

iQUILT OVERVIEW

Produced by Suisman Urban Design
and Team for The iQuilt Partnership



**DOWN
TOWN
HART
FORD**
THEiQUILTPLAN^{ORG}
WALKING / CULTURE / INNOVATION



iQUILT PUBLIC/PRIVATE **PARTNERSHIP**

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

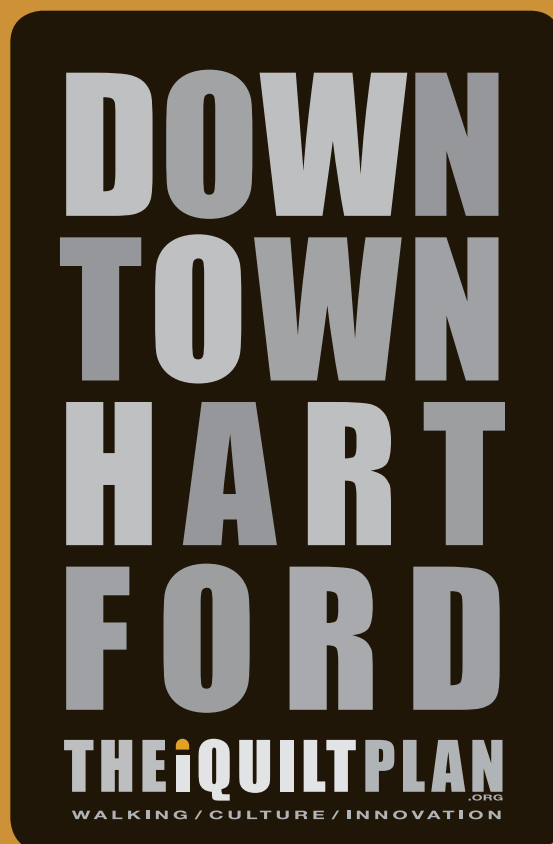
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January 2012

The Board of Directors of the iQuilt Partnership is pleased to present this Overview of the iQuilt Plan as developed by Doug Suisman of Suisman Urban Design. Working with arts, business, education, and community leaders over the past three years, Doug and his team of talented professionals have helped define a shared vision for downtown Hartford, based on the three themes of walking, culture, and innovation. The iQuilt Plan lays out a strategy and design for making Downtown's public spaces more enjoyable and walkable, day and night in all four seasons, by linking Hartford's extraordinary arts and cultural assets and by showcasing the Region's strengths in cultural and industrial innovation.

The goal is to make Connecticut's capital city more culturally vibrant, environmentally sustainable, and economically prosperous. The design is visionary, but the means are practical: build on the City's strengths and previous investments, such as the Riverfront redevelopment; leverage the full potential of its cultural assets, ranked 14th in the nation; integrate funded capital improvements; and focus on projects that are both achievable and transformative.

The iQuilt Plan is not a single project, but an integrated suite of projects -- public and private, large and small -- which can be implemented by different entities in multiple phases. They include a Downtown website, wayfinding signage, and enhanced transit stops as well as new park spaces and public gardens with flowing water bordered by shops and housing. While some of the designs in this overview are very detailed and others only illustrative, the implementation of all are subject to securing appropriate approvals and financing. It's most important to emphasize that the individual and collective aim of all of the projects is to enhance public space, increase foot traffic on downtown sidewalks, upgrade public transit, implement "green infrastructure", and promote energy efficient buildings.

In short, the iQuilt Plan will make Downtown the shared "living room" for the City and Region and a magnet for investment and economic development in retail, housing, and commerce thereby enhancing an urban center that attracts visitors, residents, and the talented workforce needed to drive our regional economy. The iQuilt Board looks forward to continued collaboration with all sectors of the community and to implementing the iQuilt vision so that Hartford prospers as the Region's dynamic urban core.

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iQUILT

→N

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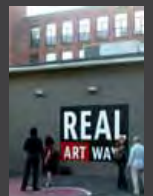
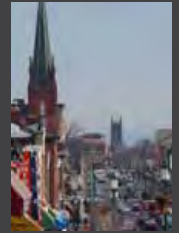
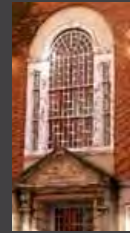


Birdseye view of Hartford, 1877
courtesy Connecticut Historical Society

TWO RIVERS. TWO PARKS.

Hartford was founded in 1636 on a rise between two rivers. In the 19th and 20th centuries, visionary citizens created verdant parks along each river.

Now it's time
to connect them.



CULTURAL TREASURES.

In its nearly 400 year history,
Hartford has built and
cared for an extraordinary
collection of cultural assets,
ranked 14th in the nation.

Now it's time
to connect them.



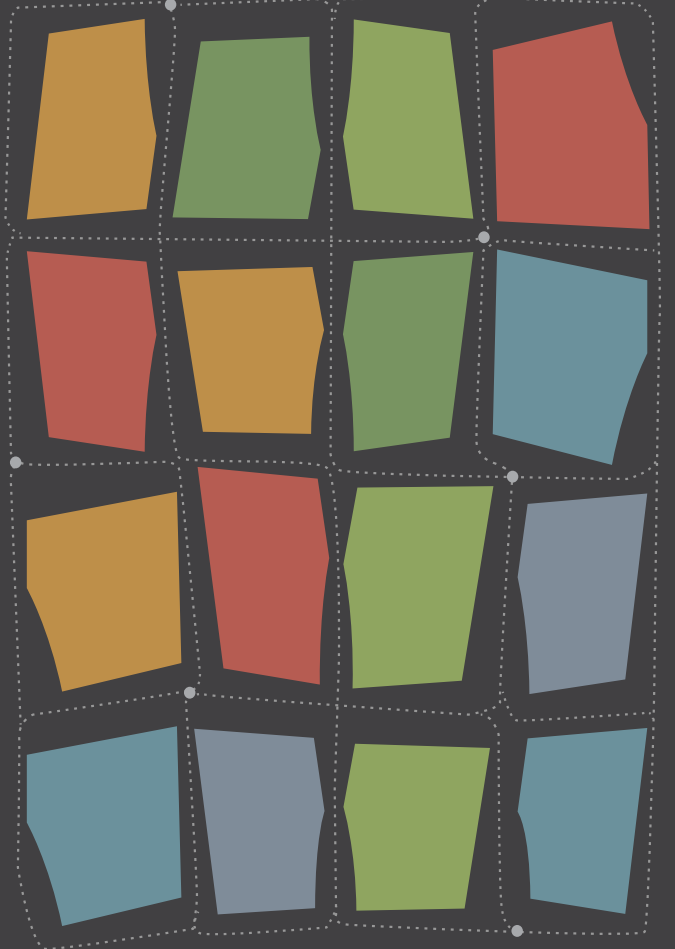
INVENTIVE NATIVES. CREATIVE INHABITANTS.

Inventors. Innovators. Visionaries.

Creators. Hartford has a centuries-long (and still-strong) tradition of producing and attracting talented, practical, imaginative people.

Now it's time
to connect them.

DOWN TOWN HART FORD



THE iQUILT PLAN.
WALKING.
CULTURE.
INNOVATION.

The iQuilt Plan is a bold and historic initiative to connect Hartford's people, places, and art -- creating a more vibrant, prosperous and sustainable city for its fifth century.



"Hartford at State Street" by John Stobart, 1873
courtesy City of Hartford



courtesy Riverfront Recapture

An iQuilt Chronology

HARTFORD'S URBAN HISTORY

1600's

1636 - Hartford founded at the confluence of the Connecticut and Park Rivers

1700's

1639 - "Fundamental Orders" - world's first written constitution

1800's

1796 - Old State House - nation's oldest state house, Bulfinch's first public building

1842 - Wadsworth Atheneum opens - first public art museum in U.S.

1854 - Bushnell Park, first publicly voted and funded park in U.S.

1879 - State Capitol completed

1900's

1903 - Elizabeth Park, first municipal rose garden in U.S.

1907 - First permanent public planning body in U.S.

1912 - Comprehensive city plan by Carrere & Hastings

1919 - Travelers Tower completed

1930's

1930 - Bushnell Memorial (Center for the Performing Arts) completed

1945 - Park River placed in underground conduit after repeated flooding

1948 - Bushnell Park reopens after redesign

1960's

1964 - Constitution Plaza completed

1965 - Interstate 91 completed through downtown Hartford

1967 - Bushnell Park threatened by proposed highway and state office complex

1968 - Interstate 84 completed through downtown Hartford

1972 - State Capitol declared national historic landmark

1980's

1980 - First efforts to reconnect pedestrians to Connecticut River

1989 - State Capitol restoration completed

1999

Riverfront Plaza opens after an 18-year effort to reconnect to riverfront

2000

2001

Footbridge over Columbus links Constitution Plaza to riverfront

2002

2003

RiverWalk Downtown opens, linking Bulkeley and Founders Bridges

2004

2005

Convention Center and hotel open

2006

2007

Riverwalk North opens

2008

iQuilt Phase 1 - Concept and Urban Design Plan

2009

Science Center opens

2010

2011

iQuilt Phase 2 - Strategic Plan, GreenWalk, Bushnell Park Plan

2012

iQuilt Phase 3 - inVisionFest, Main Street, Bushnell Park North

2013

iQuilt Implementation: Wayfinding, Pilots, Key Projects

2014

iQuilt Implementation Continues

2015

2016



MAKING DOWNTOWN WALKABLE



The iQuilt Concept

“The iQuilt plan is vital to creating the vibrant 24-hour downtown that should be the center of the city and the region.”

Hartford Courant

Hartford’s irregular street plan, shown below as it existed in 1640, is the inspiration for the “quilt” metaphor that has shaped the project since its inception.



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.

The iQuilt Plan interweaves the urban landscape with the natural one. It honors the city’s history as a thriving riverfront port and as an innovator in the design of public parks by connecting Bushnell Park and the State Capitol to the Connecticut River, and by bringing flowing water back to the riverbed of the Park River. This mile-long connection, called the GreenWalk, provides the east-west backbone for downtown’s 10 mile pedestrian network of streets and sidewalks. Fused with the north-south Main Street ridge, this irregular grid creates the seams of the iQuilt, weaving together more than 40 historic and cultural landscapes, sites, artworks, and institutions.





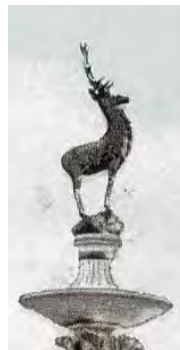
Three Themes

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.



WALKING

Hartford's beloved Mark Twain was an avid walker...once a year he and his friend Joseph Twichell took an adventure walk around all of Hartford. He's a model pedestrian. The iQuilt Plan will enhance the walkability of downtown Hartford, and underscore walking as an enjoyable, healthy, and sustainable way of moving around the city and experiencing its cultural riches...



CULTURE

The Corning Fountain was designed and executed by sculptor J. Massey Rhind and installed in Bushnell Park in 1899. The fountain was a gift to Hartford by John J. Corning to honor his father, who had operated a grist mill on the site. Along with its many animal and human figures, the fountain is topped by a bronze hart, or male deer, the symbol of the city. In its combination of philanthropy, history, symbolism, and art, the fountain embodies the goal of the iQuilt Plan: to highlight - and connect - Hartford's cultural treasures.



INNOVATION

Hartford has always made things, and the creative spirit - the will to imagine, invent, and innovate - is a part of the city's legacy, its economy, and its future. Names like Colt, Olmsted, Stowe, Twain, Pope, Wadsworth, Pratt, Whitney, Lewitt, and Kaman evoke Hartford's production of new tools, machines, vehicles, landscapes, art, and ideas. The beauty of aerospace design captures the combination of pragmatism, elegance, and ingenuity that helps define Hartford's cultural identity.



courtesy, Greater Hartford Arts Council

OUTREACH

Since its earliest days in 2008, 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**



**NATIONAL
ENDOWMENT
FOR THE ARTS**



**American
Institute of
Architects**

Potential Benefits

The iQuilt Plan's combined focus on walking, culture, and innovation can have significant environmental, social, and economic benefits.

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

Congressman
John Larson

HARTFORD'S ARTS ECONOMY:

\$244 million in local economic activity

\$436 million in total impact

\$18 million in state revenue

1.25 million attendees

7,300 jobs

source: Greater Hartford Arts Council, 2008

An improved pedestrian network will encourage more walking, reduce vehicular trips and **emissions**, improve the liveliness of downtown's sidewalk and public spaces, provide more **foot traffic** and customers for local shops, restaurants, cafes and cultural venues, and create an urban energy and quality of life that can attract **talented workers** to the city and region.

Across the country, initial investments in public space have paid off with multifold **private investment** in adjacent property, in the form of new housing, workplaces, shops, and restaurants (see Section 3 • Implementation)

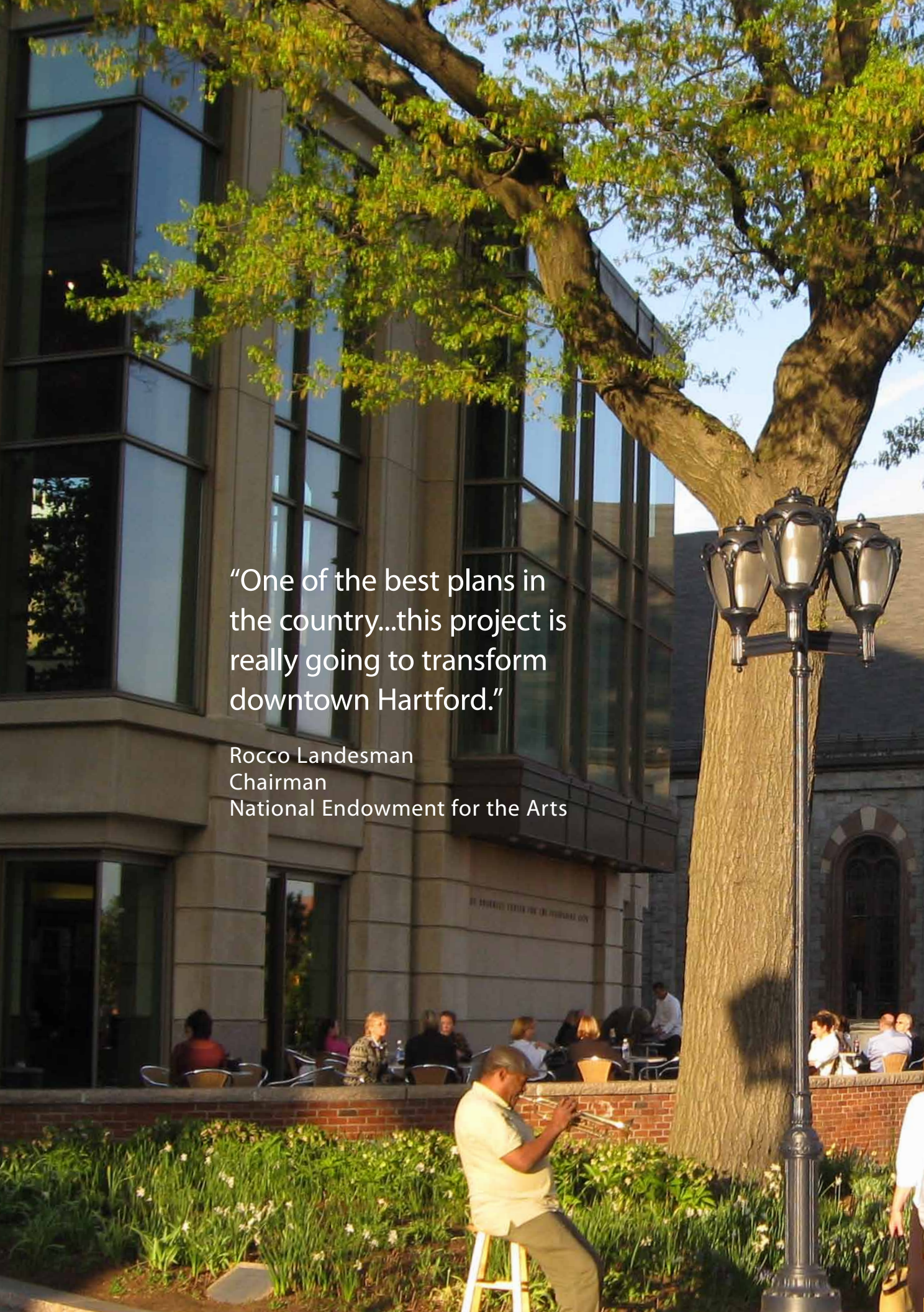
Busy sidewalks can also improve **public safety** – both actual and perceived. Lively public environments, and a habit of gathering downtown, creates an irreplaceable sense of community and civic possibility that is the hallmark of most successful cities.

An improved walking and biking network contributes to **public health** both directly, through increased exercise, and indirectly, by conveying a message about healthy urban lifestyles. The network is a physical embodiment of the message that Hartford's health insurance and life insurance companies are already conveying to their customers: exercise reduces disease and extends life.

The **linking of cultural institutions** can not only increase visitors and attendance, but can create – indeed, in the iQuilt planning process, has already begun to create – a mutual support network including cross-promotion and cross-programming.

Hartford's **arts economy** is already a powerhouse. The strengthening of Hartford's position as an arts and culture magnet can be used to attract even more visitors to the city and region, from individuals to conventions. The enduring qualities of cultural achievement – great parks, art collections, performance, thriving public space – reinforce the city's identity and sense of place.

The focus on **innovation** is a constant reminder that Hartford, even with its cultural strengths, cannot live off of its proud past, but must renew and extend its tradition of ingenuity and invention. Innovation must be a practice as well as a byword, as the city seeks to re-establish strong economic foundations for its fifth century.



"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

The iQuilt Strategic Plan



Develop
a visual
language

Link
Downtown's
cultural assets

Enliven with
cultural
interaction

Build walkable,
vibrant streets

Enhance
hospitality
and comfort

Bring transit
into the mix

Show the
way (and how
long)

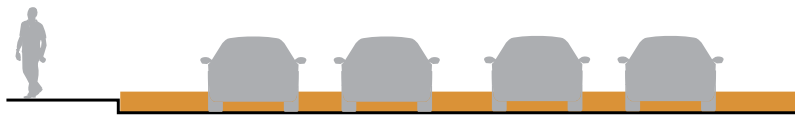
Make it easy
to bike, run,
exercise

Tell
Downtown's
story online

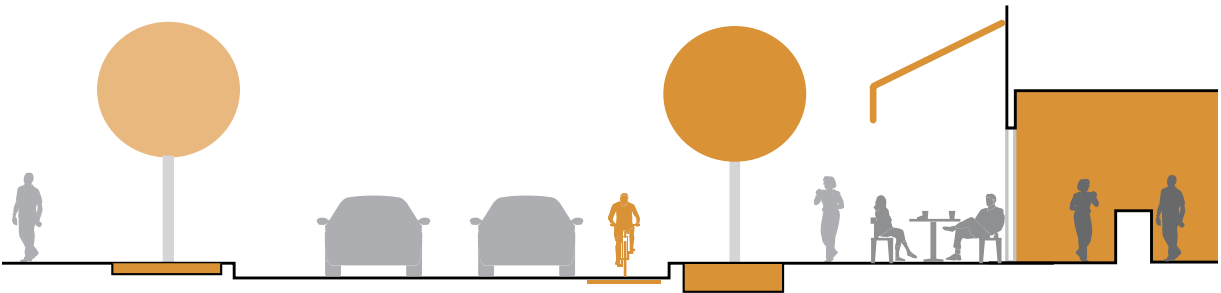
Nine Initiatives for Downtown

c. 1928 view of Asylum Street and the curve of the Park River (just below) taken from the platform of Union Station. Lively sidewalks filled with pedestrians, vibrant storefronts, a balance of private and public transit, and flowing water in the park -- key goals of the iQuilt Plan.





Road Diets: a number of the key streets in Hartford's pedestrian network can have their traffic lanes reduced and their sidewalks widened with minimal impact on traffic and major benefit - both social and economic - to the overall street environment and public space.



ROAD DIETS AND COMPLETE STREETS



Street designed for convenience of car commuters (top); street designed for livability (below)

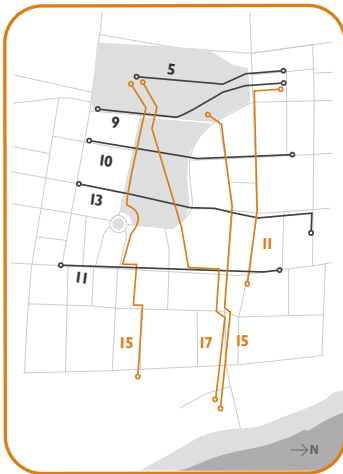
As in many cities, a number of Hartford's downtown roadways were widened excessively, on the long-held premise that vehicular traffic would always increase and must be accommodated. However, many cities have found that narrowing the roadway - putting streets on a "road diet" - has many benefits: calmer vehicular traffic, wider sidewalks, more pedestrians, and increased economic activity. The City of Hartford has already implemented a number of such projects and is reviewing others. The iQuilt plan includes traffic analysis and proposed redesigns for a number of key streets whose roadways can be narrowed.

This allows for a redesign of the street's cross-section to create a "complete street": a public space with a positive, balanced quality for a broad range of users: pedestrians, transit riders, cyclists, the elderly, the disabled, the young, as well as drivers of private vehicles. A complete street has much improved overall environmental experience and contributes to the vibrancy of its district.

The building of a complete street is intended not only to improve the environmental and social quality of public space, but to spur economic development on private property along its edges. Therefore complete streets should include guidelines, incentives, and prohibitions to encourage appropriate urban development, particularly mixed-use buildings with active uses along the sidewalk.

1. Build walkable, vibrant streets

Streets are the lifeblood of cities. As in many American downtowns in the last half century, Hartford’s streets were progressively re-engineered to accommodate more private vehicles at ever higher speeds, creating an imbalance in roadway use and an impoverishment of the pedestrian experience. This has had unintended economic and social consequences, as the loss of foot traffic harms many kinds of retail business, and underpopulated sidewalks appear unwelcoming and even forbidding. In the last decade, some welcome redesign has occurred which rebalances street use for drivers, walkers, bikers, and transit users, but more needs to be done.

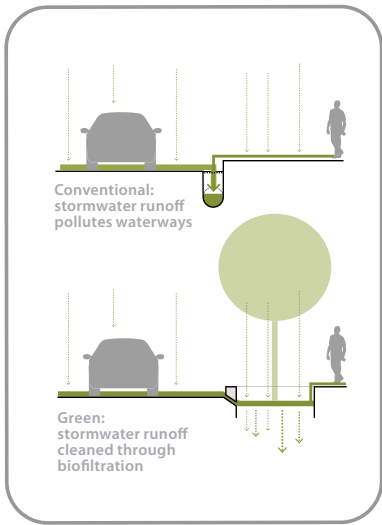


Walking distances in Downtown Hartford (minutes on foot)

COMPACTNESS

Downtown Hartford has an inherent walkability because of its compactness. This is a competitive advantage over many other downtowns, which have spread out over the course of their development. Assuming an average pedestrian speed of around 3 miles per hour, most destinations within downtown are 5-15 minutes apart on foot. You can walk from the Capitol to the riverfront in about 17-20 minutes. However physical compactness can be undermined by psychological factors such as street discontinuity, walkways which seem dull or dangerous, or crosswalks which are unfavorably timed for pedestrians. Through pedestrian-oriented street design, downtown Hartford’s actual compactness can be leveraged into a highly favorable (and economically advantageous) impression of easy walkability.

	Founders Bridge	Riverfront Plaza	Constitution Plaza	Science Center	Old State House	Convention Ctr.	Wadsworth	Bushnell	Memorial Arch	Capitol	Union Station
Founders Bridge											
Riverfront Plaza	1										
Constitution Plaza	4	5									
Science Center	2	3	3								
Old State House	5	6	2	4							
Convention Center	5	6	5	3	6						
Wadsworth	10	11	7	8	4	5					
Bushnell	16	17	14	15	12	15	10				
Memorial Arch	14	15	11	13	9	12	8	4			
Capitol	16	17	13	15	10	15	10	2	4		
Union Station	16	17	13	15	11	18	13	9	5	7	



GREEN STREETS

The reconstruction of a street as a Complete Street allows for its simultaneous development as a Green Street: one that has built-in green infrastructure that captures and cleans stormwater before it can flow into and pollute waterways. This infrastructure can include permeable paving, in the sidewalk, roadway or crosswalks; “bio-swales”, or recessed planted areas along the street curb to capture stormwater; raingardens or retention basins which hold excess water; cisterns which can save “graywater” for later use; and charging stations for electric vehicles.

The Metropolitan District Commission encourages green infrastructure in its efforts to reduce pollution in area waterways. The State of Connecticut and the City of Hartford have already completed green infrastructure pilot projects around the Capitol, setting the stage for wider application. The iQuilt Plan incorporates a number of green infrastructure elements in its street designs.

iQuilt proposal for green infrastructure on Capitol Avenue at Connecticut Square



Raingarden pilot project on the grounds of the Connecticut State Capitol

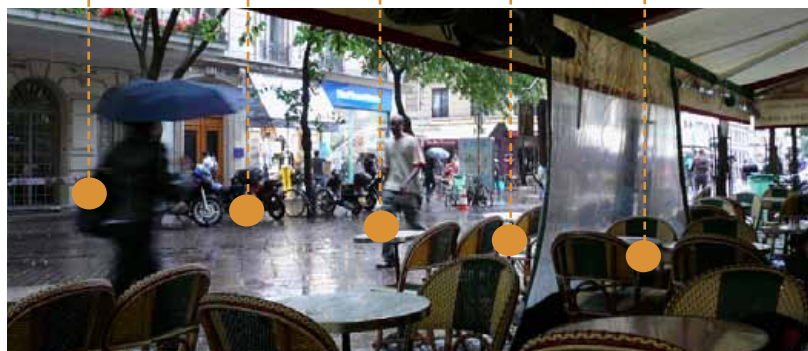
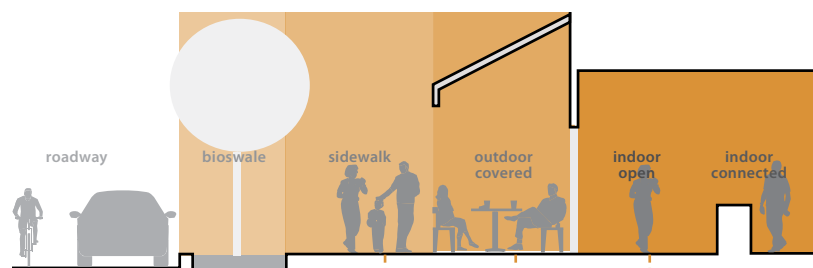


1. Build walkable, vibrant streets

STREETS FOR WALKING

As downtown Hartford's streets are redesigned, the paramount design criterion should be their hospitality for people on foot. Hospitable elements include: adequate **walkway** width; physical **protection** from moving traffic; **shade** in heat; **cover** in rain; non-slippery surface in snow and ice; **greenery** for visual relief; **lighting** not just for safety but for ambiance; **information** about destinations, services, directions, and distances; access to **food** and drink, shops, and services; places to **sit** and watch other people, even in poor weather; attractive stops and stations to access **bus** or train; interesting building **edges** with windows and activities, not blank walls; minimizing of curb cuts, which bring vehicles across sidewalks; and improvement in the ease of street **crossing**, including favorable signal timing and improved crosswalks.

Implementation of the iQuilt Plan will create and showcase a catalog of pedestrian strategies and amenities. Some of these will be unique elements; others will serve as prototypes which can be applied throughout downtown.



HARTWALKS

The iQuilt Plan recommends the creation of three east-west walking trails that connect and highlight key cultural destinations, and to link downtown to its adjacent neighborhoods.



The trails would be marked with special signs, and walking tours would be organized as either guide-led or self-guided, with downloadable information from the web. While the trails would be designed especially for visitors, their information and wayfinding components should also be of help and interest to downtown workers and residents.

The RedWalk lies farthest south, and links together many special historical and cultural venues through the South Downtown neighborhood. The GreenWalk provides a “grand tour” of Hartford’s major cultural and historic destinations. The BlueWalk runs farther north and threads through the central business district. Visitors can choose one of the three itineraries depending on their interests and available time. These walks can be expanded and extended into adjacent neighborhoods.



Hartwalks



- Culture & Community**
- River
 - Parks
 - History
 - Art
 - Architecture
 - Museums
 - Performance
 - Capitol



- The Grand Tour**
- River
 - Parks
 - History
 - Art
 - Architecture
 - Museums
 - Performance
 - Capitol



- Business & Brew**
- Business
 - Insurance
 - Manufacturing
 - Government
 - Shopping
 - Sports
 - Bars
 - Restaurants

2. Link Downtown's cultural assets



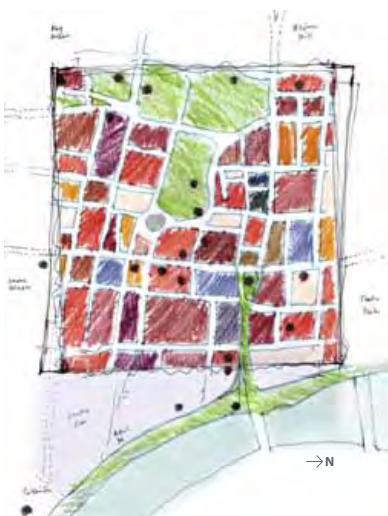
"North is to the right"
 Though many maps of Hartford are oriented with north up, the maps used in this document are generally oriented with north to the right, unless otherwise indicated. This puts the Capitol at the top and the river at the bottom, reflecting Hartford's origins as a river port and its role as Connecticut's capital city.

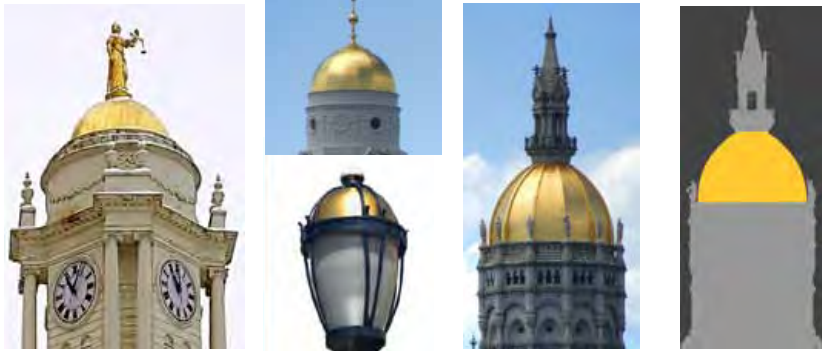
THE STREETS AND THE GREENWALK

Linking Downtown's cultural assets is best accomplished through a readily understandable network of streets, squares, and walkways. Wayfinding infrastructure will help overcome visual barriers and show the way - for example, helping to understand the somewhat confusing pattern of street names (Asylum becomes State, Pearl becomes Central Row, Wells becomes Arch), and showing through routes on streets which terminate at a building (Allyn, Church, Pratt, Lewis among others). Pedestrian amenities will make the walking comfortable and enjoyable. And the GreenWalk will provide a large-scale framework to encourage connections between assets which might otherwise seem too far apart.

A CITYWIDE CULTURAL NETWORK

Though downtown Hartford enjoys a concentration of cultural assets, Hartford's cultural activity extends well beyond the boundaries of the iQuilt. A key goal of the iQuilt Plan is to develop a city-wide cultural network that works in both directions: extending downtown venues into the neighborhoods, and providing neighborhood-based institutions with a foothold and showcase downtown. The linking of cultural institutions, which has already begun informally as part of the iQuilt planning process, can increase cross-promotion and cross-programming.






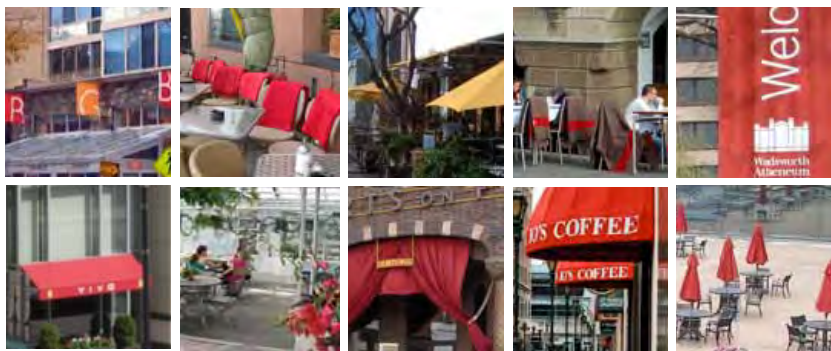
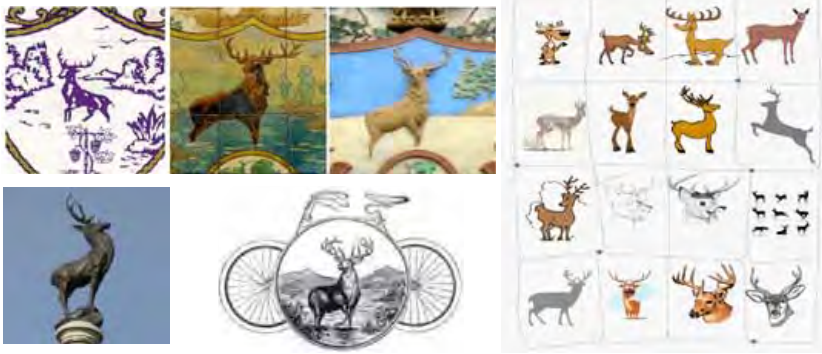


iNOVATE
iNVENT
iNVITE
iNGENIUS
iNFORM
iNVEST
iNVISION
iNOY
iNHARTFORD

iNHARTFORD



-  Old State House 6 mins.
-  Public Library 1 min.
-  Bushnell Park Library 4 mins.



3. Develop a visual language

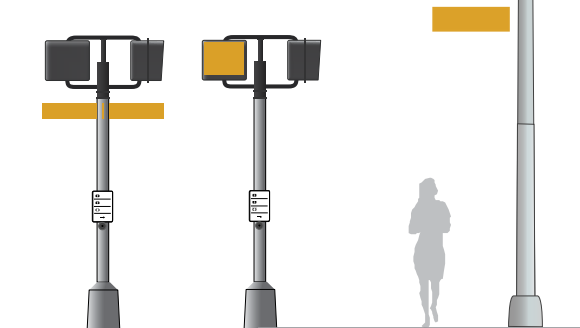
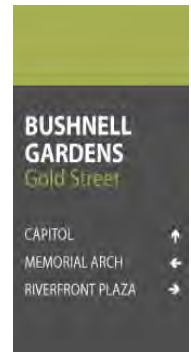


A visual language for public space is the systematic and recognizable presentation of place information and affirmation of place identity. It helps people understand where they are and what services and destinations are available to them. The language is applied in a variety of ways, in both the physical and virtual environments. On the street, it takes the form of coordinated signs, signals, symbols, maps, banners, posters, and other imagery. Online, it takes the form of place-related website content, maps, and information. The elements which contribute to the language's distinctiveness and recognizability are color, form, symbol, typography, naming, and content. Consistent application of the language sends the reassuring message that the public environment is important and well cared for.

An attractive, easy-to-use visual language can have a range of benefits – environmental, social, and economic. A visual language that makes it easier to use public transit or to walk can reduce automobile trips and associated congestion and pollution. A language that helps create attractive physical spaces can encourage community gathering and improve social vibrancy. A language that increases pedestrian activity in the public environment and makes it easier to find services can increase retail sales, workforce attraction and retention, and other beneficial economic activity.

The character of the language can convey messages about the identity, history and qualities of the place; about the community's view of itself; and about its collective memory, its sense of the present, and its aspirations. For Hartford, we have drawn on a number of themes to develop a language that is authentic to the city's history, character, and places.





4. Show the way (and how long)



Downtown's street grid is compact but irregular, and can be disorienting even for residents. The street naming system adds to confusion. Streets often change names more than once; every east-west street changes name when it crosses Main Street. Though distances are short, the relatively small number of visual clues and the lack of a comprehensive map or sign system can make destinations seem further away than they are.

The iQuilt Plan includes a downtown-wide system of wayfinding signs and maps showing distance in minutes on foot; digital maps and web-based navigation applications; improved pedestrian and sign lighting; and historic/cultural markers.

This combined system will make walking safer and more attractive; strengthen downtown's civic visual language; guide pedestrians to downtown's cultural assets; help bikers and drivers find parking; spur economic development by increasing pedestrian activity; and add vibrancy to the public environment.



Old State House 6 mins.



Public Library 1 min.



Bushnell Park Library 4 mins.



BRING HARTFORD'S INSIDE TREASURES OUT

Don't hide helicopters indoors; put paintings on the street.



TELL HARTFORD STORIES IN PUBLIC SPACE.

With words, images, objects, people.



LET PEOPLE INTERACT.

With outdoor art, with each other, with space.



5. Enliven with cultural interaction

Make Downtown Hartford's cultural treasures more visible on the street.

Stegosaurus is beloved. But too many others are hidden behind walls.

Although many of these walls are of considerable historic and architectural interest, the public's engagement with cultural life can be limited by these often imposing and opaque exteriors. The iQuilt Plan provides recommendations, designs, and technical support to downtown cultural destinations to externalize their assets: create new windows and openings; upgrade exterior displays and banners; increase exterior programming and performances; explore the exterior relocation of treasures and facsimiles; and create greater architectural transparency at the edges of downtown's public spaces. The public realm's vibrancy will also be enhanced with an increase in the number and quality of interactive public art pieces at key locations.

TRANSPARENT, ACTIVE WALLS

Show what's going on inside, or make an outside show.



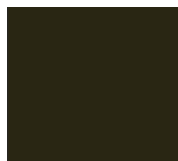
HELPFUL GREETERS, USEFUL INFORMATION



APPAREL FOR THE GREENWALK



HOSPITABLE HANDOUT UMBRELLAS



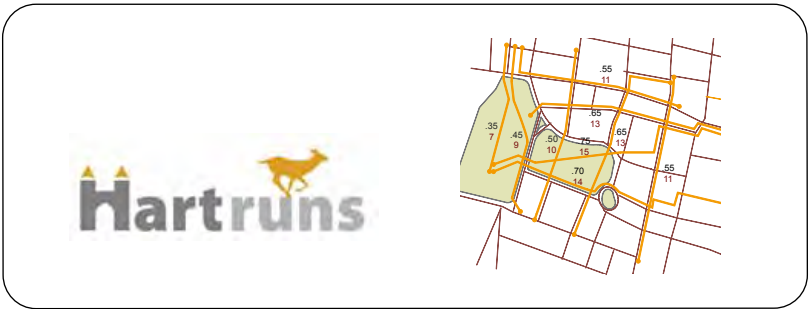
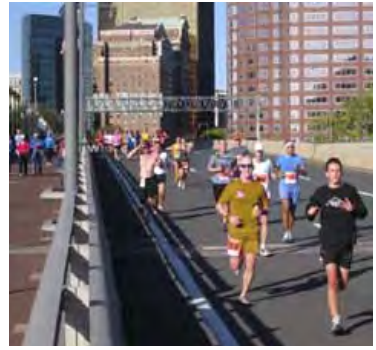
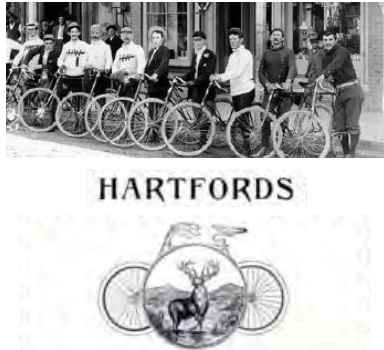
6. Enhance hospitality and comfort

COMFORTING iQUILT CAFÉ BLANKETS



MOVEABLE CAFÉ CHAIRS

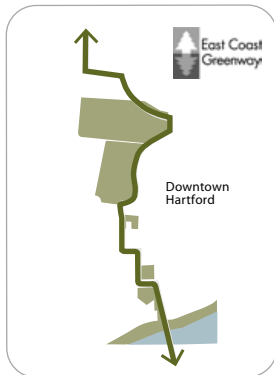




JOGGING & EXERCISE NETWORK

The development of downtown's public spaces as a network for jogging and exercise can contribute to public health both directly, through increased exercise, and indirectly, by conveying a message about healthy urban lifestyles. Hartford's health insurance and life insurance companies are already conveying this message to their policy holders: exercise reduces disease and extends life. The iQuilt plan includes jogging trails, exercise stations, and jogging maps. These can be integrated into the overall planning and infrastructure for the Hartford Marathon and other road races.

7. Make it easy to bike, run, exercise

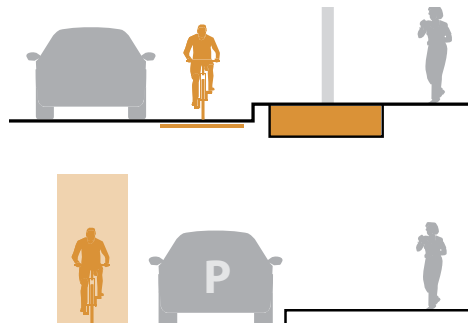


Biking as both transport and recreation is a critical component of the iQuilt Plan, as is collaboration with dedicated biking organizations. The plan calls for the introduction of bike lanes (See: Complete Streets) and the integration of downtown's biking routes with the city-wide, regional, and even national bike network, including the East Coast Greenway.

Biking is supported and showcased at the proposed BikeStation (repairs, supplies, snacks, parking, lockers, showers) prominently located in the new Bushnell Gardens. Bikers will be sought after customers at the nearby Heublein Café in the Gardens. Bike manufacturing, riding, and racing are important parts of Hartford's history, and are emblematic of the renewed commitment to innovation. Biking connects people to more far-flung cultural assets and to Hartford's ring of parks. Advanced bike technologies will be on display at iVISIONFEST 2012 (See: Implementation).



BIKE ROUTE NETWORK





Buses and bus stop infrastructure (shelters, benches, kiosks, maps, signs) should use the same visual language and be fully integrated into the iQuilt pedestrian network.

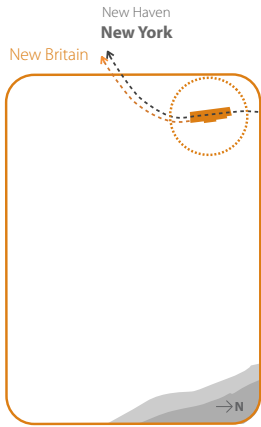


Integrate Pedestrian Network With Downtown Parking System

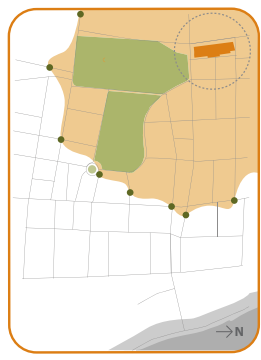
Downtown Hartford has as many as 46,000 parking spaces, according to UConn professor Norman Garrick. Most of these are designed to bring drivers as close to their single destinations as possible. The result is a radical reduction of potential foot traffic. The iQuilt Plan incorporates a suite of innovative parking strategies for downtown: “district parking” structures to promote one-time parking to reach multiple destinations on foot; use of individual parking spaces for bumpouts and parklets; improved parking wayfinding and availability signs; reduction of surface parking lots; and innovative relocation of on-street parking spaces to promote biking and walking.

The Plan also encourages new garage technologies such as real-time counts of available spaces and overhead guidance to open spaces, as well as efforts to integrate green infrastructure, such as photovoltaics, into the design and operation of parking lots and structures. Hartford companies such as LAZ Parking are national leaders in this field and can contribute innovative solutions for downtown Hartford.

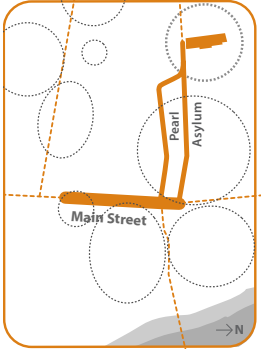
8. Bring transit into the mix



Union Station bus / rail hub



5-minute walk from station



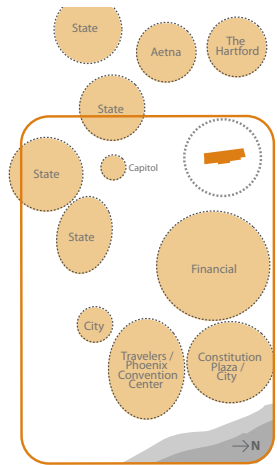
L-shaped backbone of bus system



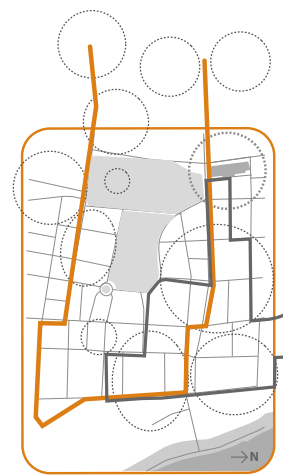
Transit kiosk

Transit is a key component in walkability, since transit riders usually become pedestrians for part of their trip. The goal is to develop seamless integration of the transit and walking networks.

The iQuilt Plan will demonstrate a suite of innovative transit strategies for downtown: improve bus stop signage and shelters; upgrade transit amenities, including wayfinding signs, maps and schedules; integrate the visual language of stops and vehicles. Buses and bus stops will be a primary focus -- at Union Station, along Main Street, and throughout downtown. As train service improves, Union Station will become an increasingly important pedestrian and regional transit hub; the iQuilt Plan puts special focus there with the plan for Bushnell Park North and the proposed improvements of Bushnell Park at the Union Station Gate (see GreenWalk Master Plan).



Union Station and major employment clusters



Proposed rerouting of downtown shuttle





IQUILTPLAN.ORG WEBSITE DATA

TRAFFIC SUMMARY

Page Views	19,597
Page Views / Month (Avg)	1,823
Unique Visitors	4,953
Unique Visitors / Month (Avg)	534
Robot Hits	11,050
Robot Hits / Month (Avg)	1,209

TRAFFIC DETAIL

	(views)	(unique)	(robots)
December 2011	780	265	841
November 2011	1,745	551	1,773
October 2011	1,766	506	1,462
September 2011	2,563	732	1,270
August 2011	957	389	1,115
July 2011	1,214	409	985
June 2011	4,017	1,117	873
May 2011	853	239	865
April 2011	1,473	334	1,331
March 2011	4,229	411	535
February 2011	-	-	-

DAILY TRAFFIC



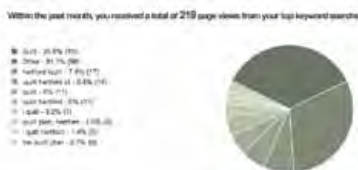
MONTHLY TRAFFIC



TOP CONTENT



TOP KEYWORD SEARCHES



TOP REFERRERS



9. Tell Downtown's story online

The iQuilt Plan website, launched in April 2011, has attracted more than 4,600 individual viewers and 18,000 page views. It currently averages 500 visitors a month – 125 a week.

The website is the most critical vehicle for telling the story of downtown's past, present and future -- its extraordinary cultural history and assets, current events, and future plans. The website should be designed for easy access both from stationary and mobile sources, allowing seamless movement from one to the other.

The visual language of the street environment and of digital environments should be consistent and instantly recognizable in either location. Printed materials and environmental graphic design should be integrally coordinated with online graphics, podcasts, apps, and other downloadable materials.

The website should be migrated to the Hartford.com site now managed by the Hartford Business Improvement District to highlight downtown cultural activities in the broader context of Hartford and its neighborhoods. It is advisable that Downtown Hartford have its own clear online identity.

To that end, the URL "downtownhartford.org" has been secured for use going forward. Website traffic data (shown at far right) should be analyzed regularly to discern trends and foster better communication with the online audience and with Hartford stakeholders.



www.downtownhartford.org



The Greenwalk Master Plan





INSPIRATION FOR THE GREENWALK

Hartford native Frederick Law Olmsted created the field of American landscape architecture in the 19th century, and although he did not design his native city's famous first park, he had a strong influence on its creator, Horace Bushnell, and on the style of the park's ultimate design. One of Olmsted's boldest and most innovative strategies for cities was an unprecedented linking together of large-scale landscape spaces. Hartford was one of America's first cities to put Olmsted's vision into practice. Its famous green ring, known as the "Rain of Parks", gave Hartford its reputation as a national leader and innovator in urban park systems. In the 21st Century, urban parks have become catalysts for the revitalization of American downtowns. With the GreenWalk, Hartford could once again be an innovator in the design of public space, while paying homage to an extraordinary native son.

The Greenwalk



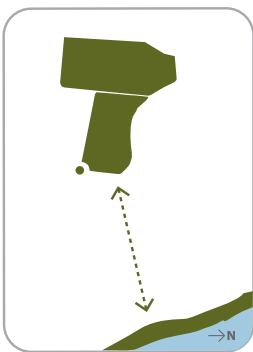
The iQuilt Plan focuses on strengthening the physical links between downtown Hartford's cultural assets by enhancing the parks, squares and streets which connect them. The improvement of downtown's public space is intended to increase foot traffic, cultural vibrancy, and economic activity. The centerpiece 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, and enjoyable framework for cultural vitality and economic development.

THE GREENWALK: BUILDING ON WHAT EXISTS

Many of the public spaces on the GreenWalk already exist and are in relatively good condition, notably the Capitol grounds, Bushnell Park, Tower Square, State House Square, Constitution Plaza, and Riverfront Plaza. But the spaces are not very well connected, and they are too often underpopulated and lacking in vitality. This master plan (a major component of iQuilt Phase 2) lays out the overall GreenWalk, and then focuses on specific areas for more detailed planning and design. It emphasizes the connection of a few missing links in the chain, the upgrading of key locations, and the restoration of a major natural and historic feature: the return of flowing water in Bushnell Park.



Park and river 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

including Bushnell Gardens,
Gold Street, Pulaski Circle,
and Bushnell Park North

Tower Square Main Street Capitol Avenue Connecticut Square

Structure of the GreenWalk Master Plan

The master plan is organized around projects for a number of physical places along the GreenWalk. Those which are contiguous with Bushnell Park are grouped within the Bushnell Park Restoration and Extension Plan.

This Phase 2 master plan extends only as far east as Prospect Street. From that point the GreenWalk continues mainly across Constitution Plaza to the riverfront. These areas are already well developed and maintained (Phoenix may upgrade its plaza in the near future).

Upcoming studies in Phase 3 include the segments along Main and Prospect to the State House and a detailed design for Bushnell Park North.

Supplements

Downloadable PDF Supplements containing additional detail and technical information are available at the project website, www.iquiltplan.org, on the following subjects:

- *Lighting*
- *Landscape*
- *Pulaski Circle*
- *Connecticut Square*



The Ford Street bridge, with its graceful stone arches, was completed across the Park River in 1850. Bushnell Park was completed ten years later, and the Memorial Arch was added in 1886. In the 1940's, the river was diverted to an underground conduit, and the bridge was buried in place. The Bushnell Park Restoration and Extension Plan would uncover the bridge and restore flowing water through its arches.

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

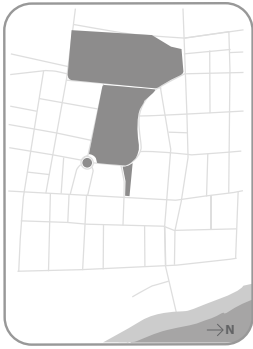
- Attract diverse audiences
- Expand park uses without compromising landscape's integrity
- Develop appropriate facilities that can generate revenue for park's benefit

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



Project Location within Downtown

BUSHNELL PARK RESTORATION AND EXTENSION PLAN

As the centerpiece of the GreenWalk, the Bushnell Park Restoration and Extension Plan will bring new vitality to Hartford's beloved Bushnell Park. Its 38 acres will be carefully restored and strategically expanded. The plan combines a meticulous attention to the park's unique historic character with the incorporation of best contemporary practices in park design and management.

In 1869 Horace Bushnell wrote of Hartford's original park investment: "I now hear of it as being said every few days by one or another of the old economic gentlemen that opposed the park with most feeling: 'After all, the best investment our city has ever made is the Park.'" Today, investments in American urban parks are yielding stunningly **high returns** - economic, environmental, social, and cultural - and Hartford's residents stand to reap significant benefits from a reinvestment in the jewel of the park system.

The major feature of the plan (and the one that has generated the most public enthusiasm) is the return of **flowing water**, after an absence of 70 years. Horace Bushnell conceived the park as a river landscape along the serpentine path of the Park River. After severe flooding in the 1930's, the river was buried in a conduit, and its handsome bridges were destroyed. The return of flowing water to the old riverbed will restore the park's identity while introducing exciting new features. 20th century flood control measures will be supplemented with 21st century green infrastructure to store and clean stormwater. The new brook, its banks, its footbridges, and associated activities will be a major attraction for both residents and visitors. The project has the capacity to transform the identity and economy of downtown.

A second major feature of the plan is the park's **extension** to Main Street via the new Bushnell Gardens -- the first increase in the park's size since its completion in 1860. The Gardens will be a vibrant public space at the key crossroads of the GreenWalk. The east end of the Park will offer family-oriented activities: the relocated Carousel, game areas, skating rink, waterplay space, and food pavilion. The plan will also reclaim lost park space with a reconfigured Pulaski Circle and a new Pulaski Gate. Other features include new and restored pathways, new furnishings and lighting, and event infrastructure.

DESIGN PRIORITIES

- **Extend Bushnell Park to Main Street via Bushnell Gardens**
- **Reintroduce flowing water in a new brook with new footbridges**
- **Concentrate family activities at east end**
- **Reorganize walkways to strengthen links to adjacent districts**
- **Improve lighting and encourage night use**
- **Excavate and restore Trinity Street Bridge**
- **Preserve and enhance historic trees**
- **Focus enhancements at park gates and edges**



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

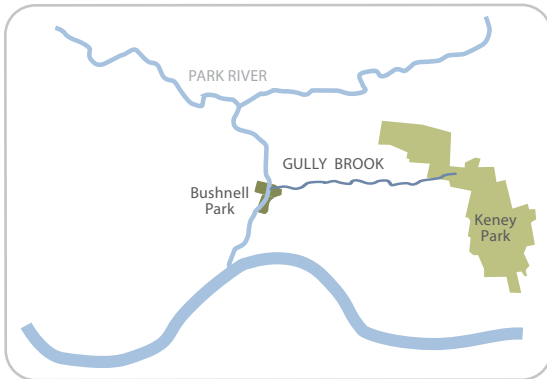
Brook is around 15' below street level; visitors can walk under new Hoadley Bridge



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

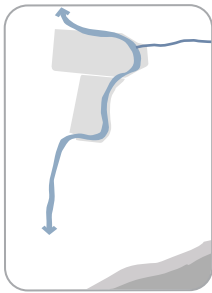
Proposed design for the re-introduction of flowing water into Bushnell Park generally follows the original watercourse

New Brook

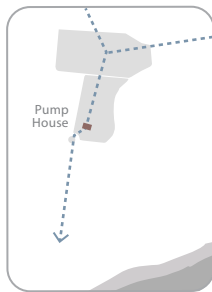


Location of Gully Brook

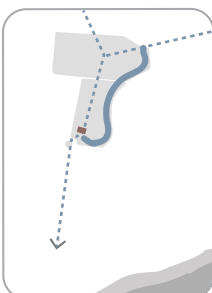
The water that flows from Keney Park via Gully Brook will be diverted to create a new brook along the Park River's historic course.



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.



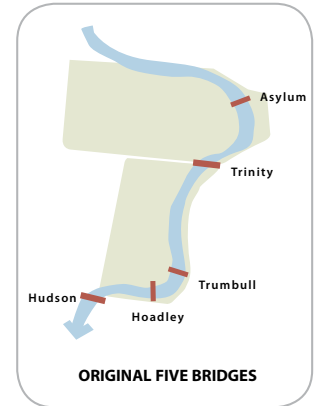
“...the bridges of Bushnell Park
created an occasion for gathering,
for observation, for wonder. Their
architecture was a treasure in itself.
They can become that once again.”

- Doug Suisman



Buried Bridge

During this planning process, it was discovered that the Trinity Street Bridge may still exist, but buried beneath tons of dirt. The plan proposes an excavation to determine the condition of the structure.



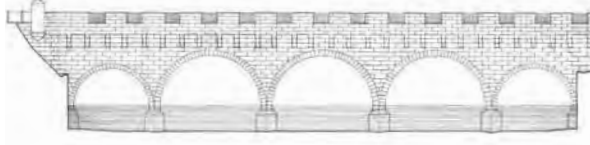
Asylum Street Bridge

Originally built in wood (1858) followed by a second wooden structure (1878) and then a steel bridge (1911), this bridge served both vehicles and pedestrians, and connected the park to Union Station



Trinity Street Bridge

This stone arch bridge predated Bushnell Park; cantilevered walkways were added in 1885 in preparation for the construction of the Memorial Arch, dedicated in 1886. The structure was almost completely buried when the Park River was placed underground in the 1940's.



Trumbull Street Bridge

The original span - a delicate trestle footbridge built in 1864 - was replaced with a stone structure in the 1920's, which was in turn demolished in the late 1940's.



Hoadley (Mulberry) Bridge

Four structures have occupied this site - a train depot (completed 1838), a wooden trestle bridge (1855), a second wood bridge (1878), and a stone pedestrian bridge dedicated to Jeremy Hoadley (1909), which demolished in the 1940s; fragments were incorporated into Hoadley Gate.



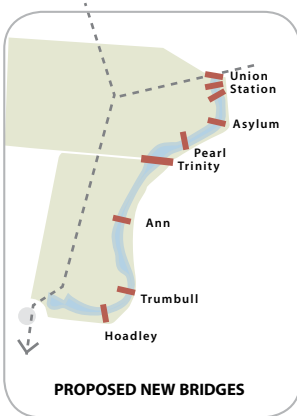
Hudson Street Bridge

This stone arch bridge (on the site of today's Pulaski Circle) was added in 1917 to carry vehicles south along the newly built Hudson Street. It spanned the last sharp eastward turn of the Park River, and was removed in the late 1940's when the Park River was buried.



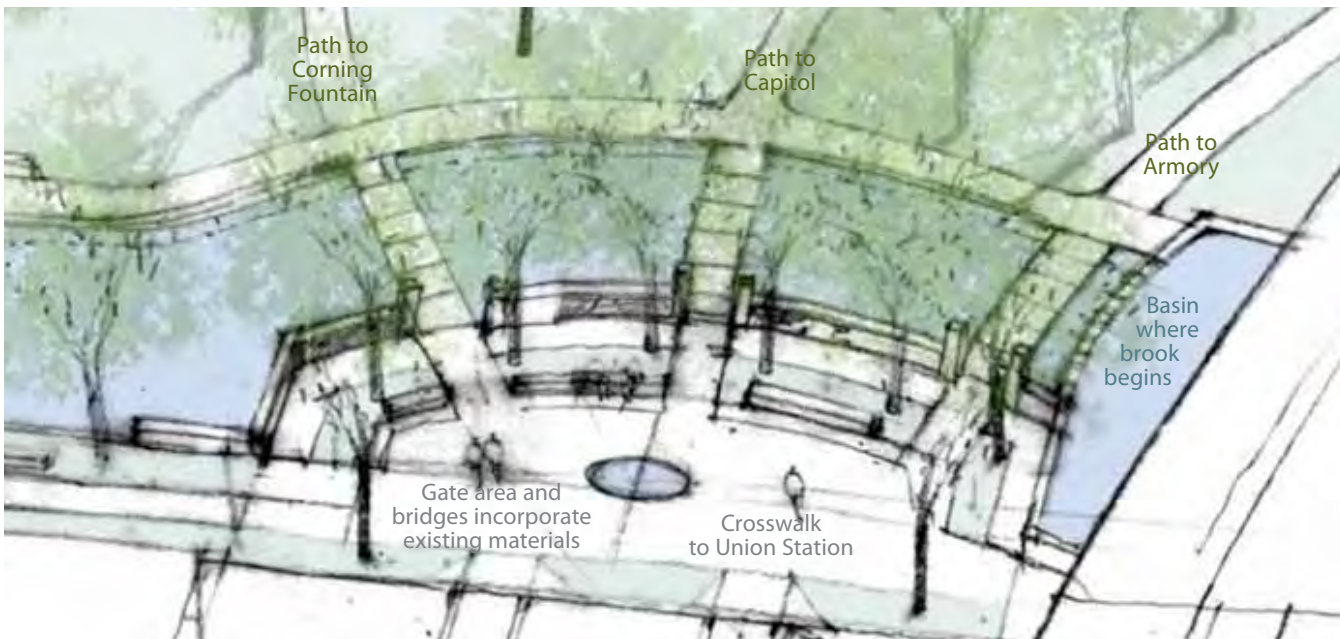
BUSHNELL PARK RESTORATION AND EXTENSION PLAN

New Bridges



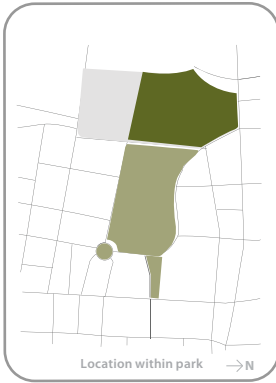
Eight new footbridges, along with the unearthed and restored Trinity Street Bridge, will provide a wide array of views and vantage points. The bridges will vary in height, length, and physical relationship to the water below. They will draw inspiration from the park’s historic bridges while taking advantage 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.

Bridge	Length	Width	Water Surface Elev / Height Above Water	Description
Station Bridge	40'	10'	34.5' / 2'-4"	Narrow stone bridge just above water level; accessible to vehicles
Capitol Bridge	40'	10'	34.5' / 2'-4"	Narrow stone bridge just above water level
Corning Bridge	40'	10'	34.5' / 2'-4"	Narrow stone bridge just above water level
High St. Bridge	50'	15'	31.5' / 2'-4"	Narrow stone bridge just above water level
Pearl St. Bridge	50'	12'	31.5' / 2'-4"	Narrow stone bridge just above water level
Trinity St. Bridge	175'	40'	24.5' / 13.5'	Restoration of existing bridge to expose three primary arches
Ann St. Bridge	100'	15'	22.25' / 0'	Cubic blocks at grade to cross, with gaps to pass water
Trumbull Bridge	20'	25'	20' / 8"	Classic in character, stone broad span; 7-8' clearance for pedestrian path
Hoadley Bridge	45'	20'	19.5' / 13'	More contemporary in character, stone and steel broad span with clearance below for pedestrian path on east side





BUSHNELL PARK RESTORATION AND EXTENSION PLAN



West Section

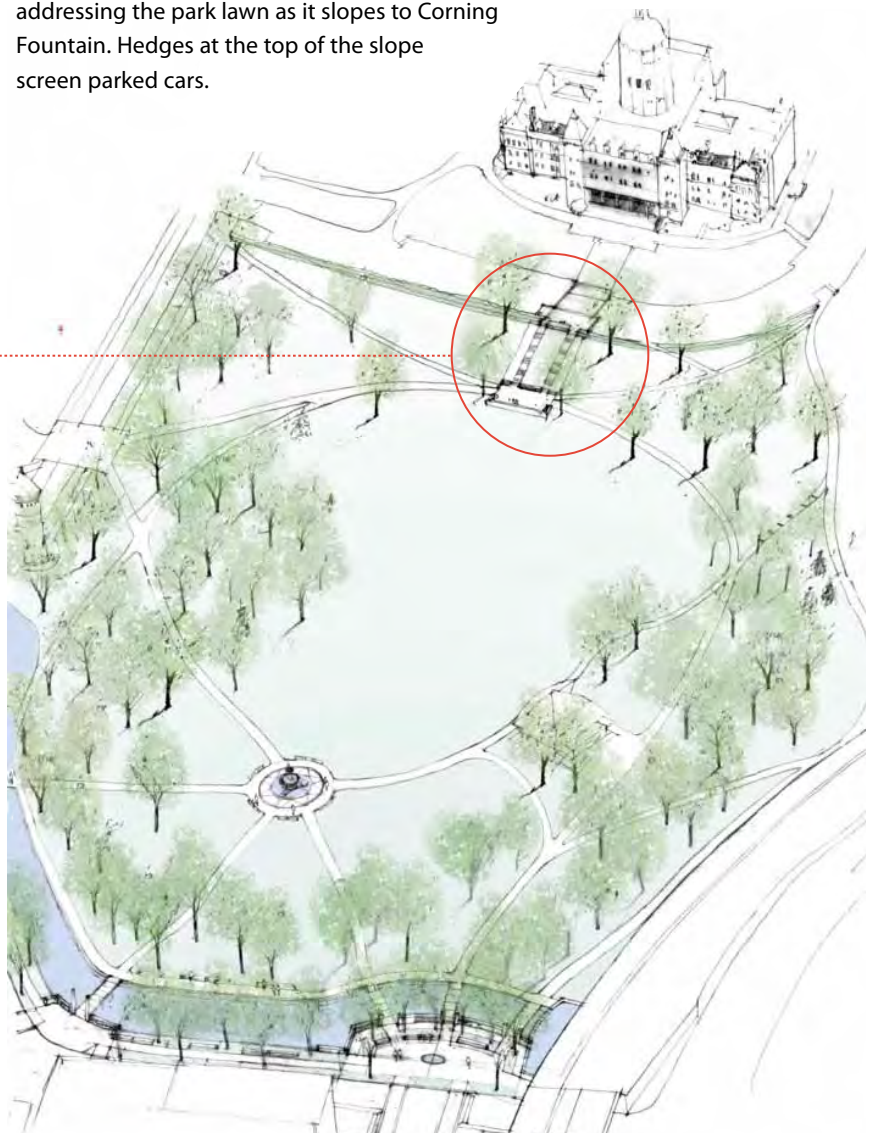
The primary design goal in the western section of the Park is to connect this detached park area to the city, the State Capitol and the central and eastern park sections.

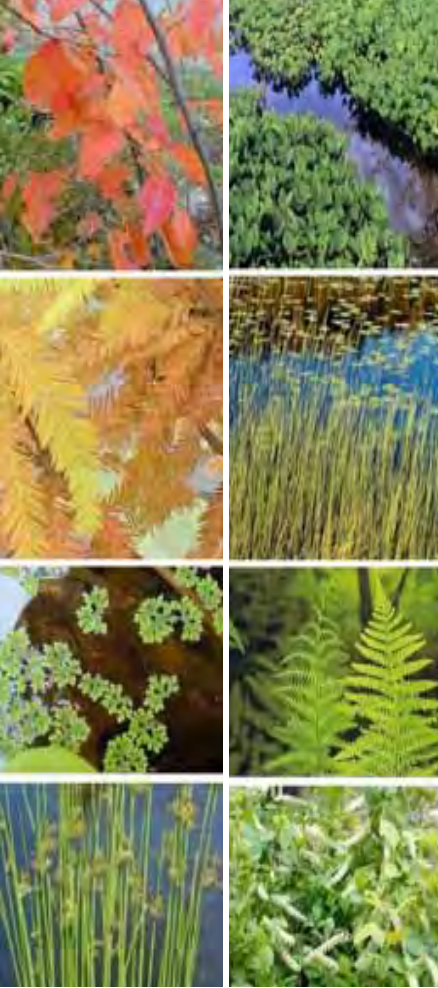
This effort begins with the appearance of the new brook at the base of the landmark brownstone railroad wall at the park's northwest corner. There the brook is crossed by three footbridges linking Union Station to Corning Fountain and the Capitol. The brook's water is clearly visible from the street. New park trees are tall headed providing open views into the park. 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. The shallow depth will freeze in the winter allowing impromptu skating.

Primary landscape changes are focused upon the park's relationship to the Capitol and Union Station. Portions of paths are realigned to simplify circulation and to formally reinforce the Capitol's symbolic alignment with the western lawn. A new terrace recalls the Capitol's historic belvedere, directly addressing the park lawn as it slopes to Corning Fountain. Hedges at the top of the slope screen parked cars.

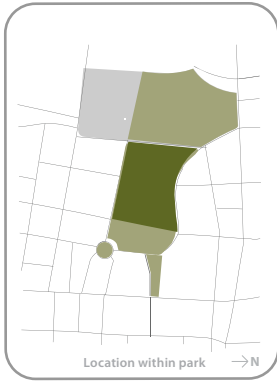


Elements of the historic Overlook Terrace and staircase from the Capitol will be restored





BUSHNELL PARK RESTORATION AND EXTENSION PLAN



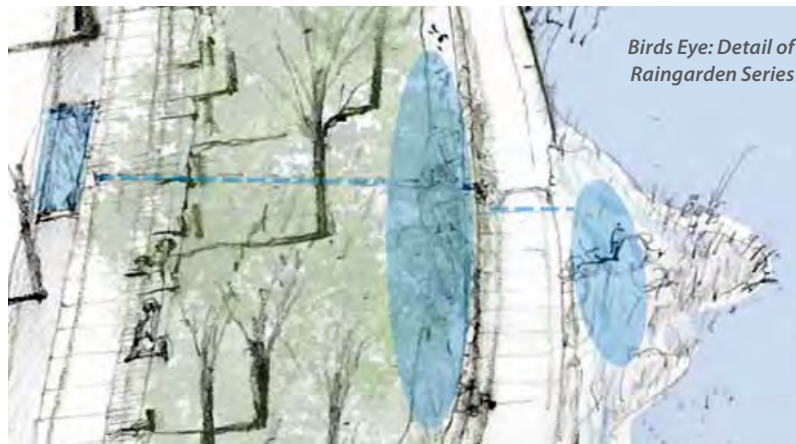
Center Section

The central section of the Park is the link between the open, casual formality of the landscape between the Capitol and Union Station, and the active family area in the eastern section. The water course is lower than the street, and articulated with riparian edge plantings. The water flow becomes more lively, broken by gentle falls as it steps to a lower elevation. The landscape here maximizes its ecological benefit, bringing a bit of “wild” nature into the heart of the city.

Butterflies, dragonflies and other wildlife thrive. Plantings are more varied and diverse in texture and color throughout the seasons. The channel and the plantings support the ecological function of the park and city, supporting storm water treatment through collection at the street and filtering through a series of stepped rain gardens before returning cleansed to the stream channel. Stepping stones cross the stream at a number of places, allowing casual interaction with the water. Paths in the landscape wind in and out of plantings, offering opportunity for nature walks and talks.



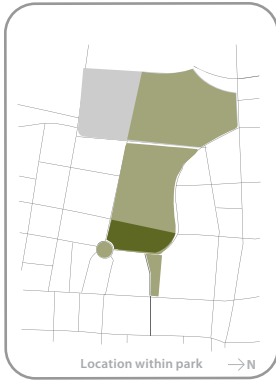
*Section: Detail of
Raingarden Series*



*Birds Eye: Detail of
Raingarden Series*







BUSHNELL PARK RESTORATION AND EXTENSION PLAN

East End

The eastern end of the park is comfortably nestled into the existing pastoral landscape. Trees provide canopy, shade and intimacy while programmed activities planned for Hartford's community and families are significantly increased. The relocated carousel, water play area, and playground are adjacent to the brook, whose stepping stones encourage interaction with the water. Two new bridges at Trumbull Street and at Hoadley Gate make a strong connection to the city, including the park's extension to Main Street via Bushnell Gardens.

The stream corridor takes on another character as it arcs southward from Trumbull. The water level is significantly below the street, allowing stream-side walkways to pass under the new bridges. As the stream narrows again, the water flow increases in speed and arrives at the park's most active area, concluding in a water garden next to the Pump House's new brookside terrace, where model sailboats can be rented.

A new playground shares space under the trees with tables and chairs, and book stalls. Court play activity may include bocce, giant chess, and ping pong. Food kiosks offer a sampling of the food of Hartford's many communities.

Hartford's success with winter time skating is made permanent with a new ice skating rink, which in the summer time would be used for shallow water play. In addition, this flexible space can support intimately scaled summer music series with the use of a portable stage and seating.





“A home run for
the City of Hartford.”

Mayor Pedro Segarra







Celebrate the presence of the new brook with low-level lighting and seasonal lighting events.

Highlight the reflectivity of water as a design element at night; provide special lighting emphasis at future bridge locations.

BROOK AND BRIDGE LIGHTING



EXISTING

Non-cutoff globe with 175w 3900K/4000K Metal Halide (210w) lamp



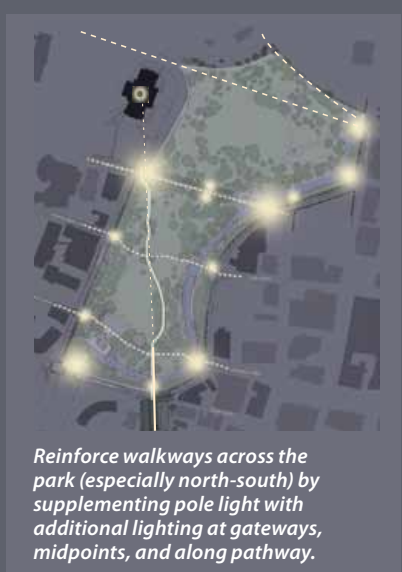
PROPOSED

Full or semi-cutoff luminaire with 90w 2800K Cosmo MH (99w) or 70w 4100K LED lamp

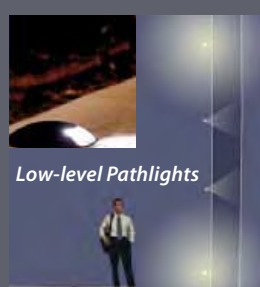


OPTIONS

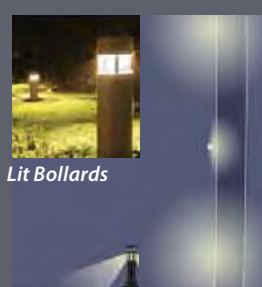
GENERAL WALKWAY LIGHTING



Reinforce walkways across the park (especially north-south) by supplementing pole light with additional lighting at gateways, midpoints, and along pathway.



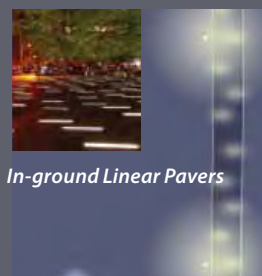
Low-level Pathlights



Lit Bollards



In-ground Dot Pavers



In-ground Linear Pavers

LIGHTING OPTIONS FOR KEY WALKWAYS



Park Lighting

Bushnell Park is currently closes at sundown. 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 & Safety at Night

- Improve walkway light levels, both measured & perceived
- Emphasize park entrances & wayfinding
- Highlight key park elements
- Reinforce the sense of visual transparency “through” the park
- Enhance visual acuity via better color rendering sources (metal halide, LED)
- Use of color to support wayfinding

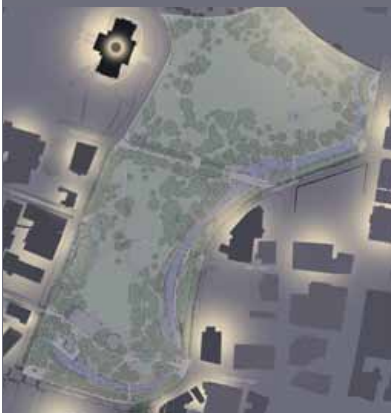
Enhance Visual Identity and Drama

- Reinforce identity via distinctive historic light pole selection
- Supplemental path lighting to emphasize park movement
- Highlighting key historic elements (monuments & structures)
- Infrastructure upgrades to support future art installations & performances
- Seasonal lighting treatments (i.e. Holidays, special events)
- Coordination with park furniture / planting / identity programs
- Selective lighting of specimen trees / special plantings
- Illuminate perimeter facades; reinforce sense of “Urban Room”
- Improve lighting at key park elements: Memorial Arch, Carousel, Corning Fountain, State Capitol, new brook and footbridges

Provide Economical Approach to Capital and Maintenance Costs

- Capital cost (Initial)
- Operational cost (Maintenance & Energy)
- Energy efficient / long life light sources (e.g. Metal halide, LED)
- Appropriate standard of durability

URBAN ROOM



Illuminate key facades surrounding the park (including the railroad wall at west end) to reinforce transparency through the park and create the sense of a great “urban room.”

TREE LIGHTING



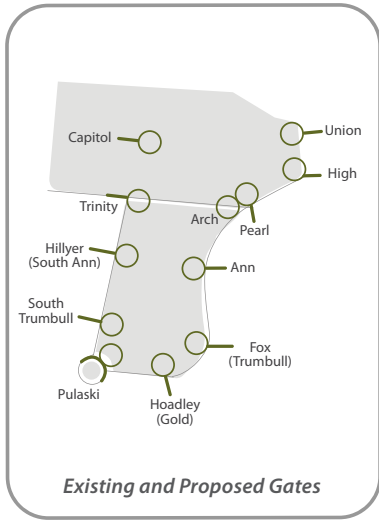
Selectively uplight the park’s “champion” specimen trees.

MONUMENTS



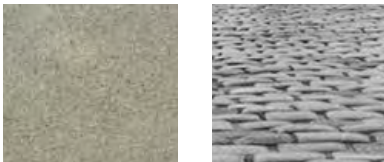
Highlight historic monuments and important structures to celebrate the park’s rich heritage and clarify its organization and various uses.

Gates, Paths and Furnishings

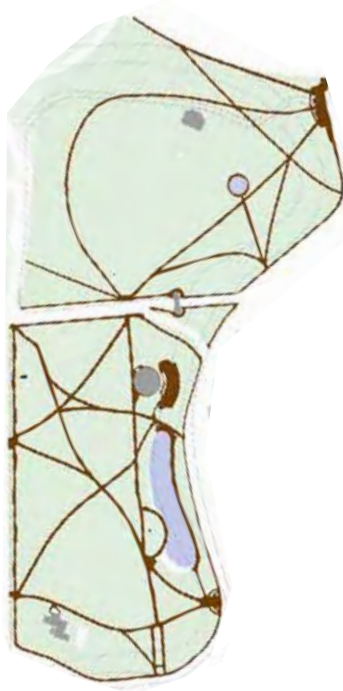


Bushnell Park's gates and paths are the vital links with the city around it. The restoration plan places new emphasis on gateways, enhancing existing ones while naming and adding new ones at critical locations. As a threshold between city and park, each gateway will provide a place to pause, sit, or get information -- facilities, programing or wayfinding -- before proceeding.

The pathway network is revised to highlight features and connections within the park, and to better integrate the park with downtown's pedestrian network. Pathway materials are kept simple and maintainable - concrete and pavers - but organized to delineate a furnishing strip and to protect vulnerable turf and plantings.

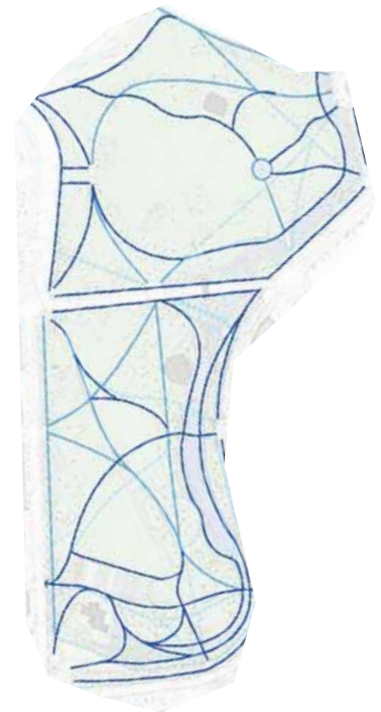


PROPOSED PAVING AND INTERSECTION TREATMENT



EXISTING PATH SYSTEM

— Existing Path



PROPOSED PATH SYSTEM

— New Path
 — Existing Path to Remain
 Existing Path to be Removed

BUSHNELL PARK RESTORATION AND EXTENSION PLAN

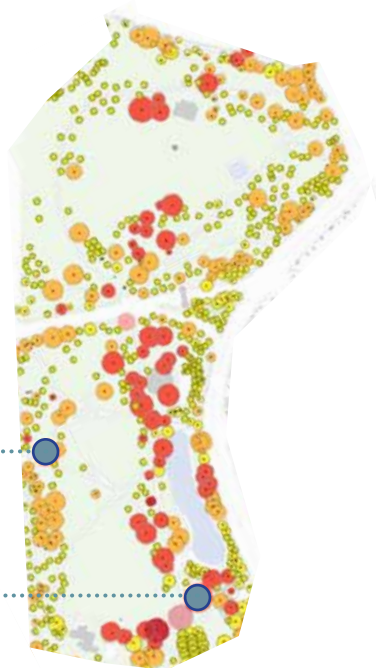
Trees



For the City of Hartford and the State of Connecticut, the celebrated Charter Oak is an extraordinarily important symbol - historically, culturally, and botanically. The two Charter Oak scions in Bushnell Park are given new prominence, both as beloved trees and as valuable cultural assets within the iQuilt.

Trees are an essential part of the park’s character, offering history, comfort and environmental benefit. The plan focuses on the legacy of existing trees, enriches the palette, and anticipates the future as trees age and go into decline. There are more than 700 existing trees, of which around 290 pre-date the major plantings of 1988. Through path realignments, the plan enhances the prominence of the Charter Oak scions. The plan emphasizes deciduous trees over shrubs to maintain open vistas.

The new stream course impacts a large number of trees - an estimated 286 - many of which are among the park’s younger trees (only 49 are pre-1988). In adding flowing water to the park, the plan adds approximately 225 new trees to the 23 that will remain along the watercourse’s path.



EXISTING TREE PLAN



PROPOSED TREE PLAN

- Charter Oak scions
- Weidenmann
- 1870- 1940
- Olmsted 1940-45
- 1945-1988

289 total impacted, including
49 historic (pre-1988) trees

225 new planted +
423 remaining



Travelers

Travelers

Tower Square

Atheneum

Center Church

Main Street

Stone Field Sculpture

Bushnell Plaza

Bushnell Tower

Ancient Burying Ground

Gardens

Park House

Church House

Terrace

Bike Station

Café

East Coast Greenway

Gold Street

Lewis Street

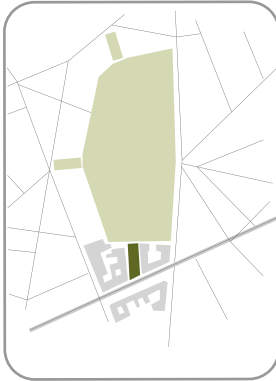
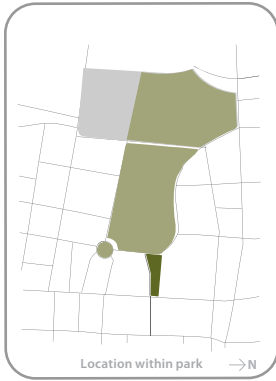
Bushnell Park North

Hoadley Gate

Hoadley Bridge

New Brook

BUSHNELL PARK RESTORATION AND EXTENSION PLAN



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

By realigning Gold Street with the new Hoadley Bridge, Bushnell Gardens will connect Bushnell Park to Main Street, providing a critical but missing link in the GreenWalk. The gardens transform the existing roadway and unused lawn into a 1.5 acre model park for sustainable land use, rain harvesting, native gardens, cultural activity, and public engagement.

Like Bushnell Park, the Parc Monceau in Paris is one block from the main boulevard, but is beautifully linked by a garden extension



The orientation of the Gardens and the realignment of Gold Street emphasize the striking visual axis to the Capitol





Hoadley Bridge

NEW BROOK

BUSHNELL PARK NORTH

BUSHNELL PARK NORTH

Special Paving

Bumpout

Heublein Cafe

Water Garden

Heublein Circle

LEWIS STREET

Heublein Terrace

OLD GOLD STREET

Water Garden

Lawn

Bikes

FAST COAST GREENWAY

GOLD STREET

Greenhouse

Flowers

Greenhouse

Natives

Bioswale

Info

Edible

Water Tower

Water Garden

Puppet Theater

Bushnell Statue

Stone Field Sculpture

Ancient Burying Ground

Bioswale

Bioswale Gate

Bumpout

Transit Shelter

N



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



Bushnell Gardens is the site of the Heublein Hotel, a venerable landmark and the birthplace of Hartford's jazz scene in the 1950's and 60's. The Gardens celebrate the Heublein's legacy with a café, terrace, and jazz circle.

ATTRACTIONS

A striking linear pavilion houses pop up design labs, information centers, and refreshments of local origin. Cultural amenities include the new Heublein terrace, café, and jazz circle, which celebrate the architectural, culinary, and jazz musical history of an extraordinary Hartford institution.

Additional attractions include a UConn / Ballard School puppet theater, information booth, restrooms, kiosks with historic and cultural information, and public art including Carl André's Stone Field Sculpture. A new camera obscura will provide unusual views of the site and highlight the site's exceptional history of photography and daguerrotype.

The Gardens incorporate Hartford's central segment of the 1,000-mile East Coast Greenway and welcomes hikers and bikers with special facilities, including Hartford's first BikeStation.

A SITE WITH A RICH CULTURAL HISTORY

The design of the Gardens incorporates the exceptionally rich history of this site, including The Ancient Burying Ground, Center Church's Tiffany windows, America's first school for the deaf, and the Heublein Hotel, birthplace of Hartford's jazz scene. These and other narratives are woven into the features and storytelling component of the gardens.



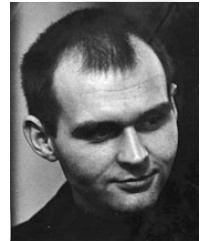
Emily Holcombe



Louis Comfort Tiffany



Art Fine



Carl André



Lydia Sigourney



Gilbert Heublein



Thomas Gallaudet



Randy Weston



Frederick Law Olmsted



Thomas Hooker



I.M. Pei



Augustus Washington

BUSHNELL PARK RESTORATION AND EXTENSION PLAN

BUSHNELL GARDENS FEATURES





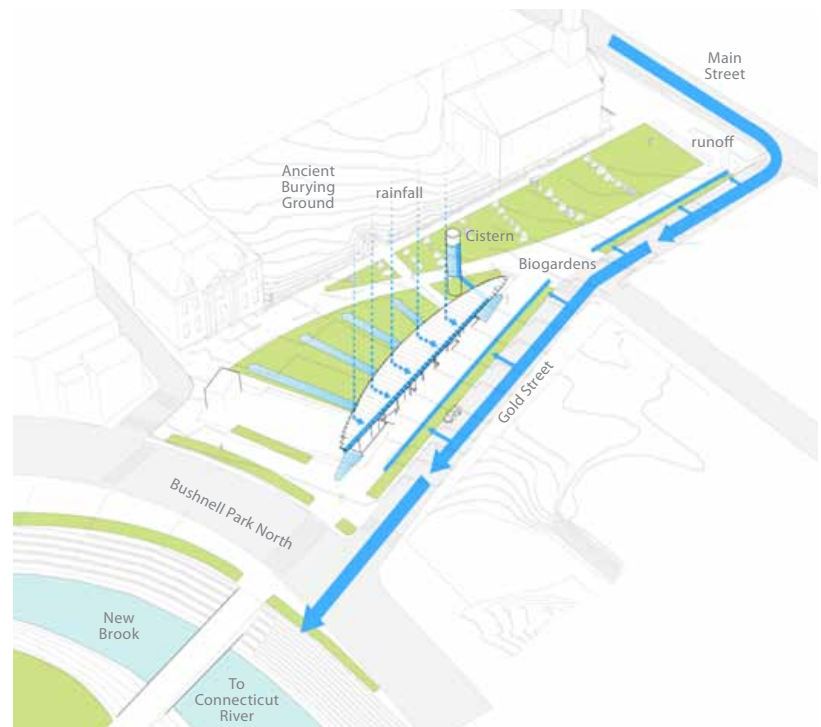




BUSHNELL PARK RESTORATION AND EXTENSION PLAN

BUSHNELL GARDENS GREEN INFRASTRUCTURE

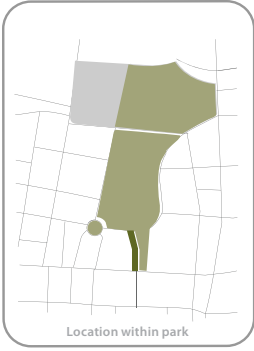
The site's green infrastructure includes a clocktower with graywater cisterns, bioswales, stormwater gardens, native plantings, teaching gardens, urban farming, greenhouses, and photovoltaic panels. Its pedestrian and transit features include pedestrian wayfinding maps and signs; new transit shelters, maps and information; and zero net energy electric car charging stations.



The site is organized to capture stormwater runoff from the Main Street watershed, from the Ancient Burying Ground, and from within the site itself; rainwater is stored as “graywater” in the tower cistern and reused on the site for irrigation and other purposes. Other stormwater is cleaned either through infiltration or in biogardens before returning to the new brook and from there to the Connecticut River.



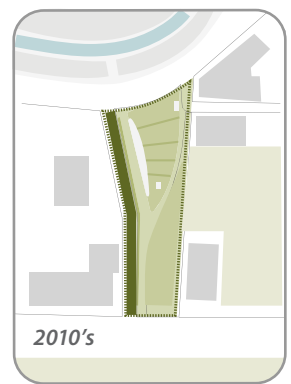
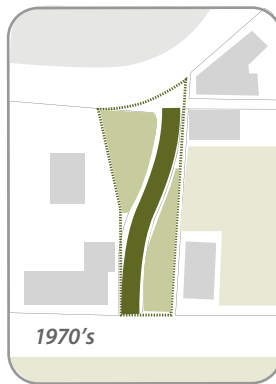
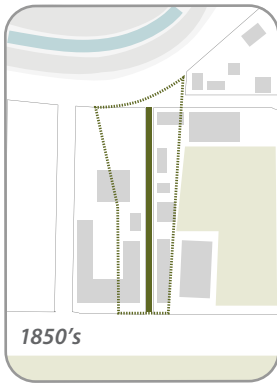
BUSHNELL PARK RESTORATION AND EXTENSION PLAN



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.



Gold Street from Main



Gold Street from Bushnell Park



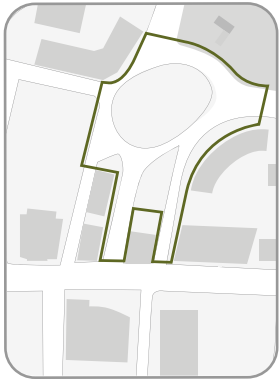
1850's
Historic Park River



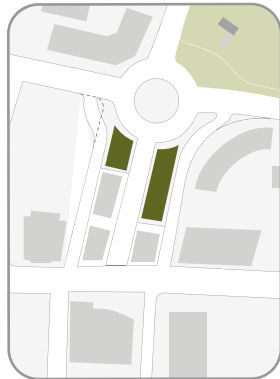
1920's
Hudson Street Bridge



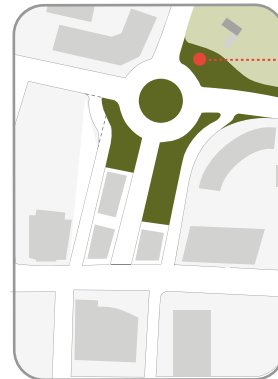
1940's - 1960's
River Conduit & Pulaski Circle



4.5 Acres of City Owned Land



Potential New Development



Proposed Pulaski Circle and Gate,
with Recaptured Park Land



General Pulaski statue relocated
from Main to mark Pulaski Gate

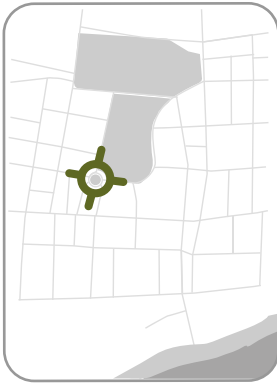
ELM STREET MALL

Bushnell and Weidenman's original design for Bushnell Park (below left) called for a "mall" -- a promenade and double row of trees -- running parallel to Elm Street; elements of it are still visible today. In conjunction with the new Pulaski Gate, the Elm Street mall will be restored.

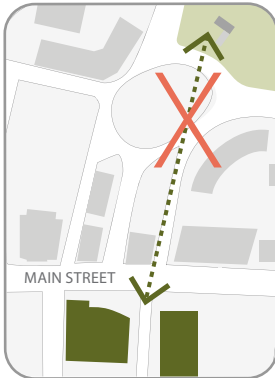


BUSHNELL PARK RESTORATION AND EXTENSION PLAN

Pulaski Circle



Project Location within Downtown



Pulaski Circle's shape and traffic speeds now effectively inhibit walking from the Library and City Hall to Bushnell Park

Pulaski Circle (below) can be reduced and reconfigured to modern standards, comparable to Annapolis's walkable new Westgate Circle (bottom), which has generated redevelopment around it.

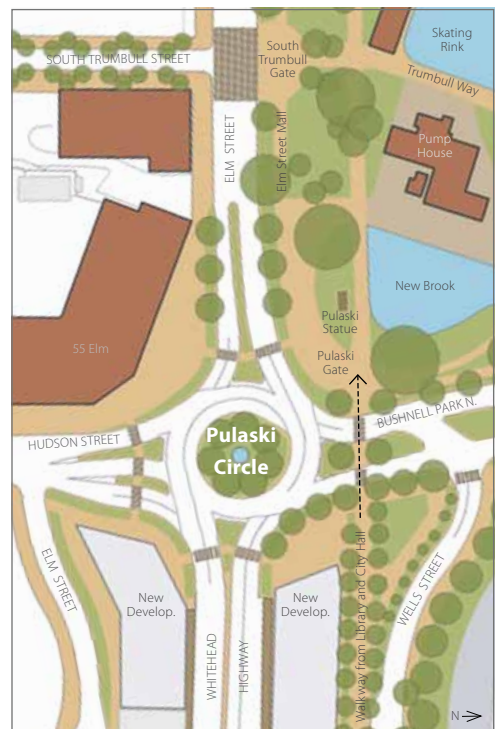
Careful traffic studies show that the reconfiguration can handle traffic loads, reduce speeds, and create a walkable environment, with potential housing on land now used for roadway.




This project will reconfigure the existing but obsolete traffic circle with a smaller (148' diameter) two-lane roundabout, designed to modern standards. This will dramatically improve the area's walkability, while accommodating vehicular traffic in a more efficient manner. Ample crosswalks will ring the circle. Pedestrians will be able to move easily from the SoDo neighborhood north along Hudson to Bushnell Gardens; and from the Hartford Public Library and City Hall along Wells Street to Bushnell Park.

The reconfiguration will return nearly an acre of former park land to Bushnell Park, creating a new Pulaski Gate at the park's southeast corner, marked by the relocated statue of General Pulaski. This will be the primary gateway for school groups. Nearby, along the park's eastern edge, the roadway will be reconfigured to create a drop-off zone for school buses and community groups. The center of the roundabout will be a sustainable landscape of approximately 100' in diameter.

The reconfiguration will also make several acres of publicly owned land, now devoted to asphalt and unused traffic, available for housing and mixed used development.





-  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



CAFE INTERIOR CAFE EXTERIOR WALKWAY BIOSWALE PARKING BIKE NORTHBOUND SOUTHBOUND BIKE PARKING BIOSWALE WALKWAY GATE BUSHNELL PARK

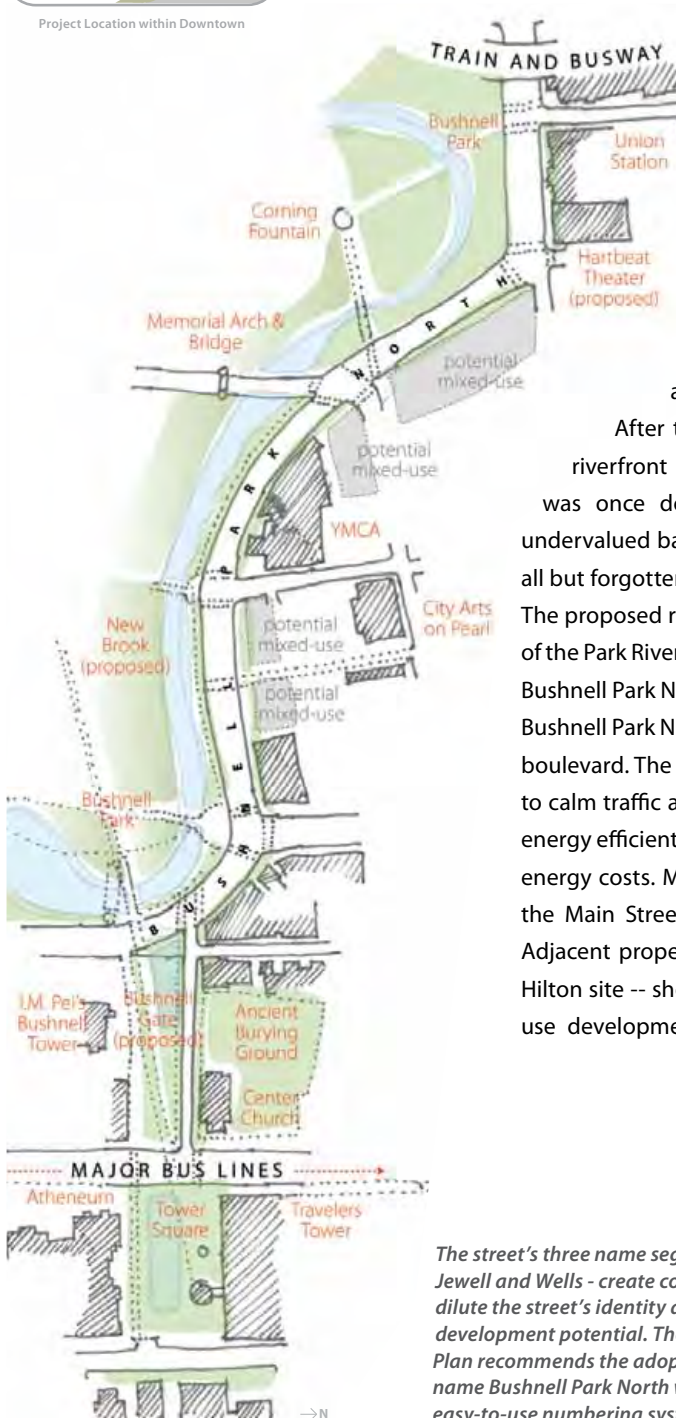


BUSHNELL PARK RESTORATION AND EXTENSION PLAN



Project Location within Downtown

Bushnell Park North

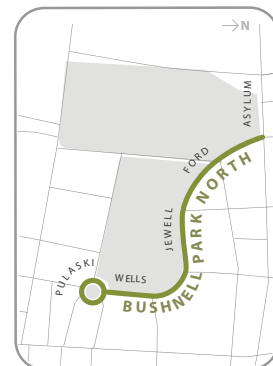


The street's three name segments - Ford, Jewell and Wells - create confusion, dilute the street's identity and dampen development potential. The iQuilt Plan recommends the adoption of the name Bushnell Park North with a new, easy-to-use numbering system for street addresses. The historic names would be memorialized on street name signs.

Bushnell Park North is the street between Asylum and Main 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.

The proposed restoration of flowing water along the old watercourse of the Park River should add visibility and value to the properties along Bushnell Park North. The iQuilt Plan recommends the reconception of 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. Major transit facilities at each end – Union Station and the Main Street bus corridor – will be integrated into the design. Adjacent properties -- including the old YMCA and former Hartford Hilton site -- should be able to support cafés, restaurants and mixed-use development, which could include artist and actors housing.





Conceptual aerial view of Tower Square, Bushnell Gardens, and Bushnell Park.

Note: the rendering of Tower Square is illustrative only; the final design may vary significantly.



Project Location within Downtown

Tower Square

Tower Square is the 1.5-acre outdoor space between Travelers Tower and the Wadsworth Atheneum, bounded by Main Street on the west and Prospect Street on the east. Travelers owns the 1-acre raised plaza; the street (somewhat confusingly named Atheneum Square North) 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.



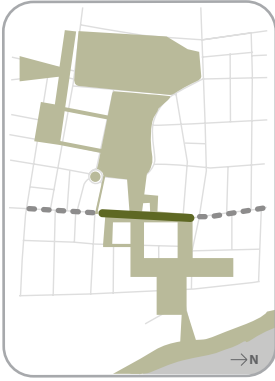
Tower Square has the potential to become one of the most vibrant and successful public spaces in the country.



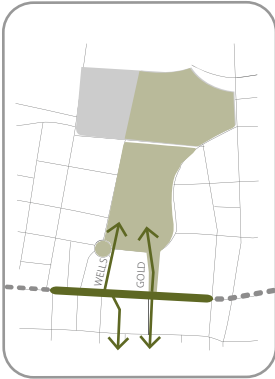
Given the square’s central location, its accessibility on foot and by transit, its favorable scale and solar orientation (with the taller buildings on the north side), its landmark buildings, its wealth of nearby cultural assets, the immediate adjacency of the Atheneum (100,000 visitors a year) and Travelers (more than 6,000 employees), and the proposed adjacency of Bushnell Park (when extended to Main Street via Bushnell Gardens), Tower Square has the potential to become one of the most vibrant and successful public spaces in the country.

Under the direction of a public-private partnership led by Travelers, the Atheneum, and the City of Hartford, the space can be transformed with outdoor seating, cafés, and landscaping. Travelers has plans to resurface the plaza and intends to make other improvements that may involve the removal of the high walls and planters, all associated with the renovation of the 172-car garage below the plaza. At the same time, the Atheneum is exploring the relocation of its interior café to a location along its north facade, facing Tower Square. The City is also considering a “road diet” for Atheneum Square North that could improve conditions for pedestrian activity. These three initiatives provide an extraordinary opportunity to jointly plan and design the space as the virtual centerpiece of the GreenWalk and the iQuilt.





Project Location within Downtown



The intersection of the GreenWalk and Main Street is the principal crossroads of the iQuilt plan; the two critical links are at Wells (to Burr Mall) and at Gold (to Tower Square).

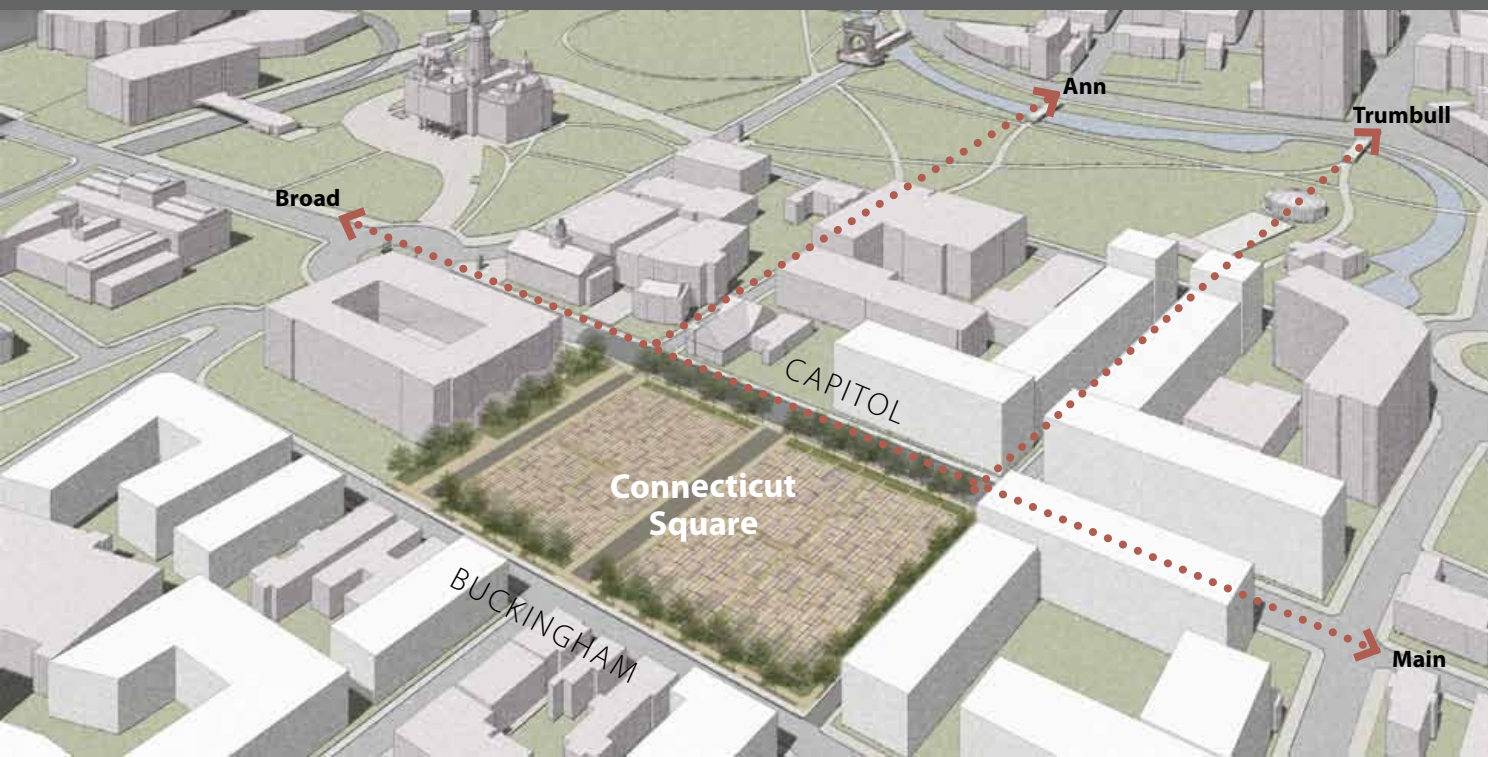
Main Street

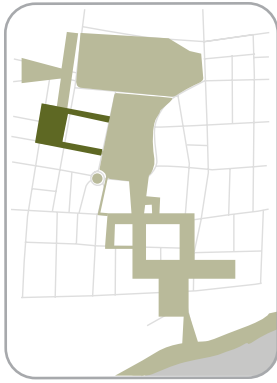
The iQuilt Plan makes recommendations to Main Street primarily in the vicinity of Gold Street, where Bushnell Gardens creates a new gateway into Bushnell Park. The intersection of Main Street and the GreenWalk is the principal crossroads of the iQuilt Plan, and therefore a site of critical importance. In addition to recommended improvements over the long term, it is also suggested that this area is a natural candidate site for pilot projects and the testing of prototypes that can be applied elsewhere in downtown. In iQuilt Phase 3, the full length of Main Street will be addressed, especially with respect to bus transit and streetscape.

- Improve the functionality and symbolic importance of this length of Main Street—roughly a quarter mile length from Wells Street at the south, to The Old State House at the north
- Provide visual and experiential continuity between Hartford’s most important historic, civic, cultural, and commercial buildings
- Create a “Downtown Crossing” at the intersection with east/west path of the GreenWalk
- Transform Main Street into a Complete Street
- Pedestrian Amenities - Encourage walking and enjoyment with street trees, paving, and benches
- Environmental Improvements - Crosswalks of permeable pavers, bioswales at bus shelters and in front of key sites - Bushnell Gardens, Ancient Burial Ground, The Old State House, Tower Square, Bushnell Towers, The Wadsworth Atheneum, City Hall, and the Hartford Public Library
- Provide amenities for a broader range of users - Transit riders: new bus shelters, transit information displays, wayfinding; Cyclists: bike lanes; Pedestrians: street trees, benches, wayfinding
- Bump-outs at crosswalks shorten crossing distances to encourage the east/west pedestrian use of the GreenWalk
- Pilot Projects bring bus shelters, street trees and sustainable plantings, wayfinding, benches, and other street improvements in the immediate term to demonstrate citywide street elements
- Road Diet benefits and improved bus operations and stops will be part of the upcoming Phase 3 Main Street study from Trumbull to Park Street

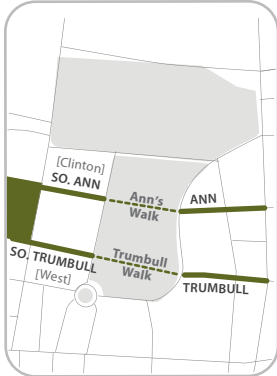


New Main Street Gate to Bushnell Park through Bushnell Gardens





Project Location within Downtown



Recommended path naming and street renaming to achieve north-south continuity for pedestrians through Bushnell Park

Connecticut Square

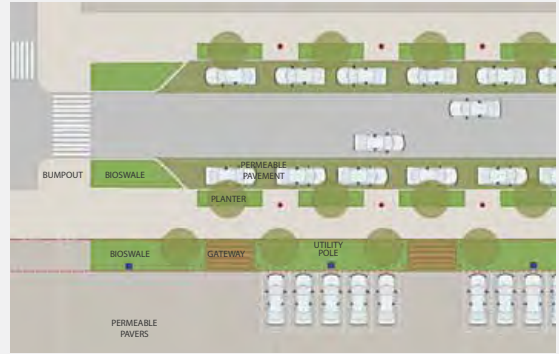
The iQuilt Plan includes the transformation of this 6.3 acre, 700-car State-owned surface parking lot into a sustainable, mixed-use public square. The space will continue to serve much of the time as parking for the State and for Bushnell patrons. But new electrical and lighting infrastructure will allow 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.

The site will be regraded and refinished with permeable pavers. Bioswales will border the site's perimeter. Site runoff is collected at the southeast end of the site in a rain garden. All these features will manage the quantity of stormwater runoff, reducing the contaminants that drain into the Connecticut River and Long Island Sound.

The plan includes dedicated preferred parking spaces for electric vehicles, carpools, vanpools, and bicycles. The square will have event infrastructure - power, lighting, and mechanical accessories - to support a range of activities. The Bushnell Center for the Performing Arts will take a lead role in managing and programming activities.

Beyond the square's central space, bordering streets - Capitol Avenue and Buckingham Streets, as well as West and Clinton Streets - will receive sustainable streetscape improvements to improve neighborhood quality of life, encourage walking, especially north across Bushnell Park to the central business district, and south to the businesses on Park Street and to Hartford Hospital.





Proposed street and sidewalk reconfiguration of Capitol Avenue, with potential housing and mixed uses on the north side along Connecticut Square





Project Location within Downtown

Capitol Avenue

Recommendations

- Improve the length of Capitol Avenue using the standards and ideas established in the Greening America's Capitals Charrette
- Engage stakeholders along the length of the avenue to participate in the refinement of the existing design work
- Review and transform the avenue according to the standards of a "Complete Street"

Background

- Work done to date is federally funded and supported by the Greening America's Capitals program
- Creates a Complete Street consistent with the importance of an avenue connecting Downtown with the State's Legislative Office Building, and linking SODO, Connecticut Square, The Bushnell (and its possible campus), the State Office Building, the State Library and Museum, and the State Capitol
- Transforms Capitol Avenue into a Complete Street
- Pedestrian Amenities-Encourages walking and enjoyment with street trees, paving, and benches
- Environmental Improvements-Crosswalks of permeable pavers, bioswales
- Provide amenities for a broader range of users-Transit riders: new bus shelters, transit information displays, wayfinding; Cyclists: bike lanes; Pedestrians-street trees, benches, wayfinding
- Bump-outs at intersections, and new cross walks and corner geometries encourage north/south pedestrian linkages to Bushnell Park and SODO at West and Clinton Streets
- Improves the north side of Connecticut Square and links this multi-use urban space with The Bushnell, The Capitol, and Downtown



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





Implementation



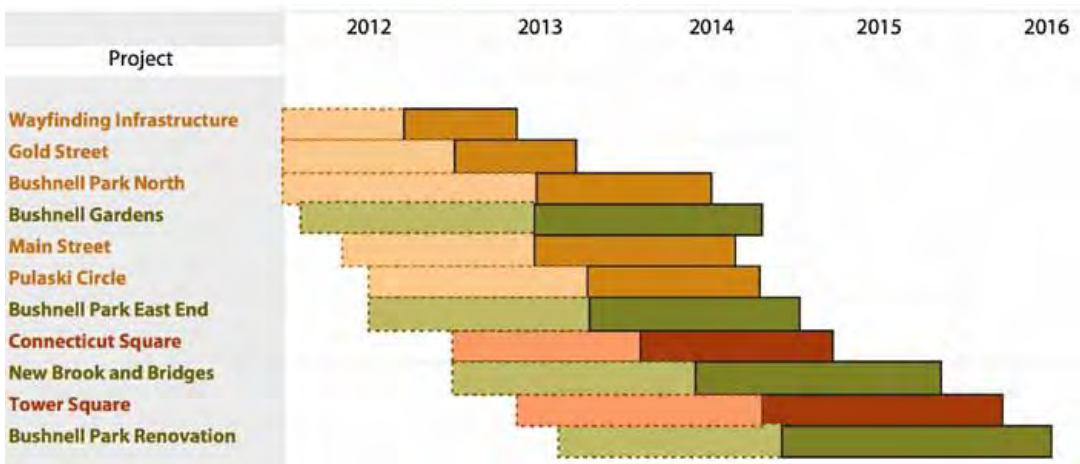
Phasing

The iQuilt Plan is not a single large project, but a framework and strategy for a constellation of related, mutually reinforcing projects. These range from small to large, from marketing and private investment to bonding and public infrastructure. The phasing of projects will to a large extent be determined by the economic climate on the private side, and the availability of funds on the public side.

The hypothetical phasing plan below makes a series of assumptions which may not prove to be the case, but it is based primarily on the cost, complexity, and lead time required under optimal circumstances. In any event, there is a broad consensus that it is important to begin, and that is reflected in the emphasis on smaller, doable projects, such as wayfinding, the realignment of Gold Street, and various pilot projects. The success of Winterfest as presented by iQuilt is indicative of the goodwill and encouragement generated by positive early steps. For this reason, iVISIONFEST, scheduled for September 2012, is organized as both a testing ground for many of the iQuilt initiatives, and as a means to broaden public understanding and engagement.

HYPOTHETICAL CONSTRUCTION DOCUMENT & CONSTRUCTION PHASES

Documents 
Construction 



Costs and Funding Sources

Funding to implement various aspects of the iQuilt plan will come from a multiplicity of sources: public, private, non-profit, and combinations. Key categories for potential funding include:

Transportation

pedestrian, bike, bus, rail, historic bridge structures

Sustainability

green infrastructure, stormwater management, energy conservation, green building, housing near transit, trip reduction

Economic Development

job creation, arts economy, housing construction, parks enhancement, workforce attraction and retention

Creative Placemaking

Arts as economic and social catalyst; support for artistic production

The estimates below are preliminary and based only on conceptual drawings rather than on well defined construction documents. Nonetheless they offer an indication of the relative scope and scale of the principal parts of the plan.

PRELIMINARY ESTIMATED COSTS

Streets		
Squares		
Parks		

Project	Preliminary Cost Estimate	
	Construction Documents	Construction
Wayfinding Infrastructure	\$90K	\$1.0 million
Gold Street	\$198K	\$2.2 million
Bushnell Park North	\$873K	\$9.7 million
Bushnell Gardens	\$612K	\$6.8 million
Main Street	\$90K	\$1.0 million
Pulaski Circle	\$234K	\$2.6 million
Bushnell Park East End	\$612K	\$6.8 million
Connecticut Square	\$1,116K	\$12.4 million
New Brook and Bridges	\$2,556K	\$28.4 million
Tower Square	tbd	tbd
Bushnell Park Renovation	\$792K	\$8.8 million

Everyday Programming

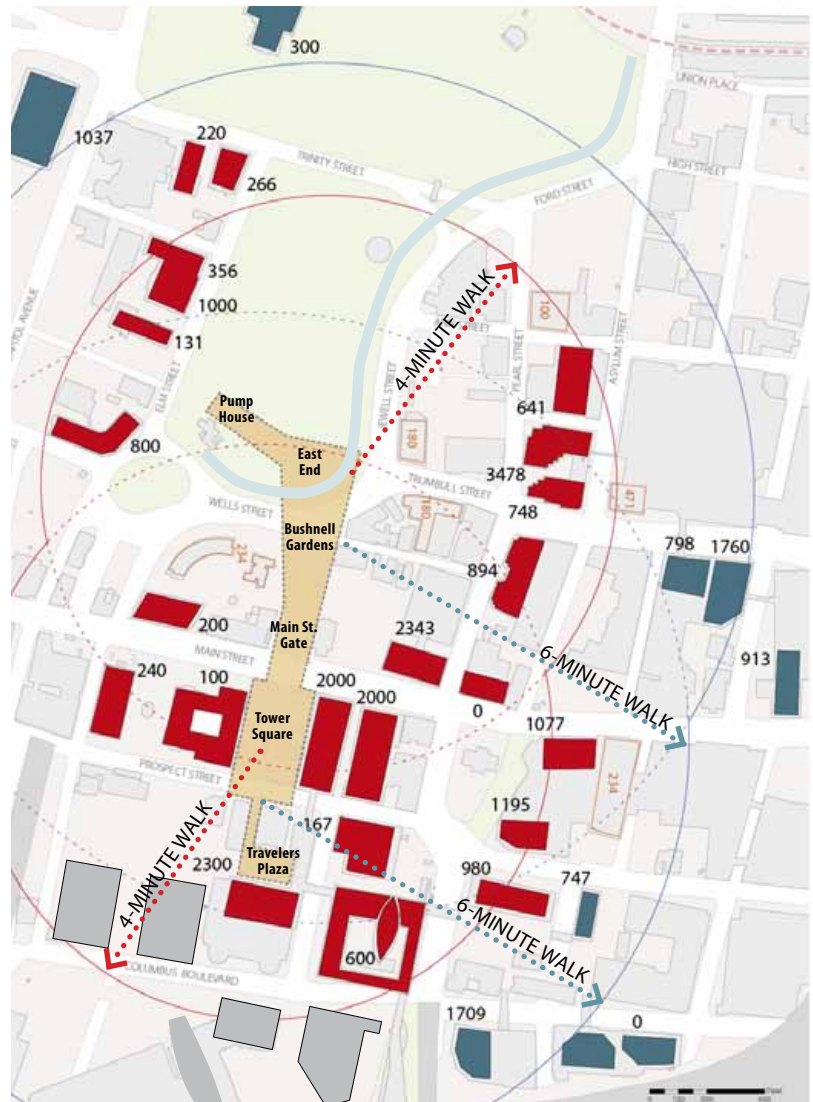
Develop strategies for the everyday use of public space



Achieving successful, vibrant public space in downtown Hartford requires not only a roster of ongoing programs and special events, but a combination of uses which create everyday liveliness – day and night, weekdays and weekends, all year long. This can best be achieved through a combination of well designed public spaces, strong connections to nearby office workers, complementary active uses within the space and on adjacent private property, and the growth of an increasingly robust downtown residential population – all key elements of the iQuilt Plan. Programming can be designed and operated not only to draw users but to generate revenue whenever possible.

CALCULATING THE POTENTIAL FOR SUCCESS OF HARTFORD'S PUBLIC SPACES

This diagram shows the potential to activate the GreenWalk's public space core from the Pump House to Travelers Plaza; sustained public space vibrancy at the critical periods of lunchtime and after-work depends most heavily on close walking proximity (4-6 minutes) to sufficient numbers of office workers. Assuming an adequate pool of potential users, the public spaces must then be carefully programmed to succeed.



Management and Maintenance

Caring for Hartford's Parks

The critical situation regarding the management and maintenance of Hartford's parks and public spaces has been carefully studied in three outstanding documents (below). Their general recommendations should guide specific actions related to Bushnell Park and other public spaces on the GreenWalk. The documents may be downloaded from the iQuilt website (www.iquiltplan.org).

Hartford's Parks Report (2011) by the Green Ribbon Task Force

At Risk: City of Hartford Parks System (2009) by the Cultural Landscape Foundation

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

A key recommendation of the iQuilt plan is that any investments in the improvement of public space - parks, streets, squares - be accompanied by long-term commitments for their maintenance and management. In light of ebbing public finances, cities around the country have found the most successful approach is the creation of public-private organizations whose mission focuses on the sustained care and management of one or more public spaces. Working in close coordination with city and regional government agencies, these organizations consolidate and unify management structure, and facilitate planning, decision making, and execution. Private sector experience and efficiencies can be applied to such activities as food service, performances, and special events. This approach minimizes impacts from public revenue shortfalls and political turnover, and supports sponsorship and fundraising efforts from corporations, individuals, and the general public.

Downtown Hartford has two very successful models of this hybrid approach. The Hartford Business Improvement District has been providing critical services in much of downtown and Asylum Hill for the last 5 years. Along the Connecticut River, the non-profit Riverfront Recapture provides exceptional programming and management services with the public agency MDC providing overall maintenance. These organizations are exceptionally well positioned to continue, in partnership with the City of Hartford, and to expand their roles in the management and maintenance of iQuilt-related public space initiatives.

Special Events



Downtown Hartford's public space becomes quite active when major special events - such as the Marathon, sports events at the XL Center, or Riverfront concerts - take place. While the true test of downtown's vitality will be sidewalk vibrancy on an everyday basis (see above right), special events are an important component of the iQuilt Strategic Plan. Key recommendations are:

- Create a special events calendar to allow all stakeholders to jointly plan and coordinate
- Bring together the many downtown entities, including the BID, Metro Hartford, Convention Center, and Riverfront Recapture, to develop an overall special events strategy aimed at bringing large and diverse audiences to downtown
- Develop event infrastructure at key sites such as Bushnell Park to avoid temporary infrastructure (such as generators) with its attendant high costs and potential physical damage
- Develop a special events parking strategy that encourages walking and increases foot traffic near downtown shops, restaurants, and cultural destinations
- Use the annual iNVISIONFEST (see page 111) as a tool to develop and test innovative approaches to the planning and execution of special events which can activate all of downtown

Pop-Up Studio



Map Kiosk



Banners



Childrens Puppet Theater



14 Pilot Projects

PILOT PROJECT

Developing and implementing pilot projects is a key part of the iQuilt strategy, to test ideas, raise public awareness engagement, achieve early successes, and build confidence for larger projects. The pilot projects are expected to:

- Jumpstart larger improvements to experiment and innovate
- Heighten public awareness, elicit input, increase public support
- Establish Bushnell Gardens as a showcase
- Create prototypes for wider application
- Foster innovation and sustainability
- Put ideas into practice - improve pedestrian mobility and wayfinding to sites
- Continue momentum of iQ2
- Gain publicity for Hartford and the iQuilt Plan
- Complement/be part of Innovations Festival

Bus Wraps and Shelters



Biking Amenities



Giant Chess and Checkers



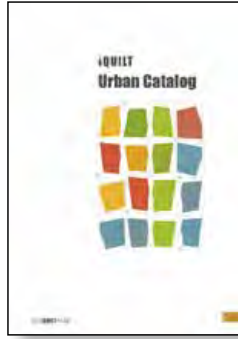
Furniture Showcase



Cultural Markers



Urban Catalog Template



Festival Planning



Wayfinding Signs

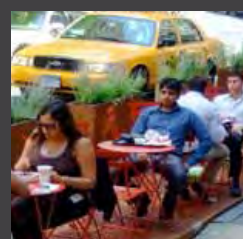
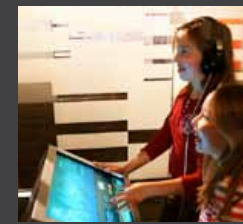
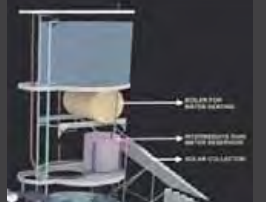


Camera Obscura Kiosk



Blanket Program





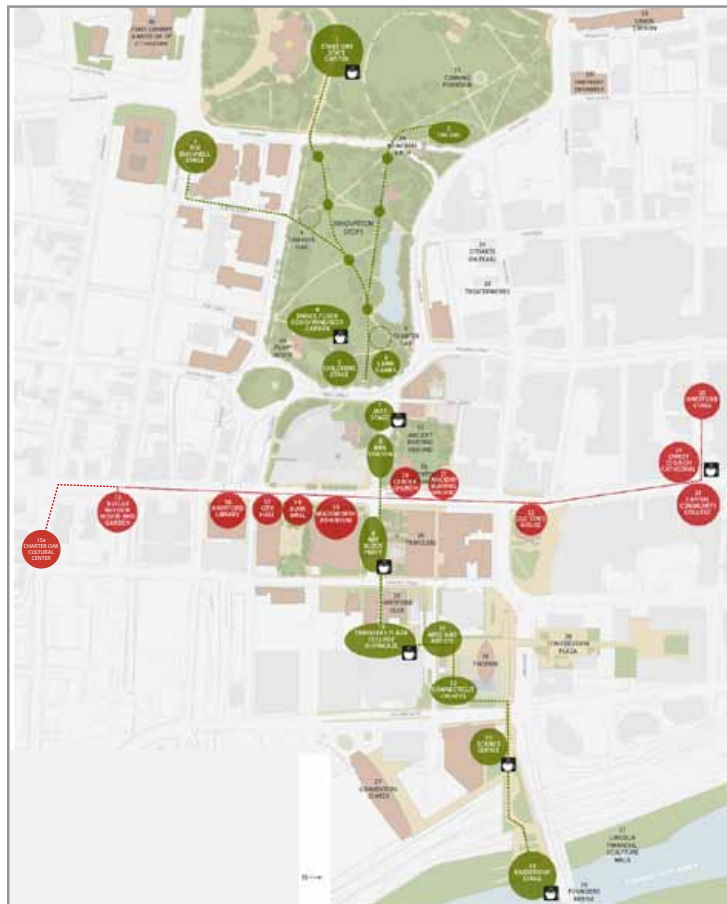
iN<VISIONFEST 2012

The **iQuilt Plan** is developing an event that invites people to see Hartford in a new way. The festival will begin to change perceptions of Hartford by stimulating the senses through culture, innovation, imagination and ingenuity. This celebration of Hartford's urban vitality will begin next September and grow into a multi-year celebration that parallels the transformation underway in Hartford through the progress of the iQuilt plans. The event offers an opportunity to build a collaborative energy and spirit around a shared vision for Hartford.

Hartford's newest event will showcase and celebrate the ingenuity of the city's and state's industries, artists and people, while offering a taste, for the first time, of the transformation of Hartford through the iQuilt plan. Visitors will get a glimpse of the future as they experience the iQuilt through walking, culture and innovation.

Hartford cultural institutions, Connecticut's industries, and artists will celebrate their vision of the future through interactive displays, exhibits, performances and activities in open houses and public spaces throughout downtown, all connected through walking and biking routes. The iQuilt vision will be displayed along the GreenWalk, along with sidewalk activities and prototypes of seating, lighting and signage. Walking throughout downtown will bring visitors to various Hartford destinations, connected with food, drink, music, artists and activities.

iN<VISIONFEST
HARTFORD'S FESTIVAL OF WALKING-CULTURE-INNOVATION
2012



NEW HOUSING CAPACITY

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 around the park.



Governor Malloy has called for as many as 3,000-4,000 new housing units throughout downtown; the iQuilt and the GreenWalk can support the majority of these.

Collateral Development

The iQuilt Plan team has identified a number of locations where investments in public space could catalyze mutually beneficial development on adjacent private property, and throughout Downtown. In the majority of locations, the recommendation is for “mixed-use” development -- a combination of housing, office, retail, and/or cultural facilities which can satisfy a number of the plan’s economic and cultural goals.

POTENTIAL MIXED-USE INFILL PROJECTS

Potential development sites along Bushnell Park North



Potential infill development around Connecticut Square, in line with the SoDo Neighborhood Plan



Potential housing and retail development along Capitol Avenue in conjunction with the Bushnell Center for the Performing Arts



Potential housing on recaptured, publicly owned land around the reconfigured Pulaski Circle, adjacent to the new Pulaski Gate into Bushnell Park.





THEiQUILTPLAN

THEiQUILTPLAN

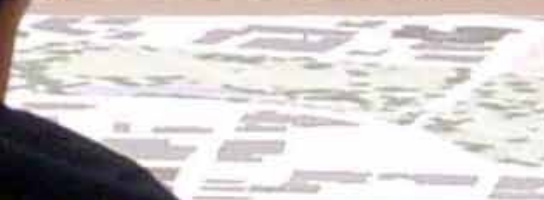
BUSHNELL PARK PROGRAM

BUSHNELL PARK PROGRAM



THEiQUILTPLAN

THEiQUILTPLAN



Project Information

4

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 2. Greater Hartford Arts Council CEO:
Cathy Malloy
 3. Hartford BID CEO:
Michael Zaleski
 4. Bushnell President & CEO:
David Fay, Vice Chair

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 2. MetroHartford Alliance Appointment (by Chair):
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Jennifer DiBella
 3. St. Joseph College:
Pamela Trotman Reid
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Lieutenant Governor Nancy Wyman
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Rep. David McCluskey
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Greater Hartford Arts Council
Hartford Business Improvement District
Bushnell Center for the Performing Arts
Metropolitan District Commission
Bushnell Park Foundation
Riverfront Recapture

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**DOWN
TOWN
HART
FORD**
THEiQUILTPLAN
WALKING / CULTURE / INNOVATION

View of the GreenWalk from the Atheneum to the Capitol (rendering of Tower Square is illustrative only).