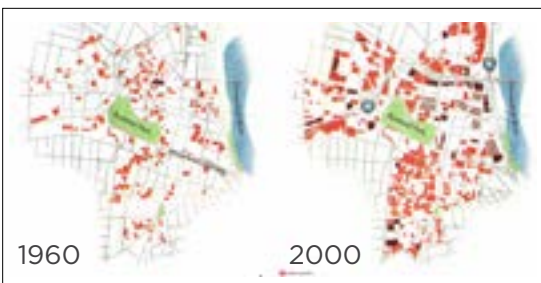
At the highest navigable point of the Connecticut River, next to its junction with the Park River, Puritan settlers from Massachusetts created a new town in 1635. Its compact, slightly irregular street plan straddled the land between the two rivers, with Main Street running along a slightly elevated ridge. This basic urban structure remained largely unchanged until the middle of the 20<sup>th</sup> century. Up until that time, the largest transformations in the historic center were the construction of the first bridge across the Connecticut River in 1818; the addition of Bushnell Park in the 1850s; the construction of the state Capitol in the 1870s; and two episodes of severe flooding in the 1930s, which led to the burial of the Park River in an underground conduit, along with the destruction of its many bridges.





## Pre- to Post-War Hartford: 1935-1970

Following World War II, Hartford, like so many historic American cities, began to alter the physical form and urban character of its urban core. The change began in the 1950s in order to make room for the growing number of automobiles, driven into Hartford by workers commuting from the expanding suburbs. Whole blocks of historic buildings were torn down to make way for parking lots and highways. An entire riverfront neighborhood was cleared under the banner of urban renewal in order to create Constitution Plaza, a new urban realm floating above the old streets.



- 1 Construction of interstate highway through downtown
- 2 Constitution Plaza
- 3 Parking lots downtown
- 4 Norman Garrick's documentation of the explosive growth of downtown land devoted to parking

(left) 1970s highway approach from Founders Bridge into downtown, flanked by parking lots



Main Street 1920s



Main Street 1970s





## The Reversal: 1970-1990

In the 1970s and 1980s, negative reaction to "urban renewal" began to spread. Hartford soon joined a national movement to preserve historic places and buildings, and to reconnect downtowns to waterfronts that had been cut off by highways. This was highlighted by the 1975 establishment of the Hartford Architecture Conservancy, and the 1981 launch of Riverfront Recapture. An optimistic period of downtown investment fueled a speculative boom of massive office tower proposals, of which only a few were realized before the 1987 stock market crash.



- 1 The old YMCA building facing the Park River; its demolition helped launch the historic preservation movement in Hartford
- 2 Construction of Riverfront Plaza facing the Connecticut River
- 3 Renderings of proposed but unbuilt high-rise projects for downtown Hartford in the 1980s

(left) Riverfront plaza and skyline from Founders Bridge



## Big Projects: 1990–2008

With private investment stalled after the 1987 crash, the State of Connecticut stepped in with its ambitious Six Pillars project, which proposed to build a new convention center, hotel, museum, high-rise residential tower, and even a stadium for professional football. All of these except for the stadium were eventually realized. This public initiative helped spur another boom of private investment, this time in housing. While a number of new residential projects were completed, the 2008 housing market collapse brought a halt to the expansion of downtown housing.



- 1 Map from the Hartford Courant of the "Six Pillars" projects initiated by the State
- 2 One of the "pillars", a high-rise residential tower named Hartford 21, built into the Civic Center complex

(left) Connecticut Convention Center

# Timeline of Notable Events in Downtown Hartford 1936-2008

The following is a summary of major events in Hartford's history from the 1930s to 2008.

## 1930s-40s

Response to flooding, utopian visions

- 1936, 1938** Downtown flooded
- 1939-40** World's Fair GM Futurama
- 1940-49** Park River buried
- 1940** Bushnell Park redesigned, rebuilt
- 1949** Arterial Plan (and Slum Clearance Project)

## 1950s

To the suburbs

- 1953** Lord & Taylor opens in West Hartford
- 1955** Statler Hilton
- 1957** Founders Bridge built at foot of State Street
- 1957** Connecticut General Insurance moves out of downtown to suburban site in Bloomfield

## 1960s

Highways and demolition

- 1958-66** Construction of I-91
- 1961-69** Construction of I-84
- 1960** Olmsted Brothers study of highway under Bushnell Park
- 1962-64** Constitution Plaza
- 1963** Phoenix "Boat Building"
- 1965** Demolition of New Palace Theater, Heublein Hotel, Mulberry Street
- 1965** G. Fox sold to May Co.
- 1967** 777 Main built as Hartford National Bank
- 1968** Hartford Stage
- 1969** Bushnell Towers



## 1970s

### Preservation and demolition

- 1973** Burr Mall opens with Stegosaurus dedicated
- 1974** YMCA demolished
- 1975** Hartford Architecture Conservancy founded
- 1975** Civic Center opened

## 1980s

### Real estate boom for office buildings

- 1981** Riverfront Recapture initiative begins
- 1981** 1 Corporate Center ("Stilts Building") opens
- 1983** One State Street opens
- 1984** City Place opens
- 1984** Connecticut River Plaza opens
- 1984** 280 Trumbull opens
- 1987** Stock market crash
- 1989** Goodwin Square opens
- 1989** Statehouse Square 1 and 2 open
- 1989** CityPlace II opens
- 1989** Goodwin Hotel reopens

## 1990s

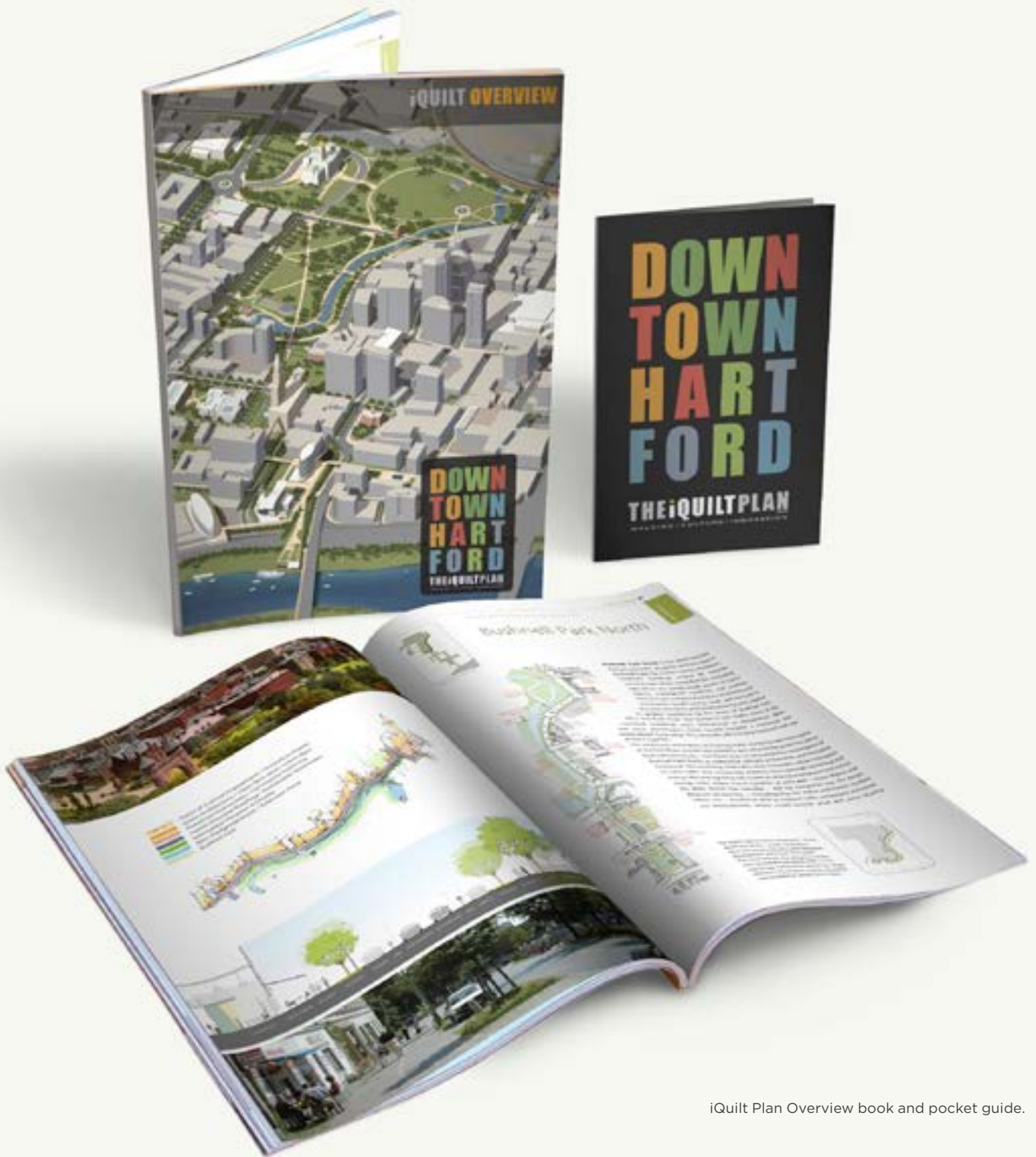
### Six Pillars/Adriaen's Landing

- 1990** Hartford Statler Hilton demolished
- 1990** Hartford Aetna building demolished  
(proposed replacement tower never built)
- 1990** Sage-Allen closed
- 1993** G. Fox closed
- 1995** Bushnell Park bandshell completed
- 1994** Founders Bridge rebuilt with 7 lanes,  
18-foot walkway
- 1998** Governor proposed, legislature approved  
Six Pillars
- 1999** Riverfront Plaza completed
- 1999** Stadium plan cancelled when Patriots  
withdraw

## 2000s

### Housing boomlet and crash

- 2000** Adriaens Landing approved
- 2002** Capital Community College opens in reno-  
vated G. Fox department store building
- 2002** The Bushnell's Belding Theater opens
- 2003** 55 on the Park housing opens in renovated  
telephone company building
- 2005** Convention Center opens
- 2005** Marriott opens
- 2005** Trumbull on the Park housing opens
- 2006** Main & Temple housing opens
- 2006** The Metropolitan housing opens
- 2006** Hartford 21 housing opens
- 2006** Homewood Suites opens in renovated  
Bond Hotel
- 2008** 915 Main Street housing opens in former  
Korvette's department store building
- 2008** Stock market crashes, housing market  
collapses



iQuilt Plan Overview book and pocket guide.

## The iQuilt Plan: 2008–2018

After the collapse of the housing bubble in 2008, a new vision emerged that depended less on single large projects, and more on an integrative, multi-faceted way of revitalizing downtown. The iQuilt Plan provided both the imagery and the strategy for a truly walkable, livable, innovative, and culturally vibrant downtown.

“A homerun for the City of Hartford.”

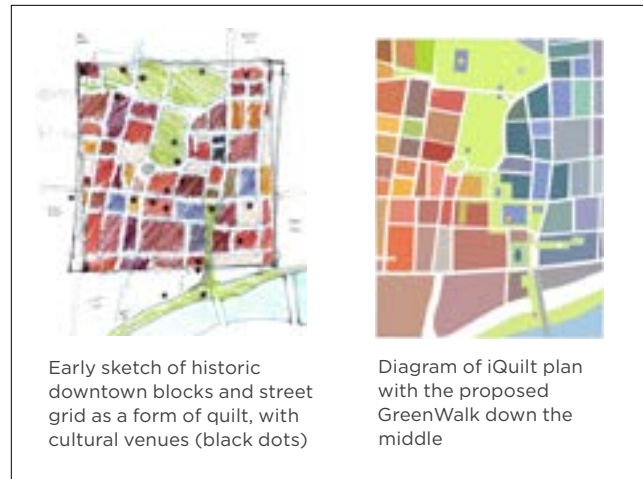
Former Mayor Pedro Segarra

“I’m a true believer—the iQuilt will economically and culturally strengthen our capital city.”

Congressman John B. Larson

“One of the best plans in the country...this project is really going to transform downtown Hartford.”

Rocco Landesman, Chairman  
National Endowment for the Arts



### Year

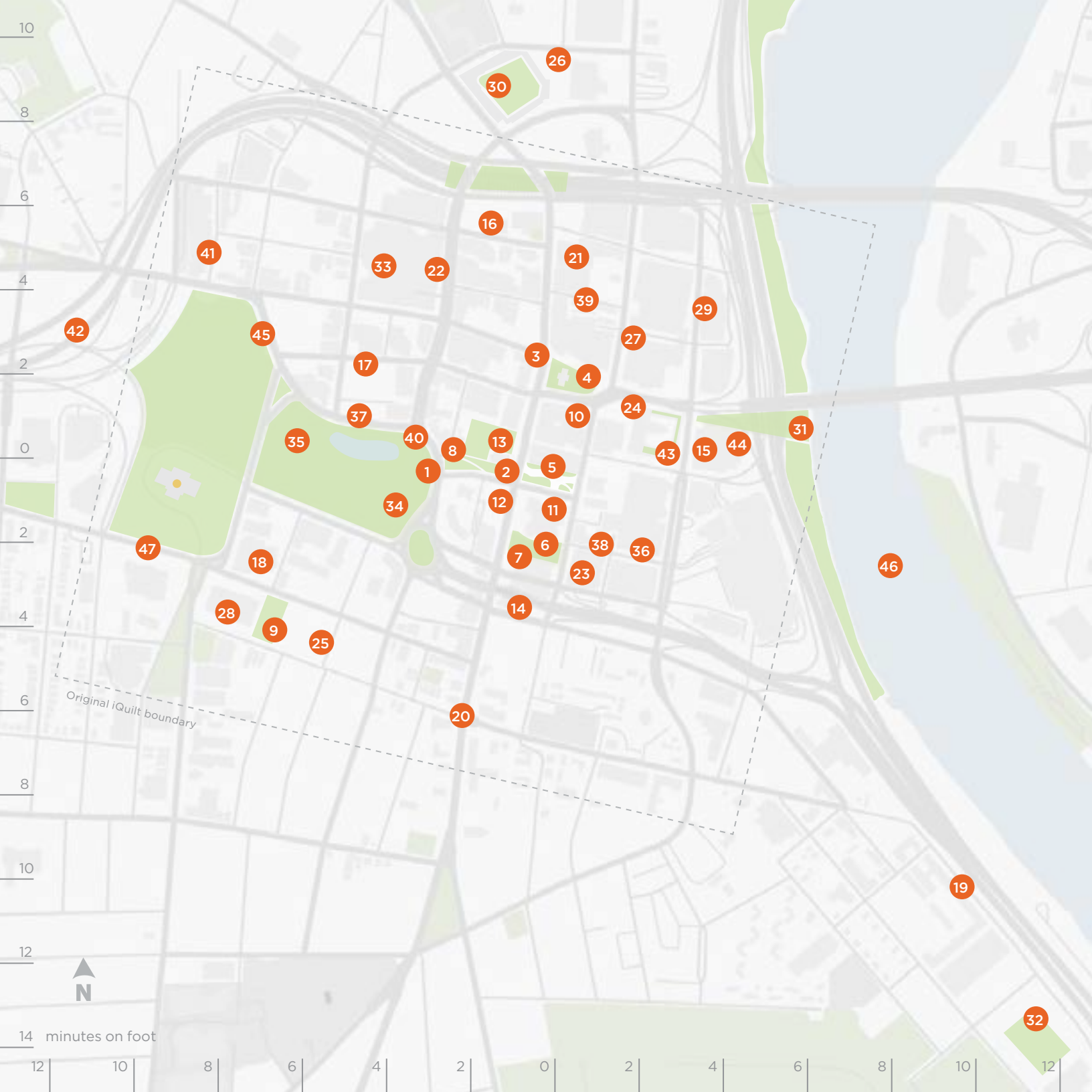
2008 - present

### Owner/Client

The iQuilt Plan

### Design Team

Suisman Urban Design, Michael Vergason Landscape Architects, Smith Edwards McCoy Architects, Domingo Gonzalez Associates, Nelson Byrd Woltz Landscape Architects, Richter and Cegan Landscape Architects, Smart Mobility, Biederman Redevelopment Ventures Corporation, Leach Consulting Company, Maureen Connolly Management

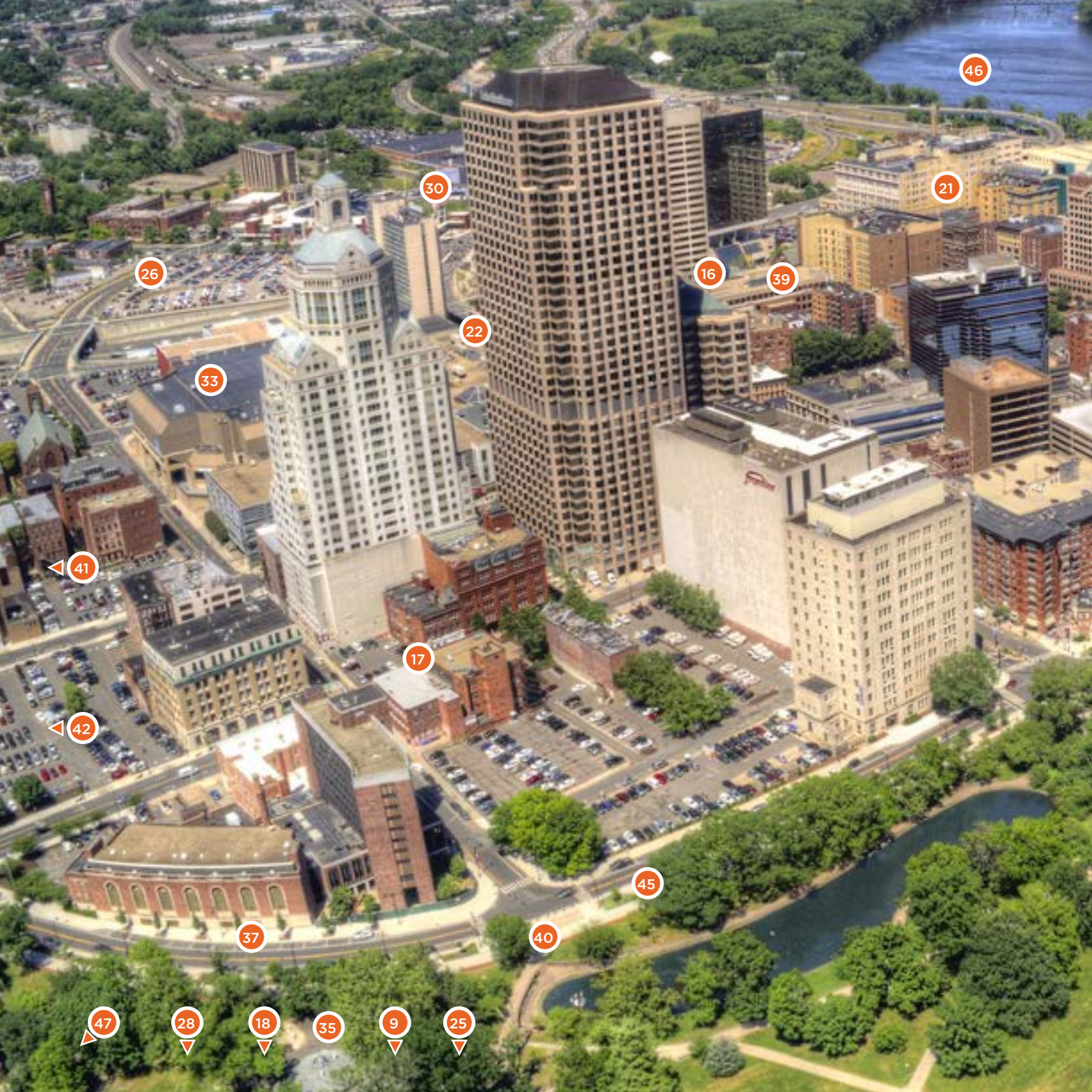


## A Defining Decade: 2008–2018

The collective results of these multiple initiatives by many groups over several decades—preserving historic buildings and sites, reconnecting to the river, building new housing, highlighting cultural assets, improving walking and biking, introducing new transit systems, advancing the

work environment, expanding higher education facilities, and increasing the retail and entertainment choices—has begun to coalesce in the past ten years. The change can be felt on downtown’s streets, sidewalks, parks, and plazas, and sets the stage for further investment in the city and its public realm.

1. The GreenWalk
2. EnvisionFest
3. Main Street
4. State House Square
5. Tower Square
6. Burr Mall
7. City Hall Entry Plaza
8. Bushnell Gardens
9. Bushnell Commons
10. iQuilt Innovation Center
11. Wadsworth Atheneum
12. Sculpture on Main Street
13. Center Church & Ancient Burying Ground
14. Hartford Public Library
15. Connecticut Science Center
16. Hartford Stage
17. TheaterWorks—Hoffman Studio
18. The Bushnell Center for the Performing Arts
19. Coltsville National Historical Park
20. Charter Oak Mile
21. Capitol Community College
22. University of St. Joseph
23. UConn Hartford Campus
24. Capital Community College & Trinity College  
Liberal Arts Action Lab
25. Bushnell South
26. Downtown North
27. Stanley Technology Center
28. State Office Building Renovation
29. State Office Consolidation
30. Dunkin’ Donuts Park
31. Riverfront Recapture
32. Dillon Stadium
33. XL Center
34. Winterfest
35. Bushnell Park Carousel & Playground
36. Infinity Hall
37. Bushnell Park North Road Diet
38. Front Street
39. Pratt Street
40. Horace Bushnell Promenade
41. Union Station
42. I-84 Hartford Viaduct Project
43. Phoenix/Nassau Re Plaza
44. Science Center Green Terraces
45. Horace Bushnell Promenade Rain Gardens
46. Connecticut River “National Blueway”
47. State Capitol & Capitol Avenue



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Bushnell Park, looking toward the river

“What’s happening in Hartford isn’t accidental. It’s purposeful and thoughtful and exciting. It’s everything urban design should be.”

Lisa Chase, New England Public Radio

## 2008-2018

### A Defining Decade

<b>2008</b>	iQuilt founded
<b>2008</b>	Goodwin Hotel closes
<b>2009</b>	First citywide preservation ordinance
<b>2009</b>	Science Center opens
<b>2009</b>	Hollander Building housing opens
<b>2009</b>	First Winterfest
<b>2010</b>	iQuilt Plan adopted by City
<b>2011</b>	Governor Malloy takes office
<b>2011</b>	EPA Capitol Greening project
<b>2011</b>	Market at Hartford 21 opens, then closes
<b>2011</b>	iQuilt Partnership incorporates
<b>2012</b>	Wayfinding program completed throughout downtown
<b>2012</b>	First EnvisionFest held
<b>2012</b>	Spotlight Cinema on Front Street opens
<b>2012</b>	Capital Region Development Authority (CRDA) established
<b>2012</b>	Hartford wins \$10m TIGER grant for the Intermodal Triangle project
<b>2012</b>	iQuilt and Bushnell hold Creative Placemaking Funders symposium
<b>2012</b>	iQuilt hosts Creative Cities speaker series
<b>2013</b>	Renovated City Hall entrance plaza completed
<b>2013</b>	Kitchen at HPL opens
<b>2013</b>	Bushnell area master plan proposed
<b>2013</b>	ReSet coworking space opens
<b>2013</b>	Phoenix “Boat Building” Green Roof opens
<b>2014</b>	Bushnell Plaza Sculpture Garden opens
<b>2014</b>	Grand on Ann housing opens
<b>2014</b>	Infinity Hall opens
<b>2014</b>	Amos Bull House renovation/campus completed



<b>2014</b>	Congress authorizes Coltsville National Historical Park	<b>2017</b>	Travelers plaza renovation complete
<b>2014</b>	201 Ann Uccello housing conversion opens	<b>2017</b>	State Office Building renovation begins
<b>2014</b>	179 Allyn housing conversion opens	<b>2017</b>	Thomas Hooker Brewery opens in Coltsville
		<b>2017</b>	Pratt Street renovation completed, closed to traffic at lunchtime
<b>2015</b>	Spectra housing opens in former Hotel Sonesta/Hotel America	<b>2017</b>	Upward Hartford coworking/innovation hub
<b>2015</b>	Front Street Lofts open	<b>2018</b>	Noble Hartford housing & retail opens
<b>2015</b>	Union Place/Union Station streetscape improvements completed	<b>2018</b>	Center Church steeple renovation
<b>2015</b>	Statehouse Square pedestrian upgrade completed	<b>2018</b>	Trinity College/CCC Liberal Arts Action Lab opens on Constitution Plaza
<b>2015</b>	Main Street/Asylum Street transit improvements completed	<b>2018</b>	Atheneum outdoor sculpture garden expanded
<b>2015</b>	Atheneum renovation complete	<b>2018</b>	Burr Mall fountain and stegosaurus sculpture renovation complete
<b>2015</b>	CT Fastrak opens	<b>2018</b>	Bike share begins operation
<b>2015</b>	Hartford Stage renovation of street entrance and lobby completed	<b>2018</b>	Hartford Line opens
<b>2015</b>	40 Elm Street conversion opens	<b>2018</b>	Dillon Stadium renovations begin
<b>2015</b>	Blue State Coffee opens	<b>2018</b>	Downtown North developer selected
		<b>2018</b>	State lab building demolished for district parking, housing
<b>2016</b>	777 Main housing & retail opens	<b>2018</b>	Stanley Black & Decker advanced manufacturing center opens on Constitution Plaza
<b>2016</b>	CRDA finances 800 units for \$192m value	<b>2018</b>	Washington Street parking structure near completion
<b>2016</b>	Bushnell Park North project completed	<b>2018</b>	81 Arch Street housing nears completion
<b>2016</b>	State of Connecticut consolidates offices in 2 towers on Constitution Plaza	<b>2018</b>	Teachers Corner housing nears completion
<b>2016</b>	iQuilt Innovation Center opens on Statehouse Square	<b>2018</b>	Downtown Lofts condos at 289 Asylum proposed
<b>2016</b>	New City of Hartford form-based code completed	<b>2018</b>	New Bushnell Park playground opens
<b>2016</b>	Republic at the Linden gastropub opens	<b>2018</b>	Homewood Suites renovation completed
<b>2016</b>	New York Market & Deli opens	<b>2018</b>	Pearl Street Spectra under construction
<b>2016</b>	Greenway Market opens	<b>2018</b>	Lewtan Building conversion to housing proposed
<b>2016</b>	36 Lewis conversion completed	<b>2018</b>	103-121 Allyn conversion to housing proposed
<b>2016</b>	Renovated Bushnell Park Carousel reopens		
<b>2017</b>	Capewell Lofts open		
<b>2017</b>	Gold Street redesign completed		
<b>2017</b>	Goodwin Hotel reopens		
<b>2017</b>	Barnes & Noble bookstore opens		
<b>2017</b>	UConn opens		
<b>2017</b>	Dunkin' Donuts Park opens		
<b>2017</b>	Spectra Wired cafe opens		

**cultural assets**  
**nightlife** **street furniture**  
marathon green infrastructure festival  
riverfront action lab **bikeshare** commuter rail  
**energy-efficient** **co-working** **transit-oriented**  
makerspace sense of place **multi-modal**  
**pedheads** **road diet** recycling  
inter-modal **innovation** **iQuilt** culture theater  
**wayfinding** walking

# Hartford

market walkability **placemaking** **flowing water**  
**downtown** **music** **mixed-use** **innovation center**  
rideshare complete streets **linkages**  
college town **lofts** **public space** art promenade  
**parade** rain garden bus rapid transit **LED**  
crosswalks sustainability **live-work**  
**student housing** **storefronts** **health**  
externalizing assets **affordable housing**  
district parking

## Creating a Verbal & Visual Language

In the early days of its efforts, the iQuilt initiative helped introduce many in the Hartford community to a range of innovative concepts and strategies for revitalizing public space, creating a shared verbal language for public engagement. At the same time, the iQuilt team developed a distinctive visual language—color palette, typography, iconic forms, key symbols—which provided coherence for a range of projects...in public space, on paper, and in digital media.



A colorful 4 x 4 rectangular grid (above) served as an abstraction of downtown's blocks and street grid, and of the quilt which represented it. This visual and symbolic framework was then redeployed for a variety of communications tasks (below).

### Year

2008-2014

### Owner/Client

iQuilt Partnership

### Designer

Suisman Urban Design





**i**NNOVATE  
**i**NVENT  
**i**NVITE  
**i**NGENIUS  
**i**NFORM  
**i**NVEST  
**i**NVISION  
**i**NJOY  
**i**NHARTFORD



Artwork by Suisman Urban Design



CITY OF HARTFORD

**DOWNTOWN HARTFORD**  
WALKING MAP • PLACES OF INTEREST

**WAYFINDING SYSTEM**

**INFORMATION**  
The maps and signs at this information are products of the Quilt Map. They provide wayfinding information on street names, places of interest, and transit. They're an early step in the Quilt program to help make Downtown Hartford more visible, culturally vibrant, and accessible.

**CULTURAL PATH**

**CULTURAL MARKER**

**PARK / WATERFRONT**

**BIKE PATH / FACILITY**

**BUS STOP**

**PARKING DISPENSER**

The signs on the back of the postcards crossing signals let you know the direction and distance to notable or key sites and cultural destinations.

For more information, please visit [www.quiltmap.org](http://www.quiltmap.org)

**THE QUILT PLAN**  
WALKING CULTURE CONNECTION

CITY OF HARTFORD DOWNTOWN

**MAIN ST**

MINUTES ON FOOT FROM HERE

- 8 The Carousel
- 11 Corning Fountain
- 8 The Bushnell
- 10 Capitol
- Anc. Burying Ground 3



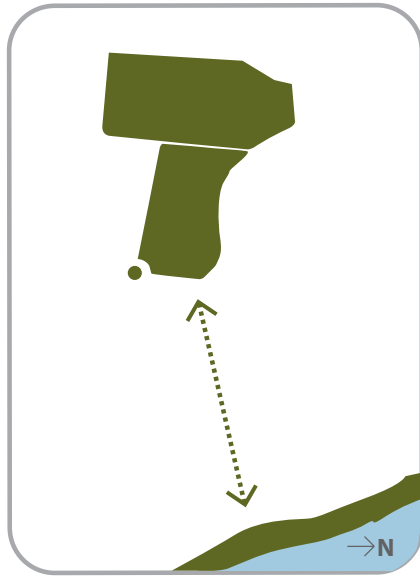
# SPACE

# 1



# Enhancing the Public Realm

Hartford reimagines and remakes its public spaces—downtown parks, plazas and squares—and then strings them together along a gently meandering one-mile promenade called The GreenWalk.



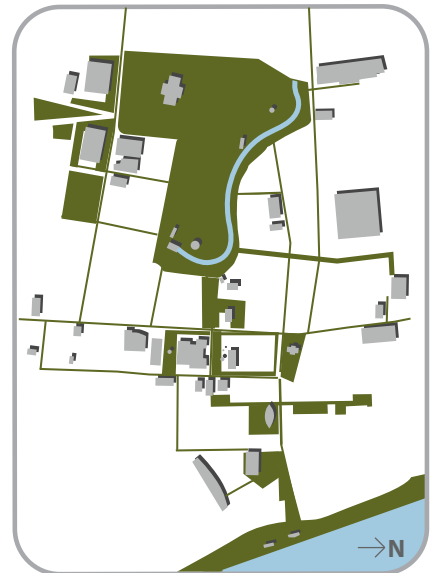
Park and river not connected



Use existing spaces to connect



Cultural assets are scattered



GreenWalk organizes them



## The GreenWalk

A grand and central feature of the iQuilt Plan, the GreenWalk is the fruit of an ambitious plan to create a pedestrian link from the Capitol to the Connecticut River through a series of intertwined public green spaces. Some of the spaces were existing but needed upgrading; others required clearer linkages to connect them to the next space; and some needed to be created. Most of the GreenWalk has now been completed, and it subtly connects downtown pedestrians to most major destinations in powerful ways that had long been considered lost.



- 1 Early sketch by Doug Suisman of the GreenWalk concept (2009)
- 2 GreenWalker sneakers for Hartford

### **Year**

2009–2019

### **Owner/Client**

The iQuilt Plan

### **Design Team**

Suisman Urban Design, Master Planner  
Michael Vergason Landscape Architects,  
Smith Edwards McCoy Architects,  
Domingo Gonzalez Associates, Smart  
Mobility







MY VISION FOR IS...

The Family  
• The Head  
• The Heart  
• The Heritage  
• The Values

Bring Google Fiber

Love HN  
All about  
the Car

LOVE WITH ALWAYS BE NUMBER ONE!

To have LESS construction going on

PEACE!  
Love Make the world

MORE CHALKY STUFF!

NEW JOBS MORE

To be more GREEN  
To be Undivided  
To Make Peace part of Life

To Make Peace part of Life

MORE ART MUSIC!

To be Undivided

To be more efficient

More LOVE!

More LOVE!

AS A FOCUS

Affordable Housing

To be more GREEN

To be Undivided

RESPECT



## EnvisionFest

In the early days of the iQuilt Plan, a great effort was made to bring people together to develop a shared vision for downtown. But plans and slideshows had natural limitations, and the idea surfaced to create a festival which would allow people to experience a preview of a transformed downtown.

Launched in the fall of 2012, EnvisionFest encouraged people to walk the GreenWalk when it was still just an idea: white tents marked the festival route, and at each one visitors could have their "passports" stamped. The festival was a great success, and became an annual event. Over the course of its five-year run more than 100,000 people were able to experience and participate in the making of the vibrant public spaces that the iQuilt Plan envisioned for downtown.



- 1 Map of the first EnvisionFest, whose layout created a temporary GreenWalk for the public to experience
- 2 "Passport" used for stamps obtained at numbered tents along the festival route, to encourage walking
- 3 Walking rewarded with a stamp and a cookie

### Year

2012 – 2016

### Owner/Client

The iQuilt Partnership

### Design Team

Suisman Urban Design











- 1 Before: old shelters and congested sidewalks with narrow walking area
- 2 New shelters and wider walking areas

(left) New wider sidewalk, lighting, and landscaping on Main

## Main Street

In 2012 the City won a very competitive TIGER from federal transportation authorities. The project, called "The Intermodal Triangle", included pedestrian and transit improvements at along Main Street and around State House Square. Wide, automobile-dominated roadways were narrowed and converted into calm city streets with easy crossings for those on foot. Sidewalks were widened and new medians, landscaping, and lighting were introduced. Bus stop areas were enlarged and enhanced with new shelters.

### Year

2012-2017

### Owner/Client

City of Hartford / iQuilt Partnership

### Design Team

Suisman Urban Design, Michael Vergason Landscape Architects,  
Lucy Gibson / Smart Mobility, VHB





- 1 Statehouse Square in the 1960s, with State Street open (visible on the right)
- 2 The square after the closure of State Street in the 1980s to create a pedestrian zone
- 3 2015 enhancement of pedestrian facilities all around the square, including traffic calming, wider sidewalks, new crosswalks, new bus shelters, wayfinding signs and maps, landscaping, and lighting; the project was funded by a highly competitive Federal TIGER grant

(left) New crosswalks, medians, landscaping and lighting

## State House Square

The federal TIGER grant included significant pedestrian and transit enhancements to historic State House Square, making it more accessible to surrounding buildings and streets, and improving bus operations. The main landscape axis of Charles Bulfinch's Old State House was extended to enhance the vistas of the landmark building, and to create a more beautiful entrance gateway from the Founders Bridge into Hartford.

**Year**  
2015-2017

**Owner/Client**  
City of Hartford / iQuilt Partnership

**Design Team**  
Suisman Urban Design, Michael Vergason Landscape Architects,  
Lucy Gibson / Smart Mobility, VHB



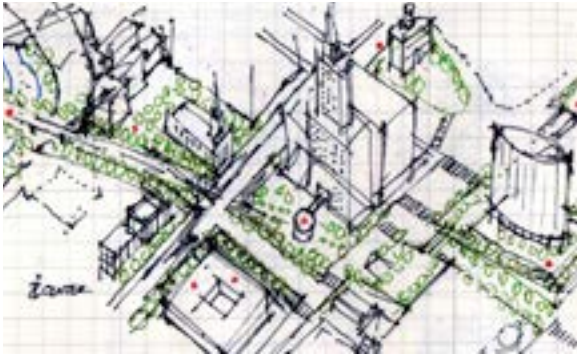


HARTFORD HAS IT

UNIVERSITY  
P  
WEST SIDE

ONLY





- 1 2009 sketch of the GreenWalk at Tower Square
- 2 Aerial of Tower Square in relation to the GreenWalk

(left) Renovated Tower Square with view of the Capitol and Center Church

## Tower Square

At the critical central intersection of Main and Gold, Travelers made a major investment to renovate its front plaza into a more welcoming public square, a major step forward in the realization of the GreenWalk. The plaza has become part of a continuous public realm from the Capitol to the river, and is used for gatherings and public events.

### **Year**


2015 - 2017

### **Owner/Client**

Travelers Insurance

### **Landscape Architect**

Stantec

A group of diverse people are sitting on a stone ledge in an urban setting. They are positioned under a large, vibrant red sculpture that consists of several thick, curved beams. The background shows a city street with a white building and green trees. The scene is brightly lit, suggesting a sunny day.

**"We thought it was worth taking a deep breath and spending out of our endowment in putting 'Stego' in tip-top form. ... We're just trying to be part of several efforts to get the city back into a lively, walkable shape."**

Patrick Pinnell, Ella Burr McManus Trust board member





## Burr Mall

Noted sculptor Alexander Calder's Stegosaurus, a beloved Hartford icon, and its signature public space have been renovated. This elegant public space is one of the finest architectural ensembles in New England. Long the shared plaza of the Atheneum and City Hall, it will now also serve as the *de facto* quad for the UConn campus.

**Year**

2017-2018

**Owner/Client**

City of Hartford, Ella Burr McManus Memorial Trust





## City Hall Entry Plaza

The elegant and dignified classical facade and plaza of City Hall have been enhanced with new paving, restored doors, and updated ornamental fountain. It creates a welcoming public space along Main Street and The GreenWalk.

**Year**  
2013

**Owner/Client**  
City of Hartford

**Architect**  
Crosskey Architects





## Bushnell Gardens

The successful realignment of Gold Street has created the space for a new multi-use landscape called Bushnell Gardens. It will connect Bushnell Park to the Travelers, the Atheneum, and Main Street. It will include teaching gardens, a lawn, and a cafe terrace. The Gardens will be the first significant expansion of Bushnell Park in the 150 years since its creation.

### **Year**

Concept design 2017  
Expected completion 2020

### **Owner/Client**

City of Hartford, The iQuilt Plan

### **Design Team**

Suisman Urban Design, Domingo Gonzalez Associates, TO Design





## Connecticut Square

As part of the renovation of the State Office building and the construction of a new companion parking structure, a former state employee parking lot is being converted into a new, 1-acre public green space called Connecticut Square. It will serve as the central open space of the new Bushnell South neighborhood.

**Year**

Expected completion 2019

**Owner/Client**

State of Connecticut

**Design Team**

Master Plan & Concept: Suisman Urban Design  
Design: Amenta Emma







## iQuilt Innovation Center

The iQuilt initiative found its own home on historic Statehouse Square, thanks to the generosity of Travelers. The Center has become a place to drop by for general information, participate in meetings and discussions about downtown, learn about specific iQuilt and other downtown initiatives, and see the unique Lego model of downtown.

"It's the first location in the city of Hartford promoting creative placemaking and urban design."

Jackie Mandyck, Managing Director  
iQuilt Partnership

**Year**  
2016

**Owner/Client**  
The iQuilt Partnership; The Travelers

**Designer**  
Suisman Urban Design

CULTURE

2



An aerial, top-down view of a city grid, likely downtown Hartford, rendered in a light, monochromatic style. The buildings are represented as simple rectangular blocks with varying heights and orientations. A large, dark teal rectangular area is superimposed over the center of the image, containing white text. The overall aesthetic is clean and modern.

# Connecting Cultural Assets

Downtown Hartford's powerhouse collection of cultural and historic venues are now linked together—organizationally and spatially—as never before.

# Creative Place making.

fundraising symposium



Friday, September 28  
9:00am - 4:00pm  
Rushnell Center for the Performing Arts  
Hartford, CT

## 9:00 - 9:30am Panel Discussion: The State Perspective

Panelists: **Elizabeth Smith**, Assistant Secretary of Economic and Community Development, State of Connecticut; **John DeStefano**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut.

## 9:30 - 10:00am Special Feature: "Connecticut's City Canvas"

City Canvas is a new state initiative bringing together public and private stakeholders throughout the state of Connecticut. The initiative is aimed at enhancing public space through the visual arts and to connect the urban regions of Connecticut with a sustainable manufacturing initiative.

## 10:00 - 10:30am Margaret Bushell City of New Haven

**Project Storefronts, New Haven**  
Project Storefronts, an award-winning program initiated in 2010 by New Haven's Department of Arts, Culture and Tourism allows artists and arts-related businesses selected through a competitive process, to occupy empty retail space in a creative and innovative way.

## 10:30 - 11:00am New Haven

**Speakers**  
• **Ruby Morphy**, Economic Development Administrator, City of New Haven  
• **Margaret Bushell**, Current City Canvas Project Manager, Former Consultant to Project Storefronts

## 11:00 - 11:30am Panel Discussion: The Role of Business in Creative Place-making

Panelists: **Robert S. Gagliardi**, President, The Salsbery Group; **John DeStefano**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut.

## 11:30 - 12:00pm Panel Discussion: The Role of Business in Creative Place-making

Panelists: **Robert S. Gagliardi**, President, The Salsbery Group; **John DeStefano**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut.

## 12:00 - 12:30pm Panel Discussion: The Role of Business in Creative Place-making

Panelists: **Robert S. Gagliardi**, President, The Salsbery Group; **John DeStefano**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut; **Paula Sweeney**, Executive Director, State of Connecticut.

## Creative City Strategy

The iQuilt Partnership led several efforts to convey the benefits of a creative city strategy, that would leverage Hartford's cultural assets and creative talent for larger social and economic benefits. One initiative was a 2012 symposium on creative placemaking, which concerns creating the physical spaces and streetscapes for a vibrant cultural environment. Another was a 2012 speaker series on creative cities, which brought in experts from outside of Hartford to share the experience of other cities.



- 1 Leslie Koch, President of the Trust for Governors Island in New York City, speaking on creative cities in 2012 at TheaterWorks
- 2 Doug Suisman interviews Leslie Koch at the Creative Cities forum
- 3 2102 Creative Place Making funders symposium

(left) brochure for the Creative Place Making symposium held at the Bushnell in 2012





## Wadsworth Atheneum

The elegant renovation of the Atheneum has set the stage for the famous museum to begin activating public space on all four of its sides: Tower Square, Prospect Street, Main Street, and Burr Mall. The Atheneum's facilities now serve as important teaching and convening space for UConn classes and events.

"With the born-again Atheneum, the large, diverse yet exclusive club of the Eastern Seaboard's great museums adds a worthy new member. ... Connecticut, its capital city and the Atheneum itself should be proud."

New York Times

**Year**

2009 – 2015

**Owner/Client**

Wadsworth Atheneum Museum of Art

**Architects**

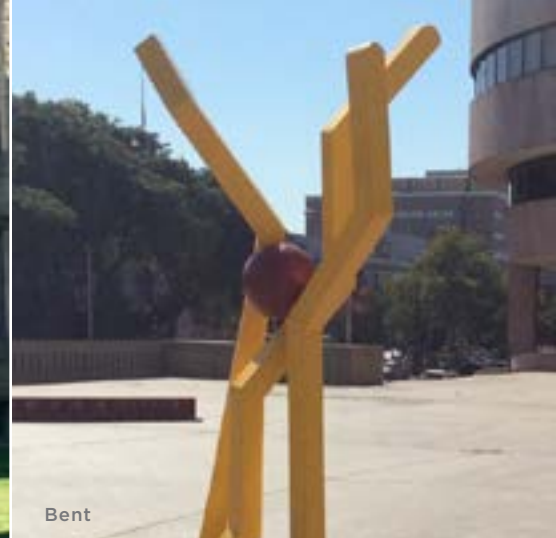
Smith Edwards McCoy Architects



Ambosel



30



Bent



Black & Red



Peacocks



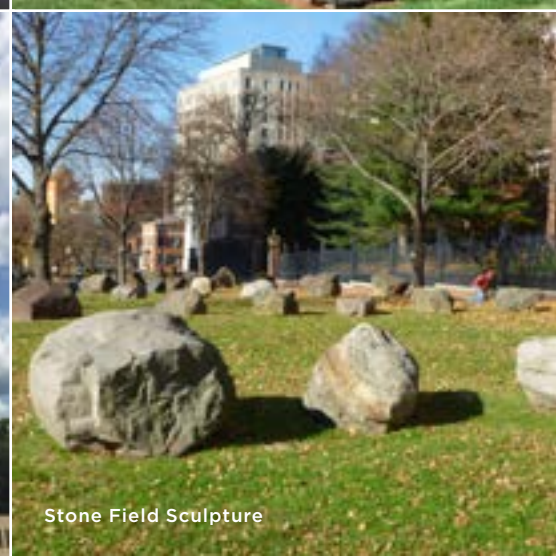
Monolith (Optic)



Song of the Falls Water's Scrin #5



Suncatcher



Stone Field Sculpture



## Current and Past Installations

- **Amboseli**, Denis Curtiss
- **Reconstructed Issues**, Carol Kreeger Davidson
- **Saving the Trees**, Carol Kreeger Davidson
- **Gesture Yin & Yang**, Joe Gitterman
- **Rule Segment (Red)**, Peter Kirkiles
- **Peacocks**, Michael McLaughlin
- **Mandala**, Fancis Patnande
- **Offspring**, Edwin Salmon
- **Samurai Series #9**, Jonathan Waters
- **Unparallel Way No. 3**, Emily Weiskopf
- **Maynooth 2010**, Tom Doyle
- **Suncatcher**, Mundy Hepburn
- **Song of the Falls Water's Scrin #5**, Ann Mallory
- **Y-Livia**, Bradford McDougall
- **Baroque Composition**, David Skora
- **Bent**, David Skora
- **Black & Red**, David Skora
- **Urban Totems**, Brian C. Walters, II
- **30**, Sean Scully
- **Monolith (Optic)**, Conrad Shawcross
- **Stone Field Sculpture**, Carl Andre

## Sculpture on Main Street

Bushnell Plaza Sculpture Garden  
Wadsworth Atheneum  
Stone Field Sculpture

Two initiatives have created companion sculpture gardens on both sides of Main Street. On the east side, the Wadsworth Atheneum has expanded the display of outdoor sculpture on its facade and front lawn. On the west side, Bushnell Plaza and Tower, in cooperation with the iQuilt Partnership, have converted an empty concrete terrace into a welcoming sculpture exhibit. When combined with Carl Andre's "Stone Field Sculpture," Center Church, Travelers tower, and the Atheneum buildings, all four corners of the Gold/Main intersection provide a living exhibition of Hartford's wealth of art and architecture, and an engaging new cultural feature along The GreenWalk.

### Year

2016

### Owner/Client

Bushnell Tower; Wadsworth Atheneum, City of Hartford





2017 restoration of the Center Church steeple

## Center Church & Ancient Burying Ground

Historic Center Church and the Ancient Burying Ground form a unique historic ensemble. The cemetery has been lovingly maintained and restored by the nonprofit organization which oversees it, and the church community recently completed a renovation of its landmark bell tower. Together, the church and burying ground create a rich backdrop for the new Bushnell Gardens, and a central milestone along The GreenWalk.

**Year**

2017

**Owner/Client**

Center Church; Ancient Burying Ground





- 1 Library from Main Street
- 2 Art exhibition on the mezzanine
- 3 The Kitchen cafe facing Main Street

(left) Jazz concert in the Library's Forum space

## Hartford Public Library

UConn Downtown Library  
Art Walk Gallery  
The Kitchen  
Jazz Series

The public library's long-standing central role in the cultural life of downtown and the city has been dramatically enhanced. The library has expanded its suite of public event spaces; partnered with UConn as the university's main downtown library; and activated its stunning glass atrium and terrace along Main Street with an exhibition space and a cafe operated by Billings Forge, one of the most respected forces for social change in Hartford. The library is a key destination along The GreenWalk.

### Year

2014–2018

### Owner/Client

Hartford Public Library

### Cafe Management Team

Billings Forge Community Works





## Connecticut Science Center

This stunning architectural statement by Cesar Pelli creates a gateway into downtown Hartford from the river, and hosts hundreds of thousands of children and visitors per year. Its gardens and terraces provide additional links in The GreenWalk, connecting Constitution Plaza to Mortensen Riverfront Plaza.



**Year**

Opened 2009

**Owner/Client**



Connecticut Science Center

**Design Team**

Pelli Clarke Pelli Architects



# HARTFORD STAGE

 HARTFORD STAGE THE BEST THEATRE PERIOD. SUBSCRIBE TODAY!  
[HARTFORDSTAGE.ORG](http://HARTFORDSTAGE.ORG) 

HARTFORD STAGE COMPANY







## Hartford Stage

Hartford Stage is a Tony-award-winning theater renowned for producing innovative revivals of classics and provocative new plays and musicals—including over 70 world and American premieres—since its founding in 1964. The Stage recently completed a multi-year major renovation of its performance space, lobbies, and entrance. These help activate and enliven the public spaces and pedestrian experience on Church Street and the approaches from Main and Trumbull.

**Year**

2010 - 2019

**Owner/Client**

Hartford Stage Company

**Design Team**

JCJ Architecture; Bartlett, Brainard, and Eacott



CITY ARTS ON PEARL

ENTER

## TheaterWorks—Hoffman Studio

Since 1985, TheaterWorks has provided years of experimental theater, produced more than 130 plays, and created a standout cultural beacon on Pearl Street. Elegant improvements to its historic 1927 facade and streetscape have enlivened the public realm. The theater recently completed the Hoffman Studio, a rehearsal space that also will be used for new programming. The Studio will be available to arts tenants in the building and other arts organizations.

**Year**

2018-2019

**Owner/Client**

TheaterWorks

**Architects**

SLAM Collaborative



Alive  
in the  
Arts

Lincoln  
Center for the  
Arts in the  
Community  
BUSHNELL

Alive  
in the  
Arts

Lincoln  
Center for the  
Arts in the  
Community

BUSHNELL

BOX OFFICE

THE GARDEN



## The Bushnell Center for the Performing Arts

Since its founding in 1919, The Bushnell has been at the heart of Hartford's cultural life, but beginning in 2008 it took on an unprecedented leadership role in shaping a new culture-based vision for downtown. It launched the iQuilt initiative and was a founding member of the iQuilt Partnership. Spurred by its founder's mission to promote the well-being of the entire Hartford community, The Bushnell has generously provided its leadership, expertise, funding, and venue for countless activities related to the cultural, social, and economic revitalization of downtown Hartford, the city, and the region.

(left) Outdoor performances in the Bushnell courtyard during Envisionfest 2012





## Hartford Jazz

Hartford has been a major center for the creation and promotion of jazz since the 1950s, when the basement lounge of the Heublein Hotel became the can't-miss venue for many of the jazz greats of that era. From those days forward, jazz has flourished through organizations such as the Hartford Jazz Society and the Artists Collective; venues such as the Hartford Public Library and Black Eyed Sally's; and events such as the Greater Hartford Jazz Festival. Jazz remains a central feature of downtown Hartford's cultural vitality, and will be celebrated in the Jazz Circle at the new Bushnell Gardens, the original site of the Heublein Hotel.







## Coltsville National Historical Park

Decades in the making, the area known as “Coltsville” — including the former Colt Factory, Colt’s residence known as “Armsmear”, the Church of the Good Shepherd and Parish House, worker housing, and the adjacent Colt Park — has been authorized by Congress to become a national historical park. With significant rehabilitation completed on the factory complex, the area has already become a major new hub for startup companies, offices, schools, housing, restaurants, and brewpub. The Coltsville district promises to inject new vitality into downtown and the surrounding neighborhoods.

- 1 The Parish House of the Church of the Good Shepherd, located within Coltsville National Historical Park, designed by Edward Tuckerman Potter, and listed on the National Register of Historic Places
- 2 National Park Ranger leads tour of the new Coltsville National Historical Park

**Year**  
Authorized 2014  
**Owner/Client**  
National Park Service



## Charter Oak Mile

Working with the National Park Service, the iQuilt Partnership has developed the concept plan for Charter Oak Mile, a historical/cultural promenade along Buckingham Street and Charter Oak Avenue that connects the state Capitol grounds to Coltsville and the Connecticut River. The Mile is lined with some of the most interesting and diverse structures and destinations in the region, which will be highlighted with wayfinding signs and historic markers.



- 1 Prototype cultural kiosk along Charter Oak Mile
- 2 Map of Charter Oak Mile, from the Capitol to Coltsville

(left) major cultural, historic, and architectural features along Charter Oak Mile

### Year

2017-ongoing

### Owner/Client

iQuilt Partnership; City of Hartford

### Design Team

Suisman Urban Design

5 Joseloff Gallery

4 University of Hartford  
Performing Arts Center

2 Artist Collective

Mark Twain House

6 7 Harriet Beecher  
Stowe Center

1 Real Art Ways

3 Trinity Film Studio  
(Cinestudio)

## Outside Downtown

The iQuilt Plan called for a two-way network of cultural organizations inside and outside of downtown Hartford. The plan envisioned not only new cooperative relationships between cultural venues and institutions (cross-marketing and cross-programing), but more physical connections, so that audiences would be encouraged to move easily from downtown to neighborhood and vice versa.



# EDUCATION

# 3



# Becoming a University Town

Downtown Hartford, at the heart of New England's "Knowledge Corridor", is now becoming the focal point of a regional consortium for higher education, creating a true university town vibe with associated economic and research benefits.



University of Hartford

University of Hartford  
Performing Arts Center

University of  
St. Joseph

University of St. Joseph  
School of Pharmacy

Capital Community  
College

Liberal Arts  
Action Lab

UConn  
Hartford

Manchester  
Community  
College

Trinity  
College

Goodwin  
College



# Hartford Consortium for Higher Education

A consortium of higher education institutions is recentering itself downtown with major new educational and research facilities. Most of those with main campuses outside of downtown are opening satellites.



### Public

University of Connecticut  
 University of Massachusetts  
 Central Connecticut State University  
 Southern Connecticut State University  
 Westfield State University  
 Charter Oak State College

### Community College

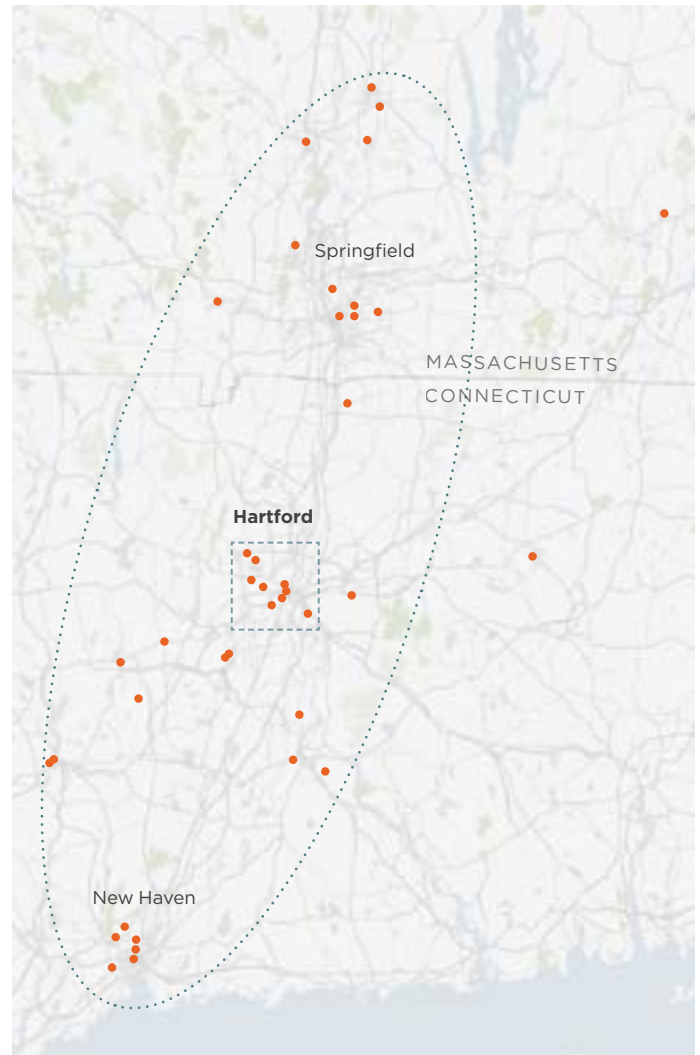
Asnuntuck Community College  
 Manchester Community College  
 Capital Community College  
 Middlesex Community College  
 Gateway Community College  
 Naugatuck Valley Community College  
 Greenfield Community College  
 Springfield Technical Community College  
 Holyoke Community College  
 Tunxis Community College

### Private

Albertus Magnus College  
 American International College  
 Amherst College  
 Bay Path College  
 College of Our Lady of the Elms  
 Goodwin College  
 Hampshire College  
 Hartford Seminary  
 Holy Apostles College & Seminary  
 Lincoln College of New England  
 Mount Holyoke College  
 Paier College of Art  
 Post University  
 Quinnipiac University  
 Rensselaer at Hartford  
 Smith College  
 Springfield College  
 St Thomas Seminary  
 Trinity College  
 University of Hartford  
 University of New Haven  
 University of Saint Joseph  
 Wesleyan University  
 Western New England University  
 Yale University

# Knowledge Corridor

Hartford lies at the center of New England's Knowledge Corridor, a consortium of more than forty institutions of higher learning.



## Capital Community College

Capital Community College arrived on Main Street more than ten years ago. It brought new life to a shuttered landmark building that was once home to G. Fox & Company department store. CCC has a growing student body and educational presence downtown, with many students the first in their family to attend college.



## University of St. Joseph

The West Hartford campus opened its important downtown satellite for the School of Pharmacy in 2011. Its prominent location puts feet on the street along Trumbull, and provides a welcome tenant for the XL Center.



## Goodwin College

Though located across the river in East Hartford, Goodwin College has a growing campus and increasing presence in the higher educational consortium of metropolitan Hartford, and its presence is felt downtown.



## University of Hartford

The main campus now extends eastward towards downtown with its performing arts center on Albany Avenue; and an exploratory effort is underway to consider a campus satellite in downtown itself.

“Could the five colleges share a space? Could we co-lease a place? If we have students there, could they live together? Why don’t we make a college or university village in Hartford where young people are active and hanging out? I believe that if Hartford became more of a college town, it would be a huge bonus for us.”

Gregory Woodward, President  
University of Hartford

## Central Connecticut State University

CCSU is now linked directly to downtown Hartford via the Fastrak bus rapid transit line.





**“ UConn’s new downtown campus is an investment in higher education, in our capital city, and in our state’s economy. ... Importantly, we are connecting students with all the city has to offer—museums, shops, restaurants, night life, and sports venues—showing the next generation of young professionals how vibrant Hartford is becoming.”**

Governor Dannel P. Malloy



## UConn Hartford Campus

In a strong vote of confidence in downtown Hartford, the University of Connecticut decided in 2012 to invest \$140 million to create its first comprehensive downtown campus. Five years later, UConn opened its doors in an elegant new building by architect Robert A.M. Stern that included a rehabilitation of the adjoining neo-classical facade of the former Hartford Times Building. Combined with the UConn Business School on Constitution Plaza, the School of Social Work, and space-sharing partnerships with the Hartford Public Library and the Wadsworth Atheneum, UConn has created a true multi-building campus, and is already bringing new intellectual, social, and cultural vitality into the heart of the city.

### Year

2015-2017

### Owner/Client

University of Connecticut

### Design Team

Robert A.M. Stern Architects

"UConn Hartford is not only brick, mortar, and steel. It is a living, breathing institution at the core of this city. It will be part of the backbone of Hartford: a place of learning, engagement, and discovery, and a vibrant part of this neighborhood and the capital city as a whole."

Susan Herbst, UConn President

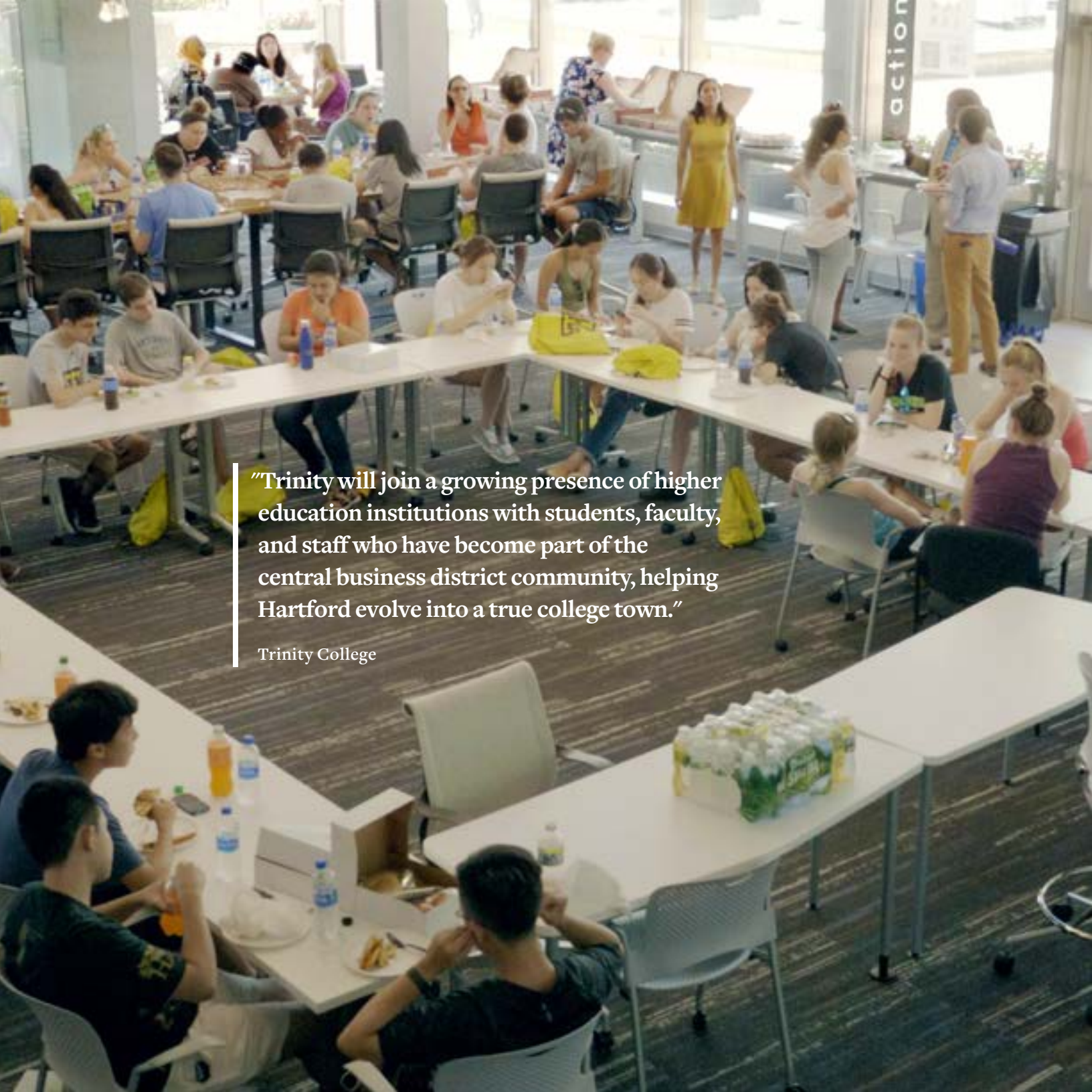




UCONN

UCONN

P



“Trinity will join a growing presence of higher education institutions with students, faculty, and staff who have become part of the central business district community, helping Hartford evolve into a true college town.”

Trinity College





## Capital Community College & Trinity College Liberal Arts Action Lab

More than 140 years after it moved out of downtown Hartford, Trinity College has returned with a bang, opening its Liberal Arts Action Lab in a highly visible pavilion at the heart of Constitution Plaza. It is bringing a new constituency to the plaza, and adding to Hartford's growing strength as an innovative college town. In this venture, Trinity has partnered with Capital Community College.

**Year**  
2017

**Owner/Client**  
Trinity College with Capital Community College

**Design Team**  
JCJ Architecture

# HOUSING



# 4

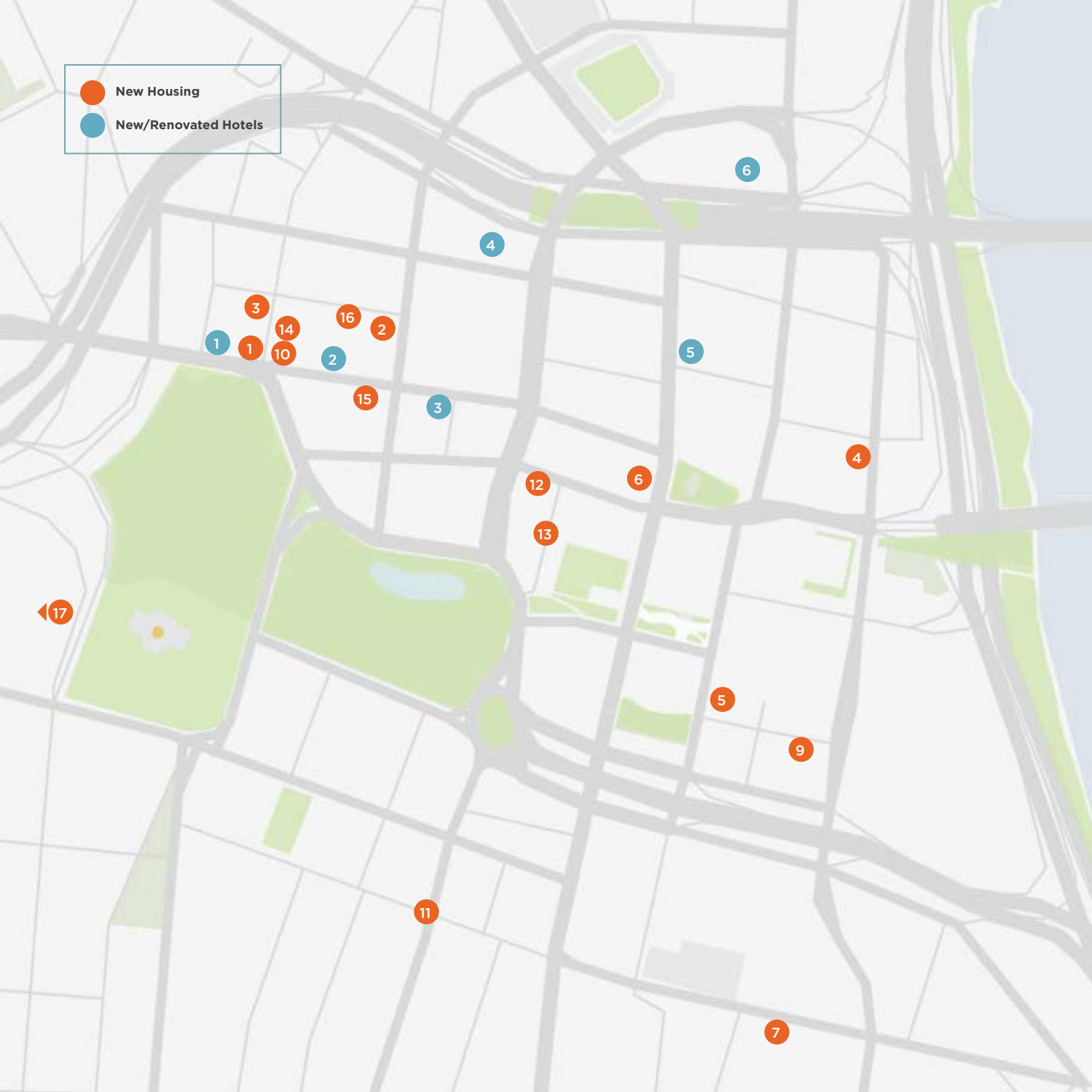




# Living Downtown, Again

Once the home of parkside hotels and genteel residential streets, downtown is roaring back as a place to spend the night and to live, with new investments in housing, hotels, and mixed-use projects, encouraged by a progressive new zoning code and boosted by public financing.

 **New Housing**  
 **New/Renovated Hotels**



- 1 The Hollander
- 2 Grand on Ann
- 3 179 Allyn
- 4 Spectra
- 5 Front St. Lofts
- 6 777 Main
- 7 Capewell Lofts
- 8 40 Elm
- 9 81 Arch
- 10 Teachers Corner
- 11 Noble Gas Apartments
- 12 Spectra Pearl
- 13 36 Lewis
- 14 Lewtan Building
- 15 Hartford Lofts
- 16 103-121 Allyn
- 17 Capitol Lofts

- 1 Red Roof PLUS+
- 2 Homewood Suites by Hilton
- 3 Goodwin Hotel
- 4 Hilton
- 5 Residence Inn by Marriott
- 6 Red Lion Hotel

## Downtown Overnight: Housing and Hotels

The Capital Region Development Authority was created in 2012 by Governor Malloy with a goal of spurring 3,000 new housing units in downtown Hartford. Capitalized with more than \$120 million, the Authority has primarily deployed bridge loans to spur the renovation of existing buildings as well as new construction. It has already passed the half way point in meeting its goal, helping to bring a surge of new residents, jobs, and businesses to downtown.



**1 The Hollander**

Open 2009  
70 units  
\$22.2 million



**2 Grand on Ann**

Open 2014  
26 units  
\$5.3 million



**3 779 Allyn**

Open 2014  
63 units  
\$14.9 million



**4 Spectra**

Open 2015  
190 units  
\$24 million



**5 Front Street Lofts**

Open 2015  
121 units  
\$36 million



**6 777 Main**

Open 2016  
285 units  
\$80 million



**7 Capewell Lofts**

Open 2017  
72 units  
\$27 million



**8 40 Elm**

Open 2015  
6 units  
\$1.1 million



**9 81 Arch**

Under construction 2018  
54 units  
\$20 million



**10 Teachers Corner**

Open 2019  
60 units  
\$20 million



**11 Noble Gas Apartments**

Open 2018  
8 units  
\$4 million



**12 Spectra Pearl**

Under construction 2018  
258 units  
\$50 million



**13 36 Lewis**

Open 2016  
6 units  
\$1.8 million



**14 Lewtan Apartments**

Proposed 2018  
28 units  
\$5.6 million



**15 Hartford Lofts**

Proposed 2018  
98 units  
\$1.4 million



**16 103-121 Allyn**

Proposed 2018  
66 units  
\$18.4 million



**17 Capitol Lofts**

Open 2017  
112 units  
\$36 million



“...these projects have the power to reshape Hartford in a way that promises to position it for growth in an era when cities nationwide are flourishing.”

Hartford Courant





- 1 Aerial view of Capitol Avenue looking east The Bushnell
- 2 View of Bushnell Commons looking north
- 3 View of Capitol Avenue sidewalk looking west towards The Bushnell

## Bushnell South

Long known as the infamous “sea of parking” next to The Bushnell and State offices, this 28-acre area is now being master planned to create a vibrant mixed-use neighborhood that will merge with the historic South Downtown community. “The first step toward the completion of this master plan is the rehabilitation of the State Office Building and the construction of two new parking structures, one on Buckingham followed by a second north of Capitol. This will allow the existing surface parking lots to be converted into mixed-use projects with apartments, retail, and restaurants.

**Year**  
Parking structure: expected 2019

**Owner/Client**  
State of Connecticut

**Master Planner**  
Suisman Urban Design



## Downtown North

The ambitious plan would be built on four vacant lots around Dunkin' Donuts Park, and would provide 800 rental units and 60,000 square feet of retail, restaurants, bars, entertainment, and galleries. The development has the potential to connect downtown Hartford to the neighborhoods to the north. It would be one of the largest downtown developments since the convention center was built in 2005.

(left) Sketch of proposed mixed-use development

### **Year**

Construction planned 2019

### **Owner/Client**

RMS Companies, City of Hartford

### **Design Team**

RMS Companies



The renovated Goodwin Hotel



- 1 1859 Heublein Hotel matchbook (demolished)
- 2 1913 Bond Hotel (renovated)
- 3 1954 Statler Hilton (demolished)
- 4 1964 Hotel America (renovated as apartments)

## Hotels

Most of greater Hartford's hotels have long been concentrated in downtown. Many of the elegant old establishments disappeared, but there is a growing number of new and renovated hotels which are bringing fresh life to the streets and downtown venues.

See map on page 94

- 1 Red Roof PLUS+
- 2 Homewood Suites by Hilton
- 3 Goodwin Hotel
- 4 Hilton
- 5 Residence Inn by Marriott
- 6 Red Lion Hotel

“These zoning regulations not only bring Hartford into the 21<sup>st</sup> century, but they also position Hartford as a model for economically and environmentally sustainable urban development.”

Sara C. Bronin, Chairwoman, Planning & Zoning Commission





## A New Zoning Code

The City has produced and adopted a progressive, award-winning zoning code that encourages sustainable, mixed-use, transit-oriented development.

- Promotes economic growth by simplifying requirements and permitting most mixed-use, commercial, and residential projects without a lot of red tape.
- Embraces entrepreneurship and innovation by allowing maker-spaces and incubators nearly anywhere in the city.
- Adopts innovative, form-based provisions that envision appealing, dense developments that are compatible with existing fabric.
- Promotes environmental sustainability, allowing wind and solar energy, facilitating stormwater management, and boosting local food production.
- Promotes equity, by allowing more affordable housing (including micro-units), expanding local food production, and promoting bike and pedestrian mobility.
- Eliminates minimum parking requirements citywide—becoming a national leader in the fight to ensure our cities are designed for people, not cars.


**Year**  
2016

**Owner/Client**  
City of Hartford

WORK

5





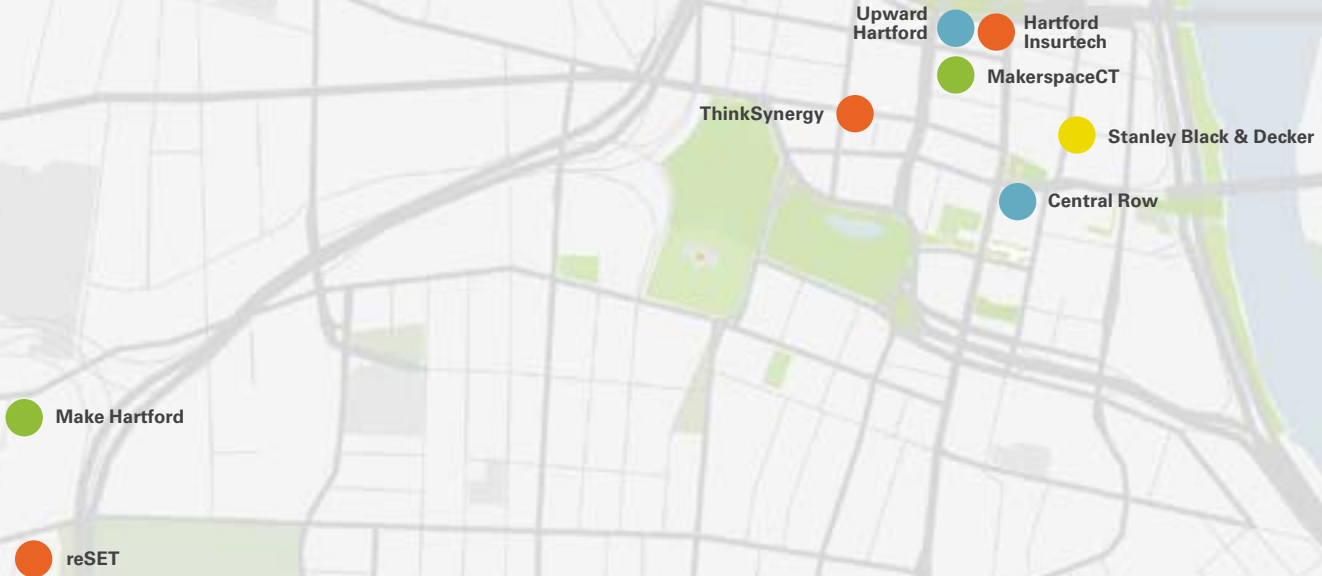
# Innovating in the Workplace

An entrepreneurial dynamo for generations—in shipping, manufacturing, finance, and insurance—Hartford is getting its groove back as a place for inventive and innovative work, ranking 6th in the nation for young entrepreneurs.

- Accelerator Space
- Co-Working Space
- Maker Space
- Stanley Black & Decker

"... An enormous win in our effort to make Hartford a hub for innovation in our region's core industries."

Hartford Mayor Luke Bronin



## Accelerator Spaces

A burst of new incubator and co-working spaces has appeared in downtown, reflecting new trends in business development, employment, and office space, and filling numerous work spaces which have long lain empty.



## Co-Working Spaces

Co-working spaces have spread internationally, and represent a new, flexible form of workspace, well suited to the digital age. Downtown Hartford has seen the creation of several co-working spaces, which are bringing new vitality to the business community and street environment.



“Connecticut has the potential to be a national leader and invest in the next generation of makers. Our manufacturing history can be the foundation for a vibrant, tech-savvy, economy-driving future.”

Devra Sisitsky, Executive Director MakerspaceCT

## Maker Spaces

Drawing on its long history of invention and manufacturing, Hartford has joined the national “maker space” movement, with several newly opened facilities.





"Strong urban cores, and in particular a vibrant capital city, are essential to Connecticut's ability to thrive, which is why we decided to locate this important new initiative in Hartford."

Jim Loree, President + CEO  
Stanley Black & Decker







## Stanley Technology Center

Stanley+Techstars Additive Manufacturing Accelerator & Manufactory 4.0

Stanley Black & Decker has made a major commitment to downtown Hartford with the opening of its 30,000-square-foot additive manufacturing center on Constitution Plaza. Each of the start-up businesses housed there is researching new applications for additive, or 3D manufacturing. Businesses are from Canada, Ireland, Israel, and the United States.

**Year**

2018

**Owner/Client**

Stanley Black & Decker, Techstars





## State Office Building Renovation

The historic State Office Building, completed in 1931, is undergoing a \$205 million renovation to create 350,000 s.f. of modern, efficient and sustainable workplaces for some 2,000 employees.

**Year**

Expected 2019

**Owner/Client**

State of Connecticut

**Design Team**

Amenta Emma



## State Office Consolidation

In its efforts to save taxpayers money and to organize its operations more efficiently, the State purchased and renovated a pair of empty office towers on Columbus Boulevard next to Constitution Plaza and relocated hundreds of State workers from scattered locations into a consolidated venue.

# ENTERTAINMENT

# 6

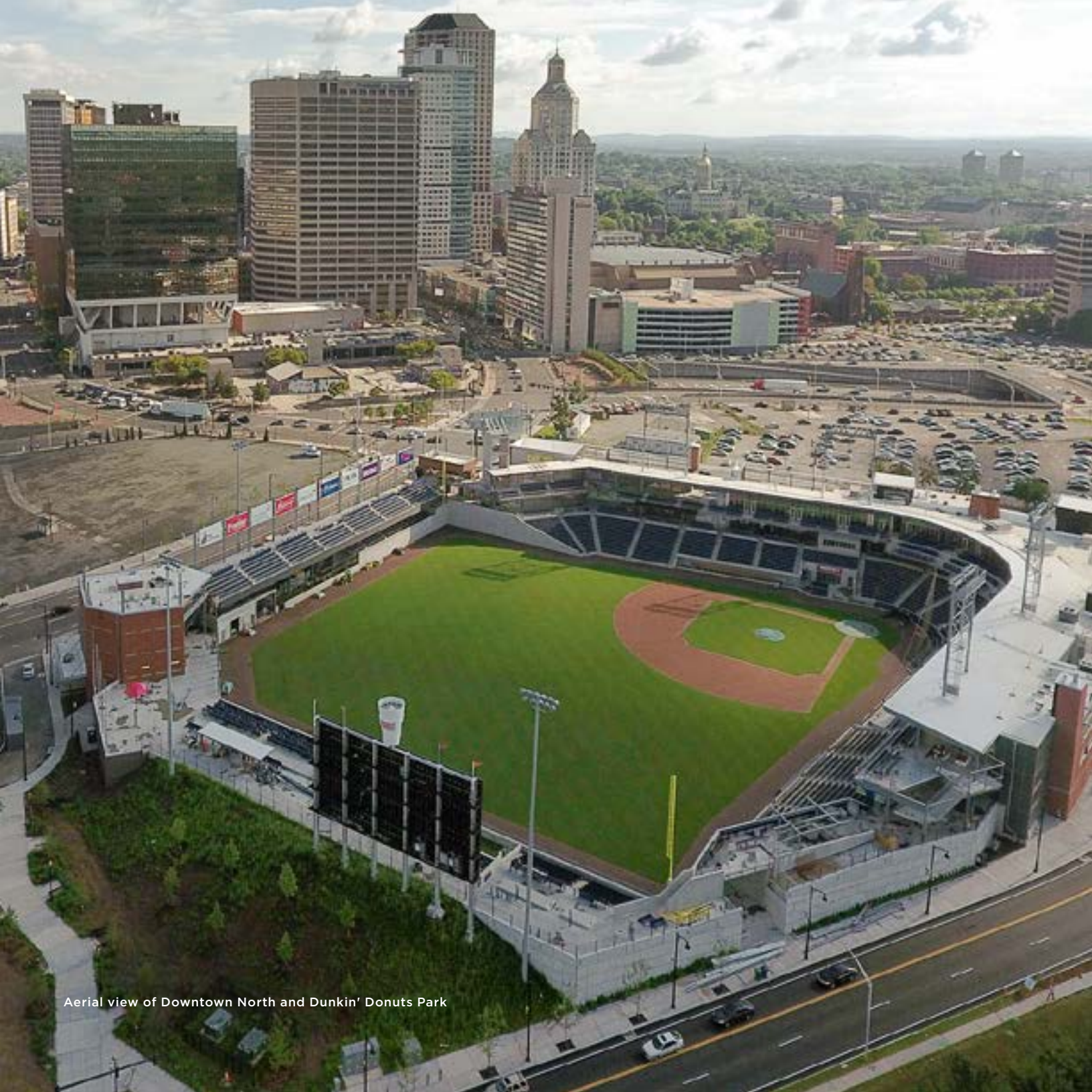




# New Places for Sports & Play

New and renovated stadiums, arenas, concert halls, night spots, playgrounds and skating rinks confirm downtown's growing role as the region's entertainment hub, and helped Hartford achieve a rank of 31 in the best 100 places to live in the U.S.\*

\* US News & World Report, March 2017



Aerial view of Downtown North and Dunkin' Donuts Park



## Dunkin' Donuts Park

Hartford's new professional baseball stadium and minor league Yard Goats have proven to be a smash hit with Hartfordites. In 2018, the team had 47 sellouts and a total of 408,942 fans.

“Yard Goats fans continue to demonstrate a vibrant passion for Dunkin' Donuts Park. It's truly an honor to be named Best Double-A Ballpark for the second year in a row, and to win in back-to-back years as only a Major League franchise has before.”

Mike Abramson, Hartford Yard Goats General Manager

**Year**  
2017

**Owner/Client**  
City of Hartford

**Design Team**  
Pendulum Studio; The S/L/A/M Collaborative; Newman Architects







- 1 Speedboat and schooner at Coltsville
- 2 Dragon Boat and Asian Festival
- 3 Lincoln Sculpture Walk mobile tour, launched in 2016

## Riverfront Recapture

The project that kickstarted downtown Hartford's revival in the 1980s has now grown into one of the city's premier public and recreational spaces; it has continued to add park acreage, trails, boating programs, and festivals, and is now working to link up with walking and bike trails in neighboring cities to create a true ring of parks for the region.

### Year

1998 - present

### Owner/Client

City of Hartford; Town of East Hartford

### Operator

Riverfront Recapture; City of Hartford; Town of East Hartford; Metropolitan District Commission





Existing site with unused stadium

## Dillon Stadium

The renovation of Dillon Stadium is nearing completion, promising a freshly renovated venue for a growing base of soccer fans, and an adjacent event space that will help animate the pedestrian environment all the way from the downtown.



"It's exciting from a cultural and economic standpoint. The more success we have as a business, the more we will be able to create for the Hartford region."

Bruce Mandell, CEO and Chairman, Hartford Sports Group

**Year**  
2019

**Owner/Client**  
City of Hartford; CRDA; Hartford Sports Group

**Design Team**  
JCJ Architects



Proposed renovation of XL Center

## XL Center

The Capital Region Development Authority is finalizing plans for a \$100 million renovation of the 43-year-old XL Center. The Center, a multi-purpose arena and convention center, is the largest live entertainment and sports facility in Connecticut. It is home to the AHL's Hartford Wolf Pack, University of Connecticut Men's Ice Hockey, and University of Connecticut Men's and Women's Basketball Teams. The project will include new entrances, seating, and infrastructure for the 16,000-seat venue. Additional improvements may be phased in later stages, spreading out the cost over years.

**Year**

2016 to completion

**Owner/Client**

Capital Region Development Authority

**Design Team**

Stafford Sports, SCI Architects





- 1 Business card of a late 19th century skating equipment store on Main Street in Hartford
- 2 Ice skating and hockey, Hartford, late 19th century
- 3 Winterfest at night, with Bushnell Park and Capitol

## Winterfest

Reviving a beloved tradition going back to Bushnell Park's origins in the 19th century, the iQuilt Partnership in 2009 brought free ice skating back to the park, along with tens of thousands of new fans. Two miles of piping produce ice on the 100' x 100' rink. Each year Winterfest brought more than 36,000 ice skaters into the city, and gave free skating lessons to 260 people. Over 65% of the employees are Hartford residents.

**Year**  
2009 to present

**Owner/Client**  
The iQuilt Partnership; City of Hartford







## Bushnell Park Carousel & Playground

The park's spectacular carousel got a handsome upgrade, with restored horses, a new entrance, and a new event room, reflecting its growing popularity as a destination for Hartford families. The adjacent fraying playground has also been renovated.



### **Carousel**

#### **Year**

2016-2018

#### **Owner/Client**

City of Hartford, New England Carousel Museum

#### **Design Team**

Joel Raphael Associates; The New England Carousel Museum Restoration Workshop

### **Playground**

#### **Year**

2017-2019

#### **Owner/Client**

City of Hartford; Bushnell Park Foundation

INFINITY  
Music Hall  
Portland, Connecticut





## Infinity Hall

Infinity Hall began as a single location in picturesque Norfolk, Connecticut. The second venue, Infinity Hartford, opened in 2014. The Music Hall seats about 500 total—400 on the stage level plus 90 in the Mezzanine, which offers full wait service for dining before and during the show. Stage level seating is flexible to accommodate cabaret style seating, traditional theater seating and standing/general admission, as well as private events. A separate Infinity Bistro accommodates about 90 diners. The Music Hall hosts hundreds of shows each year, featuring notable artists from all genres, styles, and eras.

**Year**  
2014

**Owner/Client**  
Infinity Hall

# STREETS

# 7





# Complete & Vibrant Streets

Long consigned to commuter car traffic and relatively empty of life, Hartford's streets are enjoying a renaissance of renovation with new traffic calming, alluring streetscapes, storefront retail, and bar and restaurant nightlife.





- 1 Complete Streets Working Group
- 2 Complete Streets outreach for the region

## Complete Streets

The City of Hartford has been a leader in the promotion and creation of Complete Streets. In 2016, the City Council adopted a Complete Streets policy, which enables and requires streets designed, operated, and maintained to ensure safe travel for users of all ages and abilities, whether they are walking, bicycling, driving, or taking transit. Mayor Bronin has designated a Bicycle & Pedestrian Coordinator, who convenes a monthly Complete Streets Working Group, made up of City staff, regional officials, nonprofits, and private entities. This group works with the City Sustainability Office to achieve the transportation-related goals of Hartford's Climate Action Plan.

### Year

Ongoing

### Owner/Client

City of Hartford, Complete Streets Working Group, The iQuilt Partnership







- 1 Bushnell Park North in the early 1900s, following and facing the undulating Park River
- 2 Cross-section of roadway before, with four lanes of traffic, narrow sidewalks
- 3 Cross-section of roadway after, with two lanes, wide sidewalks

(left top) Fast four-lane roadway with concrete median  
 (left bottom) New calm two-lane boulevard with wide sidewalks, new bus stops, and additional parking

## Bushnell Park North Road Diet

In 2010 the iQuilt Plan proposed major reconstruction to convert the half-mile of highway-like roadway along the edge of Bushnell Park into a calm, tree-lined boulevard. In 2012, Federal officials awarded a coveted \$10 million TIGER grant to implement the project, which was completed in 2018. The design narrowed the roadway, calmed traffic, enhanced bus stops for CTfastrak, provided additional on-street parking, created an elegant promenade for walking, sitting, and biking along the park side (see Horace Bushnell Promenade); and set the stage for new mixed-use development along the north side. The ultimate goal is to restore the street, which once edged the Park River, to its former role as downtown's elegant front door facing the park.

### Year

2010–2018

### Owner/Client

City of Hartford, The iQuilt Plan

### Design Team

Suisman Urban Design, Michael Vergason Landscape Architects, Domingo Gonzalez Associates, Smart Mobility, BETA Group





Front Street on iQuilt's downtown mini-maps

## Front Street

Part of the original Adriaen's Landing vision in the late 1990s, the Front Street project has evolved into an active mixed-use entertainment district. It serves the Convention Center, UConn students, casual visitors, and the downtown and regional population as a whole. With the construction of new housing and retail on adjacent Arch Street, the project has reached its fourth and final phase. Front Street now includes a range of housing, restaurants, retail, and a bookstore, along with the major anchors of Infinity Hall and UConn's new downtown campus.

"Today the Front Street District has become a thriving entertainment area in downtown Hartford."

Edward Main, CBS Connecticut

**Year**

2006–present

**Owner/Client**

Capitol Region Development Authority





## Pratt Street

Once Hartford's premier shopping street, Pratt Street has suffered like downtown streets elsewhere from the decline in retail. But under the auspices of the Hartford Business Improvement District, it has found new life with a fresh renovation of its special paving; closure to traffic at lunchtime; and activation of public life with dining tables, concerts, dancing, and other public events.

"We always considered it the spine of downtown, the street that connects Main Street to the central business district. It's been an iconic street, and it adds to the ambiance that we love in a vibrant city."

Julio Concepción  
CT State Representative for Downtown

**Year**

1989–2016

**Owner/Client**

City of Hartford

**Operator**

Hartford BID

**Design Team**

Smith Edwards McCoy Architects; To Design





1957 Christmas catalog cover, G. Fox & Company department store

## Street Fronting Retail

One of the most evident bellwethers of urban vitality, urban cafes and restaurant terraces have been springing up with greater frequency throughout downtown, often in unexpected places.



WALK-BIKE

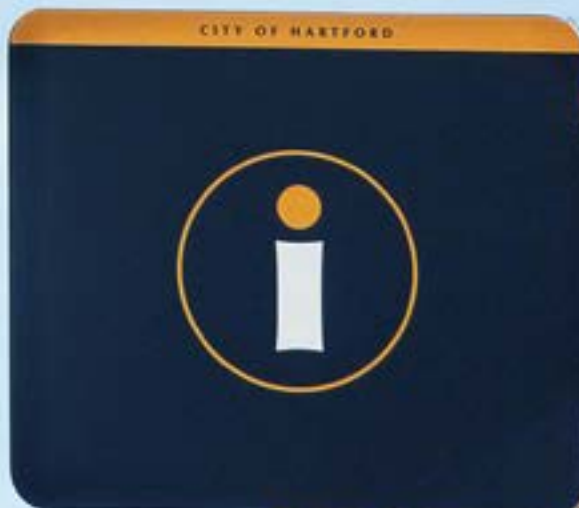
8





# Better Walking, Running & Biking

In downtown Hartford, a long habit of engineering for automobiles is giving way to design priority for pedestrians and bicyclists, with new wayfinding signs, wider sidewalks, safer crosswalks, bike lanes, and bike facilities.





Wayfinding panel on "pedhead," with new street signs.

## Downtown Hartford Wayfinding

An ingenious, cost-effective, and eye-catching system allowed the rapid installation of wayfinding signs and maps throughout downtown, providing an early glimpse of the iQuilt vision.

**Year**  
2012

**Owner/Client**  
City of Hartford, The iQuilt Partnership

**Design Team**  
Suisman Urban Design, Sign Pro





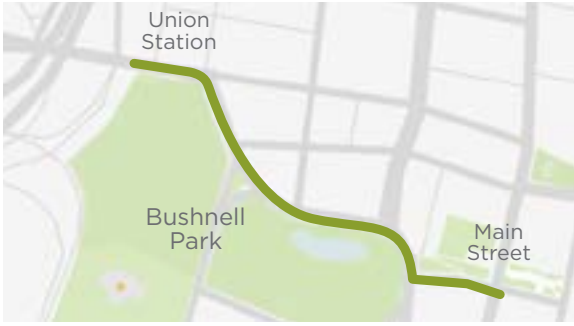
## Walk Friendly City

Hartford's decade-long efforts to improve walkability and pedestrian safety was recognized in 2018 with the silver medal by Walk Friendly Communities, a national nonprofit organization. Hartford is the only city in Connecticut to have received the walk friendly designation. As a silver level recipient it joins cities such as Boulder and Santa Monica. The city was recognized for a range of initiatives, including: new crosswalks and "scramble" intersections; its "complete streets" initiative and new zoning code; and the iQuilt Plan.



A group of downtown residents and workers celebrate the designation of Hartford as a Walk Friendly City.





(left) Before/after photos showing how the roadway was narrowed in order to "calm" traffic and widen the sidewalk from an unprotected 6' path to a 30'-wide promenade

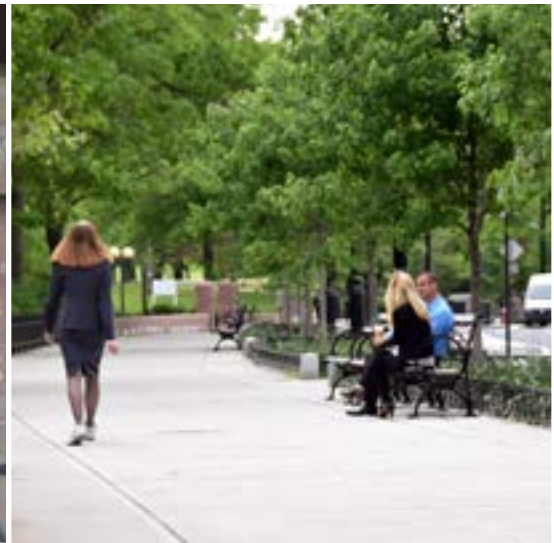
## Horace Bushnell Promenade

The Horace Bushnell Promenade is a beautiful new 30' wide pedestrian and bike-friendly public space that runs along the north side of Bushnell Park, extending half a mile from Union Station to Main Street. The Promenade effectively enlarges the northern edge of Bushnell Park, reclaiming some of the park space that was lost to roadway widening in the 1950s. The Promenade includes a new brownstone perimeter wall for sitting and leaning; new street trees for shade and foliage; environmentally friendly planters that serve as rain gardens; energy efficient pedestrian and roadway lighting; new benches, bike racks, and street furnishings; and six new or enhanced brownstone gateways into Bushnell Park, marked with bronze plaques.

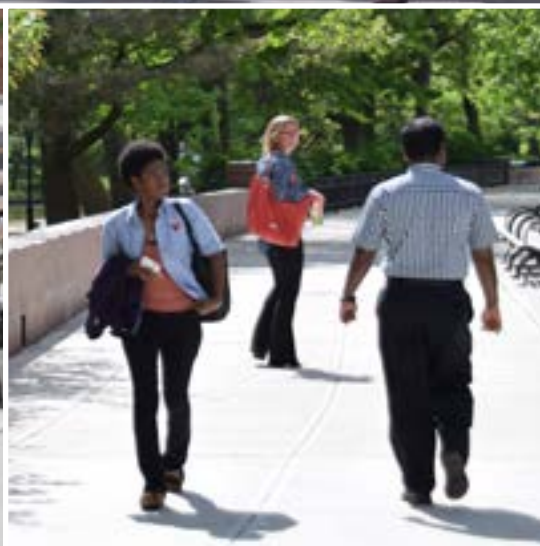
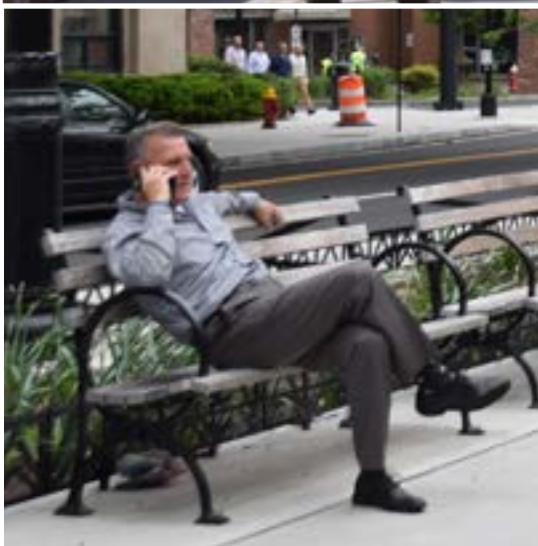
**Year**  
2012–2018

**Owner/Client**  
City of Hartford, The iQuilt Plan

**Design Team**  
Suisman Urban Design, Michael Vergason Landscape Architects, Domingo Gonzalez Associates, Smart Mobility, BETA Group













# HARTFORDS



## Bike Friendly City

The City of Hartford was designated as a 2016 Bicycle Friendly Community. The award recognized the steps that the City and its residents have taken to promote bicycling. These include the creation of a city-wide bike plan; engineering for bike lanes; education for improving safety; and encouragement for building a durable bike culture. Hartford received the bronze level award, which was given by the League of American Bicyclists, a national advocacy group.



- 1 In the late 19th century Hartford was a major design and manufacturing center for bicycles
- 2 Ladies Cycle Club, Memorial Arch, Hartford, late 1900s
- 3 Draft of the City of Hartford's proposed bike network through downtown

(left) Biking into Bushnell Park at Fox Gate





- 1 Bicycle Train at BiCiCo
- 2 BiCiCo (Bicicletas y Comunidad)
- 3 HBID's program of roadside assistance for bicyclists

(left) Bike riding on the Horace Bushnell Promenade

## Bike Initiatives

Among the initiatives that have enhanced bike riding downtown and around the city:

- The Hartford Business Improvement District offers free bicycle roadside assistance as part of its suite of services.
- BiCiCo (a program of the Center for Latino Progress) provides opportunities to improve youth and adult safety, sustainable transportation, youth programs, mechanics classes, job training, and bicycles.

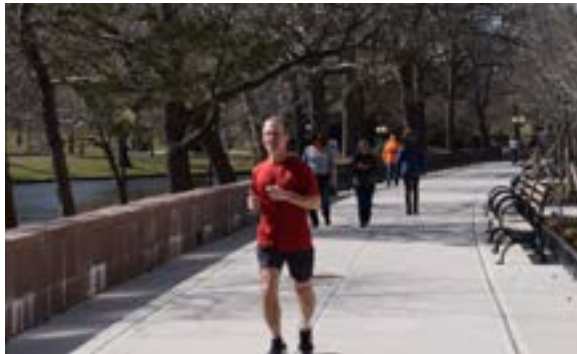






## East Coast Greenway

Downtown Hartford, Bushnell Park, and Constitution Plaza lie directly along this 3,000-mile route from Maine to Florida. Within downtown, new paths and signs encourage and welcome bike riders to Hartford, where a growing group of bike advocates is calling for better bike facilities throughout the city and region.



- 1 The Greenway extends from Florida to Maine, and runs through Bushnell Park
- 2 Jogging on the Horace Bushnell Promenade

(left) Eversource Hartford Marathon finish line at Memorial Arch in Bushnell Park

## Marathon/Jogging

Now in its 25th year, the Eversource Hartford Marathon attracts more than 10,000 runners to the streets of downtown Hartford for a variety of events, including the marathon, a half marathon, a 5k, and a marathon relay. Other downtown running resources include new paths along the Connecticut River and along Bushnell Park on the Horace Bushnell Promenade.

# TRANSPORTATION

# 9



# New Transportation Systems

A region long focused on automobiles and interstates is now investing heavily in multi-modal systems that include bus rapid transit, commuter and inter-city rail, an expanding international airport, and smarter highway design, all converging on downtown Hartford.





CTfastrak stop along the Horace Bushnell Promenade

## CTfastrak

After fifteen years of planning, and three years of construction, Connecticut's first bus rapid transit (BRT) line opened in 2015 along a 9.4-mile dedicated roadway between Hartford and New Britain. Despite skepticism and political controversy which almost scuttled the \$516 million project, it has been a major success, carrying more than 15 million passengers in its first three years, with average daily weekday ridership of more than 14,000 people. The line is spurring transit-related development, including housing and retail, at many of its ten stations, and its green accordion buses have become a signature presence in downtown Hartford.

“CTfastrak showed that when you provide a high quality, affordable public transportation option, people will choose to use that service rather than drive.”

Richard W. Andreski, Bureau Chief of Public Transportation, CT DOT

**Year**  
2015

**Operator**  
Connecticut Transit





## Hartford Line

The State and the federal government invested \$769 million in the new commuter rail service linking New Haven to Springfield. The new line had nearly 70,000 riders in its first six weeks in operation, and it provides Hartford residents with a new commuting option and regular connections to New York.

**Year**  
2018

**Operators**  
TransitAmerica Services/Alternate Concepts Inc. (CTrail trains); Amtrak



## Union Station

The front-door street of Union Station got a handsome makeover with a new glass canopy and streetscape, strengthening the station's link to Bushnell Park and the rest of downtown.

**Year**  
2015

**Owner/Client**  
Greater Hartford Transit District

**Design Team**  
TSK & Partners

- 1 Route map of the Hartford line
- 2 Union Station at night

(left) Opening day of the Hartford Line





## I-84 Hartford Viaduct Project

This massive project to replace the aging I-84 viaduct has yielded a community-led vision that will produce major improvements for adjoining neighborhoods, including the west side of downtown. Changes would include a completely new design for the western edge of Bushnell Park that would connect it directly to Asylum Hill; and a historic reconfiguration of Union Station that will create a regional transportation hub for the next century.



### Year

2014-present

### Client

Connecticut Department of Transportation / Congressman John Larson

### Design Team

I-84: Transystems, Fitzgerald & Halliday, Goody Clancy  
Capital Gateway: WSP/HOK

SUSTAINABILITY

10



An aerial photograph of a city street scene. In the foreground, a multi-lane road with a few cars is visible. To the right, a large, modern building with a grid-like window pattern dominates the view. In the background, other buildings and a utility structure are visible. A dark teal semi-transparent rectangle is overlaid on the center of the image, containing white text.

# Growing Green Infrastructure

A long tradition of environmental stewardship dating back to Hartford natives Frederick Law Olmsted and Horace Bushnell is producing energetic new initiatives on climate change, stormwater management, and green building and infrastructures.



**"Addressing climate change will improve the lives of the residents of Hartford and promote equity across the city."**

Hartford Climate Action Plan



- 1 Mayor Luke Bronin introducing the Hartford Climate Stewardship Initiative.
- 2 The Initiative website

(left) Shopping for produce at the East Hartford Farmers Market

“I truly believe that each of us, working together to achieve the goals in this Plan, can strengthen Hartford’s environment and economy—while making our community healthier and more equitable.”

Hartford Mayor Luke Bronin

## Hartford Climate Stewardship Initiative

The City has become a leader in environmental efforts, with a Climate Action Plan adopted in 2017 and a grant-funded Mayor’s Office of Sustainability driving change. With the overarching goals of public health, economic development, and social equity/environmental justice, the City’s efforts focus on six areas: energy, food, landscape, transportation, waste, and water. A coordinated approach to addressing climate change is ensuring significant and measurable progress toward improving the overall health of the city.



**Year**  
2017–present  
**Owner/Client**  
City of Hartford



## Phoenix/Nassau Re Plaza

Hartford's internationally recognized symbol of modernity, the two-sided headquarters "boat building," was given a green makeover when its paved terraces on Constitution Plaza were updated and converted into an expansive green roof, giving The GreenWalk a new and verdant link to the river.

"After hearing the iQuilt presentation, and realizing our role as a significant piece in the GreenWalk, we changed our approach from simply replacing our concrete plaza, to installing a beautiful green space which connected the city's riverfront plaza and downtown."

Bonnie Malley, Former CFO  
Phoenix Insurance

**Year**  
2013

**Owner/Client**  
Phoenix Insurance

**Landscape Architects**  
Towers / Golde

## Science Center Green Terraces

The 154,000 square foot building, which is LEED certified, is energy efficient, and also limits excess water consumption. The roof, with its native plantings, stays cooler in the summer and requires 50% less water for maintenance.

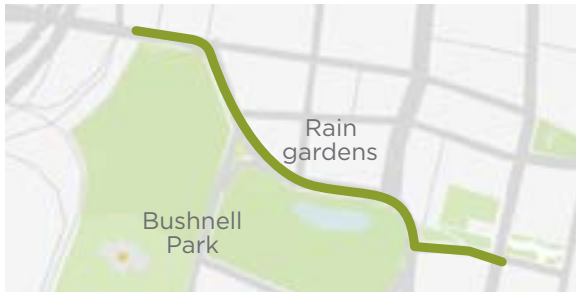


**Year**  
2013

**Owner/Client**  
Connecticut Science Center







## Horace Bushnell Promenade Rain Gardens

The 39 rain gardens along the half-mile Horace Bushnell Promenade are a form of “green infrastructure.” Each one captures rainwater, snow, and sidewalk runoff to help keep the Connecticut River clean.

The impervious paving and walkways of the Horace Bushnell Promenade are intentionally sloped to direct stormwater into an adjacent rain garden. The captured water then percolates downward to be absorbed into the subsoil, where it is naturally cleansed through a process called “biofiltration.” The clean groundwater eventually flows downward into the aquifer, nature’s underground reservoir. The typical rain garden plants, often found in wetlands, are selected for their ability to absorb excess water and for deep roots which promote filtration. By capturing the urban runoff and enhancing filtration, the rain garden prevents pollutants from traveling through the gutter and stormwater sewer system into the Connecticut River. The more area of rain garden, the greater the quantity of stormwater that is captured and cleaned.

### Year

2015–2018

### Owner/Client

City of Hartford / iQuilt Partnership

### Design Team

Suisman Urban Design, Michael Vergason Landscape Architects, Kevin Perry/Urban Rain Design, BETA

## Connecticut River "National Blueway"

In 2012, the Connecticut River became the nation's first National Blueway. The designation was part of President Obama's America's Great Outdoors Rivers Initiative, which established a community-driven conservation and recreation agenda. The Blueway designation covers the 410-mile long river and its 7.2 million-acre watershed. Running from the Canadian border to Long Island Sound, the river and its watershed include 2.4 million residents and 396 communities. The designation is given in recognition of "integrated land and water management to promote resilient river systems that benefit both human and natural communities." Hartford lies at the highest navigable point of the river.





## State Capitol & Capitol Avenue

### Greening America's Capitals

Under the auspices of the EPA, the Office of the State Architect, and the City of Hartford, ideas for sustainable urban design and green infrastructure were explored for grounds of the Capitol and along Capitol Avenue during a multi-day charrette in 2011.



**Year**

2010/2011

**Owner/Client**

State of CT/EPA Smart Growth

**Design Team**

Nelson Byrd Woltz, Kevin Perry/Urban Rain Design

# HARTFORD 400

WHAT'S NEXT for the CITY?

IMAGINE

\$75K → WAYFINDING  
IN DOWNTOWN HARTFORD

NOT FOR  
CARS

AND WE'VE EXPANDED IT

⊕ GREEN WALK

WELLS  
STREET

USED to BE a HIGHWAY  
INSIDE our CITY

TODAY

walking

Sitting

park expanded

HOW SHOULD THE CITY WORK  
AND FOR WHOM?

IF MOST PEOPLE at the TABLE  
ARE WHITE. WHAT CAN WE  
EXPECT of the SOLUTIONS?

REACH  
out

QUILT is NOW  
10 YEARS OLD!

WALKING DOWNTOWN USED  
to BE a FOREIGN CONCEPT

WE HAVE EVOLVED!

WE ALL MAKE the



LET'S MAKE SURE WE LOOK BE  
SUPPORT WORK THAT CONNECT

WALK EVERYWHERE BIK



(PEOPLE who SPEND TIME here S

A TRULY VIBRANT CITY SER

STRATEGY

ENGAGE colle

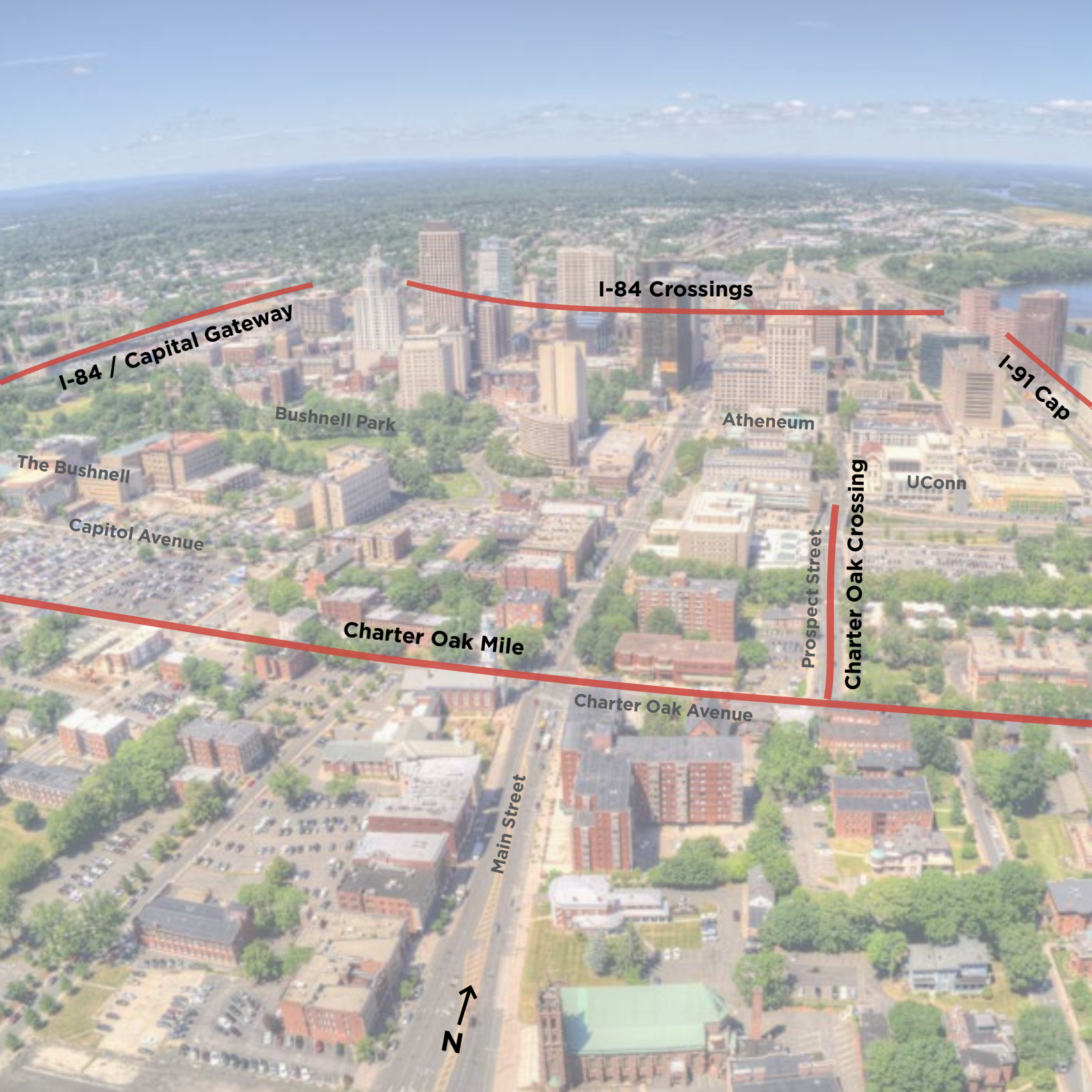
YOUNG PEOP

\*HARTFORD/

How do we ADDRESS INEQUALITY

# What's Next?

Born in the late Elizabethan era, Hartford approaches its 400th birthday and its 5th century with an eye on the future, a collective vision, and a comprehensive plan: an integrated cross-sectoral strategy to create a sustainable, livable, vibrant urban core and region.



**I-84 / Capital Gateway**

**I-84 Crossings**

**I-91 Cap**

**Bushnell Park**

**Atheneum**

**UConn**

**The Bushnell**

**Capitol Avenue**

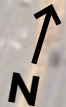
**Charter Oak Mile**

**Prospect Street**

**Charter Oak Crossing**

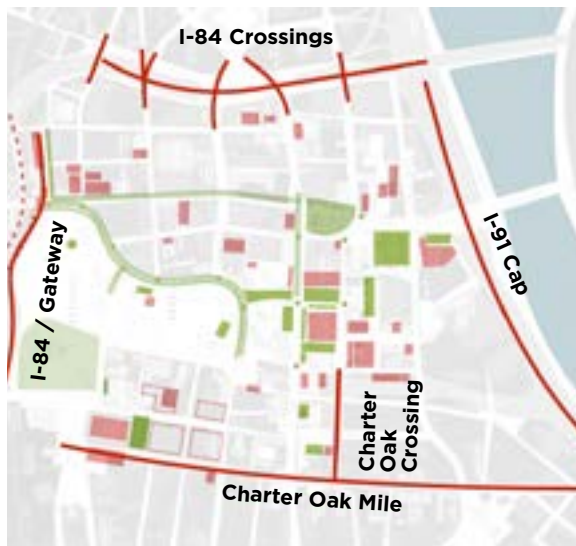
**Charter Oak Avenue**

**Main Street**



## iQuilt 2.0

Moving into its second decade, the Partnership will update the iQuilt Plan, complete projects in the center of downtown, and concentrate on the edges of downtown to begin blending the improvements downtown into the first contiguous ring of neighborhoods.



(Top) Diagram showing the iQuilt Plan's proposed connections to adjacent neighborhoods

(Above) Map and aerial (Left) showing focus areas along the edges of downtown, connecting to adjacent neighborhoods

The iQuilt Plan is currently focused on creating the GreenWalk. With the proposed reconstruction of I-84 and the new rail station, the iQuilt vision should be expanded to encompass pedestrian linkages to the north, west, and south.

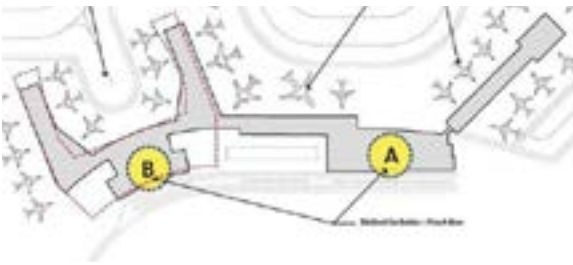
"High Speed Rail in the Northeast" (2011)  
University of Pennsylvania





## Bradley International Airport

As demonstrated in urban areas throughout the world, the long-term economic success of downtown Hartford, the city, and the region are critically related to the successful expansion and operation of its airport and route network. Bradley Field authorities are seeking to expand its national and international routes to make it more convenient for businesses, residents, and visitors, and a competitive alternative to Kennedy and Logan. By 2037, 4.6 million passengers are expected compared to 3.2 million in 2017. A proposed \$1.4 billion dollar renovation would improve access and expand the terminal.



The master plan prescribes a new terminal that would expand the airport's total terminal area up to 948,000 square feet.

(left) Concept rendering of the interior of a proposed Bradley terminal expansion

**Owner/Client**  
Connecticut Airport Authority  
**Design Team**  
CHA Consulting, Inc.; STV Inc.

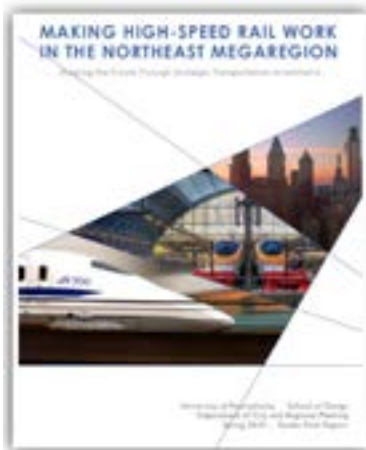


## Northeast Corridor Rail

A comprehensive 2010 study by the University of Pennsylvania found that, of the route options then under study, high-speed rail through Hartford made the most economic sense. Subsequent Federal studies have left open the question of the fate and ultimate route selection for any high-speed rail project in the Northeast Corridor. Hartford's inclusion along such a route would have powerful economic and social benefits, as demonstrated by comparable cities in other countries with HSR systems. Current planning to relocate and modernize Union Station are making allowances for the contingency of HSR through Hartford, and the state and region should continue to advocate for the eventual realization of this critical transportation project.



- 1 Economic basis for a northerly high speed rail route through Hartford: income, population, and jobs
- 2 Route options for high-speed rail from New York to Boston through Hartford





## River & Parks

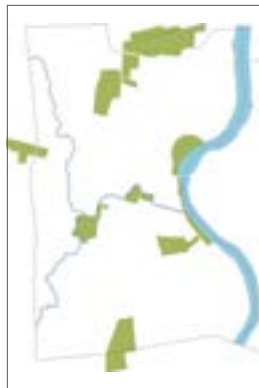
Hartford's famous "Rain of Parks" can become a regional "ring of parks": a connected system of walking/biking trails and landscape spaces that celebrate Hartford's history of park innovation.

"The large amount of parkland created a century ago through the famous "Rain of Parks"...[creates] opportunities to develop a connected Green Belt utilizing the Connecticut River and Park River corridors and some lightly used streets."

"The Park System of Hartford: Renewing a Historic Legacy" (2007)  
The Trust for Public Land



**1860**  
Bushnell Park, Hartford's first park and the first publicly funded park in the nation



**1894**  
The "Rain of Parks," an unprecedented sequence of philanthropic gifts of land for public parks



**1912**  
The 1916 Hartford master plan by John Carrere, which envisioned connecting the parks with rings of circumferential parkways: tree-lined boulevards for motorized vehicles, electric trolleys, bikes, and pedestrians



**2007**  
Proposal by The Trust for Public Land for a "Ring of Parks," connecting Hartford's existing parks to each other with biking and walking trails



**2014**  
Parks master plan by Sasaki which details connections between the parks

(left) concept for elevated walkway along the floodwall next to the Connecticut River (Utile/Stoss Landscape Urbanism)



# Hartford 400

In anticipation of the 400<sup>th</sup> anniversary of the founding of Hartford and its region, *Hartford 400* is an initiative of city and regional institutions to align their plans to create an integrated vision of what greater Hartford should look like and achieve by 2035. This vision will also provide the defining themes for the City of Hartford's upcoming comprehensive plan.



Drawing by Constanza Segovia









EnvisionFest passport stamp designs by Brian Cook for the iQuilt Partnership

# Image Sources

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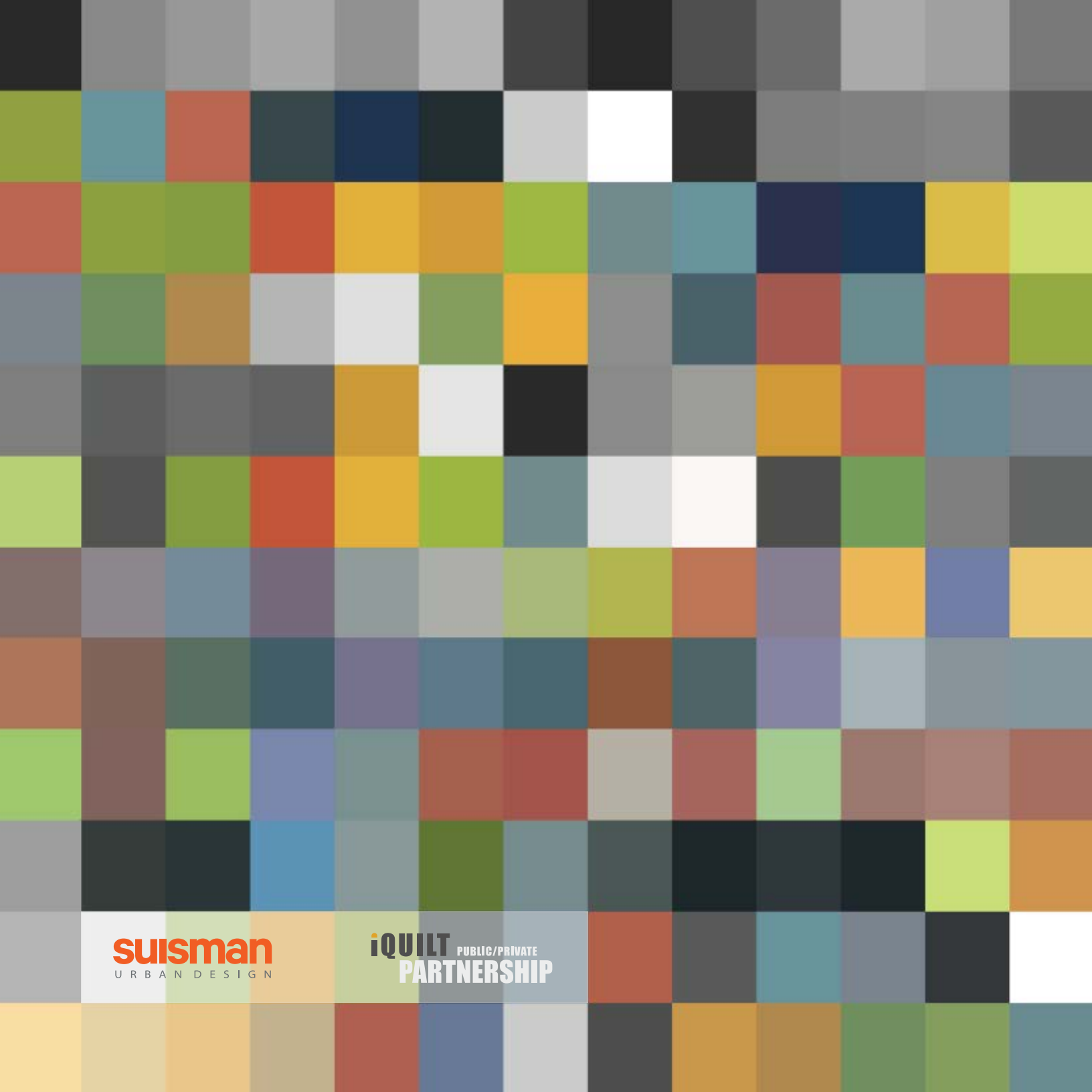
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