



# HARTFORD CITY PLAN



City of Hartford  
Planning and Zoning Commission

Adopted May 12, 2020



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# letter from the mayor



## Dear Fellow Hartford Residents,

Every ten years, each municipality in Connecticut must develop a plan for the next decade. We wanted to do more than that. Our goal was to lay out a vision for where we want our community to be when the City of Hartford turns 400—fifteen years from now, in 2035.

Over the last year, more than two thousand residents participated in this planning process, discussing and debating our strengths and weaknesses, sharing their aspirations and hopes. Under the leadership of our Planning & Zoning Commission, those countless hours of deliberation and partnership were distilled into the plan you see here today.

Hartford is a great city with a rich history. More than 14,000 years after Native American peoples first settled on this land, we have a beautifully diverse community that values our differences and strives for an inclusive, equitable, prosperous future. Over the past few years, we have seen new energy, vitality, and investment. But we have so much more to do.

We have bold goals for our community, including reconnecting Hartford fully to the riverfront, completing ten transformative economic development projects, implementing the ambitious plans for our parks and bike infrastructure, becoming Connecticut's live music capital, and perhaps most importantly, cutting gun violence in half.

From those big, ambitious goals to the hundreds of smaller ones, our city plan represents the aspirations of families in every neighborhood, residents old and new, our anchor institutions and our newest businesses and non-profits. Our ability to achieve those goals will depend on our ability to work together, within the City and within the region. We must prioritize our collective progress over narrow interests—to build a strong and thriving Capital City.

At the same time, we must recognize that we are finalizing this plan amidst an unprecedented global pandemic, which will continue to have a profound effect on the social, economic, and physical wellbeing of our community for months and perhaps years ahead. But we will not let this crisis lower our ambitions. Instead, we will draw on Hartford's incredible spirit of selflessness, resilience, pride, and faith—and work tirelessly to make this plan a reality.

Sincerely,

Luke A. Bronin  
Mayor

# our starting point

## who

you: the 125,000 residents of Hartford, and everyone in the region who has a stake in Hartford's rise

## what

an ambitious, shared vision for the Capital City

## when

now (2020) through 2035, a 15-year span leading to the 400th anniversary of Hartford

## where

the 18 square miles of Hartford, which is the economic and cultural heart of the Connecticut Valley

## why

to make the Capital City more sustainable, prosperous, equitable, mobile, and vibrant in the hopes of increasing overall community well-being

## how

through the cooperative effort of residents of Hartford and the region working together to achieve priorities, large and small, across five interconnected areas of focus

## Fifteen years from now in 2035, our city will turn 400. What kind of Hartford do we want on that great birthday? And how do we make it happen?

Over the last year, nearly 2,200 people have suggested answers to these questions through tailored surveys and more than 50 meetings. We have heard from seniors and schoolchildren, residents and suburbanites, athletes and librarians, businesspeople and artists.

This City Plan reflects their ambitious, shared vision for a Hartford that is dramatically more sustainable, prosperous, equitable, mobile, and vibrant. Simplified, we could call this the Green-Grow-Live-Move-Play vision.

A city plan sets forth a vision for the future. Before we begin, it's important to take stock of the present. Hartford has achieved a lot in recent years.

Yet there is much more to do. Hartford still suffers from the effects of past policies, such as redlining, educational disinvestment, and destructive urban renewal. These policies perpetuated racial and economic segregation. Many of our residents feel locked out of opportunity.

Now is the time to act. We can change our trajectory if we think together, work together, and act together. Residents of Hartford will play the largest role in realizing this City Plan. But we also have to build bridges with people in neighboring communities across the Connecticut Valley.

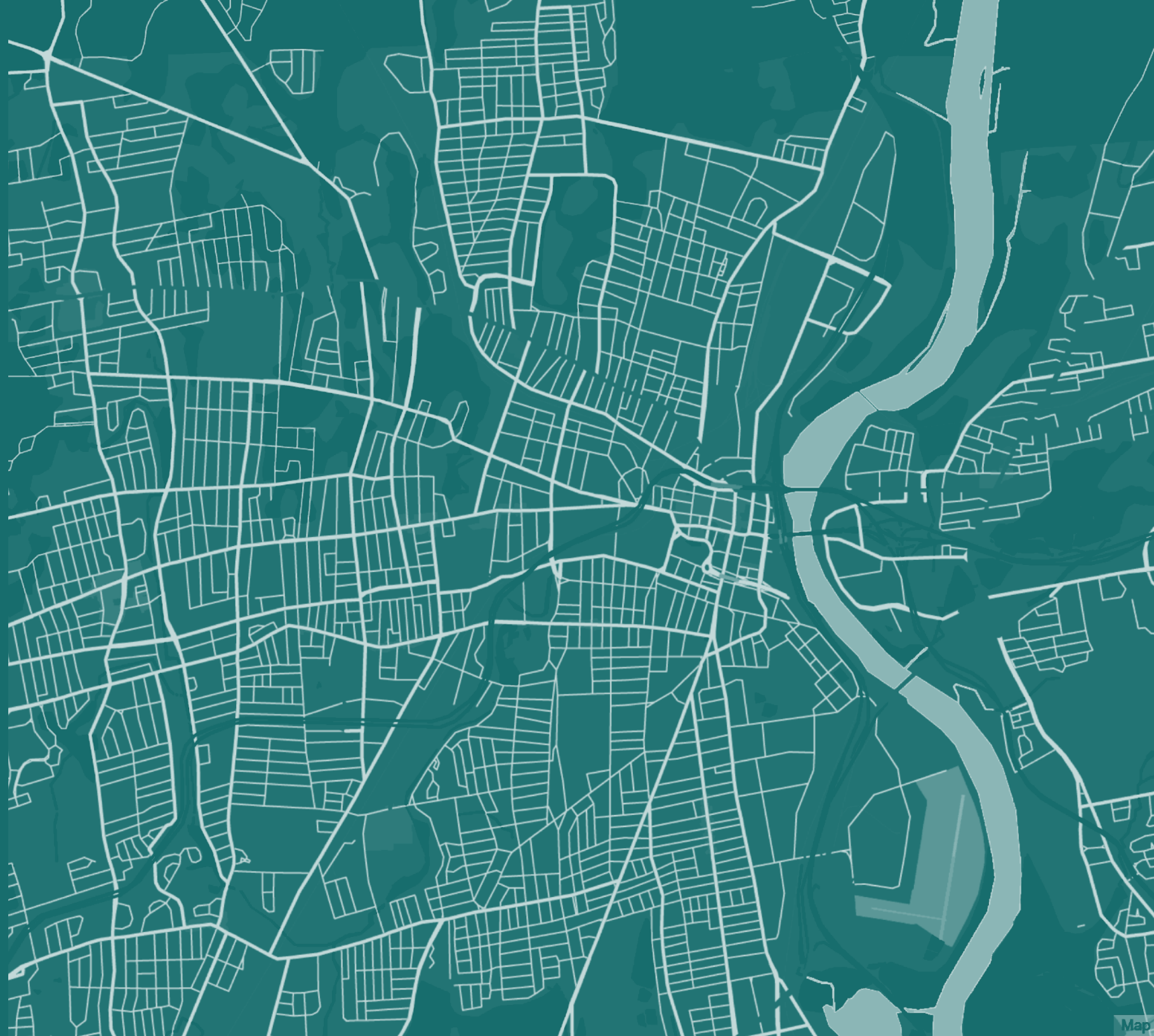
That is why, under the umbrella of the "Hartford 400" initiative, we are coordinating our City Plan with a region-wide vision for the whole Connecticut Valley. Both the City Plan and the Hartford 400 Plan share the Green-Grow-Live-Move-Play framework to imagine what's possible as we move into Hartford's fifth century.

In the end, the City Plan and the Hartford 400 Plan represent all of us, connected, in the valley we share: each person, family, community, block, street, business, organization, company, town, and city.

Please join us now, at the starting point. Make Hartford yours—and help make Hartford the place we envision together.

# vision

- eight overall priorities
- five action areas
- ten key recommendations
- ten transformative projects



# eight overall priorities

To become more equitable and prosperous, we need to grow. To grow we need to attract new businesses and create jobs. To attract investment and talent, we need to create exceptional quality of place. To enhance quality of place, we must make the city and valley more sustainable, mobile and vibrant. This calls for a unifying vision.

In listening to the thousands of people who provided input into this City Plan, we have developed an overall vision for radically improved community well-being: higher life satisfaction, happiness, and quality of life. Within this overall vision, we have identified eight more specific priorities. If a suggestion was not likely to achieve one of these priorities, it was not included in the City Plan.

The eight overall priorities are:



**unity**  
create a sense of unity and pride, and soften neighborhood, city-suburb, and racial-ethnic divisions



**security**  
foster the economic, educational, food, transportation, and physical security of households



**health**  
become a healthy city with a holistic approach to addressing the well-being of individuals and families



**identity**  
create a strong and coherent identity through place-making and marketing



**density**  
fill vacant lots, attract new visitors, and increase residential population by 10% throughout the city



**connection**  
strengthen neighborhood main streets and their connections to downtown and other town centers



**ingenuity**  
cultivate human curiosity, wonder, and creativity in our schools and the community at large



**nature**  
maximize the benefits of our natural resources, from the River to trees, to improve well-being overall

# five action areas

These five interconnected action areas help organize our City Plan. If we make substantial progress in each of these areas by 2035, Hartford will become more sustainable, prosperous, equitable, mobile, and vibrant.

We have developed ambitious, specific strategies for thirty different areas. Working together, we can achieve them.

## green

ENERGY  
FAUNA  
FLORA  
RESILIENCY  
RIVER  
WASTE

To Green Hartford... we need to make a more **sustainable** environment

The city has an award-winning environmental sustainability initiative that has earned national recognition for its efforts in agriculture, green infrastructure, and renewable energy.

## grow

AVENUES  
CONSTRUCTION  
DEVELOPMENT  
ENTREPRENEURSHIP  
KNOWLEDGE  
WORKFORCE

To Grow Hartford... we need a more **prosperous** economy

With start-up entrepreneurs and established companies alike, we're building an innovation economy that is growing fast, and we've created a service corps to bring job skills to hundreds of youth.

## live

FOOD  
HEALTH  
HOUSING  
SAFETY  
SCHOOLS  
SOCIAL SERVICES

To Live Hartford... we need a more **equitable** community

Quality, affordable housing is going up in nearly every neighborhood, along with new and rebuilt schools, streetlights, community gardens, medical facilities, and park improvements.

## move

AIRPORTS  
BIKING  
BUSES  
RAIL  
ROADS  
WALKING

To Move Hartford... we need more **mobile** transport

New commuter rail and bus rapid transit, and investments in walking and biking, are improving the way we move, while our popular regional airport is growing rapidly.

## play

ARTS  
CULTURE  
HISTORY  
PARKS  
SPORTS  
TOURISM

To Play Hartford... we need more **vibrant** culture

Our stadiums, museums, music halls, and neighborhood cultural attractions are pulling in visitors from across the Northeast, and downtown is emerging as a vital urban hub once again.

# ten key recommendations

While we aim to advance all of the strategies identified in this City Plan, as a community, we have prioritized 10 key recommendations. Here's what we believe we must achieve for Hartford to be dramatically more sustainable, prosperous, equitable, mobile, and vibrant in 2035.

## green



Reconnect Hartford to the Connecticut River



Protect, repair, and expand our tree canopy

## grow



Build the Transformative Projects



Market Hartford to the region and beyond

## live



Cut gun violence in half



Make "No More Slumlords" a reality and invest in existing housing stock

## move

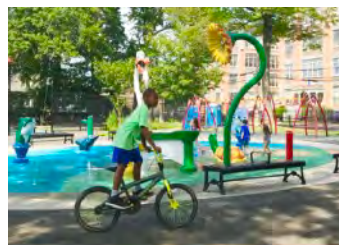


Complete 100% of our bike plan



Expand bus and rail service throughout the region

## play



Complete 100% of our parks plan



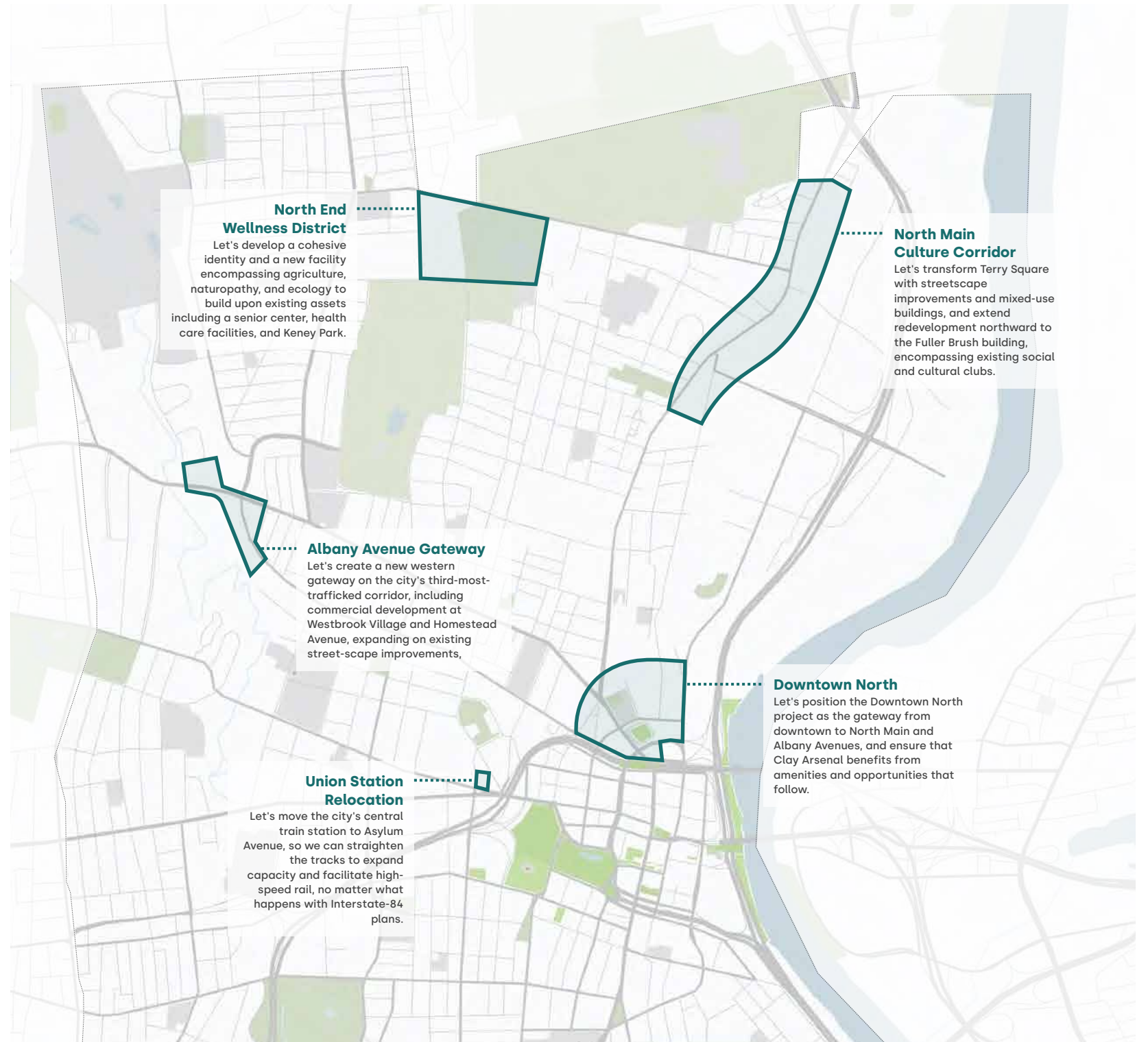
Become the state's live music capital



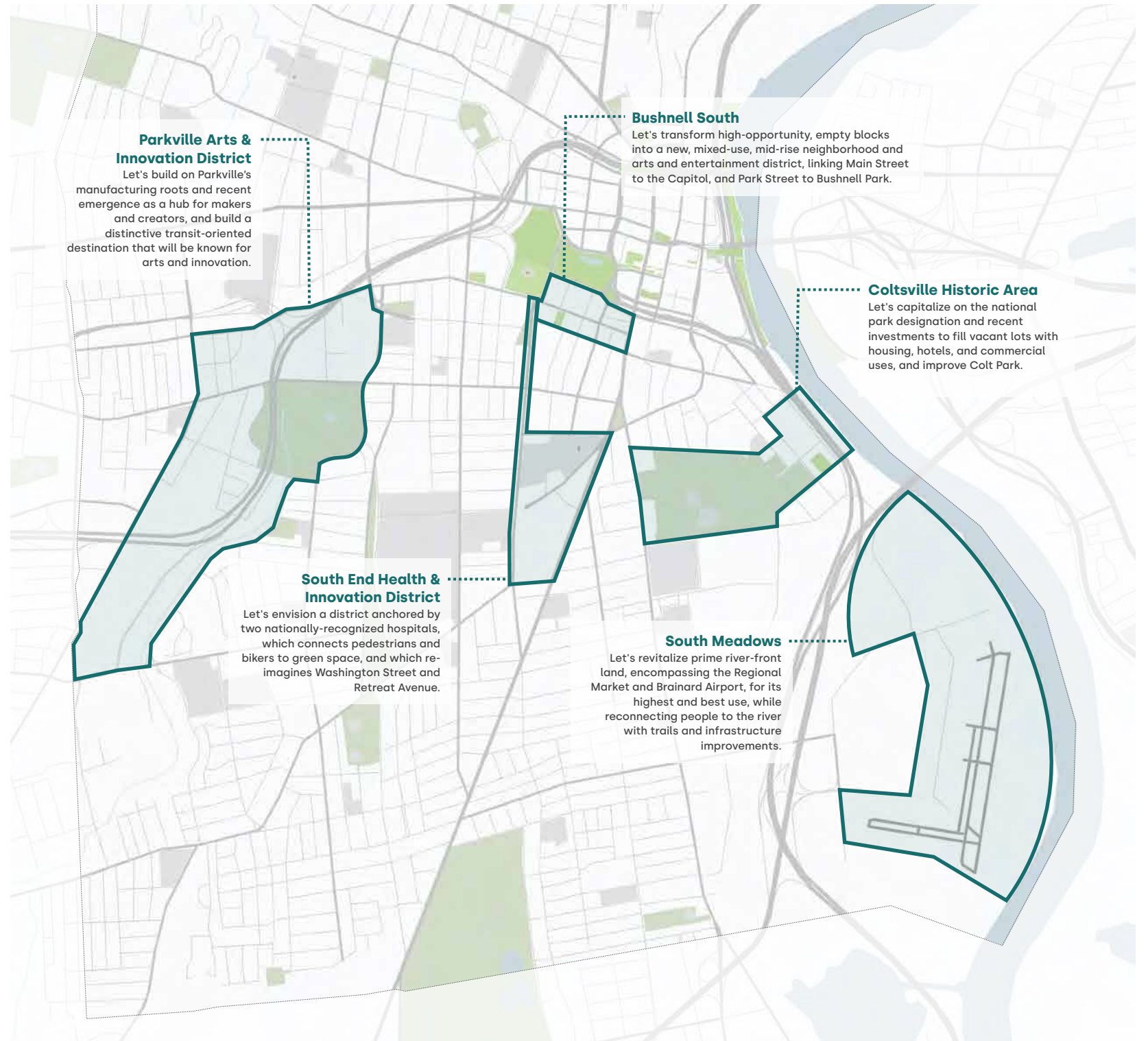
# ten transformative projects

Our city will always be defined by the character of our neighborhoods, which we hope will be even stronger and more vibrant in 2035. But with this City Plan, we also have the opportunity to think of the big projects that will knit parts of our community back together physically, while helping to catalyze growth and foster a sense of unity and pride.

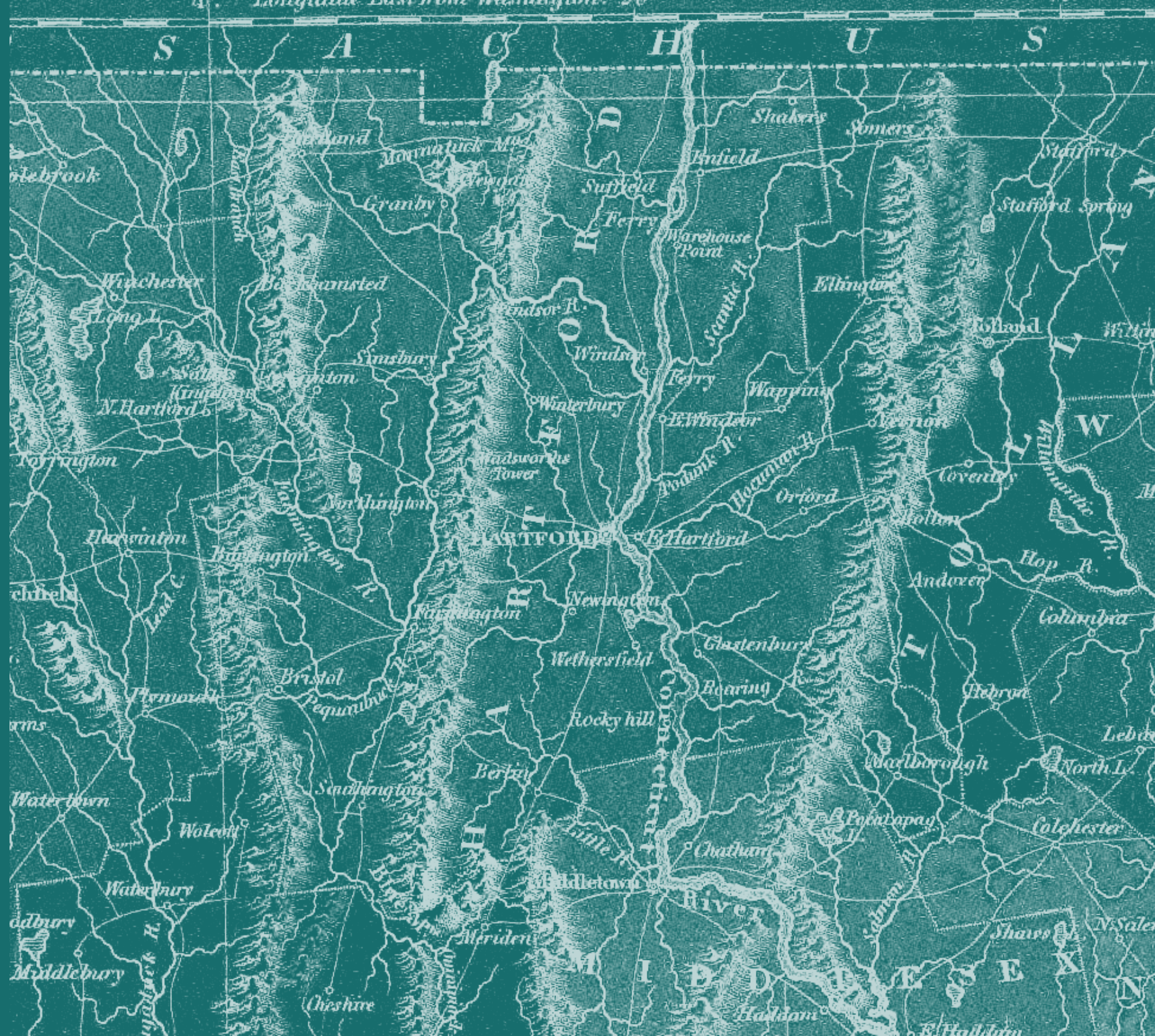
Our transformative real estate development projects, seven of which are in opportunity zones and two of which are in the North Hartford Promise Zone, are:



# ten transformative projects



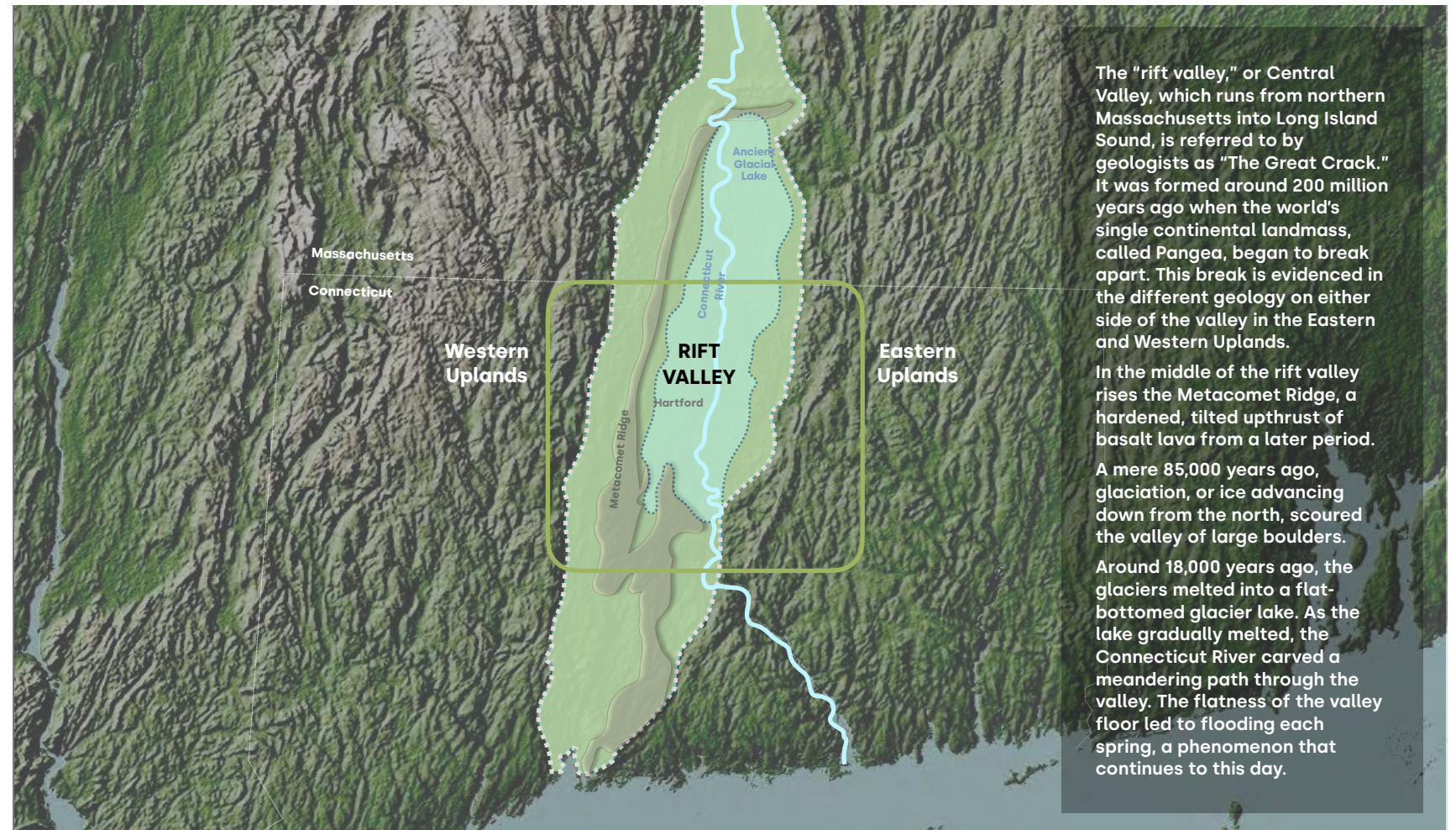
# time & place



# time & place

## 200 Million Years Ago A Pre-Historic Geological Rift Valley Swept by Glaciers

Hartford and the Connecticut Valley lie in an ancient geological formation. That pre-historic landform has influenced the location and growth of the settlements, towns, and cities of the valley to this day. Understanding that influence can help explain the shape of our region today, and how we can grow sustainably in the generations to come.

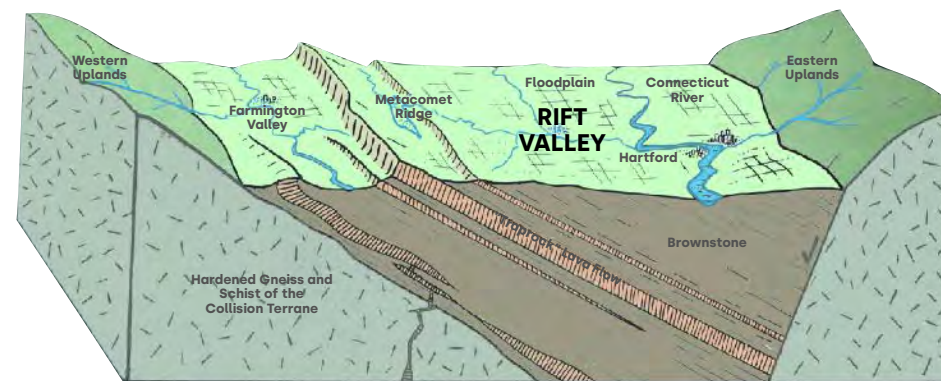


The "rift valley," or Central Valley, which runs from northern Massachusetts into Long Island Sound, is referred to by geologists as "The Great Crack." It was formed around 200 million years ago when the world's single continental landmass, called Pangea, began to break apart. This break is evidenced in the different geology on either side of the valley in the Eastern and Western Uplands.

In the middle of the rift valley rises the Metacomet Ridge, a hardened, tilted upthrust of basalt lava from a later period.

A mere 85,000 years ago, glaciation, or ice advancing down from the north, scoured the valley of large boulders.

Around 18,000 years ago, the glaciers melted into a flat-bottomed glacier lake. As the lake gradually melted, the Connecticut River carved a meandering path through the valley. The flatness of the valley floor led to flooding each spring, a phenomenon that continues to this day.



Idealized cross-section of the Connecticut Rift Valley



A glacier lake comparable to the Connecticut Valley's glacial Lake Hitchcock during the Ice Age

# time & place

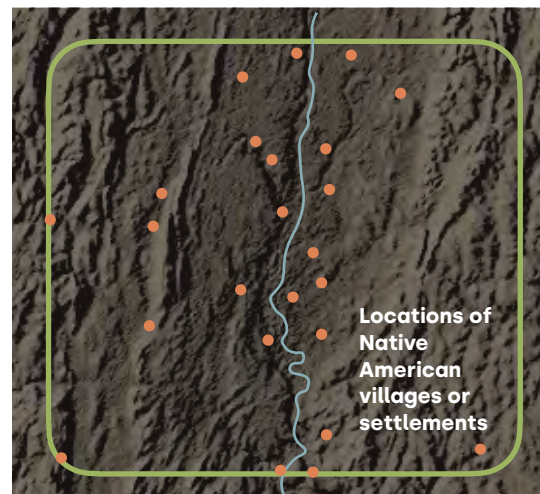
## 12,500 B.C.–1600s Fourteen Millenia of Pre-Colonial Human Habitation

For thousands of years, Native American peoples have inhabited the Connecticut Valley. The colonists acquired land, likely through some combination of negotiation, obfuscation, and force, from the heads of the various tribes.

We must recognize that we are on the land of the Sequin, or Connecticut River Indians, some of the many Algonquin nations in the northeast when Europeans arrived here. The broad lowland valley, bisected by the Connecticut River, proved attractive for several tribes, as fertile ground supported relatively dense settlement.



"Indians Viewing Landscape"  
by Thomas Cole c.1827



Locations of  
Native  
American  
villages or  
settlements



Colonial map  
of Native  
American  
tribal  
boundaries



# time & place

## 1635–2020

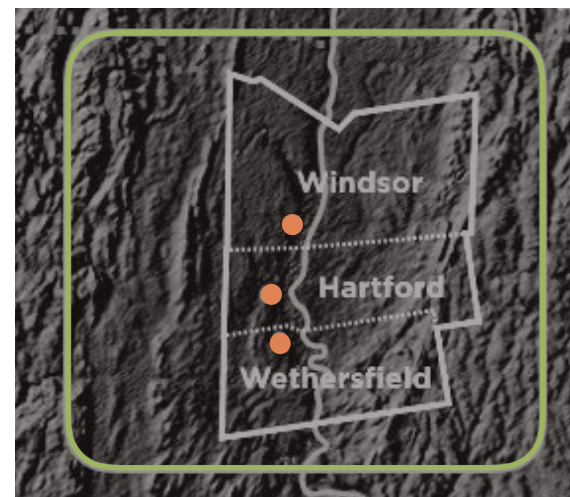
### Nearly Four Hundred Years of City Settlement

During the 1630s, settlers arrived from the crowded Boston colonies looking for fertile land with room to grow. In the Connecticut Valley they found scattered Native American settlements of peoples who had lived in the valley for millennia, but whose numbers had already been traumatically reduced by diseases brought to the New World by European explorers and colonists. The colonists negotiated with the heads of the various tribes to acquire land.

Three major colonies were established: Hartford (1633), Wethersfield (1634), and Windsor (1635), vast areas that were later subdivided into 21 smaller towns. Many of these were situated along upland tributaries of the Connecticut River, safely elevated above the frequent floods of the valley floor.



1846 painting by Hartford native and renowned artist Frederick Edwin Church, in the collection of the Wadsworth Atheneum; it depicts the journey of Thomas Hooker and his "company" or congregation from Plymouth to Hartford in 1636



# time & place

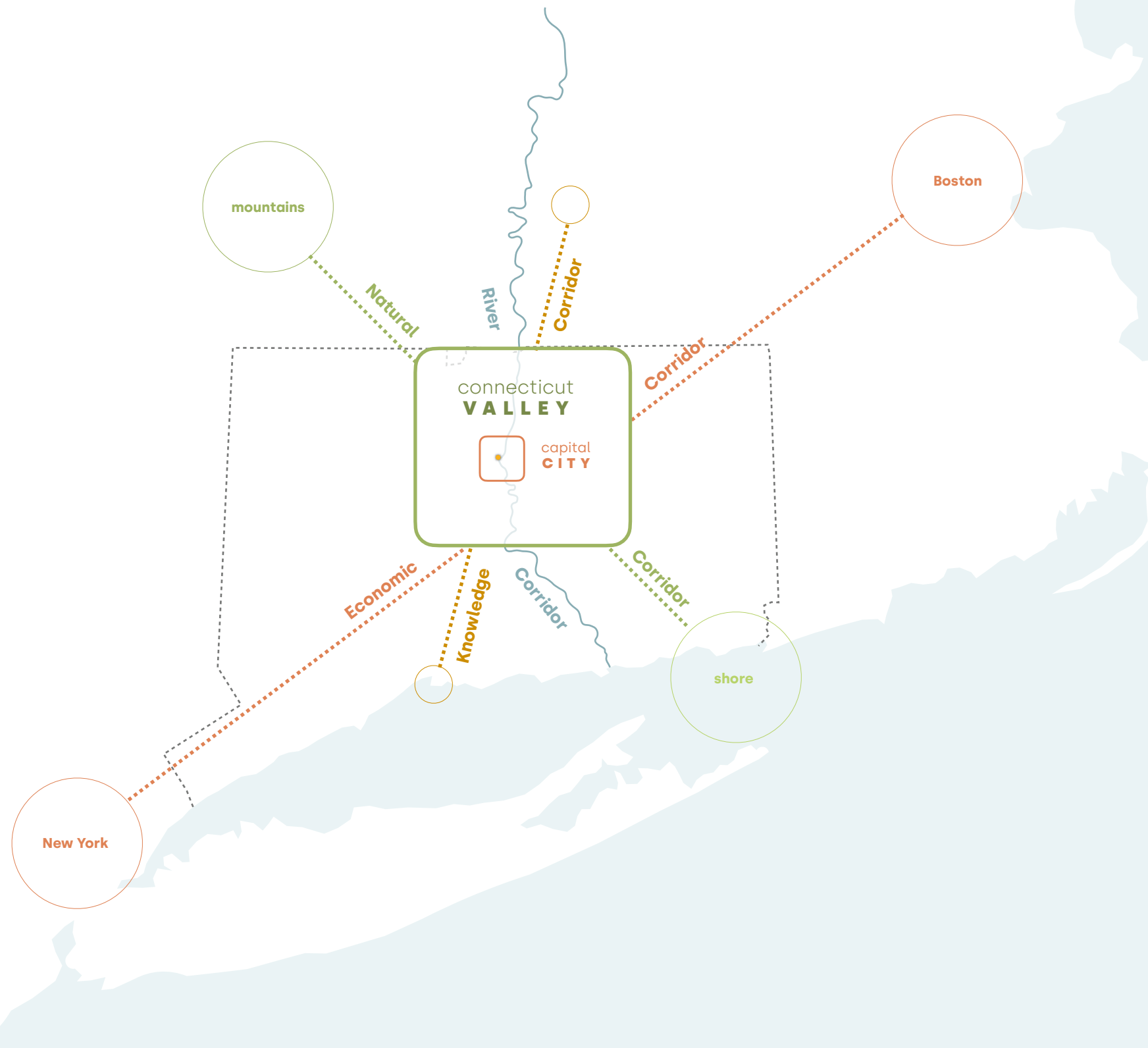
**2020**

## The Green Crossroads of New England

Development patterns within and outside Hartford have evolved over four hundred years. Today, Hartford is uniquely positioned. Most of this City Plan will be focused on existing assets and opportunities within city limits. But it is important to note how well Hartford is located in relation to other places, too.

We have easy access to natural beauty and agriculture, mountains and the sea; a central position along the “knowledge corridor”; and a mid-point position between the Northeast’s two major metropolitan areas, Boston and New York.

We have an opportunity to transition to an economic, natural, transportation, and knowledge crossroads. Even in 2020, geography continues to play a role in determining our destiny.



# time & place

## 2020–2035

### Fifteen-Year Countdown, Consensus, Cooperation

We are writing this City Plan in 2020. The Hartford of the future must build on our strengths—like those in arts, culture, and diversity—and tackle our challenges, the greatest of which are poverty and equity.

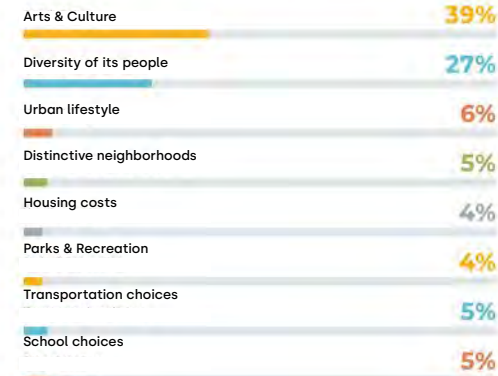
Fifteen years from now, 2035 will mark the 400th anniversary of Hartford. Our City Plan, and the regional Hartford 400 effort with which it is aligned, focuses on what we can accomplish together.

We will be guided by a comprehensive vision and a clear set of goals. What can we do to improve the “quality of place” for everyone in and around the Capital City?

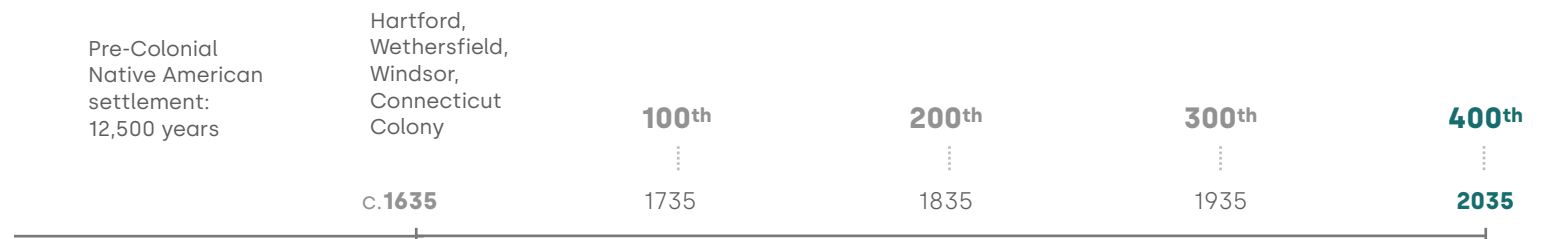
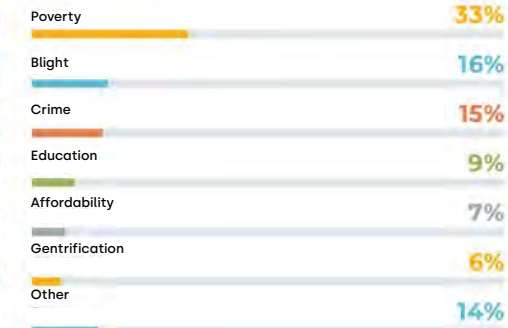
### Perceptions of Hartford

(from the City Plan survey of 898 respondents)

#### What is Hartford's greatest strength?



#### What is Hartford's biggest challenge?



The Hartford region (and Connecticut as a whole) celebrated the 300th anniversary, or Tercentenary, in 1935, with a huge parade and a commemorative postage stamp and coin. No celebrations are recorded for the Centennial or Bicentennial.





# five action areas

- green
- grow
- live
- move
- play



environment more sustainable

# green400

Hartford has undertaken significant efforts to become one of the greenest cities in New England. In 2018, we adopted an innovative Climate Action Plan. But as climate change threats become more dire, we know there's more to do. With this City Plan, we hope to achieve environmental stewardship that improves public health, advances the economy, and promotes social equity.

We're looking at these areas:

energy	resiliency
fauna	river
flora	waste

What have we done so far? And what else must we do to make our city more **sustainable**?

Implementing our Green recommendations can achieve these overall priorities:



what we could become  
if we took advantage of our  
extraordinary location:

the green  
crossroads of  
New England

environment more sustainable

# green400

*a decade of progress since the last city plan*

Together, we have forged a greener future for Hartford. Most importantly, we adopted a Climate Action Plan, and the City's Sustainability Office is coordinating efforts to realize its aims. At right, we highlight a few other actions that have enhanced our environmental **sustainability**.

We are proud to have recently earned the following recognition:



US Department of Energy SolSmartGold City



SustainableCT Silver Certification (highest rating)



Connecticut Conference of Municipalities Sustainability Award



ACEEE "City to Watch," ranked #24/75 cities across the nation



Tree City USA Community 26 years in a row



Clean Energy Communities Silver Level



Dillon Stadium: 1st FIFA-certified organic infill turf field in the US



1st Public-Private Microgrid in CT

Connected in 2017 an 800-kilowatt fuel cell microgrid powering a Parkville school, store, and more when the grid fails.



Greening the Landfill

Built 1 megawatt of solar on the landfill in 2014, powering City facilities in the North Meadows.



Partnered with CT Green Bank on "Solar for All" and discounted solar through "SolarizeCT" for our low-income residents.



Zoning for Plants and Animals

Adopted laws in 2016 to require tree canopy coverage, establish waterway buffers, and increase pervious coverage.



Ordinance Promoting Trees

Passed a law in 2011 to expand our urban forest, empower the City Forester, and create a Tree Commission.



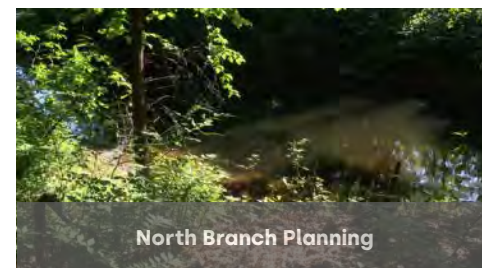
Riverfront Revitalization

Revitalized a portion of the riverfront through a partnership between Riverfront Recapture, the City, and the MDC.



Urban Bird Treaty City

Designated by US Fish and Wildlife Service as an official partnership city to advance conservation of migratory and resident birds.



North Branch Planning

Strategized to improve water quality and watershed management with Park Watershed & CT DEEP.



LED Streetlight Replacement

Used \$5 million grant to replace street lights and other exterior lights with LEDs, which will save taxpayers money.



Repairing the Floodwall

Restored our relationship with the Army Corps and initiated much-needed improvements to the dikes protecting us.



Wood Management Program

Won a RecycleCT grant and CT DEEP support to initiate a wood debris management program



Composting and Recycling Pilots

Initiated pilots for composting at Billings Forge and Spanish-language recycling peer education in Frog Hollow.

# green400

## ENERGY

Hartford has initiated an energy transition, with solar programs for low-income households, a new energy commission, and public building retrofits. Reducing energy consumption and expanding renewables can save money for residents and businesses alike and make buildings more comfortable.

By 2035, we must:

- **Retrofit 100% of City & School buildings**  
Upgrading public buildings for energy efficiency and clean energy technology will save taxpayers money and improve learning and working environments.
- **Require energy efficiency & renewable energy**  
Revising building codes will let Hartford families (many of whom spend over 30% of their money on energy bills) save money and live more comfortably.
- **Expand solar usage by 300%**  
Fast-tracking solar permits, expanding access to "Solar for All," and ramping up business participation in the C-PACE financing program will help Hartford meet its energy targets.
- **Develop at least 10 megawatts of clean energy**  
Using the energy improvement district and private entities to develop significant clean energy facilities will reduce the city's carbon footprint.
- **Build the best EV charging network in CT**  
Increasing charging stations for electric vehicles, as required by the zoning code, will accelerate conversion to cleaner, less polluting electric vehicles.
- **Replace 100% of City & School "dirty" vehicles**  
Scheduling regular replacement of gas-powered cars and diesel buses with clean energy vehicles will reduce harmful emissions and get cleaner air.
- **Advocate for and deploy shared solar**  
Changing State law to allow shared solar, and building shared facilities, can help Hartford families living on small lots or in rental/multi-family housing save money and go green.
- **Advocate to lift the State's net metering cap**  
Lifting the cap on cities' energy production will make it more financially feasible for the City to develop and own "distributed" energy facilities that diversify sources of generation.

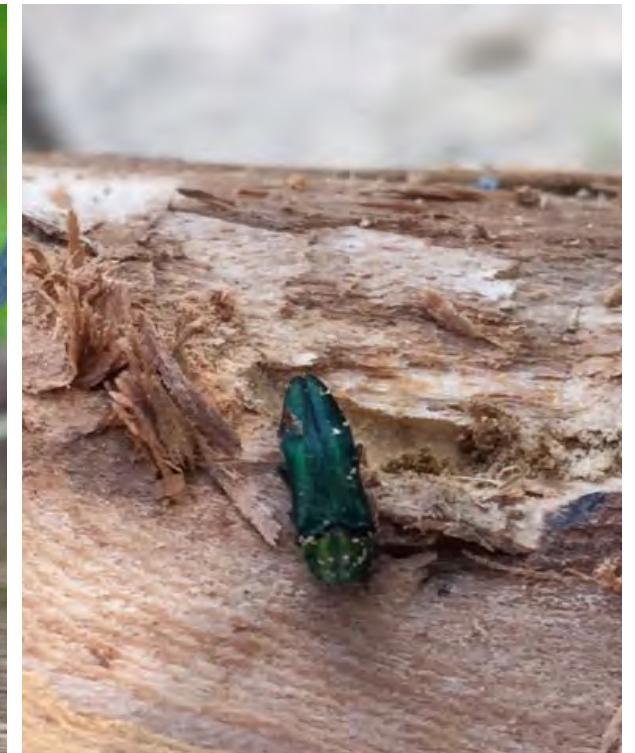


## FAUNA

Hartford has recognized the importance of its fauna, through zoning code reforms to protect habitat and to encourage bee- and hen-keeping, among other things. Enhancing the habitat of wildlife, fish, birds, and insects can strengthen the resiliency of Hartford's ecosystems as the climate changes.

By 2035, we must:

- **Improve the quality of waterways and watersheds**  
Reducing combined sewer overflows and polluted runoff will reduce harmful bacteria and improve the currently "impaired" conditions for fish and other aquatic life and wildlife.
- **Restore Gully Brook**  
Clearing, cleaning, and managing this Keney Park resource will restore neglected watershed habitat and enhance biodiversity within Hartford's largest forest.
- **Remove obstructions in waterways**  
Removing the Windsor Locks dams and adding a fish/eel ladder to the North Branch will help water-bound creatures migrate down the Connecticut and Park Rivers.
- **Prioritize pollinator gardens**  
Encouraging people to plant native species attractive to bees, butterflies, hummingbirds, and other pollinator species will improve the resiliency of our ecosystem.
- **Identify and remove invasive pests**  
Eradicating pests like the emerald ash borer and Asian longhorned beetle will protect our tree canopy and habitat for birds and animals.



## FLORA

Hartford has prioritized trees, meadows, and riparian landscapes through laws like the tree ordinance and practices like low-mow designations. Enhancing these protections can help Hartford mitigate the effect of high-heat days and flooding, absorb and filter runoff, and clean our air.

By 2035, we must:

- **Plant and nurture 3,000 trees per year**  
Increasing the number of trees, with the ultimate goal of 35% of canopy coverage citywide (now just 25%), will help Hartford mitigate and adapt to the impacts of climate change.
- **Conduct phytoremediation or mycoremediation on brownfields**  
Using deep-rooted plants or mushrooms that can clean hazardous waste, including heavy metals, will remediate toxic ground and groundwater, while cleaning our air.
- **Direct plantings to heat-island areas**  
Targeting new plantings in areas with few trees and a lot of impervious ground cover will help reduce the heat island effect and reduce energy costs for families.
- **Become a model for urban forestry nationally**  
Investing in a tree campaign will build on current annual benefits of our trees: \$5 million of ecosystem services, 73 tons of pollutant removal, and 3 million kWh in energy savings.
- **Establish new meadows and wetlands**  
Creating high-quality open space, particularly if publicly accessible, will provide recreational opportunities, enhance biodiversity, promote tourism, and enhance quality of place.
- **Identify and remove invasive plants**  
Eradicating multiflora rose, barberry, Japanese knotweed, garlic mustard, phragmites, cattails, reed canary grass, and other invasives can protect habitat and save ecosystems.

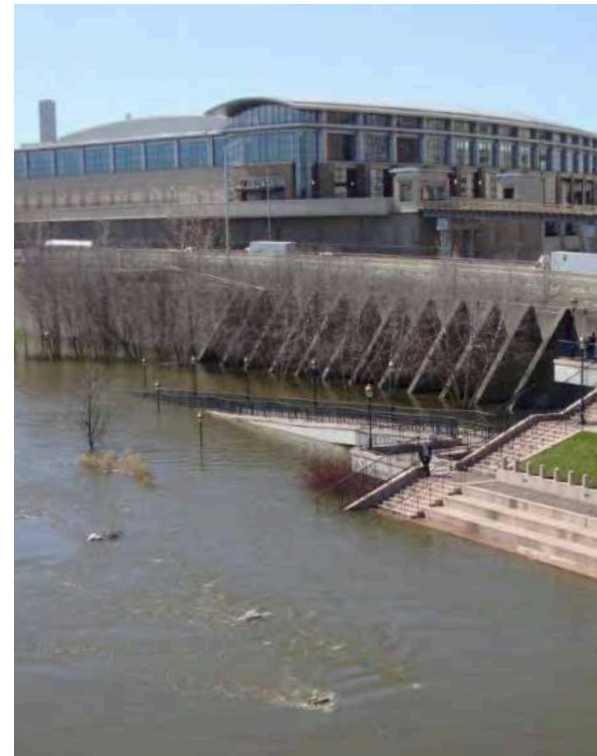


## RESILIENCY

Hartford has begun to plan for resiliency, that is, the ability to recover quickly when problems arise. Ensuring that Hartford families and businesses are resilient during and after power outages, food shortages, drought, infestation, and other threatening conditions can ensure the city thrives.

By 2035, we must:

- **Identify, assess, and plan for climate risks**  
Evaluating the full range of climate risks on people and properties will enable us to better plan for the future as our climate changes and natural disasters become more likely.
- **Redesign our entire riverfront**  
Re-imagining the 70-year-old, 5-mile levee system will enable riparian connections, prevent the flooding of property worth at least \$1 billion, and unlock land for new development.
- **Plan for food distribution during emergencies**  
Incorporating the food supply into our disaster planning—and ensuring people know about these plans—will ensure that all of our residents can access food when they need it.
- **Plan for flexible transportation during emergencies**  
Incorporating mobility systems into disaster planning—and ensuring people know about these plans—will ensure people can move freely through the city.
- **Build resilient energy infrastructure**  
Constructing new “islandable” facilities, like the public-private microgrid already active in Parkville, will enhance neighborhoods’ energy resiliency when the utility’s power goes down.
- **Advance the regional natural hazard mitigation plan**  
Realizing Hartford’s goals under this plan—ranging from protecting historic properties to improving drainage to protecting people and property—can improve disaster response and recovery.



## RIVER

Hartford has improved water quality through sewage and runoff reductions, an artificial turf ban, stormwater management laws, rain barrel distribution, and new zoning that halts industrial uses along the River. Embracing the River as our most important natural asset can transform Hartford.

By 2035, we must:

- **Begin reconnecting Hartford to the River**  
Sinking I-91 and moving its interchange with I-84 will catalyze sustainable riparian real estate development, improve access to recreation, and transform the city's image.
- **Scale green infrastructure**  
Providing an alternative to separating the combined sewer system will preserve property values, protect agriculture and landscape, and ensure cleaner water.
- **Create a local stormwater utility**  
Creating an entity to manage infrastructure associated with stormwater runoff will fund more sustainable improvements that will prevent pollution from draining into the River.
- **Change laws to reduce rooftop runoff**  
Requiring downspout disconnections, rain barrels, rain gardens, or green roofs can reduce flow and pollution to watercourses and storm drain and conserve water.
- **Increase watershed stewardship signage**  
Installing kiosks, storm drain markers, stencils, anti-dumping signs, and pet management signs, particularly in high-density areas, can explain human impact on the watershed.
- **Participate in a regional river consortium**  
Coordinating with Riverfront Recapture, 15 towns with river frontage, Army Corps, EPA, CT DEEP, and others will catalyze long-term stewardship and investment in the River.
- **Make grey infrastructure a last resort**  
Ensuring that utilities prioritize green infrastructure, not grey (built) infrastructure for managing water will allow natural filtration to the river.
- **Implement the North Branch Watershed Management Plan**  
Implementing this plan will improve riparian health of the North Branch and Gully Brook sub-basin in an area adjacent to the North Hartford Promise Zone.





## WASTE

Hartford has capped its landfill, banned plastic bags, and tested new programs, with strong resident support for a cleaner future. Reversing its reputation as the region's dumping ground and innovating to manage waste can improve health and pride, while cutting costs and reducing emissions.

By 2035, we must:

- **Eliminate the trash incinerator**  
Moving the trash facility from prime riverfront land to outside of Hartford will allow redevelopment, improve air quality, and bring resiliency.
- **Convert our trash system to pay-as-you-throw**  
Aligning the cost of sanitation services with usage will reduce the amount of waste Hartford produces overall and make us all more aware of our environmental impact.
- **Collect and compost all organic waste**  
Composting (controlled decomposition resulting in fertilizer) on a large scale will reduce both disposal costs borne by City taxpayers and the need for incinerators and landfills.
- **Recover and redistribute institutional food**  
Instituting food recovery and redistribution programs at retail stores, catering events, and restaurants will divert food from the trash and get edible food to those who need it.
- **Scale up a wood materials management program**  
Repurposing our woody debris for lumber, furniture, and other goods will create local jobs, divert organic matter from the waste stream, and save City taxpayers disposal costs.
- **Eliminate illegal dumping**  
Fighting illegal dumping in a systematic way will improve the attractiveness of our city (including parks), deter other criminal activity, and inspire private property improvements.
- **Eliminate illegal pollution of our waterways**  
Identifying and stopping illegal piped discharges and stormwater drain dumping will maintain and improve the quality of our waterways and groundwater.
- **Recycle in public sites and large buildings**  
Making it easier for everyone to recycle will reduce both disposal costs borne by City taxpayers and the need for incinerators and landfills.
- **Ban Styrofoam and plastic restaurant packaging**  
Ensuring recyclable or compostable food packaging by restaurants will take non-biodegradable waste out of the waste stream and help avoid contaminated food.



economy more prosperous

# grow400

Hartford is a city of innovators and entrepreneurs, with some of the world's leading companies in financial services, advanced manufacturing, and healthcare. We must connect residents to career paths in our core industries, become a global center of innovation, and foster local entrepreneurship. With this City Plan, we hope to position Hartford at the center of an inclusive regional economy.

We're looking at these areas:

avenues	entrepreneurship
construction	knowledge
development	workforce

What have we done so far? And what else must we do to make our city more **prosperous**?

Implementing our Grow recommendations can achieve these overall priorities:



security



identity



density



connection



ingenuity

what we could become  
**if we made economic  
opportunity available to all:**

one of the  
country's most  
equal &  
prosperous  
cities

economy more prosperous  
**grow400**

*a decade of progress since the last city plan*

Together, we have set Hartford up to become the heart of an inclusive regional economy. Most importantly, we've made investments in our youth, and our anchor institutions have embraced innovation. At right, we identify a few programs, projects, and policies that have enhanced our economic **prosperity**.

We are proud to have recently earned the following recognition:



Economic Development Project of the Year for the North Central Region



2017 Award of Excellence (Catalyst Award)



Best Practices in Economic Development & Land Use Planning Law



Youth Employment Award



Global Knowledge Capital



**Youth Service Corps**

Connected over 750 at-risk youth to service projects, training, and wage-paying jobs, with wrap-around support.



**Construction Across the City**

Facilitated new construction and rehabilitation in all parts of the city, growing the grand list and creating jobs.



**Lift-Off of Launc[H]**

Leveraged anchor institution investment to fund and promote local innovators, makers, and entrepreneurs.



**Development-Friendly Zoning**

Streamlined permitting, legalized maker-spaces and mixed uses citywide, and eliminated costly parking requirements.



**37,000 College Student Community**

Attracted a large student population to the region through Consortium for Higher Education schools.



**Citywide Streetscape Improvements**

Beautified and made safer several corridors, including Broad Street and Wethersfield, Albany, and Farmington Avenues.



**A Co-Working Capital**

Developed places for small businesses, start-ups, and consultants seeking flexible space and a sense of community.



**Reentry Welcome Center**

Opened a grant-funded office to give case management services to 150 formerly incarcerated people annually.



**Attracting Tech Talent**

Saw hundreds of jobs created by tech giants like Infosys, mid-size insurtech pioneers, and smaller tech start-ups.



**Comprehensive Economic Strategy**

Worked as a region to develop a vision for identifying and retaining talent, branding, and investing in place.



**EPA-Funded Clean-Up of Key Parcels**

Remediated long-vacant brownfields sites on Homestead and in Clay Arsenal, among other sites, facilitating reuse.



**Successful Business Associations**

Benefitted from coalitions improving the small business climate on Albany Avenue, Park Street, and downtown.

economy more prosperous

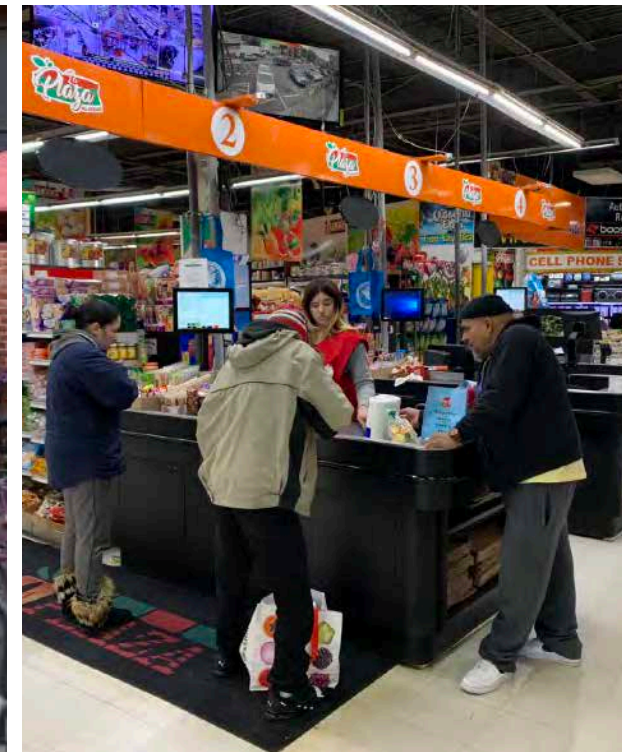
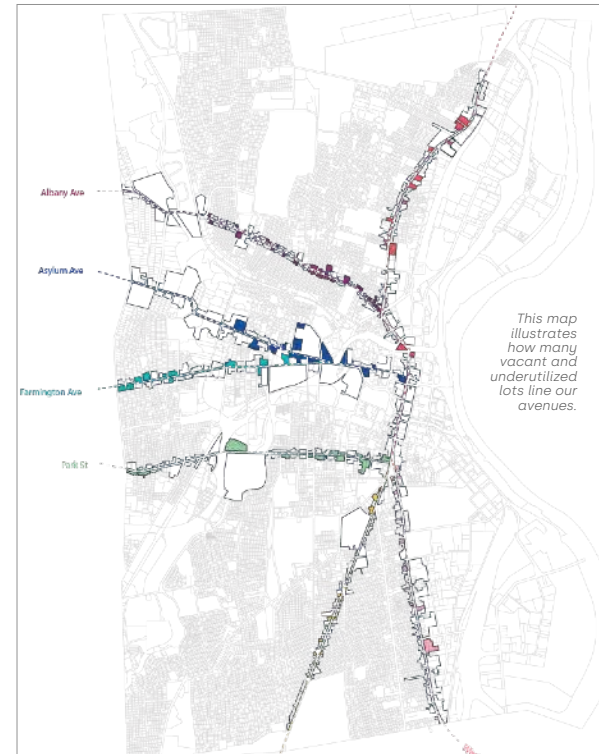
# grow400

## AVENUES

Hartford has distinct commercial corridors connecting neighborhoods to the region. Repurposing vacant and underutilized lots, investing in infrastructure, and strengthening each corridor's identity can create new economic opportunities for business owners and residents alike.

By 2035, we must:

- **Build high-speed communications infrastructure**  
Ensuring businesses on our avenues have the latest technology will equalize access to economic opportunity and connect our entrepreneurs to the world.
- **Identify nodes to focus commercial development**  
Targeting commercial development (including retail, service, and restaurant uses) at specific nodes along the avenues will concentrate activity that strengthens businesses.
- **Expand business improvement districts citywide**  
Establishing a citywide BID to maintain and improve commercial areas, funded by small levies on property owners, will improve the attractiveness and function of our avenues.
- **Use tax increment finance districts**  
Catalyzing infrastructure investment through public financing through a long-term agreement will make avenues more attractive to prospective patrons.
- **Develop a unified district parking plan**  
Planning and creating shared parking, immediately behind the avenues, will reduce the amount of parking on the main commercial corridors and improve their visual appeal.



economy more prosperous

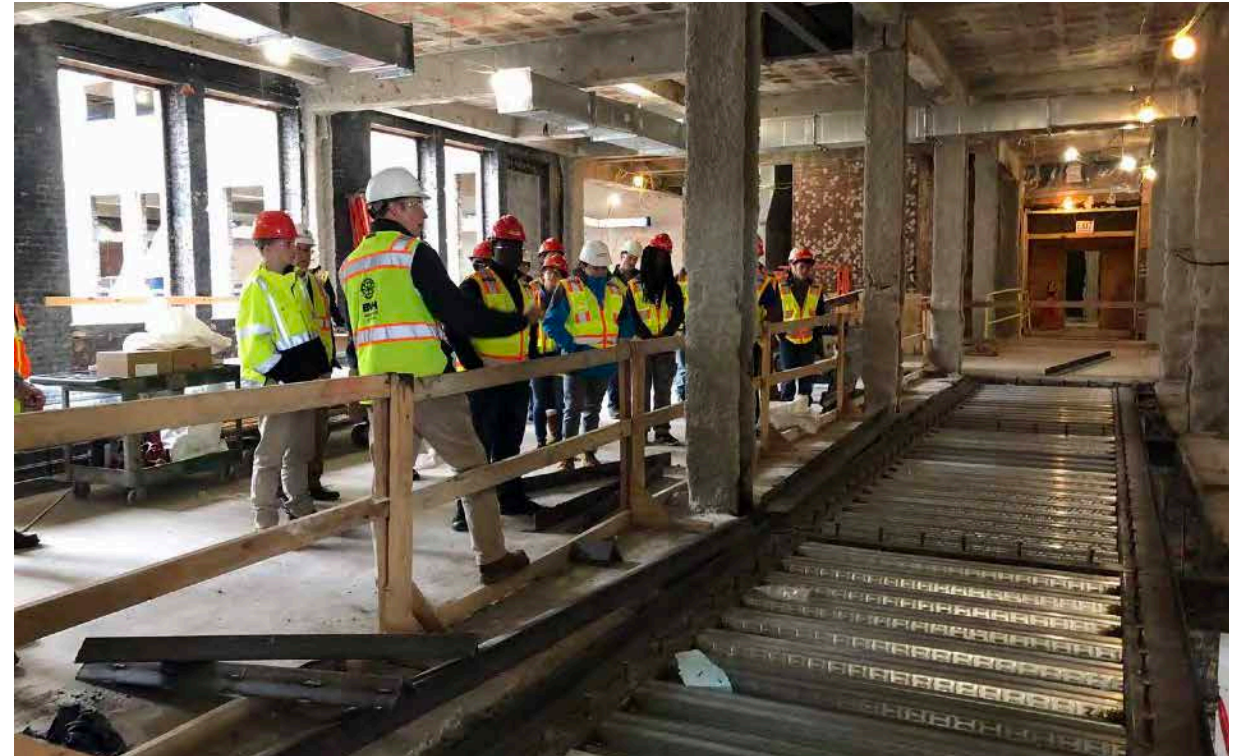
# grow400

## CONSTRUCTION

Hartford has a construction industry that is well-prepared to help build Hartford's future. Ramping up activity while ensuring local participation in projects can restore vitality to long-neglected areas of the city and keep our workforce employed.

By 2035, we must:

- **Fast-track new construction projects**  
Creating a pre-approved infill development kit for small contractors and developers will reduce costs and approval time and will help fill out our neighborhoods.
- **Incentivize rehabs of historic homes**  
Waiving permit fees and expanding use of tax credit programs, especially for 2- and 3-family homes, will employ more people than new construction and revive neighborhoods.
- **Phase out parking lots to promote development**  
Using annual licensing fees, a land value tax, or other financial disincentives will stop land-banking, raise money for public works improvements, and encourage construction.
- **Use local contractors in a small-repairs program**  
Enhancing current "maintainers" programs with vetted local contractors repairing façades for low-income homeowners will reduce blight and strengthen small businesses.
- **Clean up 100 acres of brownfield sites**  
Remediating environmentally polluted sites through a citywide brownfield redevelopment strategy will unlock real estate development potential and clean our groundwater supply and air.
- **Enforce public project workforce set-asides**  
Ensuring full compliance with regulations on residential workforce and local contractor participation in public projects will retain money here in Hartford.
- **Advocate for amortization of detrimental uses**  
Gaining State authorization to amortize, or phase out, detrimental uses such as used car lots, and then phasing out such uses will improve quality of life in our neighborhoods.



economy more prosperous

# grow400

## DEVELOPMENT

Hartford has seen significant real estate development projects completed across the city, and there are many opportunities for more. Targeting specific areas for further investment can complement efforts already underway or planned and increase density and vibrancy.

By 2035, we must:

- **Build the Transformative Projects**  
Realizing these projects will knit parts of our community back together physically, while helping to catalyze growth and foster a sense of unity and pride.
- **Grow the grand list**  
Increasing the tax base by promoting development, particularly in the opportunity, enterprise, and North Hartford Promise zones, will stabilize city finances and expand services.
- **Infill, infill, infill**  
Building on vacant and underutilized lots across the city will raise property values, reduce blight, and create cohesive neighborhoods.
- **Strengthen the Barbour Street corridor**  
Attracting new small businesses, infilling vacant lots with housing, and including Barbour Street in a citywide BID will bring vitality and stability to a long-neglected area.
- **Make a "Pratt Street Passage"**  
Creating a ground-level pedestrian passage through the XL Center will visually connect Union Station to Pratt Street and strengthen downtown retail commerce.
- **Convert closed schools to community use**  
Transforming closed school sites to senior housing, recreation facilities, and/or neighborhood-based day cares will allow intergenerational aging in place.



economy more prosperous

# grow400

## ENTREPRENEURSHIP

Hartford has a diverse business ecosystem filled with large anchor institutions, small businesses, and start-ups. Meeting the needs of these diverse enterprises and cultivating an innovation atmosphere will expand economic opportunities and connect Hartford to the region and the world.

By 2035, we must:

- **Grow innovation ecosystem in anchor industries**  
Accelerating the work of Launc[H] to promote startup activity in financial services, healthcare, and advanced manufacturing will position Hartford's economy to compete in the 21<sup>st</sup> century.
- **Start a Legacy Business Program**  
Identifying, promoting, and over time financially supporting, Hartford's longtime community businesses will improve wealth in our community.
- **Develop a pop-up to bricks-and-mortar pipeline**  
Identifying spaces for temporary retail shops, such as existing storefront vacancies, will allow small businesses to pilot in-person sales and revive underutilized commercial areas.
- **Streamline parking logistics**  
Coordinating public and private lots through standardized pricing and payment will improve user experience and boost the number of patrons at local stores and restaurants.
- **Promote Hartford as the "Scale-Up City"**  
Marketing Hartford as a place for people to take an idea and develop it into a business will attract new entrepreneurs to the city.
- **Advocate for a State start-up relocation program**  
Pushing for Hartford to be recognized as a tax-beneficial site for out-of-state start-ups will attract new businesses, jobs, and real estate development.



economy more prosperous

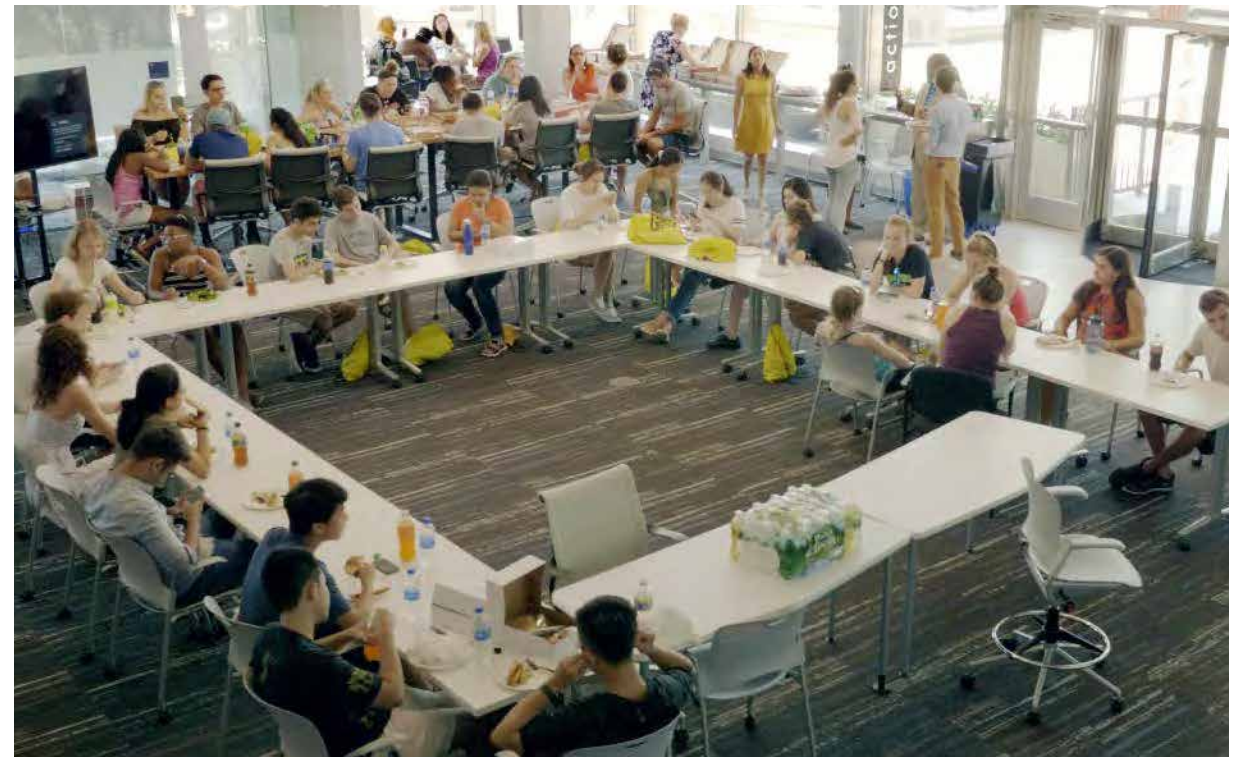
# grow400

## KNOWLEDGE

Hartford is at the center of New England's knowledge corridor, with a 37,000-student-strong college presence in our region. Embracing our status as a college town while ensuring that residents can participate in the knowledge economy can diversify Hartford's growth and attract new people.

By 2035, we must:

- **Brand Hartford as a college town**  
Marketing Hartford as a center for knowledge within the Connecticut Valley will inspire our young people, attract talent, generate economic activity, and bring new residents.
- **Strengthen the high school-higher education pipeline**  
Expanding partnerships and programs between the Schools and area colleges and universities will retain home-grown talent and unlock economic mobility for our families.
- **House 1,000 higher ed workers and 1,000 students**  
Partnering with regional institutions on a worker and student housing initiative will bring people to Hartford, create construction jobs, and improve our local real estate market.
- **Connect colleges to advanced manufacturing growth**  
Connecting high-tech manufacturers to our higher education students and resources will enable retention of innovative companies and create jobs for local students.
- **Retain college students in the region**  
Engaging college students in local events, activities, and civic life in order to retain them within the region will boost economic activity and increase population density.
- **Attract independent research institutions**  
Targeting recruitment for independent research institutions (as Farmington attracted Jackson Labs) will diversify our knowledge sector.
- **Prepare youth for college and careers**  
Arming our high-school-aged population with skills and knowledge needed for them to succeed in higher education and in the workplace will improve health and economic outcomes.





## WORKFORCE

Hartford has a highly-educated, stable regional workforce, and many capable but un- or under-employed people. Equipping residents with new skills and building a better training-to-jobs pipeline will promote the dignity and economic self-sufficiency of our community.

By 2035, we must:

- **Sustain and expand the Youth Service Corps**  
Expanding this successful program will give hundreds more young people career training and pathways to build the lives they want.
- **Scale up a multi-employer apprenticeship program**  
Funding apprenticeship programs in growing industries will connect our residents, including our Second Chance workforce, and put them on a path to long-term economic security.
- **Scale up internship programs in growing sectors**  
Bridging the gap between growing firms and local talent through paid internship programs like the Technology Talent Bridge will create a talent pipeline for local youth.
- **Support college and career readiness on a continuum**  
Ensuring that schools offer personalized pathways that support blended learning, leading to career certifications and credentials aligned with industry demand, will diversify pathways for our youth.
- **Connect residents to tech sector opportunities**  
Training in artificial intelligence, cybersecurity, and blockchain will employ residents and accelerate anchor industries: manufacturing, health care, and finance/insurance.
- **Support and provide access to child care**  
Finding partners to subsidize prospective child care facility operators and parents seeking work will increase child care options for local families and remove a barrier to job access.
- **Shift adult education to contextualized training**  
Complementing changes in higher ed with a shift to supported, contextualized adult education will enable our residents to compete for jobs in industry growth sectors.
- **Support "return to work" programs and policies**  
Aiding formerly incarcerated persons to return to work will reduce recidivism and provide our Second Chance community with the chance to start a new life.



community more equitable

# live400

Hartford is full of active neighborhoods and institutions. We must forge better connections between people and available resources – and between people across neighborhood and city boundaries. With this City Plan, we hope to ensure equitable and affordable access to a high quality of life and to protect the dignity of all of our residents.

We're looking at these areas:

- |         |                 |
|---------|-----------------|
| food    | safety          |
| health  | schools         |
| housing | social services |

What have we done so far? And what else must we do to make our city more **equitable**?

Implementing our Live recommendations can achieve these overall priorities:



security



health



density



connection



ingenuity



nature

what we could become  
if we focused on protecting and  
enhancing human dignity:

a model of  
equity,  
opportunity,  
and livability

community more equitable  
**live400**

*a decade of progress since the last city plan*

Together, we have improved quality of life in important ways. Most importantly, we have coordinated services for our most vulnerable populations established new strategies to tackle blight. At right, we call out some recent progress that enhances our community's sense of **equity**.

We are proud to have recently earned the following recognition:



Grant for Journey Home's homelessness network



Champions of Change

Awards from President Obama for police officer & librarian



Commission on Fire Accreditation International

One of 270 worldwide fire departments



Great Schools College Success Award for University High



Consumer Choice Award for Hartford Hospital



US News & World Report Best Children's Hospital for CCMC



PRISM Award for St. Francis Hospital Nursing



**Embracing Affordability**

Permitted housing (including micro-units) as of right, accessory dwelling units, and transit-oriented development.



**Homelessness Nonprofit Network**

Pioneered a streamlined effort among many providers of services to help house and serve the most vulnerable.



**Plenty of Volunteers**

Harnessed enthusiasm for our neighborhoods through volunteer clean-ups, tree plantings, and blight-fighting work.



**24 Gardens, 8 Farmers' Markets**

Built the local food economy with markets taking SNAP benefits and gardens hosting Hartford resident producers.



**Blight Teams**

Created a City office dedicated to blight, enforcement, and redevelopment, which helped get properties fixed up.



**Zoning for Urban Agriculture**

Adopted zoning code in 2016 that encourages urban agriculture, including beekeeping and henhouses.



**Bold Moves for Schools**

Adopted a "District Model of Excellence" plan prioritizing strong neighborhood schools and quality education for all.



**Creation of a Land Bank**

Started the state's first land bank, to accelerate blight remediation and get properties in the hands of caring owners.



**The Swift Factory Revitalization**

Broke ground for a \$34 million, 65,000 SF transformation of a Promise Zone site into a vital community hub.



**Public Safety Recruiting**

Increased the number of police and fire recruits and attracted the most diverse classes ever—better representing Hartford.



**Expansion of Health Services**

Saw major expansions by two hospitals and expansions of care and clinical services in neighborhood facilities.



**Programs for Youth Achievement**

Developed the Hartford Youth Scholars and Hartford Promise, which reward young people who achieve academically.

## FOOD

Hartford has been a leader in food policy and practice for decades. Ensuring that no one goes hungry, and that everyone has fresh, healthy food, can facilitate better health, productivity, and well-being, while a strong and interconnected food economy can make local growing economically viable.

By 2035, we must:

- **Attract new grocery stores**  
Creating density that supports new medium or large-scale grocery stores will increase accessibility to fresh, healthy food, create jobs, and improve quality of life.
- **Attract new restaurants**  
Complementing existing offerings with new restaurants that can anchor commercial areas and secure Hartford's reputation as a regional food destination.
- **Facilitate indoor commercial farming**  
Ensuring year-round production of fruits and vegetables through targeted recruitment, easy permitting, and incentive programs will bring jobs and a new economic ecosystem.
- **Revitalize or move the Regional Market**  
Increasing utilization of this little-known wholesale market, including by making it walkable and connected, will improve access to fresh foods and enhance the user experience.
- **Increase Schools' local food sourcing to 50%**  
Establishing a Hartford-County-grown sourcing program for Schools will help local farmers scale up, keep money in our economy, and maximize local food production.
- **Earn a reputation for vegetarian and sustainable cuisine**  
Reducing red meat consumption and promoting plant-based cooking, features consistent with many local ethnic cuisines, will improve health, generate tourism, and reduce carbon impact.
- **Develop a front-yard fruit and nut tree program**  
Aligning our ambitious tree planting goal with a program focused on accessible fruit and nut trees will combat food insecurity while providing shade and cooling.
- **Coordinate and consolidate food production**  
Organizing community gardens, school gardens, and other local agricultural programs under one umbrella will facilitate streamlined food production in Hartford.
- **Coordinate and consolidate food pantries**  
Providing food in more prominent locations, including sites near hospitals and community colleges, will ensure food gets into the hands of those who need it.



## HEALTH

Hartford has nationally-known hospitals, community health clinics, and professional training programs. Developing new and consolidated wellness programs in underserved areas and publicizing available services can connect people to the healthy future they deserve.

By 2035, we must:

- **Reduce rates of preventable disease**  
Offering quality housing, transportation, and food options to all will reduce our high rates of diabetes, heart disease, dementia, hypertension, depression, and asthma.
- **Engage anchor institutions in wellness efforts**  
Connecting anchor institutions like colleges and hospitals to citywide efforts community development will improve residents' well-being and support healthy neighborhoods.
- **Build a North End wellness center**  
Creating a wellness center encompassing agriculture, naturopathy, and ecology will improve health outcomes in an underserved and statistically unhealthy neighborhood.
- **Pioneer treatment of toxic stress**  
Treating endemic toxic stress resulting from exposure to violence, poverty, insecurity, and substance abuse will improve education, employment, and overall well-being of residents.
- **Recognize solastalgia as a growing crisis**  
Taking and publicizing local environmental action can combat solastalgia, which is the psychic pain of climate change, and which is a growing mental health concern.
- **Increase education about sexual health**  
Expanding fact-based knowledge about sex will reduce teen pregnancies, foster healthy relationships, and reduce the incidence of sexually transmitted disease.
- **Decrease the number of lead-affected children by 25%**  
Expanding the lead abatement program and enforcing the housing code to ensure necessary remediation will improve learning, social and economic outcomes for our families.
- **Eliminate overdose deaths**  
Incorporating evidence-based drug prevention programs in schools and community centers will stem this health crisis, which has hit Hartford very hard in recent years.
- **Achieve HIV Getting to Zero**  
Stopping HIV infections and AIDS-related deaths, while de-stigmatizing HIV, will enable Hartford to track state and national goals to end this epidemic once and for all.
- **Expand home visitation**  
Providing home visitations to families with young children, prenatally to age five, who need or request such services will prevent trauma and improve long-term health outcomes.



## HOUSING

Hartford has a zoning code that favors housing of all types and leads the state in housing affordability. Promoting owner-occupancy, building new housing, and improving housing quality can enhance health outcomes, give families better choices, and foster a sense of well-being.

By 2035, we must:

- **Make "No More Slumlords" a reality**  
Enforcing the code will improve housing quality by reducing mold, lead, infestations, and other hazards, will improve the health of our families, and will prolong buildings' usable life.
- **Advocate for a more equitable region**  
Helping suburban towns see benefits in opening their borders to residents of all socio-economic backgrounds will deconcentrate poverty and improve opportunity for all.
- **Build 5,000 new housing units**  
Filling in vacant and underutilized lots with housing, and converting factories to residential use, will enable the 10% density increase we need to enliven every neighborhood in the city.
- **Repair and maintain aging housing stock**  
Expand the Promise Zone maintenance program, with vetted local contractors repairing façades for low-income homeowners, will improve energy efficiency and aesthetics.
- **Weatherize 80% of housing units**  
Using utility-sponsored or private weatherization programs will reduce energy costs for families and upgrade the city's housing stock overall.
- **Transform 500 properties with the land bank**  
Using a recently-created nonprofit land bank to revive vacant, blighted properties for new occupancy will improve property values and quality of life within neighborhoods.
- **Convert 2,500 anchor institution workers to residents**  
Partnering with anchor institutions on a worker housing initiative will forge a stronger commitment to Hartford's long-term well-being and keep dollars here at home.
- **Increase homeownership by 50%**  
Having more owner-occupied units, including in 2- and 3-unit buildings and condos, will improve neighborhood stability and improve financial stability for homeowners.
- **Develop small-scale landlord training programs**  
Educating prospective owners of 2- to 4-family homes in maintenance, rent, legal, and financial management issues will secure investments in our most common housing stock.



## SAFETY

Hartford has recruited the most diverse police and fire classes ever, has made careful investments in technology to improve public safety, and has reduced overall crime in recent years. Continuing these gains and dramatically reducing gun violence will instill a sense of well-being in our neighborhoods.

By 2035, we must:

- **Cut gun violence in half**  
Partnering with local hospitals, implementing a focused violence reduction strategy, and strengthening partnerships with local violence interrupters will make our community safer.
- **Expand the Hartford Reentry Welcome Center**  
Broadening the capacity and mission of the Reentry Welcome Center will help more Hartford residents successfully rebuild their lives in our community and avoid reoffending.
- **Achieve Vision Zero: no road-related fatalities**  
Improving education, road design, and enforcement of traffic rules will save lives, reduce injuries, and eliminate the health care, work absence, and repair cost burden on our families.
- **Reduce speeds and speed limits citywide**  
Reducing the rate of vehicular travel and obtaining State approval to reduce speed limits in every neighborhood (including a baseline of 20 mph) will make streets safer for everyone.
- **Reduce response times for Hartford Police**  
Integrating the Capital City Command Center and police dispatch operations will increase responsiveness of safety personnel and improve the sense of security in our neighborhoods.
- **Diversify and locally-source public safety roles**  
Continuing efforts to diversify public safety departments, hire city residents and develop a public safety curriculum in the Schools will improve our pipeline and keep money locally.
- **Reduce residential structure fires by 10%**  
Increasing the number of homes with smoke detectors and expanding public education will help reduce the high rate of residential structure fires in Hartford.



## SCHOOLS

Hartford has a diverse array of educational opportunities for children, both within and outside the city. Promoting these opportunities, improving our neighborhood schools, and streamlining admissions to meet families' needs can improve well-being and attract new residents.

By 2035, we must:

- **Match State averages for grade-level performance**  
Improving our neighborhood schools dramatically by investing in teachers, technology, materials, arts, and a culture of excellence will attract families to Hartford and strengthen neighborhoods.
- **Ensure the lottery system is equitable and fair**  
Guaranteeing that residents will be able to access excellent neighborhood schools with predictable pathways, and ensuring siblings stay together, will attract young families who prioritize certainty.
- **Radically reduce the rate of chronic absenteeism**  
Improving transportation for students, providing extended-day and extended-school-year programming, and increasing mental health support will increase graduation rates and opportunities.
- **Match the State average 4-year graduation rate**  
Improving the high school ninth grade cohort graduation rate from 71% in 2019 will ensure greater economic opportunities for our children.
- **Improve early literacy proficiency**  
Increasing rates of early literacy, particularly for the 20% of students who are English learners, will set students up for success during their schooling years and beyond.
- **Ensure schools meet high environmental standards**  
Remediating lead paint hazards, addressing pest and infiltration issues, and cleaning indoor air will improve academic achievement and improve working conditions for school staff.
- **Aid immigrant and refugee transitions**  
Observing best practices with regard to language, cultural sensitivity, and integration of new-comer youth will ensure that Hartford maintains its reputation as a city welcoming of all.





## SOCIAL SERVICES

Hartford has the highest concentration of social services in Connecticut, which provide a safety net for many vulnerable people. Publicizing and coordinating available services can promote dignity for everyone making their way through our city.

By 2035, we must:

- **Audit and centralize existing social services**  
Collecting and coordinating providers of homelessness, mental health, counseling, financial education, and family services will improve outcomes for users.
- **Create a national model for trauma care**  
Treating the endemic trauma of our residents through technology-driven wrap-around services before, during, and after crisis will buoy residents and increase social resiliency.
- **Make homelessness rare, brief, and nonrecurring**  
Tackling the root causes of homelessness by coordinating better with health care, housing, and transportation providers will safeguard the dignity of those without shelter.
- **Adopt a housing first approach to homelessness**  
Providing people with shelter, regardless of sobriety or mental health status, will transition people from the streets and enable them to receive necessary services.
- **Establish financial literacy education**  
Educating high schoolers and adults about matters such as establishing credit, managing a bank account, and taking out a loan, will ensure better choices and enable financial security.
- **Support undocumented residents**  
Making good on our sanctuary city declaration by providing parallel local programs (in housing, for example) to undocumented residents will help us create a more just society.
- **Create safe spaces for the LGBTQ+ community**  
Ensuring that LGBTQ+ individuals are equitably served at City, School, and private facilities, including temporary shelters, will ensure fair treatment and enhance dignity.
- **Network immigrant/refugee services**  
Coordinating faith-based, ethnic/cultural, and public entities will support families transitioning to Hartford by providing complementary support to meet their specific needs.



transport more mobile

# move400

Hartford is a densely-populated city which is prioritizing good bus, rail, bike, and walking infrastructure. To grow and promote social equity, we must prioritize walkers, transit riders, and bikers over drivers. Doing so will reduce greenhouse gases, improve public health, and save families money. With this City Plan, we re- envision the transportation system connecting people within Hartford and to the region.

We're looking at these areas:

- |          |         |
|----------|---------|
| airports | rail    |
| biking   | roads   |
| buses    | walking |

What have we done so far? And what else must we do to make our city more **mobile**?

Implementing our Move recommendations can achieve these overall priorities:



transport more mobile  
**move400**

*a decade of progress since the last city plan*

We have begun to re-imagine Hartford's transportation system. Most importantly, we have adopted citywide policies and plans that focus on equity and prioritize the needs of the 32% of households without cars. At right, we briefly describe a few recent improvements that have enhanced our transportation **mobility.**

We are proud to have recently earned the following recognition:



Bike Friendly Community Bronze



Walk Friendly Community Silver



Bradley Airport 5th Best Airport in US



Capitol Region Council Sustainability Award



Urbanism Award



Transformative Zoning Code Award



**Complete Streets Policy**

Passed a law in 2016 ensuring that Hartford streets will protect the safety of bikers and walkers, not just drivers.



**A Bike Plan for Everyone**

Adopted Hartford's first-ever bike plan, which identifies specific street improvements to enhance safety and equity.



**Zoning for Bikes**

Adopted in 2016 new zoning rules to reduce car parking, require and incentivize bike parking, and create better streets.



**Road Maintenance Improvements**

Updated protocols for reporting issues, repairing infrastructure, and plowing streets after snowstorms.



**Transit-Oriented Development**

Created districts in 2017 near CTfastrak to spur development that will reduce vehicle miles traveled.



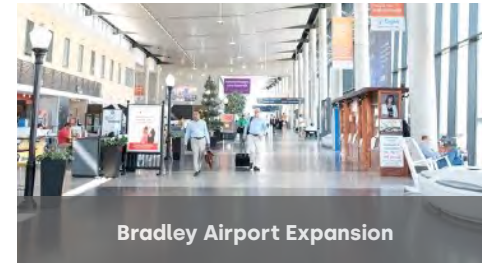
**Elimination of Parking Minimums**

Adopted first-in-the-country citywide rezoning that frees up land for development and reduces impervious paving.



**The iQuilt Walking Plan**

Connected two major parks with cultural and natural assets, and re-scaled the public realm to humans.



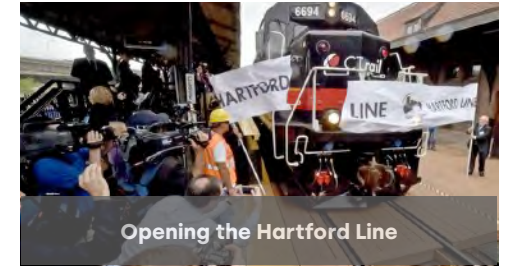
**Bradley Airport Expansion**

Improved terminal quality, service frequency, international routes, and accessibility of our commercial airport.



**CTfastrak System**

Outpaced ridership projections for regional bus-rapid transit system, with expansion expectations.



**Opening the Hartford Line**

Opened frequent, lower-cost commuter rail service between Springfield and New Haven to more riders than expected.



**Pedestrian Safety Improvements**

Added new crosswalks, centerline signs, and flashing beacons, and better enforce winter snow and ice clearing.



**Bike Education**

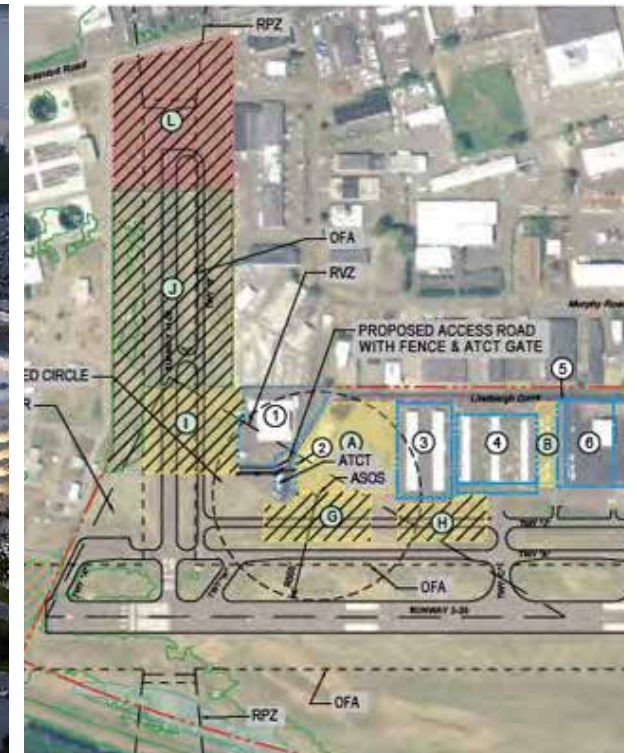
Offered bike safety and repair courses through groups like BiCi Co. and Catholic Worker House.

## AIRPORTS

Hartford has easy access to an award-winning commercial airport and has questions about a secondary airport within city limits. Improving connections to Bradley while seriously re-evaluating Brainard can ensure Hartford maximizes benefits from these resources.

By 2035, we must:

- **Expand service to Bradley Airport**  
Promoting national and international non-stop routes will attract new investment, boost corporate travel, expand the tourism economy, and connect our residents to the world.
- **Realize current expansion plans at Bradley**  
Extending services, adding taxiways, building a new terminal, completing the ground transportation center and improving air cargo capabilities will improve user experience.
- **Enhance links to and from the airport**  
Linking directly to the Windsor Locks train station, considering Griffin line passenger service, and increasing service and speed of the airport bus will make Bradley accessible to all.
- **Make a decision about the future of Brainard**  
Deciding the fate of this airport, used by fewer than 200 enthusiasts and some corporations, will either enhance air service significantly or facilitate real estate development.

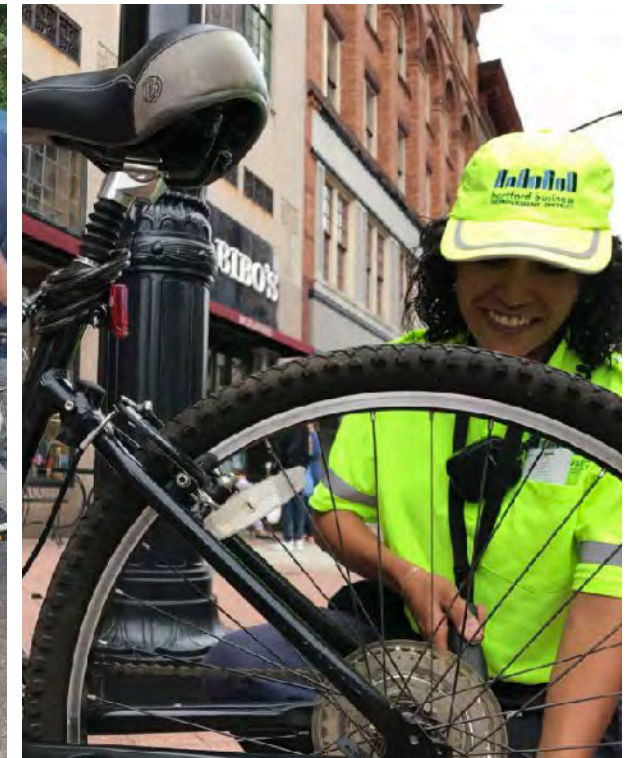


## BIKING

Hartford has embraced bicycling culture, adopting a bike plan and revising local laws to promote complete streets. Increasing safety education and expanding safe infrastructure can reduce reliance on cars by encouraging more people to take this healthy and affordable form of transportation.

By 2035, we must:

- **Complete 100% of our bike plan**  
Making funding and strategic decisions to build out planned infrastructure, with an emphasis on protected lanes, will enable a more affordable, accessible car alternative for everyone.
- **Establish a regional bike share program**  
Creating an affordable bike-share program will enable residents to access employment and recreational opportunities, reduce car use, and bring people to Hartford.
- **Become the bike safety capital of New England**  
Expanding access dramatically to bike safety education will ensure everyone, including children in schools and drivers, will understand the rules of the road.
- **Complete our East Coast Greenway segment**  
Creating off-road trails that fill in gaps on the East Coast Greenway will increase tourism to and through Hartford and enable regional bicycle commuting.
- **Expand the number of bike racks and storage**  
Ensuring that bikers have the infrastructure to safely store their bikes will make biking more visible and will make it easier for our community to choose this alternative to cars.
- **See 10% of workers commute with bikes**  
Increasing the number of people who use bikes to get to work will reduce the number of cars on the road and improve our air quality and health.
- **Encourage riverfront commuting by bike**  
Connecting trail systems north and south will make it possible for residents of Hartford and the region alike to bike to work along the riverfront.



transport more mobile

# move400

## BUSES

Hartford has the highest concentration of bus lines in the state, and usage among residents is high. Improving user experience, expanding the frequency and location of service, and attracting new riders can encourage additional investment in the system and can improve transportation resiliency.

By 2035, we must:

- **Update routings and schedules**  
Reflecting current development, working hours, and travel patterns, including creating cross-town routes outside of downtown, will better serve transit users.
- **Make regional bus transportation free**  
Following the lead of other American cities in making buses free will attract new riders and inspire improvements in frequency and location.
- **Designate and fit out bus-bike corridors**  
Identifying one or more avenues, such as Farmington shown in right bottom image, to limit private car access but allow buses, bikes, scooters, and pedestrians can support local businesses and improve density.
- **Expand CTfastrak north-westward and eastward**  
Expanding rapid bus service will open up jobs and opportunities for Hartford residents and better connect surrounding communities to our city.
- **Create bus-only lanes and bus-priority signals**  
Making bus rides faster and smoother, with appropriate enforcement, will demonstrate a priority of transit users over people driving private vehicles, which promotes social equity, and will encourage ridership.
- **Distribute free and subsidized transit passes**  
Giving school-age children and senior citizens free all-transit passes, and City workers subsidized passes, will take cars off the road and make bus and rail travel more affordable.
- **Add 100 well-maintained smart bus shelters**  
Deploying safe, well-lit bus shelters, equipped with handsome wayfinding maps, along busy transit routes will make riding the bus more comfortable during all types of weather.
- **Use on-demand technology for specialized transit**  
Using the latest in technology will improve responsiveness of paratransit (individualized rides) and save taxpayers money.



## RAIL

Hartford has a busy rail line that moves riders through New England and beyond. Expanding service can get cars off the road, unite our region, encourage tourism to Hartford, and create economic opportunities for our residents and business owners.

By 2035, we must:

- **Facilitate high-speed rail**  
Relocating our downtown Union Station and straightening the tracks that pass under I-84 headed northward will eliminate the S-curve that hinders high-speed rail in our region.
- **Advocate for regional high-speed rail**  
Building rail that connects Hartford to New York and Boston in as little as an hour will increase Hartford's attractiveness as a business or living destination.
- **Transform Union Station to a multi-use venue**  
Making significant improvements to make Union Station a multi-use arrival point for the city will increase pride, revive a historic asset, and better welcome visitors.
- **Explore options for the Griffin Line**  
Reviewing possibilities for passenger rail, bus rapid transit, or biking in this freight corridor will yield information that may improve access to neighboring towns and Bradley Airport.
- **Improve rail freight lines**  
Making improvements for heavy rail, in places like the Windsor Locks station and the Enfield river bridge, will increase usability and take polluting trucks off the roads.
- **Integrate rail and bus transportation apps**  
Providing a seamless experience for riders of Hartford Rail, Amtrak, and CTtransit can make public transportation more appealing and less confusing.
- **Build a new North End train station**  
Creating a new station within the North Hartford Promise Zone and rezoning the area for transit-oriented development will create new economic opportunities in an underserved area.

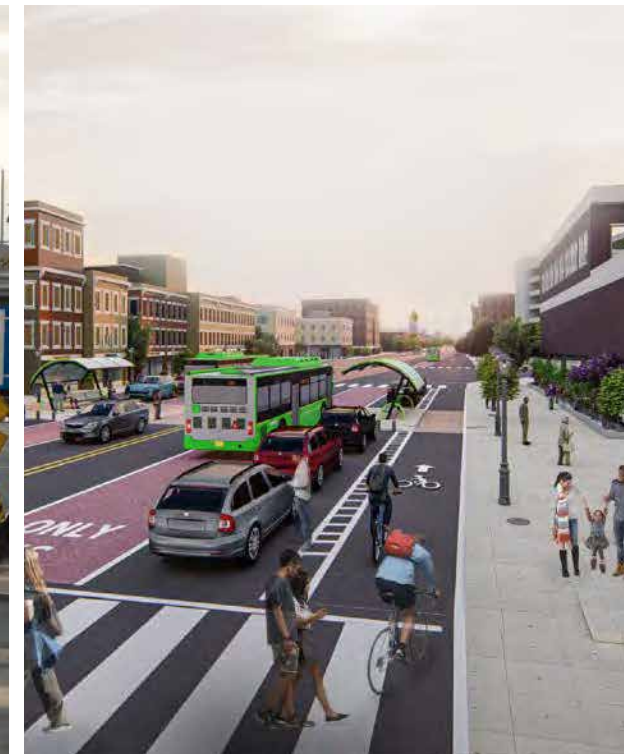


## ROADS

Hartford has a dense road network that has been upgraded in some places to accord with a recently adopted complete streets policy. Reshaping the road network to achieve our vision of multi-modal, safe transportation will recapture this public land for everyone.

By 2035, we must:

- **Adopt and implement a complete streets plan**  
Envisioning and creating a road network that serves calms traffic and users of all modes and abilities, like a Washington Street re-imagining at bottom right, will improve equity, safety, and mobility.
- **Begin construction on a highway overhaul**  
Sinking I-91, down-sizing I-84, and moving their interchange will give us a once-in-a-century chance to reconnect to the River, reunite neighborhoods, and free land for redevelopment.
- **Upgrade the unimproved "trident" intersections**  
Improve the Asylum/Farmington, Terry Square, South Green, Maple/Franklin, and Albany/Main intersections, identified in prior planning, will improve conditions for all users.
- **Create green streets**  
Designing streets to reduce and clean runoff will reduce the heat-island effect of excessive asphalt and beautify the public realm with landscaping and trees.
- **Require large businesses to manage cars**  
Ensuring that the top 10 employers, and employers over 50 people, significantly reduce employees' single-occupancy vehicles will clean the air and support non-car transportation.
- **Have 25 car share stations across the city**  
Building car share infrastructure will reduce the need for single-occupancy vehicles and provide flexible transportation for the 25% of residents who do not own cars.
- **Improve road maintenance**  
Using technology to ensure prompt attention to potholes and sinkholes, common in cold-weather urban areas, will reduce damage to private cars and smooth traffic flow.



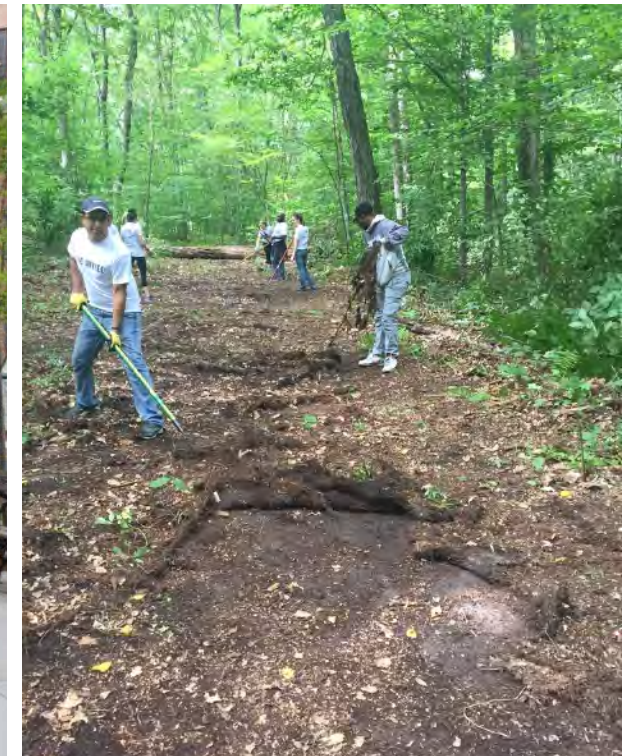


## WALKING

Hartford, at just 18 square miles and with lots of interesting architecture, is naturally walkable. Connecting a network of safe paths and upgrading sidewalks and crosswalks can inspire people to enjoy Hartford's sights and to engage in the healthiest and most affordable form of transportation.

By 2035, we must:

- **Upgrade walking infrastructure citywide**  
Investing in better-maintained, Public Rights of Way Accessibility Guidelines-compliant ramps, sidewalks, and crosswalks will make being a pedestrian more comfortable.
- **Implement Safe Routes to Schools**  
Establishing safe pathways to each neighborhood school, and prioritizing improvements on Safe Routes over other streets, will protect our children from preventable injuries and death.
- **Reduce waits and crossing distances for pedestrians**  
Shrinking the time required for pedestrian crossing road intersections by bumping out curbs and allowing concurrent-phased signaling will make walking safer and more convenient.
- **Expect all sidewalks to be cleared of snow**  
Enforcing and educating owners about the sidewalk-clearing law will change social norms and improve safety for walkers and the mobility impaired.
- **Install comprehensive wayfinding signage**  
Creating a coherent and creative way of pointing walkers to key cultural assets will improve connectivity, recognize Hartford's inherent walkability, and increase neighborhood pride.
- **Revive and expand Keney Park's trails**  
Clearing and publicizing the historic trails and adding a new Gully Brook trail will create opportunities for recreation and appreciation of the largest municipal forest in Connecticut.
- **Build the North Branch Blue Hills Trail**  
Realizing this long-shelved proposal for a trail, bridge, outdoor classrooms, and habitat enhancements will provide 4,000 feet of a nature trail from a university to Albany Avenue.
- **Build a trail south of Homestead Avenue**  
Facilitating public access to a long-neglected City-owned area will bring environmental education to an underserved part of Hartford, from Albany Avenue to Asylum Avenue.
- **Connect walkers to the Connecticut River**  
Ensuring safe, accessible paths from the South End, North End, and downtown to the River will provide equitable access to this important recreational asset and existing trails.



culture more vibrant  
**play400**

Hartford's greatest strength is its exceptional and diverse artistic, cultural, historical, and recreational assets. We must be proud of our city and welcome others to enjoy it, and we must ensure people can connect with each other across all four seasons. With this City Plan, we aspire to become the most accessible and vibrant small city in New England.

We're looking at these areas:

- |         |         |
|---------|---------|
| arts    | parks   |
| culture | sports  |
| history | tourism |

What have we done so far? And what else must we do to make our city more **vibrant**?

Implementing our Play recommendations can achieve these overall priorities:



what we could become  
**if we enhanced our facilities,  
connected our assets, and told our story:**

a vibrant,  
historic and  
cultural  
magnet

culture more vibrant  
**play400**

*a decade of progress since the last city plan*

Together, we have built our reputation as a vibrant arts community. Most importantly, we have invested in programs that give residents access to arts and culture. At right, we briefly describe a few recent improvements that have enhanced our cultural **vibrancy**.

We are proud to have recently earned the following recognition:



Dunkin' Donuts Park:  
 Best Minor League  
 Stadium Award



Awards for Hartford  
 Stage musical and  
 director



Literacy Award for  
 Hartford Public Library



Top Innovator for  
 Hartford Public Library



The Pulitzer Prizes



18 Genius Grants to  
 Real Artways-featured  
 artists



Renovation of the Year:  
 Keney Park Golf Course



Library as Cultural and Arts Hub

Featured a gallery featuring local artists, teen media and all-ages arts classes, and free tickets to other cultural assets.



Investments in Parks

Launched numerous, long-stalled capital projects, from Colt Park to Keney Park, through the Parks Trust Fund.



Embracing New Cultures

Saw Hartford's community enriched by new diaspora communities from Asia, Africa, and Latin America.



Summer in the City

Co-branded our largest public events, attracting more people with corporate assistance and regional cooperation.



Open Studios

Attracted thousands to Hartford with a citywide celebration of hundreds of local visual artists using all media.



A Rich Architectural Heritage

Boasted the largest number of sites listed on registers of historic places per capita of nearly any American city.



Minor League Sports Hub

Welcomed the Yard Goats and Hartford Athletic to complement existing semi-pro, college, and high school teams.



Winter Fun Activities

Hosted outdoor events like ice fishing in Keney Park, Winterfest downtown, and the Art Sled Derby in Elizabeth Park.



Coltville National Historical Park

Initiated the state's second National Park Service-managed site, expected to catalyze further development.



The Wadsworth Welcome

Offered Hartford residents free membership to the country's oldest art museum, creating a model for other venues.



City Arts Policies

Created an arts commission and positions for a city storyteller, troubadour, flow artist, earth artist, poet laureate, and commentator.



Arts Education Programs

Grew college art and architecture programs and hosted the region's arts-themed public schools.

## ARTS

Hartford has the finest small-city arts scene in New England. Scaling up support for artists, galleries, theaters, manufacturers, and other arts-focused businesses will generate economic activity and improve our city identity, and investing in arts districts will enable synergistic growth.

By 2035, we must:

- **Unify our regional arts network**  
Strengthening regional cooperative action, through a passport program or multi-day city passes, will spur investment, attract visitors, and highlight our artistic identity.
- **Create a network of free and affordable venues**  
Identifying places where artists and performers can practice and perform will support the local arts community and inspire creativity across Hartford neighborhoods.
- **Activate public space with art**  
Using art (including lighting) to enliven blank walls and vacant spaces, especially underpasses like I-84 and I-91, will improve safety and foster Hartford's identity as a center for creativity.
- **Enhance downtown arts assets**  
Connecting existing performing and visual arts through coherent place-making, including on vacant land near the Bushnell Theater, will boost the grand list and increase visitation.
- **Recast Parkville as an arts and innovation hub**  
Building on organic development in Bartholomew Avenue to return the area to its creative and manufacturing roots will attract artists and others.
- **Reinvigorate the Artists' Collective**  
Partnering with local philanthropic entities and others to ensure that the Artists' Collective fulfills its mission of arts education will help cultivate Hartford's extraordinary local talent.
- **Co-locate an arts high school with amenities**  
Locating an arts high school near galleries, theaters, or similar venues will connect students to their chosen industry and create apprenticeship opportunities.
- **Create an artist relocation program**  
Packaging and marketing live-work studio space to artists priced out of nearby large cities will improve the diversity and quality of our art scene.



## CULTURE

Hartford has the richest and most diverse culture in Connecticut. Highlighting our culture—recognized in our surveys as one of Hartford's biggest assets—will cultivate a sense of pride, attract tourists, and direct growth to our many events, venues, and small businesses.

By 2035, we must:

- **Become the state's live music capital**  
Creating a walkable network of venues will support local businesses, create opportunities for musicians, and make Hartford an attractive destination.
- **Support the North Main Street culture corridor**  
Enhancing the streetscape and small businesses in the West Indian Social Club and Fuller Brush area will improve the function and cohesion of this thriving area.
- **Coordinate our cultural festivals and parades**  
Marketing jointly the city's large-scale events—from 3 Kings Day to Jerk Festival to St. Patrick's Day Parade— will increase civic pride and inspire crossing cultural lines.
- **Promote Hartford as a "Four-Season City"**  
Scaling up seasonal events like Nightfall, the Art Sled Derby, and Winterfest will encourage residents to get outside and for visitors to see Hartford as a year-round destination.
- **Market our restaurants and food establishments**  
Promoting our delicious and diverse culinary offerings, when combined with the Legacy Business Program, will support small businesses of all backgrounds and draw visitors.
- **Appoint a nightlife ambassador**  
Identifying a person who navigates noise, safety, and traffic issues associated with nighttime activities will smooth neighborhood tensions and facilitate healthy entertainment.
- **Fund and enhance the libraries**  
Investing in the facilities and programs of the libraries will facilitate learning and expression of culture for people of all ages and abilities, including immigrants and youth.
- **Expand outdoor dining**  
Encouraging cafes and restaurants to provide outdoor seating areas, and relaxing permitting, will enliven our sidewalks and public realm.



## HISTORY

Hartford has the most impressive stock of historic buildings of any Connecticut city and protects this heritage with a robust preservation ordinance. Celebrating our distinctive neighborhoods can drive investment, attract new people, and tell the story of Hartford over hundreds of years.

By 2035, we must:

- **Design and install interpretative signs/markers**  
Highlighting millennia of history through tangible and/or tech-ready markers will educate residents and draw tourists eager to connect place to the past.
- **Survey sites for eligibility for historic designation**  
Listing more sites on local, State or National registers of historic places will allow owners to access financial assistance for rehabilitation and promote pride.
- **Implement a deconstruction ordinance**  
Requiring property owners to dismantle a building instead of demolishing it will protect our character-defining older buildings from blight and needless demolition.
- **Capitalize on Coltsville's national prominence**  
Opening the state's first National Historical Park and building a business and tourism ecosystem around it will increase Hartford's potential for tourism-based growth.
- **Develop street theater, storytellers, reenactors**  
Facilitating storytelling, in the city of Mark Twain, will give Hartford a unique edge in tourism and encourage people of many different backgrounds to personalize the past.
- **Advocate for historic place financing**  
Protecting and expanding public tax credits and tax deductions, and private investment in historic places, will help us protect our unique sense of place.
- **Develop next-generation walking tours**  
Establishing a series of tech-connected walking tours, in every city neighborhood, will situate history in its present-day physical context.
- **Enable history's return to school curricula**  
Teaching history and social studies, including Hartford-specific topics, will inspire young people to see themselves as part of our city's rich continuum.

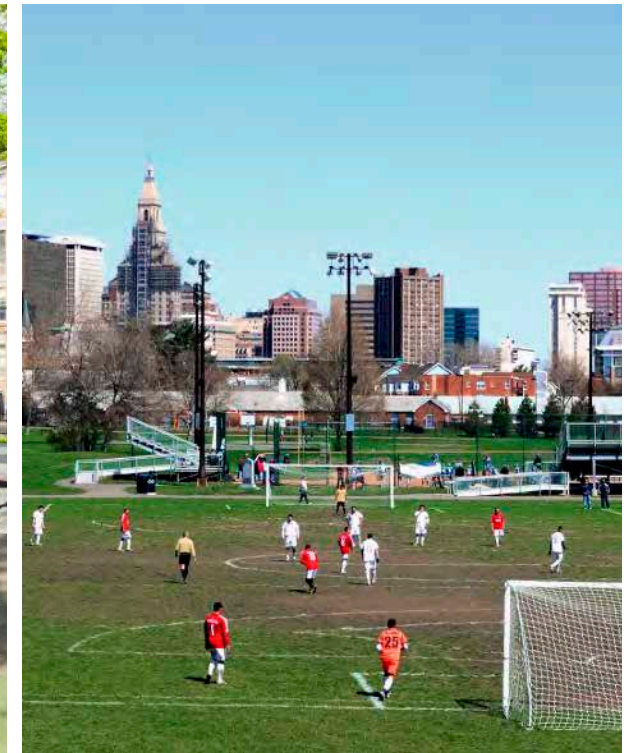


## PARKS

Hartford has a remarkable legacy of beloved parks, many designed by native son Frederick Law Olmsted and his proteges. Investing in infrastructure improvements and maintenance and cultivating new supporters will improve park quality, increase use, and ensure the legacy endures.

By 2035, we must:

- **Construct 100% of the parks plan**  
Implementing the vision of the 2014 Capital City Parks Plan will improve user experience, increase visitation, and facilitate sports and recreation.
- **Create a citywide parks conservancy**  
Generating enthusiastic private support for the entire park system will offset public funding reductions and reduce disparities among the quality of specific parks.
- **Modernize reservations and information systems**  
Improving public interface—from basic information about hours or events to reserving spaces or facilities—will make parks more accessible and better used.
- **Use park rangers to patrol and maintain parks**  
Ensuring a high standard for safety and landscaping will attract more visitors, investment, and care for our parks.
- **Create a North Cove along the Connecticut River**  
Building a center for active riverfront recreation of many kinds, as shown at top right, could create a regional asset that connects boaters, walkers, and bikers to existing trails and to Keney Park.
- **Consider plans for a botanical garden**  
Reviewing a proposal for a conservatory and herb garden in the westernmost area of Colt Park will help generate ideas for complementary uses to the playing fields and national park.
- **Build at least 3 dog parks in the city**  
Developing dog parks in Keney, Pope West, Pope—Bankside Grove, or Porter Parks, Charter Oak Landing, or other sites will address a recreational need for dog lovers citywide.
- **Enliven the water's edge with dining and entertainment**  
Drawing people to the Connecticut River by providing sustainably-designed eating and entertainment places will add round-the-clock vitality to key nodes along this important resource.

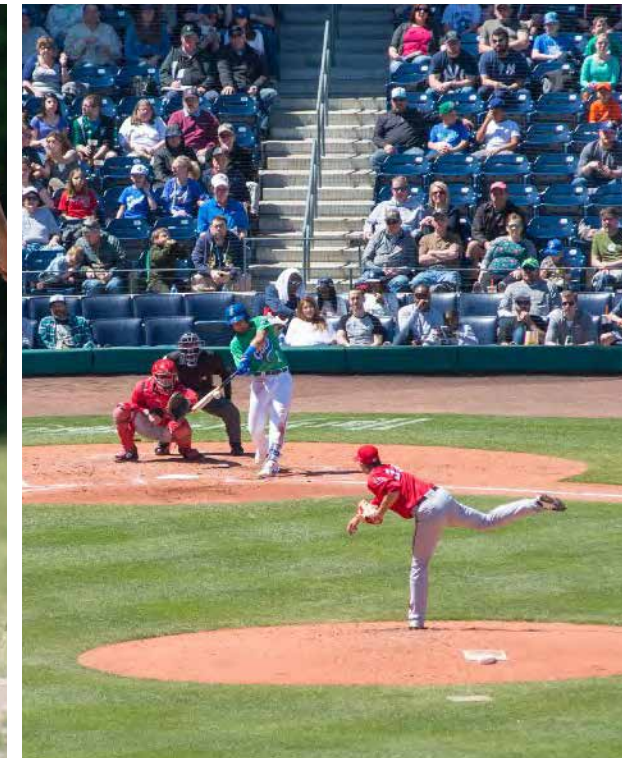


## SPORTS

Hartford has a history of achievement in sports, from basketball and football pros to boxing champion Willie Pep. Building, improving, and publicizing sports infrastructure and streamlining management of sports resources can build confidence of our youth and make everyone healthier.

By 2035, we must:

- **Promote Hartford as a “Sports City”**  
Marketing and connecting the Yard Goats, Hartford Athletic, Wolf Pack, college teams, and others will help us capitalize on existing investments and instill a sense of pride.
- **Build a new, large recreational center or centers**  
Providing residents with low-cost access to a competitive indoor track and field venue and basketball courts, usable for tournaments, will improve health and draw people to Hartford.
- **Extend hours for recreation centers**  
Ensuring that recreation centers remain open regularly after hours will keep kids out of trouble and create free access to pools, courts, and exercise equipment.
- **Systematize after-hours openings for school facilities**  
Ensuring that the public, including youth and seniors, may access recreational facilities in every neighborhood after hours will provide alternate venues for healthy, supervised activities.
- **Expand professional sports**  
Adding track and field, boxing, and other exhibition sports venues will complement existing venues like the Yard Goats Stadium and Dillon Stadium, and attract new people.
- **Make Hartford a cricket destination**  
Expanding and improving cricket facilities in Keney Park could position Hartford as a regional hub for one of the world’s most popular sports.





## TOURISM

Hartford has architecture, history, parks, arts, culture, sports, and museums that would be the envy of any similarly-sized city. Creating a coherent tourism strategy that highlights our diverse assets will draw people, drive investment, create service jobs, and foster a love of our great city.

By 2035, we must:

- **Create a regional tourism agency**  
Initiating a convention and visitors bureau or tourism agency, possibly member-based, will bring new people (including from overseas) and new investment.
- **Develop a "host city" culture**  
Promoting and training for a welcoming, multi-lingual approach for tourism-oriented businesses and institutions will encourage first-time and repeat visitors.
- **Develop a targeted core message to market the city**  
Refreshing our marketing identity will promote and expand arts, cultural, and heritage tourism, attract new people, and change perceptions of Hartford.
- **Modernize the XL Center for financial sustainability**  
Updating the city's largest sports and performance venue (including the Pratt Street Passage) will attract more events, generate activity for local businesses, and instill civic pride.
- **Run a city flag competition**  
Allowing everyone to participate in making a new symbol for our city—to replace the current flag with the City motto—will create a new visual identity.
- **Establish an integrated digital search presence**  
Implementing a strong digital presence on search engines and general websites will attract new residents and business owners.



# process

- timeline
- public participation
- research
- prior plans
- hartford 400

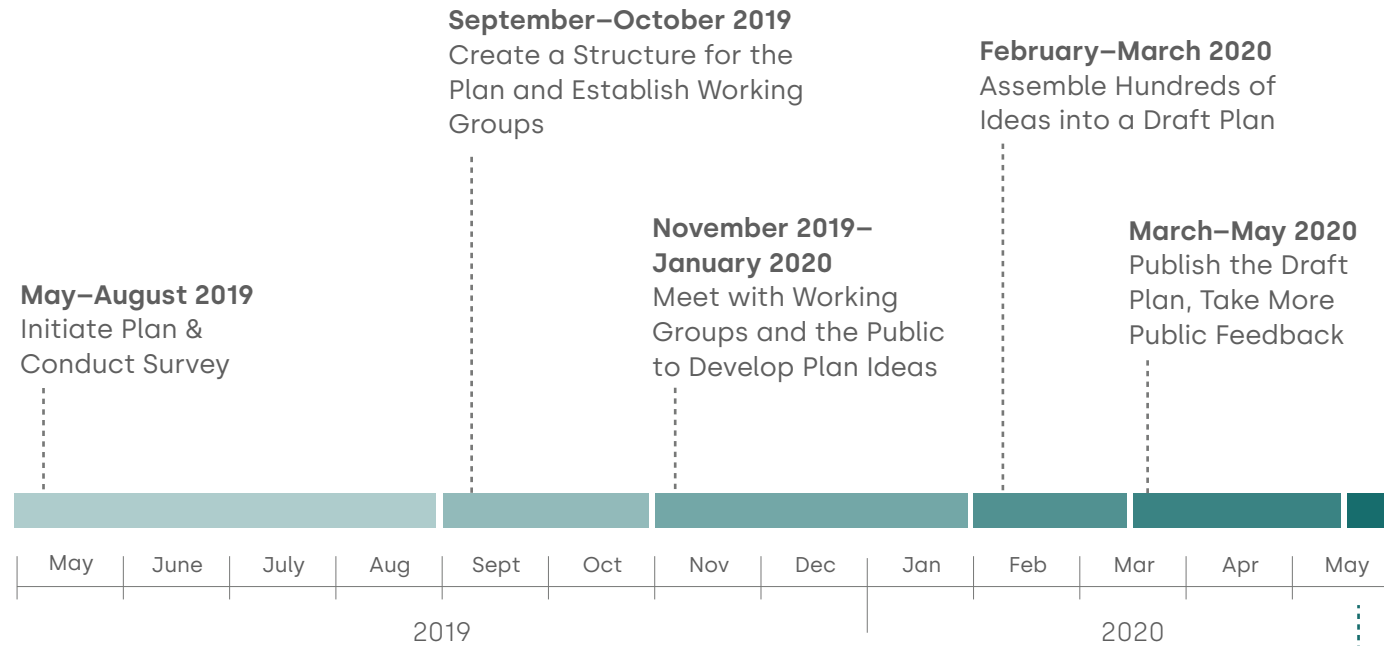


## Timeline

The Planning and Zoning Commission was proud to develop an inclusive process to initiate, draft, and adopt this City Plan. We started a year ago, in May 2019, when we began discussions at our meetings and decided to develop a survey to develop initial priorities.

During the fall, we created a structure for the Plan and established Working Groups, including a diverse cross-section of people. We also started getting feedback from open public sessions, meeting with nearly 2,200 people in the process. In early 2020, we assembled the draft Plan, discussing it at our public Planning and Zoning Commission meetings. We circulated a draft Plan to the public in March, and we held more public sessions and an official public meeting. The Commission adopted the Plan on May 12, 2020, at a virtual meeting (pictured with members and staff at right) to ensure safe social distancing during the COVID-19 pandemic.

On the following pages, you can read more about our survey, Working Groups, public input sessions, and research.



**May 2020**  
Adopt the Plan and Celebrate!



# process

## Public Participation

Fostering inclusion and conversation

**Including everyone, and making everyone feel included, was central to the process of developing this City Plan.**

Inclusivity will be central to determining our chances of seeing it happen.

That's why the Planning & Zoning Commission initiated the largest and most all-encompassing visioning effort seen in Hartford to date.

During the process, we developed a survey completed by 898 people, held more than 50 meetings with nearly 1,300 people, and received web comments from dozens of people. We convened four Working Groups, which consisted of 85 people meeting to discuss specific issues in depth. We more than doubled the number of people engaged during the last City Plan.



# process

## Public Participation

Fostering inclusion and conversation

### We met people where they were. Literally.

We visited with middle schoolers, the Youth Service Corps, Obama Fellows, university students, young professionals, business leaders, families, advocates, and seniors at both of Hartford's senior centers. We visited seven City commissions, and we held an open meeting with all City commission chairs. We incorporated priorities from every City department. We met with the leadership of both school systems that operate in Hartford, as well as City Council members and State officials. And we even talked with people who live outside city limits, but within our Connecticut Valley region.

We're proud of our efforts, and we can truly say that this is Hartford's plan.



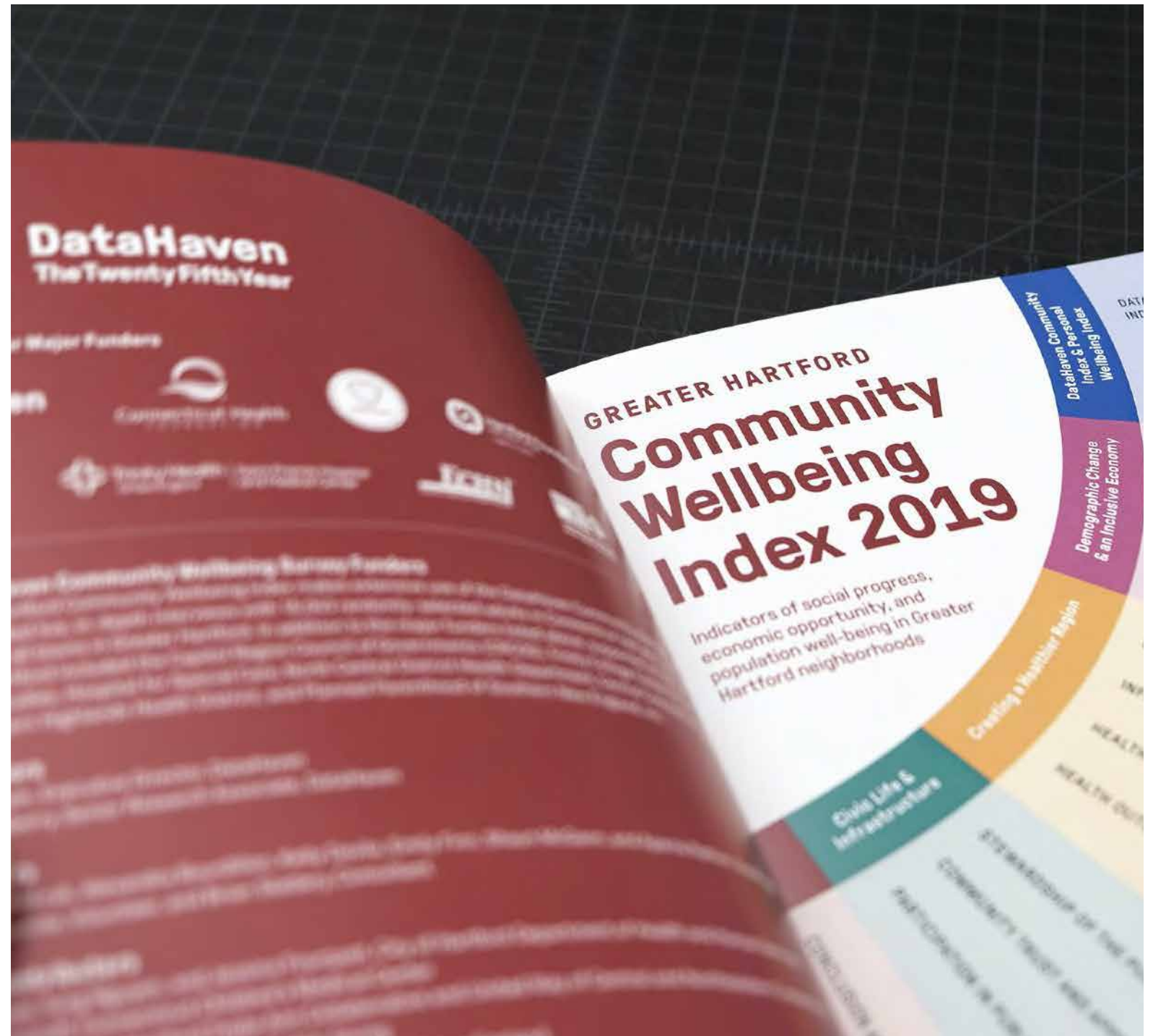
## Research

Relying on data and facts

**Underlying this City Plan is a massive volume of research.**

We tried to write this Plan in a way that did not overburden readers with statistics and text. But in developing the ideas, we consulted with a wide range of reputable sources. We pulled demographic data from the Census Bureau, the American Community Survey, the Connecticut Department of Labor, AdvanceCT, and a range of local and regional nonprofits.

We probably relied most heavily on the Greater Hartford Community Wellbeing Index, from Data Haven. City staff and local institutions (including the hospitals) worked with Data Haven to vet the information in the Index. The statewide data coordinator from Data Haven gave three presentations to City Plan Working Groups about the Index, which synthesizes dozens of sources of information. We recommend this resource to anyone who wants a careful review of all the factors that contribute to our community's well being, including its economic, transportation, food, and physical security.



## Research

### Relying on data and facts

On this page and the next, we have pulled a few charts from the Data Haven Community Well-Being Index. They illustrate some key information about Hartford as it relates to the region, state, and nation.

From a high of 177,000 in 1950, Hartford's current population now hovers around 125,000. It has decreased by 11% since 1990. Our region has fared better, increasing its population by 7% over that same period. Interestingly, our population is nearly a decade younger than the population of the region and state. Reversing population decline by attracting people of all ages to live in all Hartford neighborhoods is a critical priority of this City Plan.

### Population and growth

POPULATION IN GREATER HARTFORD AND TOWNS, 2017

LOCATION	POPULATION 1990	POPULATION 2017	POPULATION PERCENT CHANGE, 1990 TO 2017	DENSITY, 2017 POP. PER SQ. MI.	MEDIAN AGE 2000	MEDIAN AGE 2017	CHANGE IN MEDIAN AGE
United States	248,709,873	321,004,407	29%	91	35.3	37.8	2.5
Connecticut	3,287,116	3,594,478	9%	742	37.4	40.8	3.4
Greater Hartford	910,338	975,902	7%	950	37.2	40.1	2.9
Hartford	139,739	124,390	-11%	7,149	29.7	30.9	1.2

Population growth is not the only measure of a community's well-being. Researchers at Data Haven have carefully analyzed our collective health, satisfaction, and happiness. Using their Well-Being Index (on a scale of 0 to 1,000), we see that North Hartford Promise Zone residents score 393, while Connecticut score 657. With this City Plan, we know we can improve these measures across the board.

### DataHaven Community Index and its components by area and neighborhood

LOCAL DATA VALUES AND SCORES, 2017

LOCATION	OPPORTUNITY YOUTH	POVERTY	HIGH SCHOOL GRADUATES	YOUNG CHILD POVERTY	HEALTH INSURANCE COVERAGE	PRE-SCHOOL ENROLLMENT	UNEMPLOYMENT RATE	LIFE EXPECTANCY	SEVERE HOUSING COST BURDEN	YOUTHFUL LABOR FORCE	WORKERS WITH SHORT COMMUTE	MEDIAN HOUSEHOLD INCOME	2017 COMM. INX.
United States	7%	15%	87%	22%	90%	48%	7%	78.7	15%	26%	63%	\$57,652	594
Connecticut	5%	10%	90%	15%	94%	64%	7%	80.3	16%	24%	65%	\$73,781	657
Greater Hartford	5%	11%	90%	15%	95%	65%	7%	79.9	15%	24%	69%	\$75,531	688
Hartford	8%	30%	73%	43%	89%	62%	16%	77.1	28%	28%	71%	\$33,841	454
Hartford, Central/West	2%	23%	84%	31%	90%	67%	11%	77.8	21%	29%	70%	\$41,111	567
Hartford, Southside/South End	11%	31%	67%	42%	88%	51%	16%	77.2	32%	27%	72%	\$34,437	411
N. Hartford Promise Zone	10%	37%	72%	51%	90%	78%	24%	76.1	32%	26%	69%	\$27,463	393

Income is an important factor in determining one's sense of well-being. Hartford's current unemployment rate is 5.6%, and household income has increased from \$28,970 in 2010 to \$34,338 in 2018. Yet half of Hartford residents still feel like they are just getting by. And nearly 60% of residents—and three-quarters of kids age 5 and under—live at or below 200% of the federal poverty level. With this City Plan, we hope to promote household economic self-sufficiency.

### Low-income population

LOW-INCOME (<200% FPL) POPULATION BY AGE GROUP, GREATER HARTFORD, 2017

LOCATION	ALL AGES, POVERTY STAT. DETERMINED	ALL AGES, LOW-INCOME	ALL AGES, LOW-INCOME RATE	AGES 0-17, POVERTY STAT. DETERMINED	AGES 0-17, LOW-INCOME	AGES 0-17, LOW-INCOME RATE	AGES 0-5, POVERTY STAT. DETERMINED	AGES 0-5, LOW-INCOME	AGES 0-5, LOW-INCOME RATE
United States	313M	102.5M	33%	72.4M	30.6M	42%	23.4M	10.6M	45%
Connecticut	3,486,033	802,453	23%	752,655	225,715	30%	221,412	72,246	33%
Greater Hartford	937,534	222,388	24%	201,741	63,023	31%	59,884	19,846	33%
Hartford	117,628	66,750	57%	30,058	22,170	74%	9,863	7,517	76%



## Research

Relying on data and facts

A sense of security encompasses more than just a secure and stable income. In Hartford, too many residents are uncertain that their basic needs will be met. A quarter of Hartford residents are food and transportation insecure: they don't have enough food or access to transportation, which means they are at risk of poor health. This City Plan tries to address these inter-related issues and bring dignity to everyone.

### Financial insecurity

SHARE OF ADULTS, GREATER HARTFORD, 2018

LOCATION	JUST GETTING BY	LESS THAN 2 MO SAVINGS	NEGATIVE NET WORTH	FOOD INSECURE	UTILITY SHUTOFF THREAT	TRANSPORTATION INSECURE	NO BANK ACCOUNT
Connecticut	33%	33%	17%	13%	10%	12%	9%
GH	33%	34%	17%	14%	12%	12%	9%
Hartford	49%	46%	29%	23%	24%	26%	23%

The demographics of Hartford are dramatically different from the region, state, and nation. One-third of our residents identify as black, and 44% identify as having Latino ethnicity. The city is 15% white, down from 30% in 1990. At the same time, we have opened our doors to a 22% foreign-born population. This City Plan recognizes and celebrates this diversity, which our City Plan survey told us was one of our most-appreciated strengths.

### Characteristics by race and origin

POPULATION OF GREATER HARTFORD BY RACE AND IMMIGRATION HISTORY, 2017

LOCATION	TOTAL POPULATION	PERCENT WHITE	PERCENT BLACK	PERCENT LATINO	PERCENT ASIAN	PERCENT OTHER RACE	FOREIGN-BORN POPULATION	PERCENT FOREIGN BORN
United States	321,004,407	62%	12%	18%	5%	3%	43,028,127	13%
Connecticut	3,594,478	88%	10%	15%	4%	3%	511,893	14%
Greater Hartford	975,902	85%	12%	16%	5%	2%	141,067	15%
Hartford	124,390	15%	35%	44%	3%	3%	27,154	22%

We are also diverse with respect to the types of households we maintain. A greater percentage (35%) of our population lives alone than the state as a whole. And just 8% of our families are married with children. Over the next 15 years, we are not sure how household makeup is expected to change. The important thing is that we ensure through this City Plan and beyond that Hartford remains a place where all types of households feel welcome.

### Household structure

HOUSEHOLDS BY TYPE, GREATER HARTFORD, 2017

LOCATION	TOTAL HOUSEHOLDS COUNT	MARRIED, W/ CHLD. COUNT	MARRIED, W/ CHLD. SHARE	MARRIED, NO CHLD. COUNT	MARRIED, NO CHLD. SHARE	SINGLE, W/ CHLD. COUNT	SINGLE, W/ CHLD. SHARE	LIVING ALONE COUNT	LIVING ALONE SHARE	OTHER HOUSEHOLDS COUNT	OTHER HOUSEHOLDS SHARE
United States	118.8M	22.7M	19%	34.7M	29%	10.8M	9%	32.9M	28%	17.7M	15%
Connecticut	1,361,755	259,868	19%	404,743	30%	116,400	9%	383,275	28%	197,469	15%
Greater Hartford	374,482	68,955	18%	107,721	29%	33,978	9%	107,091	29%	56,737	15%
Hartford	45,822	3,753	8%	6,064	13%	9,053	20%	16,165	35%	10,787	24%

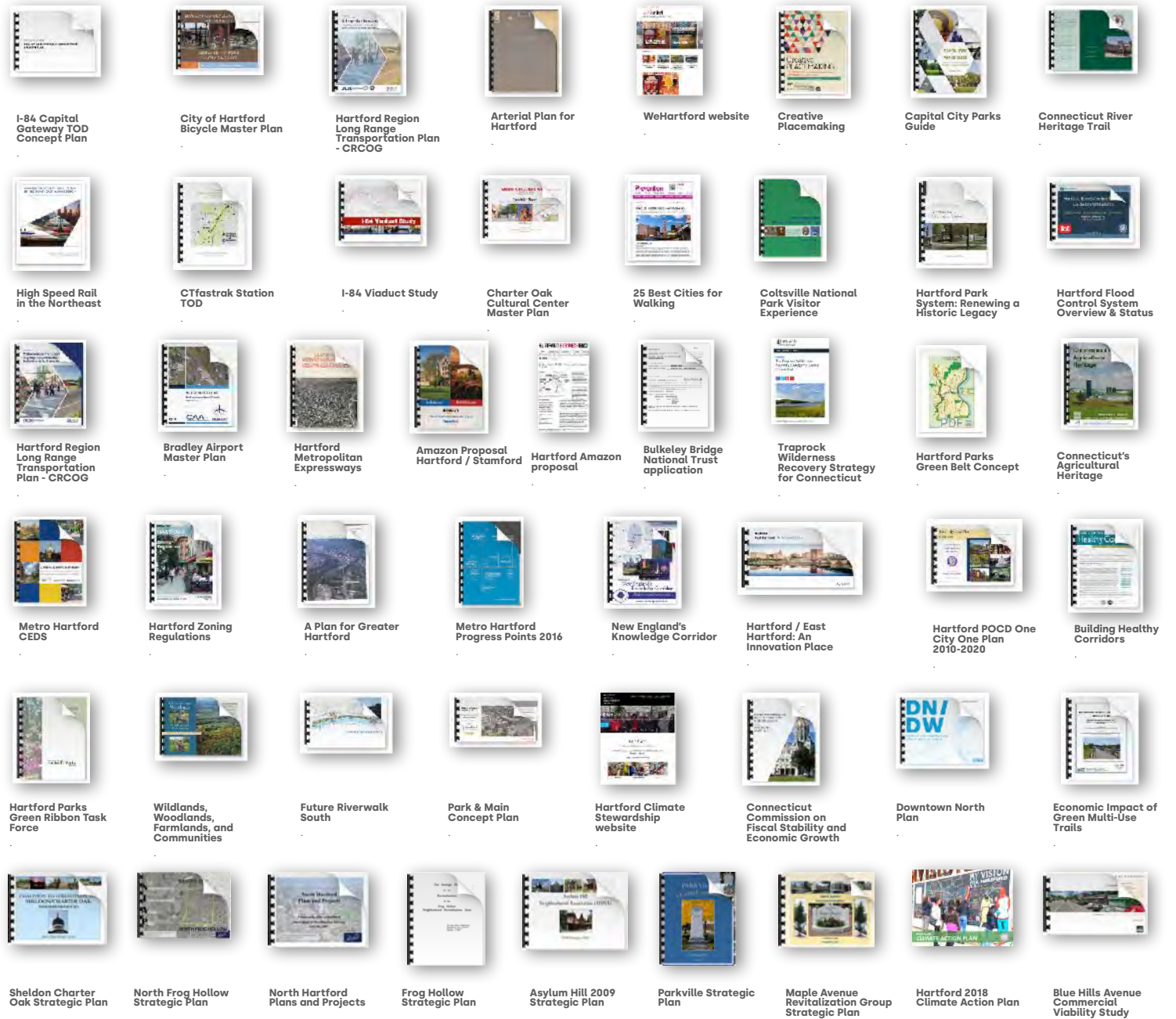
## Prior Plans Aligning efforts

**We did not want to create this vision from scratch.**

This City Plan aligns past and current efforts of many groups working across the city into a shared vision.

We incorporated and distilled dozens of documents and thousands of pages and drawings that had already been created. These documents—a wide range of plans, proposals, and projects—have benefitted from extensive public participation and input. They cover everything from local improvements to large regional infrastructure; neighborhood to downtown developments; and public, private, and non-profit initiatives.

This City Plan aligns and condenses the goals contained in these documents. These goals will also underpin the emerging Hartford 400 vision for our Connecticut Valley region.



## Hartford 400



connecticut  
RIVER

connecticut  
VALLEY

capital  
CITY

hartford400

In developing this City Plan, the City of Hartford has worked with a group planning a broad, regional *Hartford 400* initiative. There's a practical reason for this: the City Plan coincides both in timing and intent with Hartford 400. But there's a deeper reason too: together, we can achieve more.

The Hartford 400 initiative started about two years ago, when an informal group of Connecticut Valley civic organizations—including City of Hartford representatives—began thinking about the year 2035. The group asked, “What kind of place will our valley and capital city be when we turn 400?” To find the answer, the group needed to get the broadest view of the valley and city right now. A quick survey revealed many great initiatives, large and small, with some completed, some under way, and others still in planning. But no comprehensive picture existed to tie them together into a shared vision.

A further review collected and distilled more than one hundred projects, programs, and plans across the valley—most developed with extensive public involvement—to determine if those efforts led in the same general direction. The answer was yes. When boiled down, the initiatives aligned remarkably well along a coherent set of goals: a valley and capital city which are more sustainable, prosperous, equitable, mobile, and vibrant.

Those five goals—simplified as Green, Grow, Live, Move, and Play—structure the proposed initial framework for Hartford 400, and the Hartford City Plan as well. If we focus on these goals, much can be achieved in the next fifteen years.

Who is Hartford 400? All of us who share this valley: each person, family, community, block, street, business, organization, company, town, and city.

If you would like to participate in the ongoing conversation about Hartford 400, please:

- visit the Hartford 400 website, at [www.hartford400.org](http://www.hartford400.org)
- attend a public forum
- or write the Hartford 400 organizing committee at: [addmyvoice@hartford400.org](mailto:addmyvoice@hartford400.org)

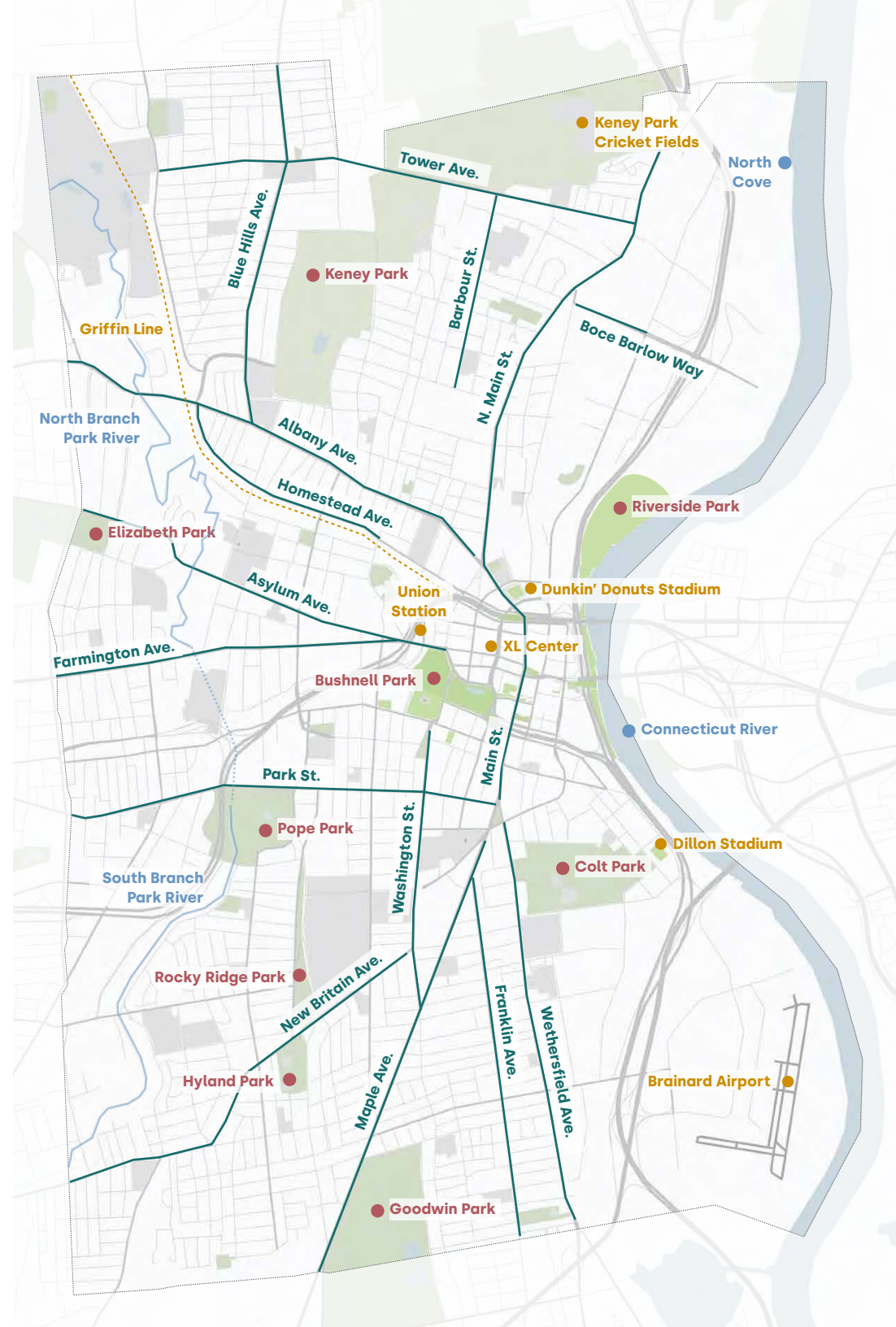
Our thanks to the Hartford Foundation for Public Giving for supporting this important initiative.

# addenda

- hartford city map
- future land use map
- notes on state law
- acknowledgments
- image sources



# Hartford City Map





## State Law Issues

The State of Connecticut requires the City of Hartford to create a new city plan every 10 years. The law that requires city plans is section 8-23 of the Connecticut General Statutes. The last city plan, called "One City, One Plan," was adopted June 17, 2010. In adopting this plan prior to June 17, 2020, we have satisfied the requirement to adopt a new city plan every 10 years.

The law also requires that the City include certain components in its plan. We have included each and every applicable component in our City Plan—and of course, tried to do much more. On the preceding page, you will find a Future Land Use Map, which is also required by state law, though it is important to stress that our zoning code is extremely flexible with regard to mixed uses. For that reason, the state-required Future Land Use Map is merely a guide, not an absolute mandate for the way future development may occur.

It is important to note that most of these required components are aimed to ensure suburban and rural communities are considering the "right" kind of future

development. For example, state law requires plans to provide for affordable housing; Hartford already has the highest amount of affordable housing in the state, and we have continued to consider affordable housing in this plan. State law also requires plans to identify areas for sewerage expansion (not relevant to Hartford, which is entirely served by sewers) and ground drinking water; Hartford's land mass is essentially served entirely by existing utility lines, with new connections following procedures established by the local utility. State law also requires that the city review transit-oriented development and mixed-use zoning; Hartford's zoning code treats almost all of the city as a transit-oriented development zone, allowing dense, mixed-use zoning across wide swaths of the city.

Following the adoption of this plan, a separate letter will be sent to the State Office of Policy and Management regarding compliance with the requirements of state law. This letter will be on file with the Department of Development Services or its successor agency for inspection.

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## **The Members of the Planning & Zoning Commission**

Chair Sara C. Bronin  
Vice Chair Aaron Gill  
Gary Bazzano  
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Majority Leader Thomas J. Clarke II  
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Councilman John Q. Gale  
Councilman Nick Lebron  
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Councilman Marilyn E. Rossetti  
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## Hosts of City Plan Meetings

Asylum Hill NRZ, Center for Latino Progress, Chrysalis Center, CoLab, Connecticut Historical Society, EcoSpace, Fitzgerald Halliday, Hartford Seminary, Hartford Youth Scholars, Mark Twain House, Metro Hartford Alliance, North End Senior Center, Parkville Market, South End Senior Center, Theaterworks, Transport Hartford, Trinity College, UConn Hartford, Upward Hartford, West End Civic Association, West Indian Social Club, Youth Service Corps

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Hartford Public Schools Superintendent Leslie Torres-Rodriguez  
CREC Schools Superintendent Timothy Sullivan

## Interns

Kevin R. Fitzgerald (lead intern), with Kayla Crucetts, Duncan Grimm, Brian Lampert, Caleb Lincoln, and Heba Naqvi

Students of University of Hartford School of Architecture  
Professor Michael Crosbie

## Image Sources

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# HARTFORD CITY PLAN

