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THEiQUILTPLAN
.ORG
WALKING / CULTURE / INNOVATION



The iQuilt Plan for
Downtown
Hartford

A Pocket Guide

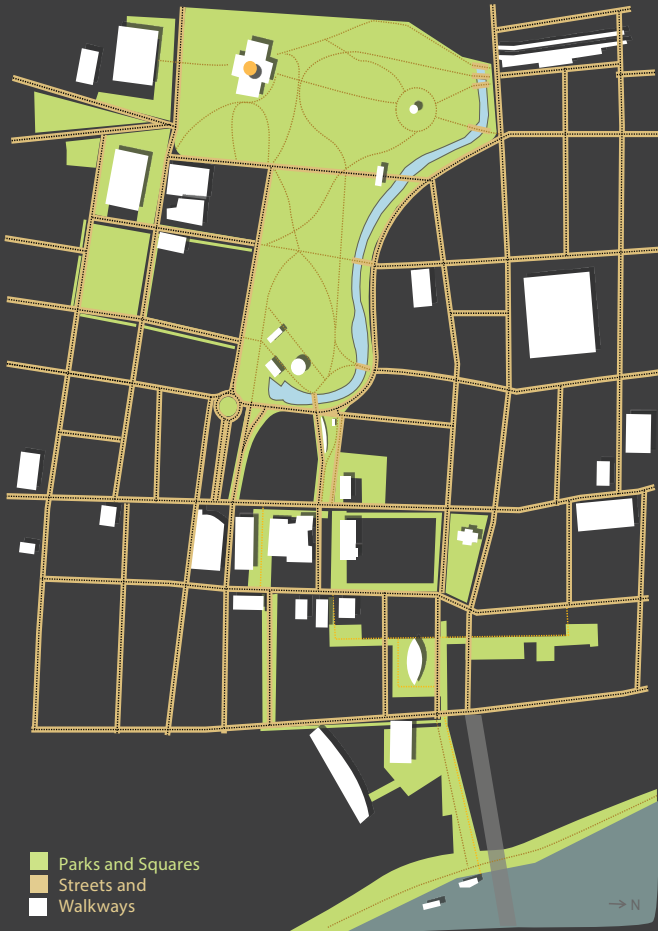
THE GREENWALK.
TWO RIVERS.
TWO PARKS.
CONNECTED



INVENTIVE NATIVES.
CREATIVE INHABITANTS.
CONNECTED.

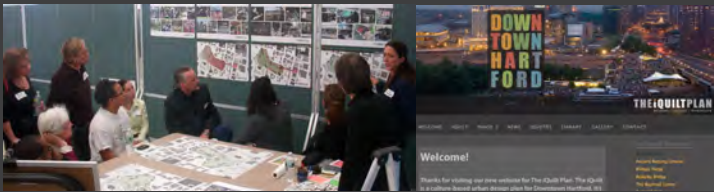


THE iQUILT PLAN.
WALKING.
CULTURE.
INNOVATION.



OUTREACH

Since its 2008 start, the iQuilt Plan has engaged the public in the process of developing its themes, concepts, designs, and strategies. This has included more than 14 public presentations and workshops and more than 80 briefings for more than two thousand public officials, stakeholder groups, and private citizens. A website launched in April 2011 has attracted more than 4,600 individual viewers and 18,000 page views. In the new governance structure of the iQuilt Partnership, a 501c3 non-profit organization, a Board of Corporators will include as many as 75 members of the public in the project's oversight.



ACCEPTANCE

The iQuilt concept, originally developed by the Bushnell Center for the Performing Arts, with the support of the Greater Hartford Arts Council, was officially adopted by the Hartford City Council in 2010 as a key component of "One City, One Plan", the city's ten-year blueprint for conservation and development. Under the day-to-day management of the Metro Hartford Alliance, the iQuilt Partnership now represents a comprehensive coalition of Hartford's public, private, non-profit, and community organizations.

RECOGNITION

The iQuilt Plan has received broad recognition in the city, the state, and the nation. Rocco Landesman, Chairman of the National Endowment for the Arts, has called it one of the best plans in the country -- the Endowment has given Hartford major grants two years running. The plan's design also received a major award from the American Institute of Architects.

NEA Cultural Placemaking Grant 2010
NEA Cultural Placemaking Grant 2011
AIA Honor Award in Urban Design 2010

The iQuilt Concept

THE IQUILT PLAN is downtown Hartford's exciting urban design strategy for walkability and creative placemaking. It capitalizes on two of Hartford's greatest strengths: its extraordinary concentration of arts, cultural and landscape assets and its exceptionally compact downtown. The cultural assets are physically close, but the pedestrian links between them are often weak. The iQuilt Plan strengthens those links. It offers an array of physical and programmatic improvements to the pedestrian network of public space – parks, plazas, streets, and sidewalks.

The projects are a strategic mix of small and large, immediate and long-term, public and private. They can be implemented in stages. Each initiative is a patch that contributes to downtown's overall pattern or quilt. The "i" in iQuilt stands for innovation, and each project incorporates innovative approaches to walkability and placemaking. The goal is for downtown Hartford to become the central gathering place for the neighborhoods of the city and the towns of the region: a place of streets and sidewalks alive with people; a magnet for residents, visitors, creative workers and cultural innovators; a driver of economic activity and growth; and a model of livable, sustainable urban design.

"I'm a true believer - the iQuilt will economically and culturally strengthen our capital city."

Congressman
John Larson

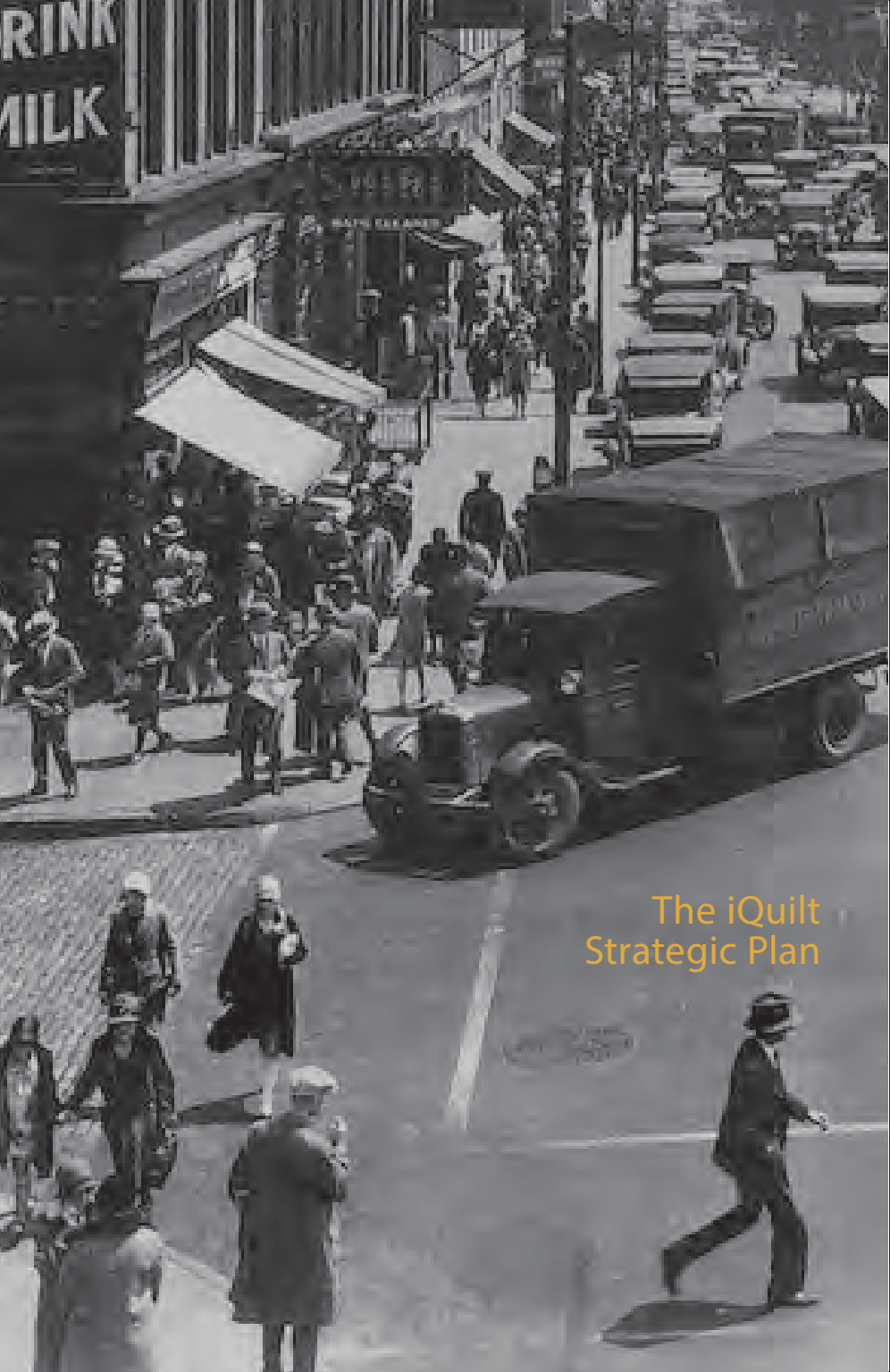
Three Themes



The iQuilt Plan is organized around three themes: Walking, Culture and Innovation. Each represents a goal for Hartford's fifth century: Sustainability, Vibrancy, and Prosperity.

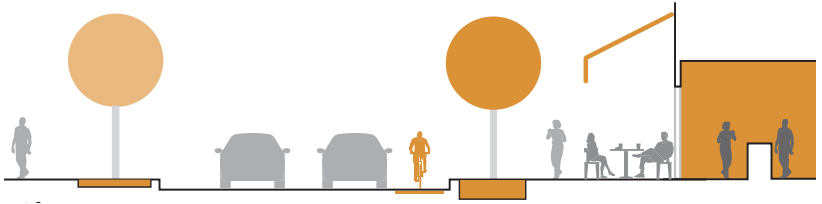
Potential Benefits

The iQuilt Plan's combined focus on walking, culture, and innovation can have significant environmental, social, and economic benefits. These are discussed at length in the full report, available as of January 2012 at www.iquiltplan.org.



The iQuilt
Strategic Plan

Build walkable, vibrant streets



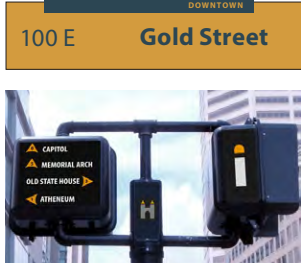
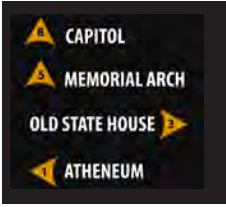
Link Downtown's cultural assets



Develop a visual language



Show the way (and how long)



Enliven the outdoors with cultural interaction



Enhance hospitality and comfort



Make it easy to bike, run, exercise



Bring transit into the mix



Tell Downtown's story online



The Greenwalk Master Plan

The iQuilt Plan focuses on strengthening the physical links between downtown Hartford's cultural assets by enhancing the parks, squares and streets which connects them. The improvement of downtown's public space is intended to increase foot traffic, cultural vibrancy, and economic activity. The centerpiece of the iQuilt is a chain of green spaces called the GreenWalk.

For pedestrians walking north to south, downtown is fairly well connected - particularly by Main Street and Trumbull Street. But walking in an east-west direction is more challenging. Streets zigzag, terminate, and unexpectedly change names. No major pathway is clearly demarcated on maps or on street signs. For most Hartfordites, a strong east-west axis is not part of their mental map.

As a public space sequence running from west to east, the GreenWalk would provide a strong organizing armature for walking in downtown. It would create a powerful link between downtown's two great landscapes: Bushnell Park and the Connecticut River waterfront. And it would help connect downtown's cultural assets, which lie directly along the GreenWalk or within a five minute walk. The GreenWalk would provide an easy-to-understand, walkable,

BUILDING ON WHAT EXISTS



Park and riverfront not well connected



Using existing spaces to connect



Cultural assets are scattered



The GreenWalk organizes them



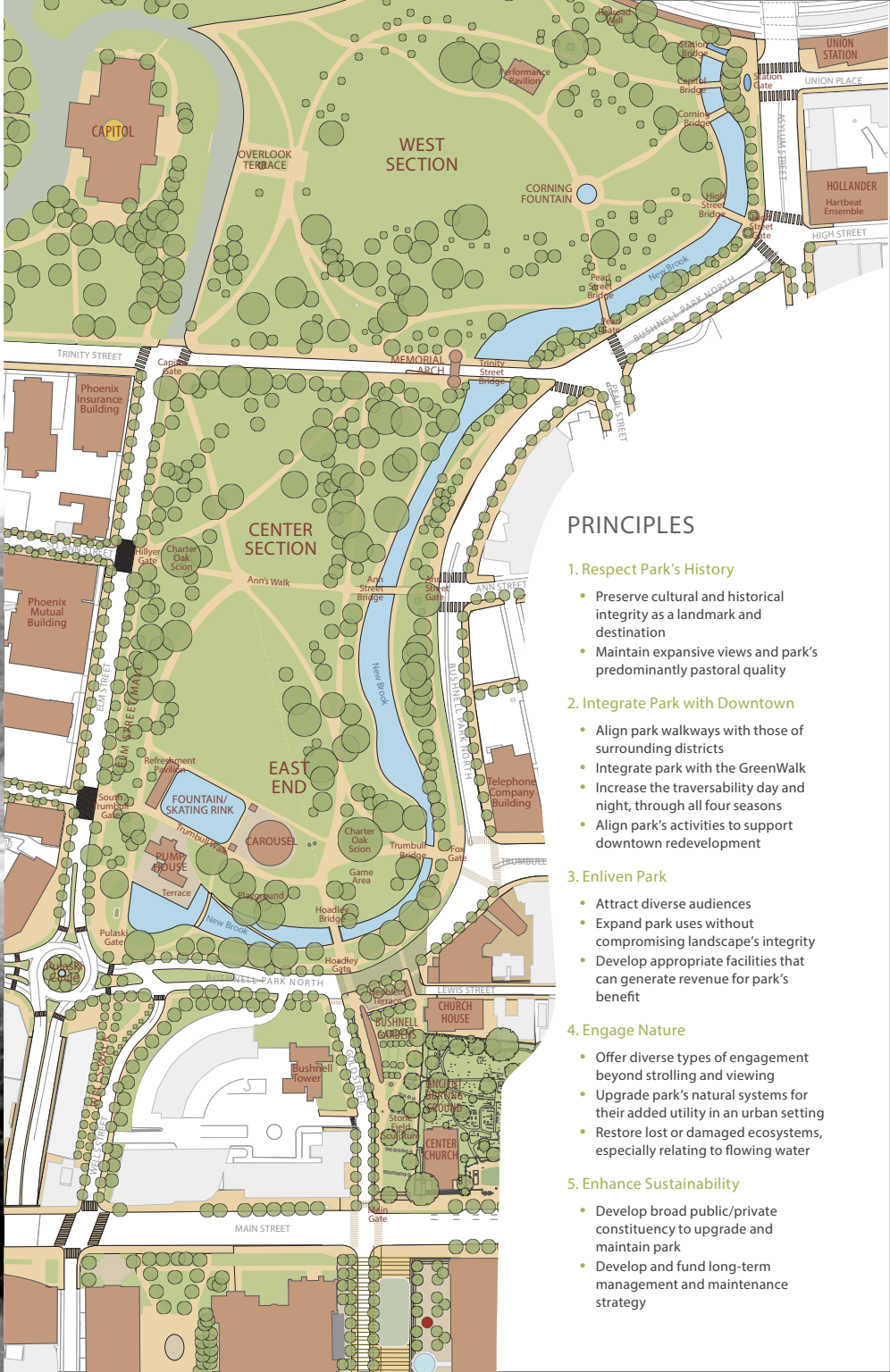
**Much of the GreenWalk
already exists, and most
of downtown Hartford's
cultural assets are along it or
within a 5-minute walk.**



BUSHNELL PARK
RESTORATION
AND EXTENSION
PLAN

"...the park is a complete thing: face to face with itself across the waving line of the river, showing every ornament and every person moving on it, and displaying a scene as picturesque in its beauty as can well be imagined, and as nature itself provided for."

- Horace Bushnell



PRINCIPLES

1. Respect Park's History

- Preserve cultural and historical integrity as a landmark and destination
- Maintain expansive views and park's predominantly pastoral quality

2. Integrate Park with Downtown

- Align park walkways with those of surrounding districts
- Integrate park with the GreenWalk
- Increase the traversability day and night, through all four seasons
- Align park's activities to support downtown redevelopment

3. Enliven Park

- Attract diverse audiences
- Expand park uses without compromising landscape's integrity
- Develop appropriate facilities that can generate revenue for park's benefit

4. Engage Nature

- Offer diverse types of engagement beyond strolling and viewing
- Upgrade park's natural systems for their added utility in an urban setting
- Restore lost or damaged ecosystems, especially relating to flowing water

5. Enhance Sustainability

- Develop broad public/private constituency to upgrade and maintain park
- Develop and fund long-term management and maintenance strategy



Water is pumped up and first appears in basin fountain against historic brownstone railroad wall

Brook is near street level

Brook passes under Trinity Street Bridge

Brook surface is around 8' below street level

Water garden where brook concludes and returns to conduit

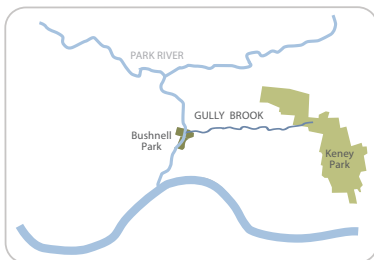
Brook is around 15' below street level; visitors can walk under new Hoadley Bridge



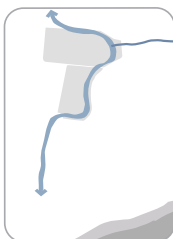
Weidenman's 1850 design for Bushnell Park, showing the intertwining relationship of the park and the Park River

Proposed design for the re-introduction of flowing water into Bushnell Park generally follows the original watercourse

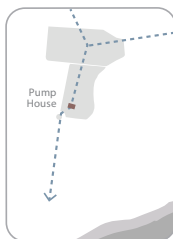
New Brook



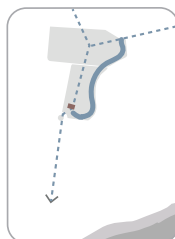
THE WATER THAT FLOWS FROM KENEY PARK VIA GULLY BROOK WILL BE DIVERTED TO CREATE A NEW BROOK ALONG THE PARK RIVER'S HISTORIC COURSE.



Park River and Gully Brook before 1940



Park River and Gully Brook conduits

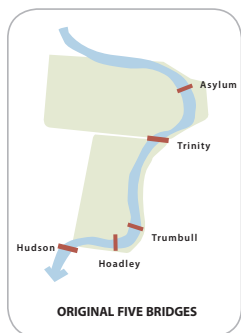


Proposed new brook

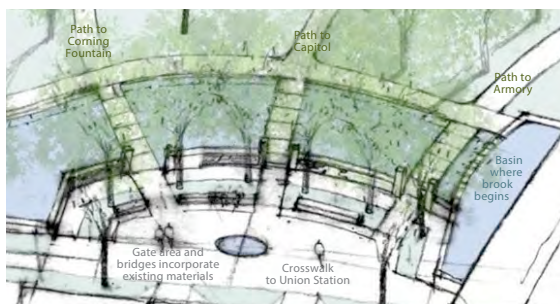
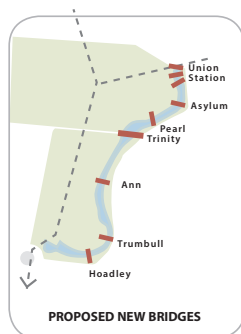
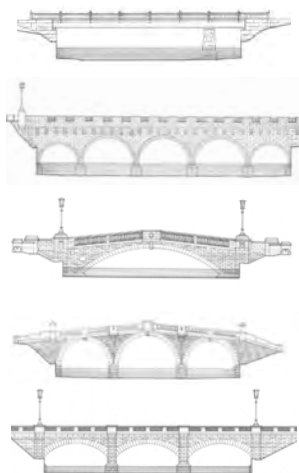
The brook will run from Union Station to the Pump House. The water will start near street level and then drop to about 16' below street level near the new Hoadley Bridge at Gold Street. The brook's width will vary from around 50' to 100'. Its typical depth will be 18" or less. The water's edges will vary in different segments, ranging from sloping banks to stone steps. Plantings will change in color and character as the water moves from west to east. The water will be clean and regulated so that people can touch and enjoy the water in controlled episodes along its length. Natural runoff from the Downtown watershed will be purified by riparian plantings and bioswales before flowing into the brook.



New Bridges

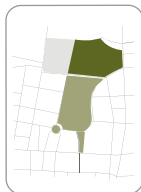


School groups in Bushnell Park crossing Hoadley Bridge (above) and traversing the Park River on stepping stones (below) c. 1930



Eight new footbridges, along with the unearthed and restored Trinity Street Bridge, will provide a wide array of views and vantage points. The bridges will vary in height, length, and physical relationship to the water below. They will draw inspiration from the park's historic bridges while taking advantage of contemporary structural systems and materials. Beautifully lit at night and reflected in the water, the bridges will align with walkways and adjacent streets to fully integrate the park with downtown.

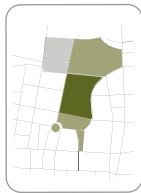
West Section



The primary design goal here is to connect this detached park area to the city, the Capitol and the rest of the park. The new brook begins at the northwest corner. The water is clearly visible from the street. Paths along both sides of the water course encourage people to linger and stroll. The water course is shallow and calm, and reflects views of the Capitol.



Center Section

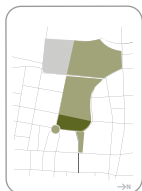


Here the water course is lower than the street, and has lush edge plantings. The water flow becomes more lively, broken by gentle falls. Butterflies, dragonflies and other wildlife thrive. Plantings are more varied in texture and color throughout the seasons. The brook and plantings enhance the ecological function of the park with storm water treatment through collection and filtering in stepped rain gardens. Stepping stones cross the stream and allow casual interaction with the water. Paths wind through plantings, encouraging nature walks and talks.





East End



The eastern end of the park is alive with activity, especially for families and children. The relocated carousel is grouped with a permanent ice skating rink (water play area in summer), food pavilion, Pump House, playground, and game area. Activities may include model sailboats, bocce, giant chess, and ping pong.





Trees & Lighting



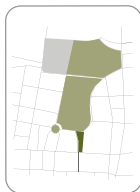
There are more than 700 existing trees, of which around 290 pre-date the major plantings of 1988. The plan enhances the prominence of the Charter Oak scions. The new stream course impacts an estimated 286 trees - many of which are among the park's younger trees. The plan adds approximately 225 new trees to the 23 that will remain along the brook's path.



Bushnell Park is currently closes at sun-down. The Plan's goal is to make the park a nighttime destination, through enhanced programming and lighting. The lighting design has three main objectives: improve wayfinding and safety at night; enhance visual identity and drama, and provide an economical and energy efficient approach to capital and maintenance costs.

Bushnell Gardens will be the first expansion of Bushnell Park in its 150-year history.

Bushnell Gardens



Inspired by a similar extension at the Parc Monceau in Paris, Bushnell Gardens will connect Bushnell Park to Main Street. By realigning Gold Street with the new Hoadley Bridge, Bushnell Gardens will connect Bushnell Park to Main Street, a roadway and unused lawn are transformed into a 1.5 acre park site, providing a critical but missing link in the GreenWalk. The gardens will be a model for sustainable land use, rain harvesting, native gardens, cultural activity, and public engagement.



Bushnell **GARDENS**

WALKING & BIKING / TRANSIT

Create a vibrant gathering place for people to walk to, and enhance the connections of downtown's pedestrian network

CULTURE & HOSPITALITY

Link downtown cultural destinations, and highlight the historic and cultural features of the site

INNOVATION & SUSTAINABILITY

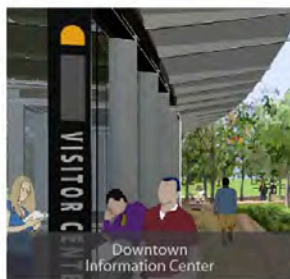
Showcase innovation in land stewardship through water management and sustainable design



Water tower with cistern



New Main Street gate to Bushnell Park



Downtown Information Center



Carl André's Stone Field Sculpture



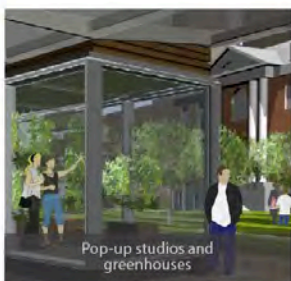
Heublein Jazz Circle



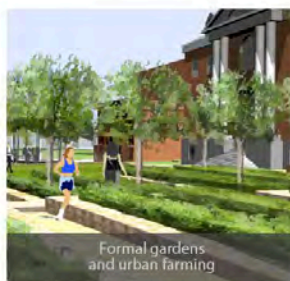
BikeStation for East Coast Greenway



View to Capitol along main walkway



Pop-up studios and greenhouses



Formal gardens and urban farming



Picnic area on main lawn

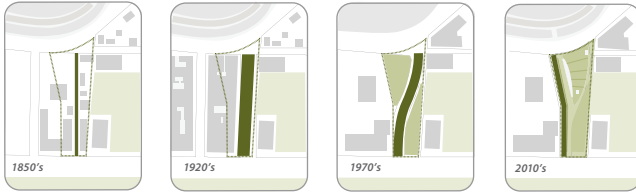


Puppet theater



Heublein Terrace and Cafe

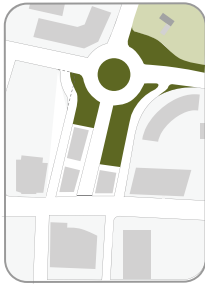
Gold Street



From its origins as a narrow alley, Gold Street has been reconfigured twice. In the 1920's, it was widened to create a dignified border and gate for the previously hidden Ancient Burying Ground. Several tenement buildings were removed in the process. In the 1970's, the area was redeveloped and all buildings south of Gold Street were cleared to make way for the Bushnell Plaza complex. Gold Street was curved to align its Main Street end with Atheneum Square North. This created two triangular parcels. One became the site of the public art work, Stone Field Sculpture. The other has remained a little used lawn.

The iQuilt Plan proposes to narrow and realign Gold Street southward, creating the site for Bushnell Gardens. The street will remain open to vehicular traffic and will continue to have on-street parking. The alignment is parallel to the diagonal footpath in Bushnell gardens that captures the view of the Capitol dome; Gold Street itself will visually terminate on the relocated Carousel, which will provide a landmark destination and an illuminated beacon at night.

Pulaski Circle



Proposed Pulaski Circle and Gate, with Recaptured Park Land



General Pulaski statue relocated from Main to mark Pulaski Gate



Bushnell Park North



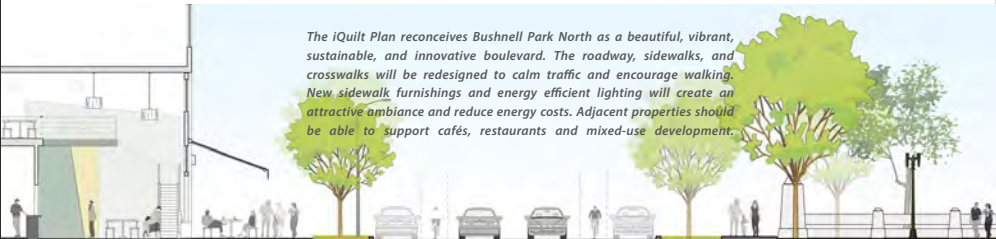
Bushnell Park North is the street along the northern edge of Bushnell Park. For nearly a century, the street's landmark buildings created an elegantly curving wall, which paralleled the undulating Park River. An architectural parade of luxury hotels, commercial buildings, and bustling factories presented a showplace of urbanity and innovation. South facing, sunlit, and mirrored in the river, the brick and brownstone facades created an urbane backdrop to the lawns of Bushnell Park. After the Park River was buried in the 1940's, many of the riverfront buildings were abandoned or demolished. What was once downtown's front façade became a moribund and undervalued back edge. The dramatically curving riverfront wall was all but forgotten.



-  Places of Cultural Engagement / Innovation Display
-  Green Architecture / Clean-Tech Jobs / Urban Agro
-  Pedestrian Promenade / Community Gathering
-  Transit-Oriented Roadway / Sustainable Streetscape
-  Stormwater Filtration & Display
-  New Daylighted Brook / Retention Pond
-  Bushnell Park



The iQuilt Plan reconceives Bushnell Park North as a beautiful, vibrant, sustainable, and innovative boulevard. The roadway, sidewalks, and crosswalks will be redesigned to calm traffic and encourage walking. New sidewalk furnishings and energy efficient lighting will create an attractive ambiance and reduce energy costs. Adjacent properties should be able to support cafés, restaurants and mixed-use development.



Main Street and Tower Square



The intersection of Main Street and the GreenWalk is the principal crossroads of the iQuilt Plan. In addition to recommended improvements over the long term, it is a natural candidate site for pilot projects and the testing of prototypes that can be applied elsewhere in downtown.



Tower Square is the 1.5-acre outdoor space between the Travelers Tower and the Wadsworth Atheneum. The Travelers owns the 1-acre raised plaza; the street is a public right-of-way. The iQuilt envisions this as a single, integrated public space to be called Tower Square, which would serve as the hub of the iQuilt and downtown. It can become a kind of "living room" for all of Hartford, comparable to the similarly sized Pioneer Courthouse Square in Portland.

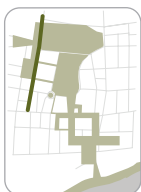
Connecticut Square



The iQuilt Plan includes the transformation of this 6.3 acre, 700-car State-owned surface parking lot into a sustainable, mixed-use public square. The space will continue to serve much of the time as parking for the State and for Bushnell patrons. But new electrical and lighting infrastructure will allow the square to host festivals, markets and performances on nights, weekends, and holidays. Its new perimeter landscaping will enhance the surrounding streets and neighborhoods. And its green infrastructure for stormwater will make the Connecticut Square and its surrounding streets a model of multi-use, sustainable design.



Capitol Avenue



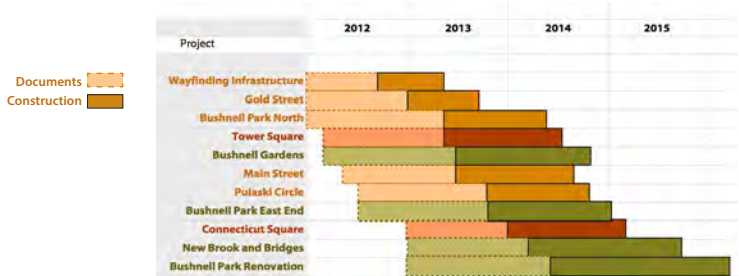
Proposed road diet, complete street, and green infrastructure on Capitol Avenue near the Bushnell



Implementation

Phasing

HYPOTHETICAL CONSTRUCTION DOCUMENT & CONSTRUCTION PHASES



Costs and Funding Sources

Streets: Light orange bar
Squares: Dark orange bar
Parks: Green bar

| Individual Project | Construction Documents | Construction (in millions) |
|--|------------------------|----------------------------|
| Wayfinding Infrastructure | \$90 k | \$1.0 |
| Gold Street | \$200 k | \$2.2 |
| Bushnell Park North | \$880 k | \$9.7 |
| Tower Square | \$1,220 k | \$13.5 |
| Bushnell Gardens | \$610 k | \$6.8 |
| Main Street | \$90 k | \$1.0 |
| Pulaski Circle | \$240 k | \$2.6 |
| Bushnell Park East End | \$610 k | \$6.8 |
| Connecticut Square | \$1,120 k | \$12.4 |
| New Brook and Bridges | \$2,560 k | \$28.4 |
| Bushnell Park Renovation | \$790 k | \$8.8 |
| Estimated Cost of Combined Projects | \$8.4 million | \$93.2 million |

Management and

PILOT PROJECT

15 Pilot Projects

Pop-Up Studio



Bus Wraps and Shelters



Urban Catalog Template



Map Kiosk



Biking Amenities



Festival Planning



Banners



Giant Chess and Checkers



Wayfinding Signs



Umbrellas



Furniture Showcase



Camera Obscura Kiosk



Childrens Puppet Theater



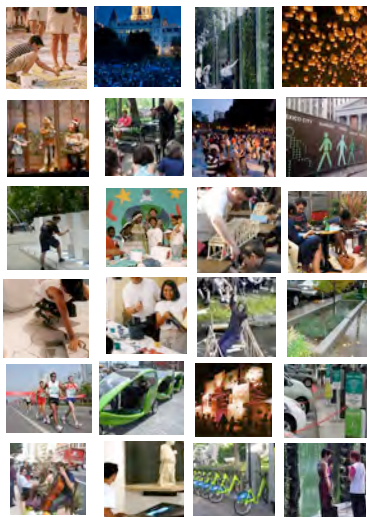
Cultural Markers



Blanket Program



iNVISSIONFEST 2012

iNVISSIONFEST
WASTON'S FESTIVAL OF WELL-BEING CULTURE INNOVATION
2012


Collateral Development

Today there are approximately 1475 housing units in the area surrounding Bushnell Park.

Spurred by improvements to the park and public space along the GreenWalk, there may be capacity for as many as 1000-1300 additional units.





iQUILT PUBLIC/PRIVATE
PARTNERSHIP

City of Hartford
State of Connecticut
Metro Hartford Alliance
Greater Hartford Arts Council
Hartford Business Improvement District
Bushnell Center for the Performing Arts
Metropolitan District Commission
Bushnell Park Foundation
Riverfront Recapture

Andy Bessette
Travelers

Charles Sheehan
Metropolitan District Commission

James Carter
Carter Realty, LLC

H. Charmaine Craig
Knox Parks Foundation

Eric Daniels
Robinson & Cole

Jennifer DiBella
Cranmore, FitzGerald & Meaney

David Fay
Bushnell Center for the Performing Arts

Oz Griebel
MetroHartford Alliance

Joseph Marfuggi
Riverfront Recapture

Cathy Malloy
Greater Hartford Arts Council

Robert Painter
City of Hartford

David Panagore
City of Hartford

Pamela Trotman Reid
Saint Joseph College

Charles Shivery
Northeast Utilities

Michael Zaleski
Hartford BID

iQUILT DESIGN TEAM

Suisman Urban Design
with

Michael Vergason Landscape Architects

Smith Edwards Architects

Domingo Gonzalez Associates

Nelson Byrd Woltz

Biederman Redevelopment Ventures

Richter and Cegan

Smart Mobility

Maureen Connolly Management

Leach Consulting





iQuilt Public/Private Partnership
31 Pratt Street
Hartford, CT 06103
(860) 525-4451

