

Bushnell Park South - Master Plan (draft)



1. Parking

- district needs and capacity
- Hartford zoning parameters
- shared parking or parking district strategy
- specific needs for 55 Elm
- viable footprints for various parking structure types

2. Housing

- market study projected capacity, targets
- existing downtown building comparisons
- Hartford zoning parameters
- viable housing types
- type studies on given sites

3. Streets

- Hartford zoning and sustainability parameters
- designation of desired use
- emphasis on balance of mobility
- goals for frontage

4. Timing

- key milestones
- phasing sequences
- construction of parking facilities vs. housing and office
- timing of development on private vs. state property

Market Study: Neighborhood Assessment

Current Site	Primarily Vacant Land
Site Visibility	Excellent
Access to Services	Excellent
Site Vehicular Access	Good
Current Neighborhood Trend	Excellent
Trend	Revitalizing
Neighborhood Land Use	Institutional, Office, Residential - MF
Walk Score	91 (“Walker’s Paradise: Daily errands do not require a car”)

Market Study: Comparable Projects

Rental



Spectra

193 units
12 floors
Parking:
~600 s.f.



The Lofts at Main

78 units
8 floors



Trumbull on the Park

100 units
9 floors
Parking: 600
~800 s.f.



Hartford 21

262 units
36 floors
Parking:
~510 s.f.



Front Street Lofts

121 units
6 floors
Parking:
~780 s.f.



777 Main

286 units
26 floors
Parking:
~478 s.f.



55 on the Park

132 units
12 floors
Parking:
~515 s.f.

For Sale - Condominium Projects



Bushnell Tower

180 units
28 floors
Parking:
~450 s.f.



1 Linden Place

71 units
5 floors



58 Capitol Avenue

4 units
3 floors

Market Study: Unit Absorption, Size, Mix

ABSORPTION (3 yrs)

Total	~ 520
Rental: Affordable - General	~ 281
Rental: Affordable - Senior	~ 215
For Sale: Condominium	~ 14 - 22

UNIT SIZES (s.f.)

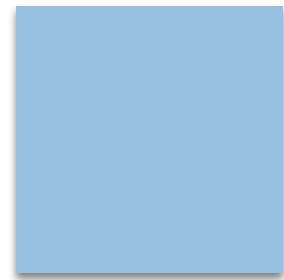
Studio / 1 Bath	485 - 585
1 Bed / 1 Bath	700 - 900
2 Bed / 2 Bath	1050 - 1300
3 Bed / 2 Bath	1350 - 1500

UNIT MIX

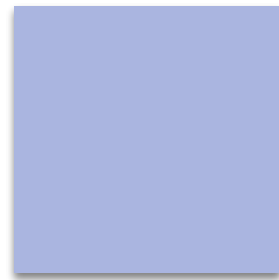
Studio / 1 Bath	10 - 15%
1 Bed / 1 Bath	50 - 60%
2 Bed / 2 Bath	30 - 35%
3 Bed / 2 Bath	5 - 10%

Zoning: Applicable District Designations

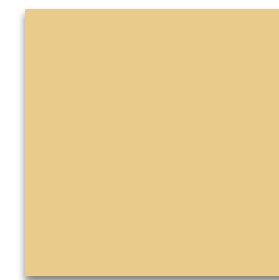
MX - 1



MX - 2



NX - 1



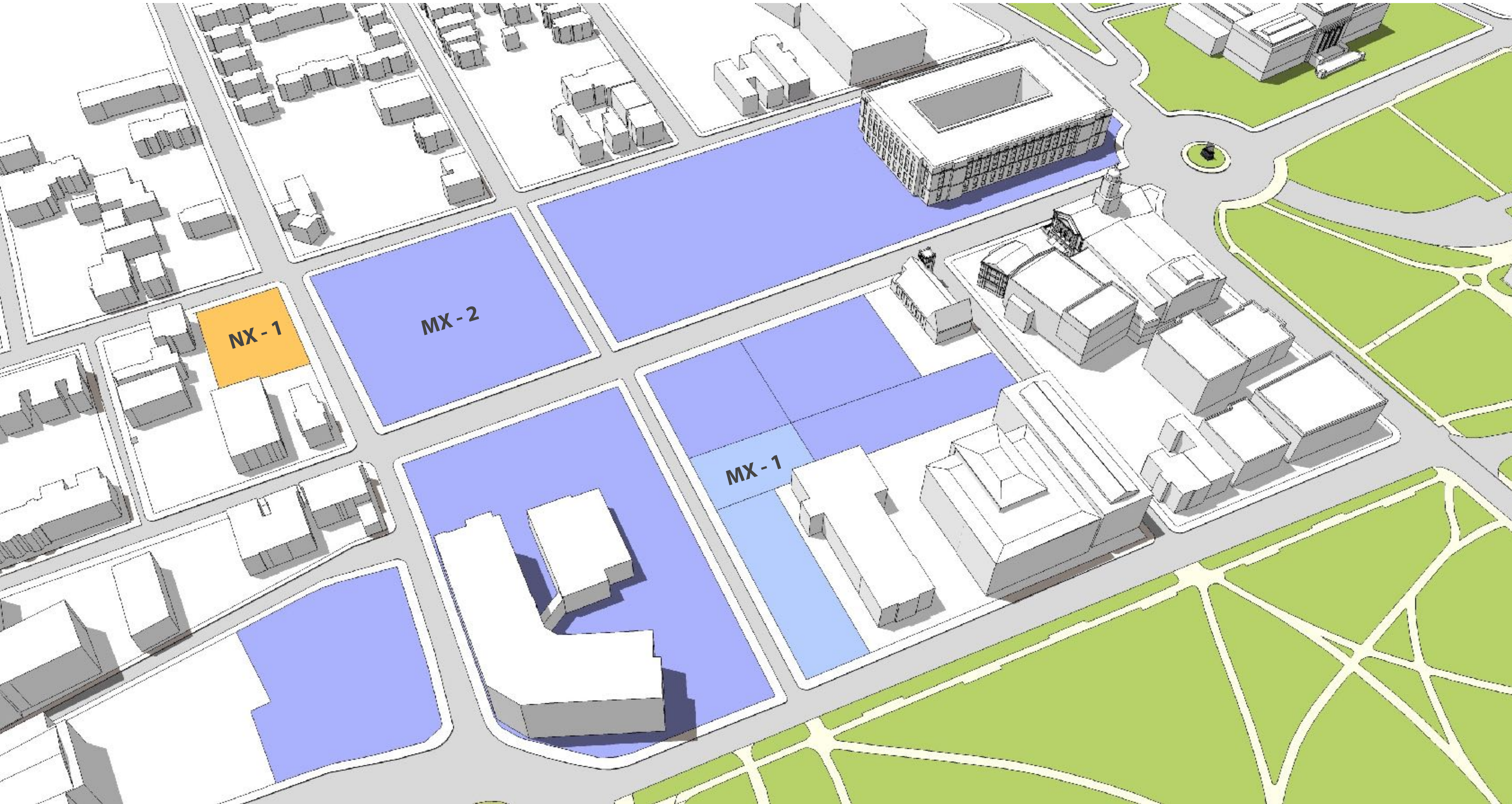
Multi-Use Mix (MX)

The MX districts are either centered around large-scale institutional facilities including the State Capitol area, universities, hospitals, and in other areas where low-scale mixed-use development is appropriate. These districts include a mix of compatible office or residential uses in the General Building Type and residential building types.

Neighborhood Mix (NX)

The NX districts include the most intensive mixes of residential building types, all permitting Multi-Unit Dwelling uses and Apartment Building Types in a low-scale neighborhood setting.





Zoning: Applicable District Designations



Zoning: Applicable Uses and Building Types

USES	DISTRICTS		
	MX-1	MX-2	NX-1
Residential & Lodging			
Multi-Unit Dwelling	Permitted	Permitted	Permitted
Hotel/Apartment Hotel	Permitted	Permitted	
Open Space			
Community Garden	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions
Park	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions
Retail Use			
Neighborhood Retail		Permitted Subject to Use-Specific Conditions	
Service Use			
Neighborhood Service	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	
Eating Places		Permitted	
Employment Use	MX-1	MX-2	NX-1
Office	Permitted	Permitted	
Infrastructure Use			
Parking as a Principal Use	Requires a Special Permit	Requires a Special Permit	Requires a Special Permit
Accessory Commercial			
Outdoor Café	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	
Parking	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions
Temporary			
Temporary Outdoor Events	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions
Farmers Market	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions	Permitted Subject to Use-Specific Conditions

BUILDING TYPES	DISTRICTS		
	MX-1	MX-2	NX-1
General Building	Permitted	Permitted	
Civic Building	Permitted	Permitted	Requires a Special Permit
Apartment Building	Permitted	Permitted	Permitted
Stacked Flats	Permitted		
Row Building	Permitted	Permitted	Permitted

	Permitted
	Permitted Subject to Use-Specific Conditions
	Requires a Special Permit
	Prohibited Use

Zoning: Applicable Street Types

Neighborhood Street



The Neighborhood Street is a very low capacity street designed for slow speeds that primarily serves those properties directly adjacent to it. It exists in residential neighborhoods with building stock largely composed of row houses, condominiums, and single family homes.

Residential Connector



The Residential Connector is a low capacity street for slow speeds with a standard right-of-way. It primarily serves residences and a small number of businesses directly adjacent to it. In addition, it serves as a main street within the neighborhood.

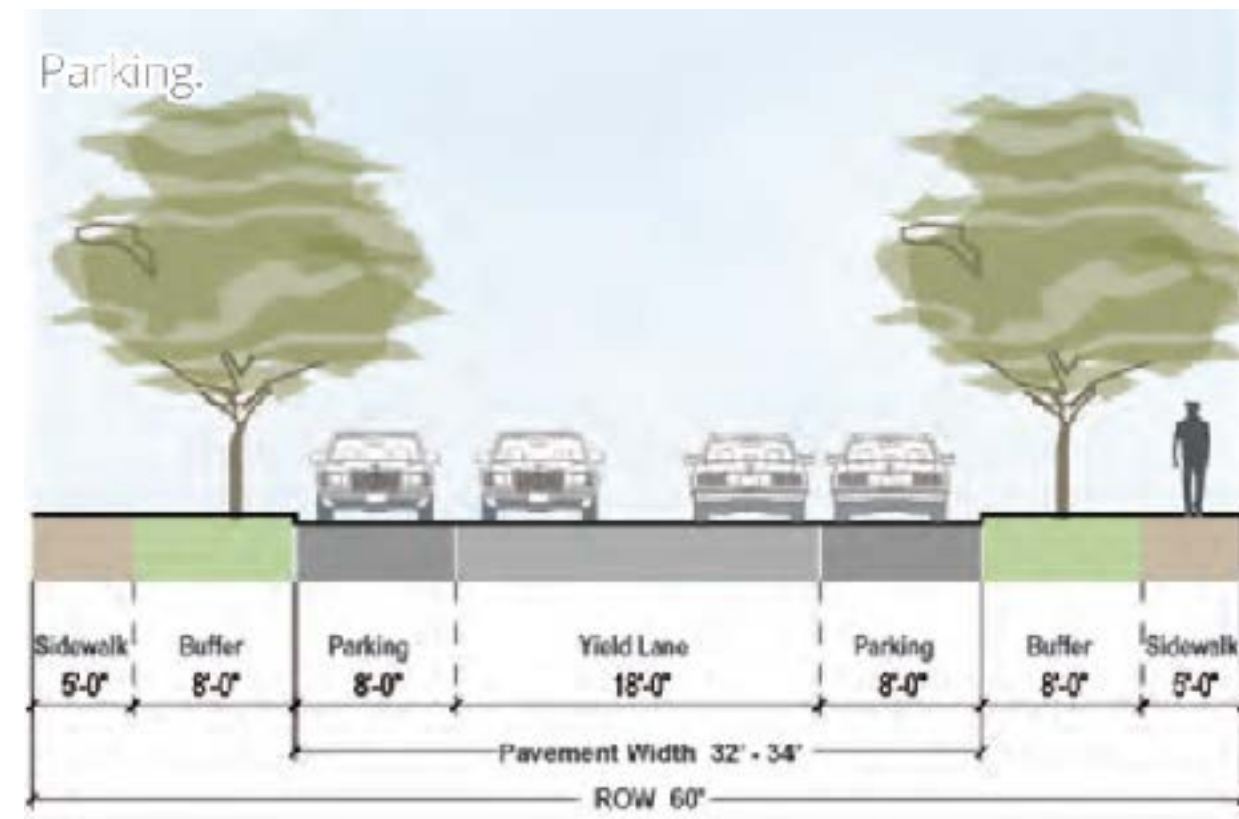
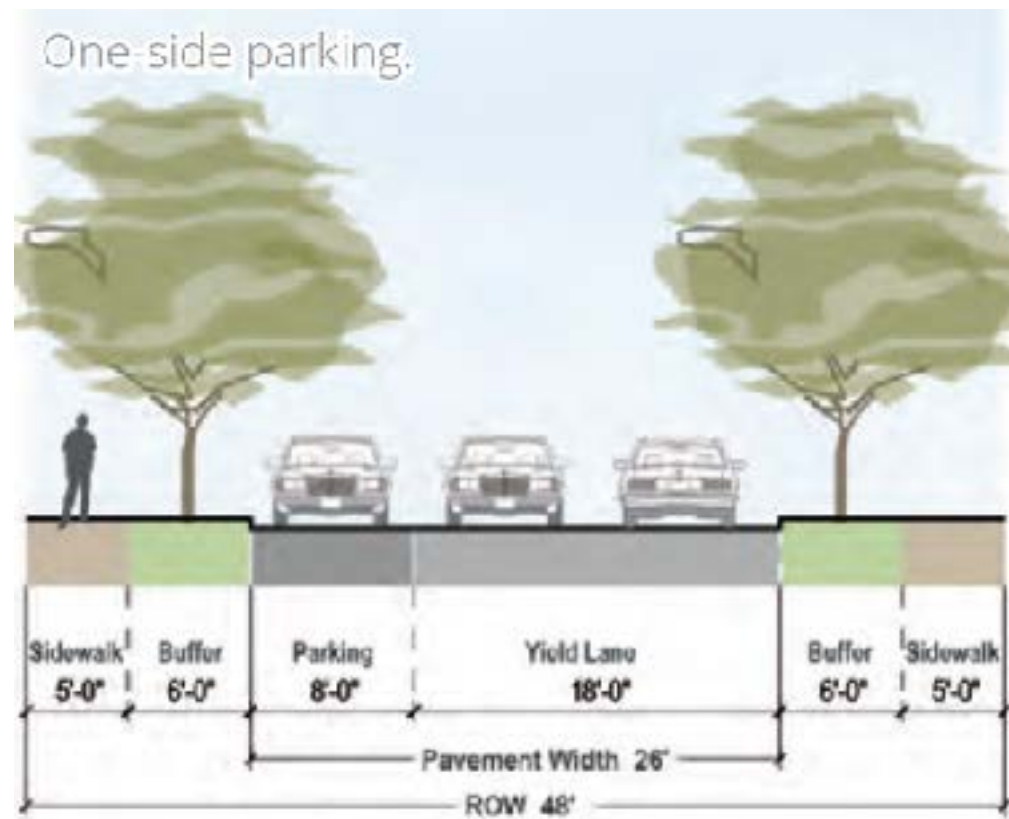
Commercial Connector Street



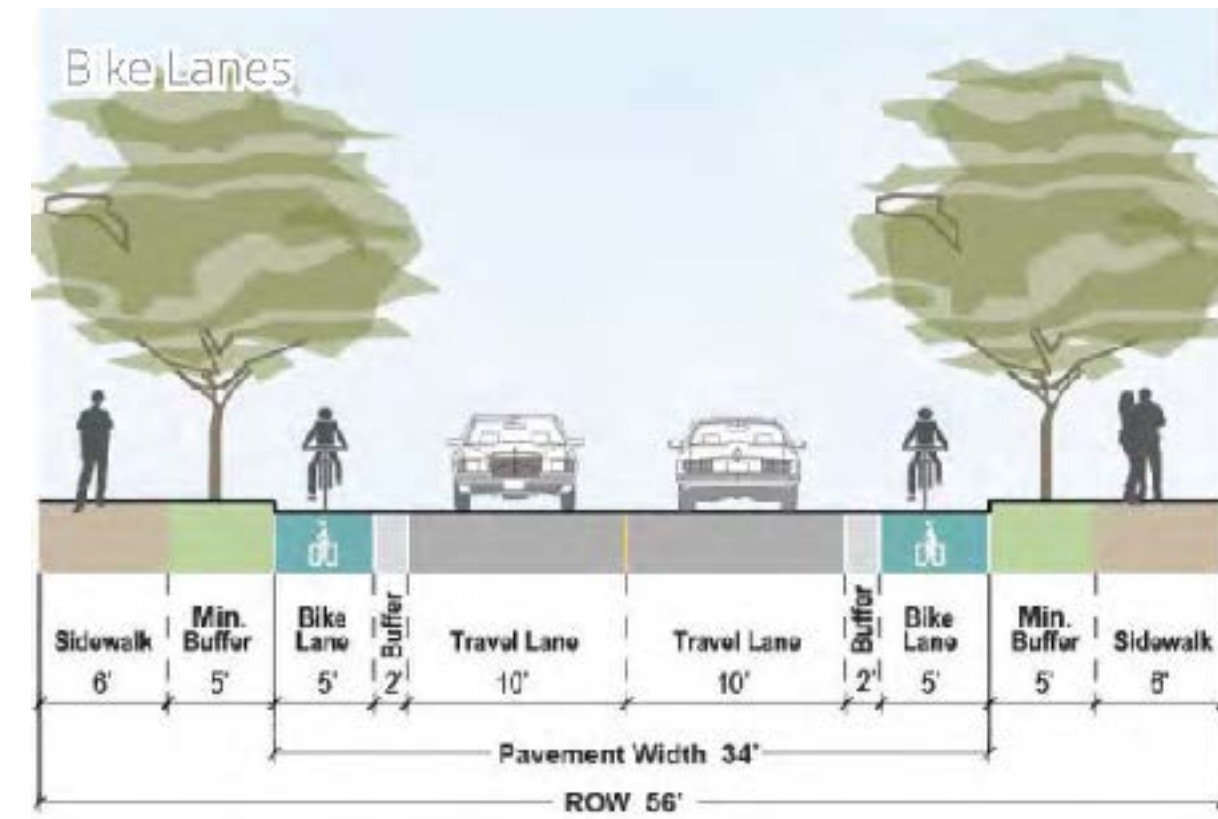
The Commercial Connector is a low to medium capacity street for medium speeds and it primarily serves businesses, many of which are large offices or auto-related. It provides multi-modal crosstown connections.

Zoning: Applicable Street Type Cross-Sections

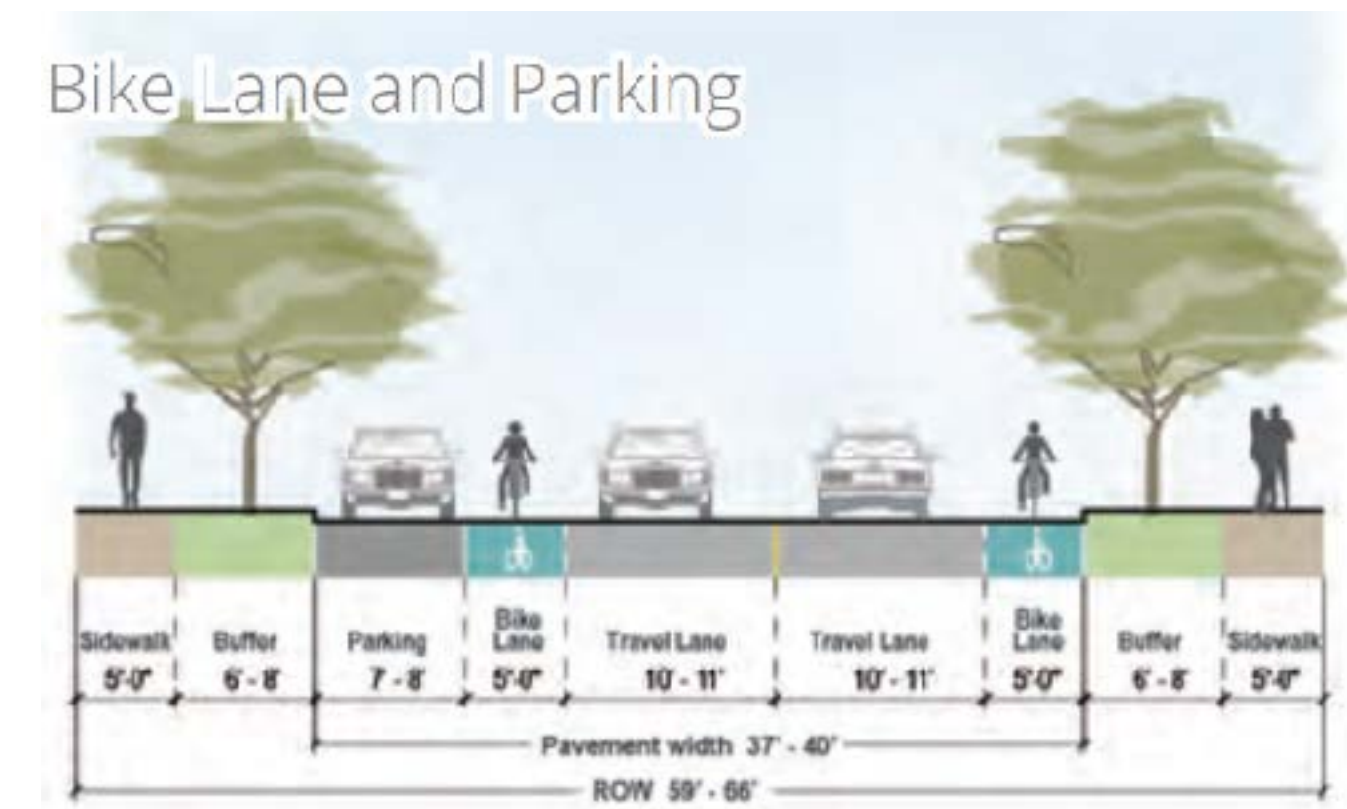
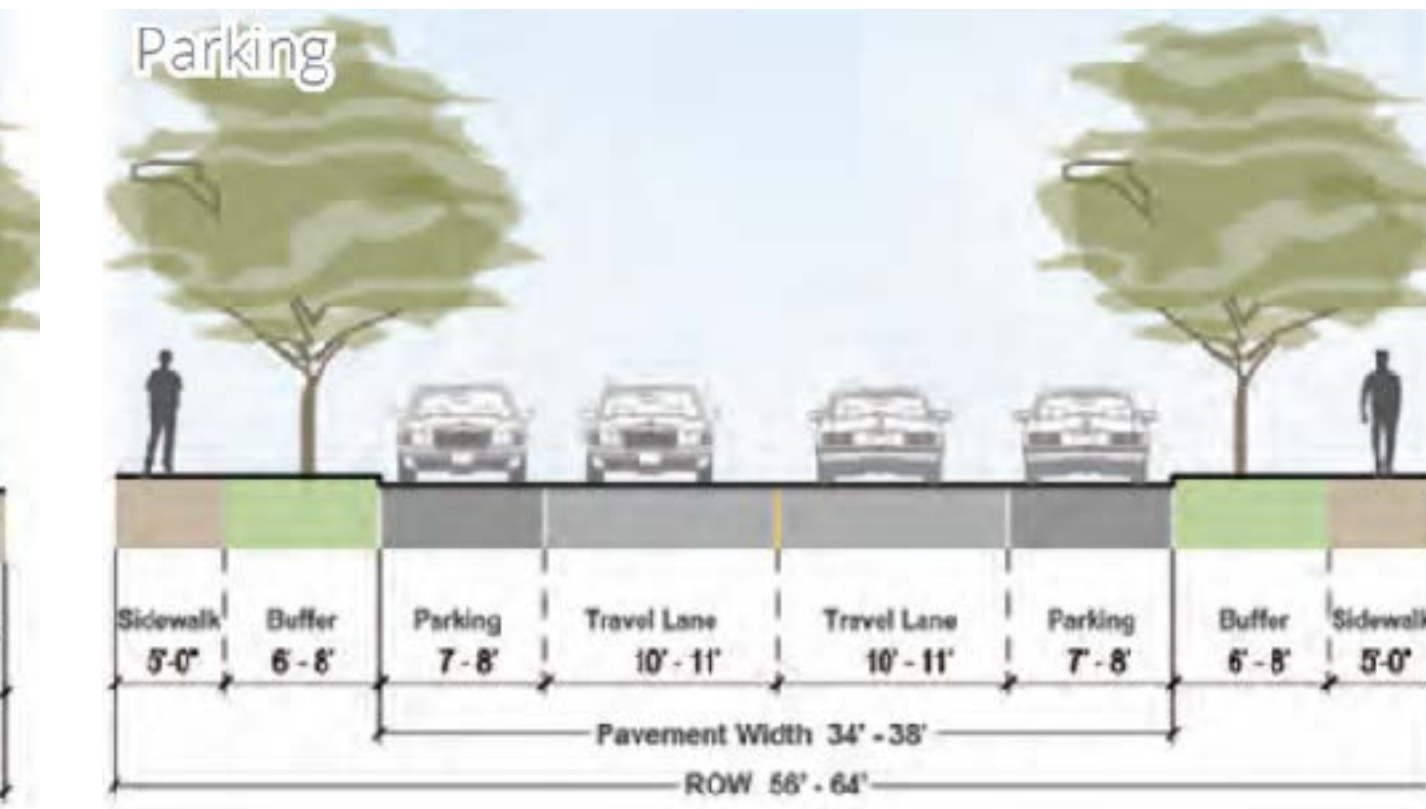
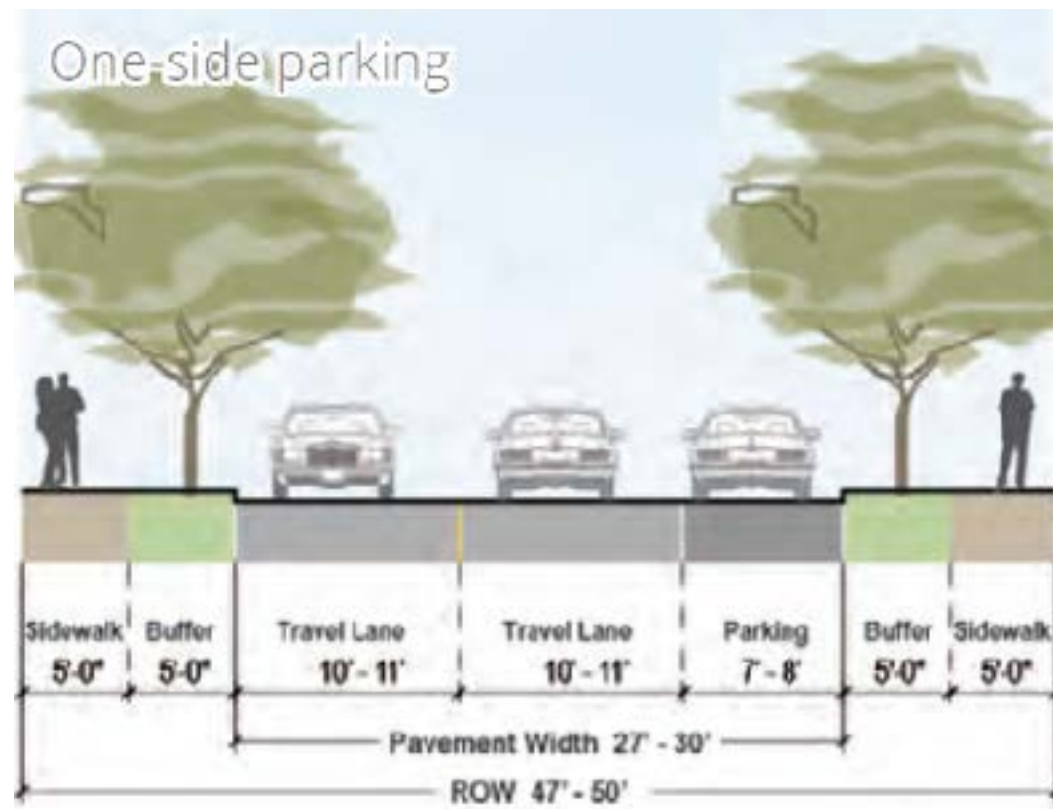
Neighborhood Street



Commercial Connector



Residential Connector



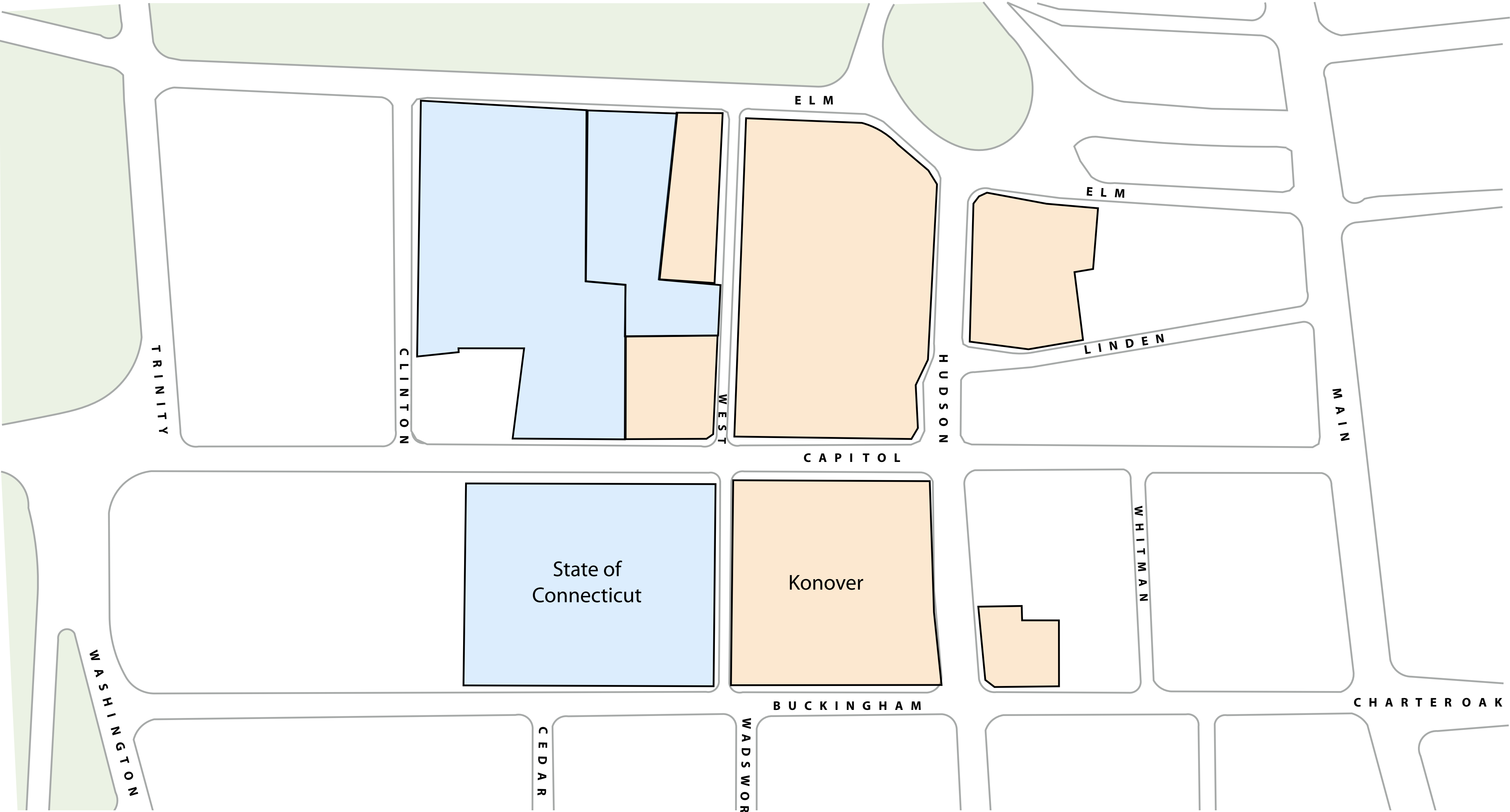
Aerial View



Existing Blocks



Key Property Ownership



State of Connecticut

Konover

[Orange-shaded parcel]

[Orange-shaded parcel]

[Unshaded parcel]

[Unshaded parcel]

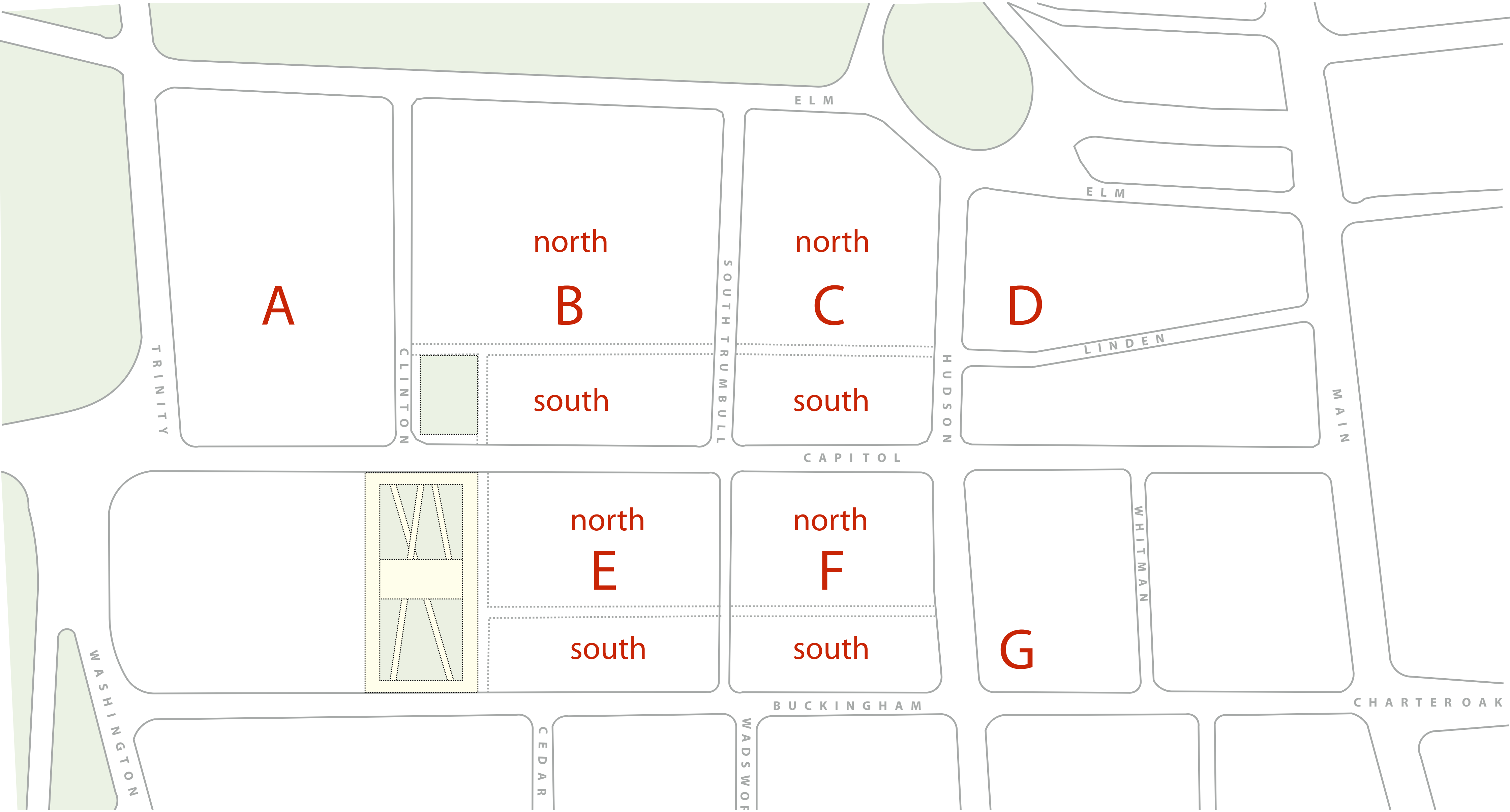
[Unshaded parcel]

[Unshaded parcel]

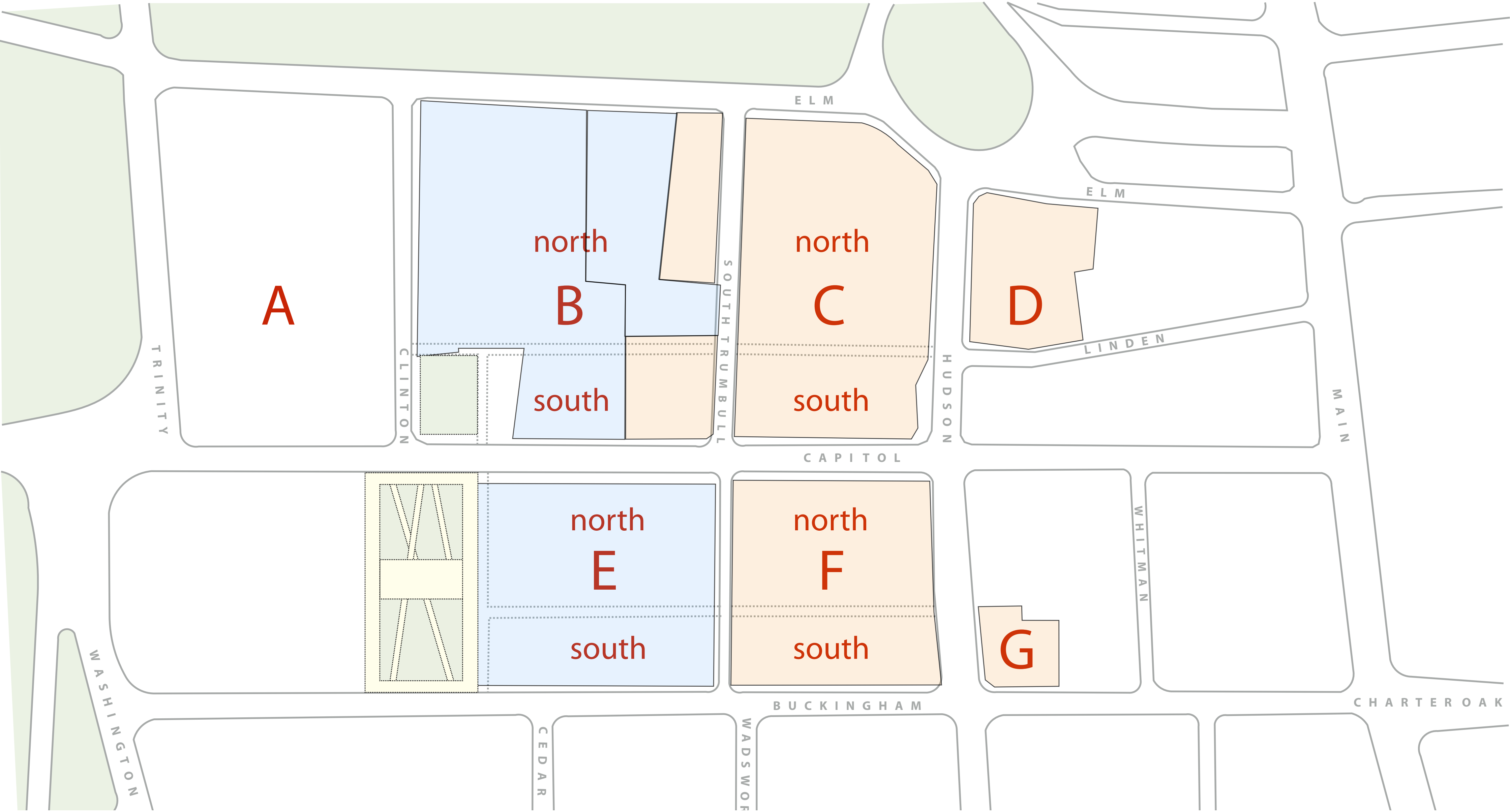
Proposed Block Reconfiguration



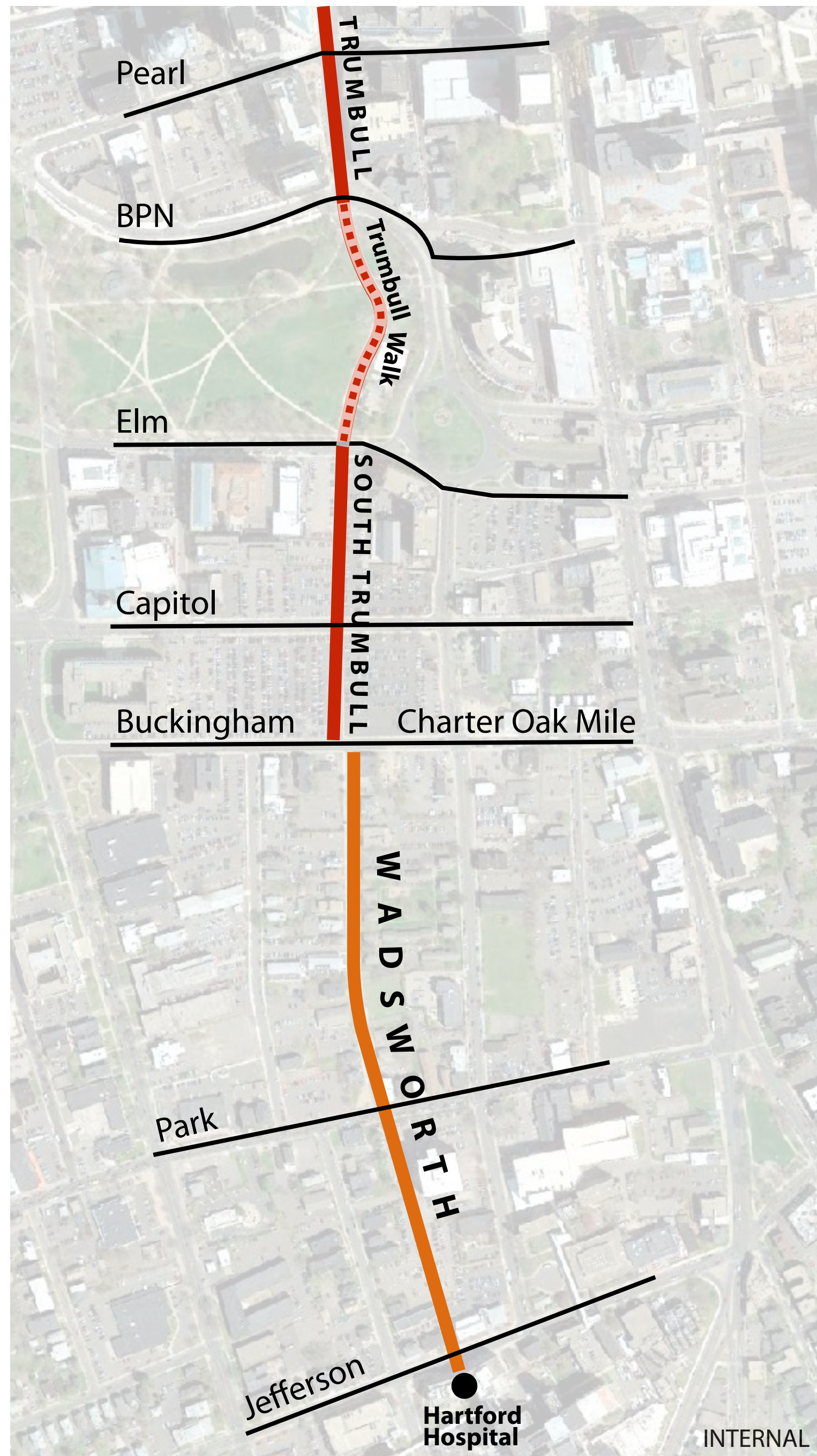
Proposed Development Site Designation



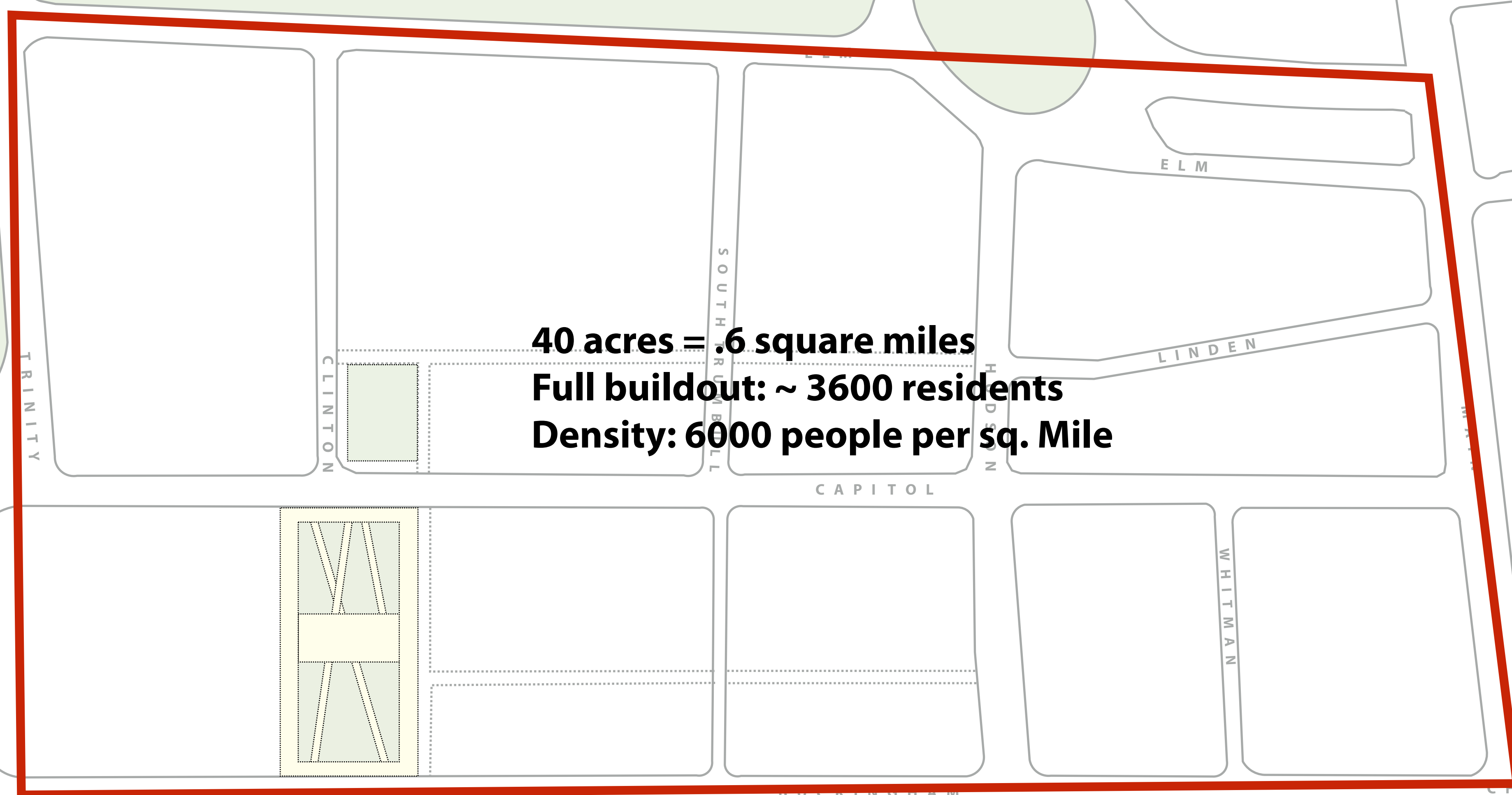
Proposed Block Configuration with Key Property Ownership



**Proposed Renaming West Street
as South Trumbull**



Maximum Projected Density by Population: 6000 people per square mile



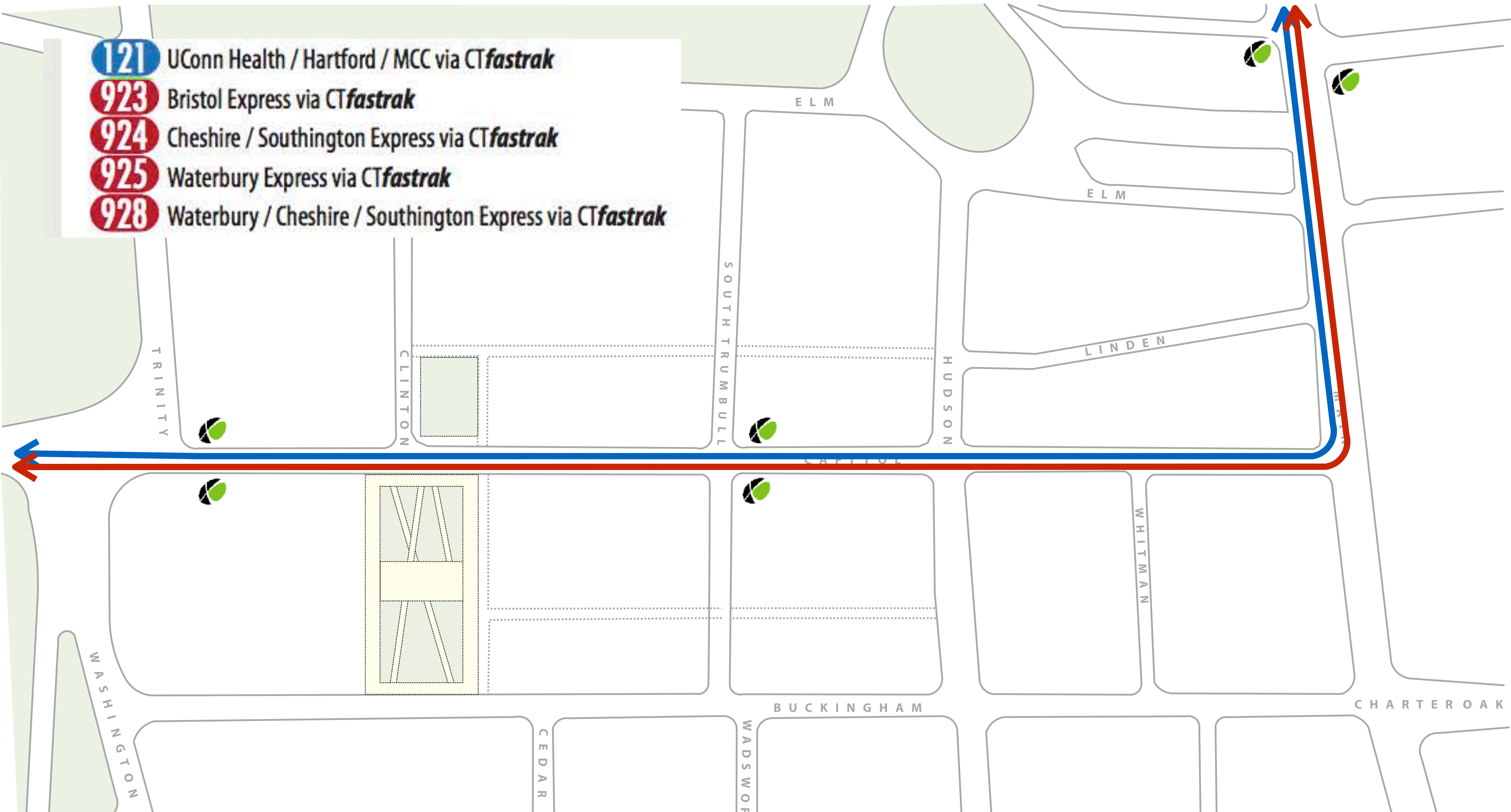
40 acres = .6 square miles
Full buildout: ~ 3600 residents
Density: 6000 people per sq. Mile

Maximum Projected Density by Housing Units: ~80 Units Per Acre (~18.8 acres with ~1500 units)



Transit: Current Bus Routes and Stops

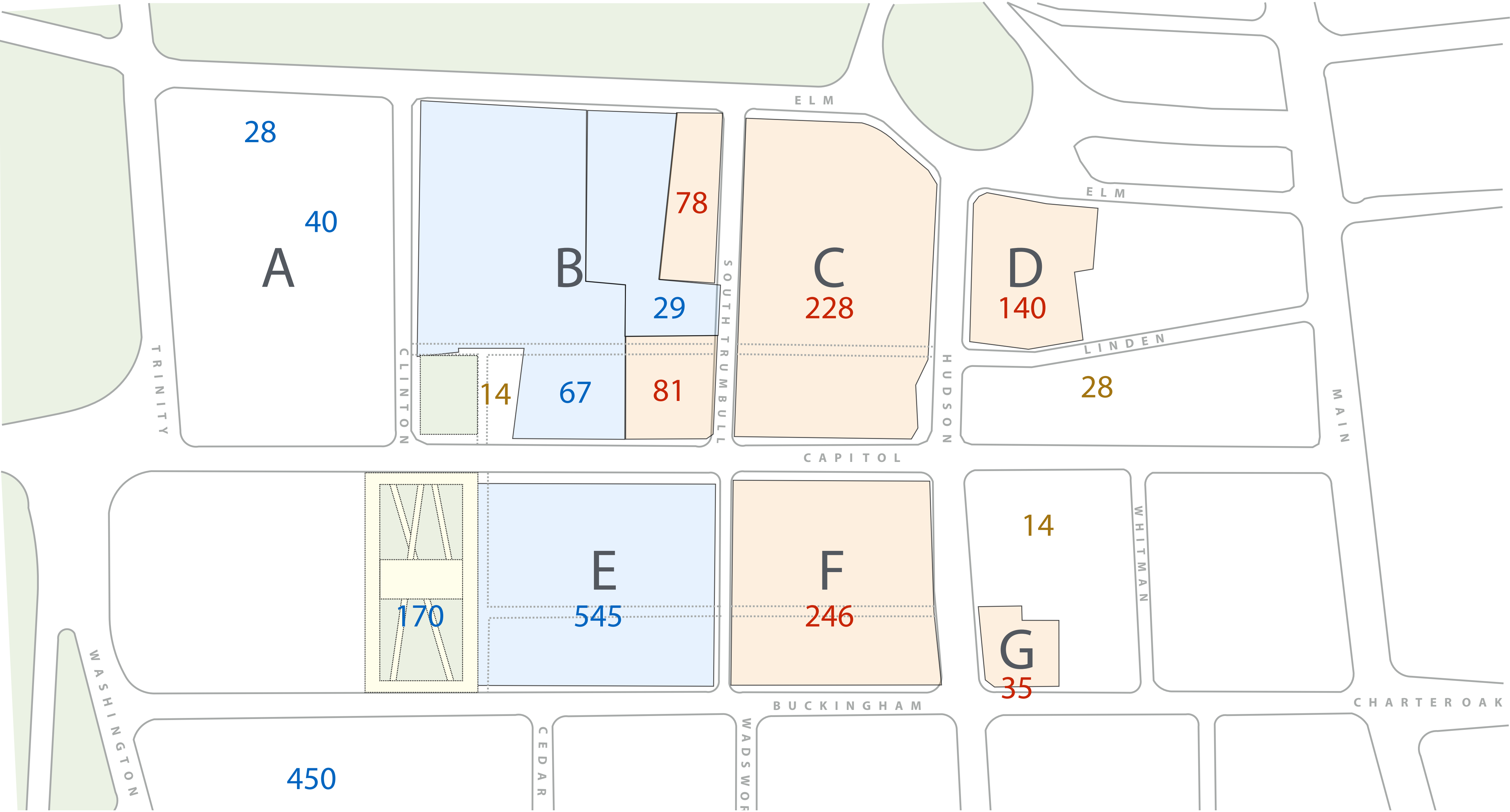
- 121** UConn Health / Hartford / MCC via CTfastrak
- 923** Bristol Express via CTfastrak
- 924** Cheshire / Southington Express via CTfastrak
- 925** Waterbury Express via CTfastrak
- 928** Waterbury / Cheshire / Southington Express via CTfastrak



Existing Surface Parking (Blocks B, C, E, F)



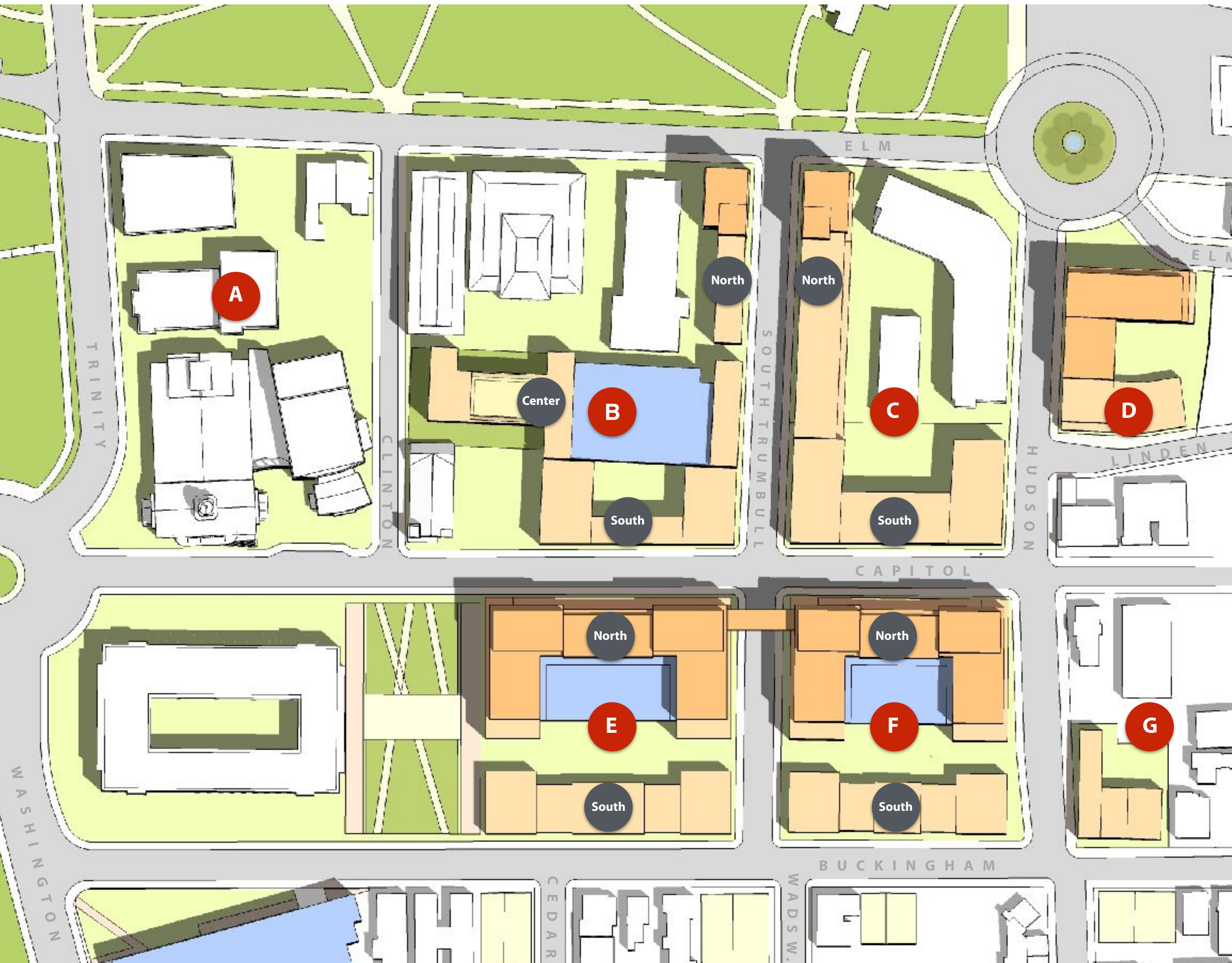
Map of District Parking by Property



Optional Development Strategy



Optional Development Strategy



Dev. Site	Units	Retail (s.f.)	Parking
A	24	NA	
B north	112	9,240	
B center	150	4,340	700
B south	104	21,711	
C north	175	9,978	
C south	128	26,709	200
D	128	2,000	200
E north	253	21,204	576
E south	84	NA	
F north	234	20,078	530
F south	74	NA	
G	34	1,000	34
TOTAL	1,500	116,260	2,240

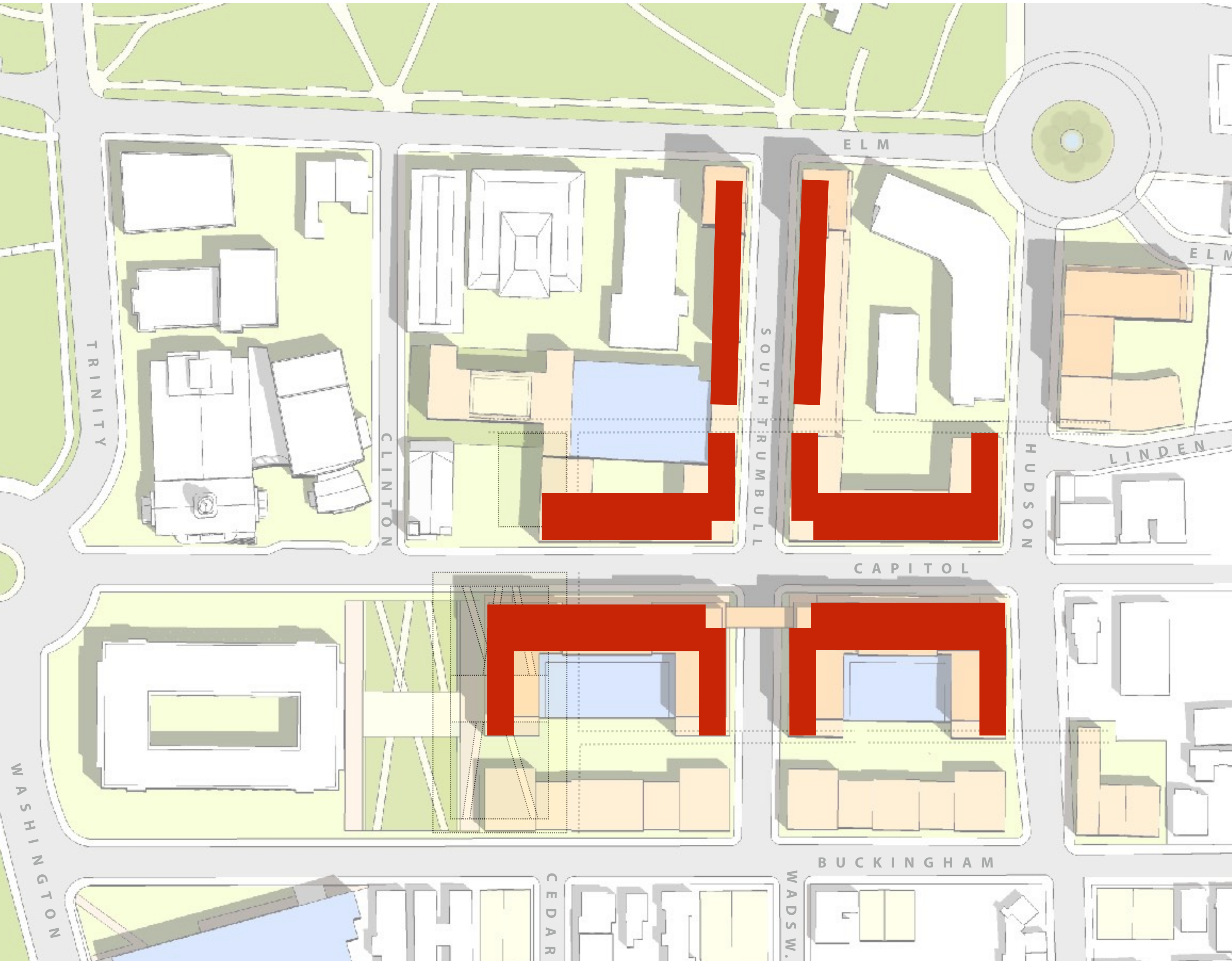
Notes:

All figures are preliminary estimates and may change.

The number of housing units shown far surpass the reported near-term (3 year) market capacity, and reflect a possible 15-year horizon under the most favorable market conditions.

The building heights and massing indicated represent one hypothetical "build-out" of the neighborhood. The heights and massing reflect approximate maximum envelopes under the City's new zoning ordinance under an approved "campus" plan.

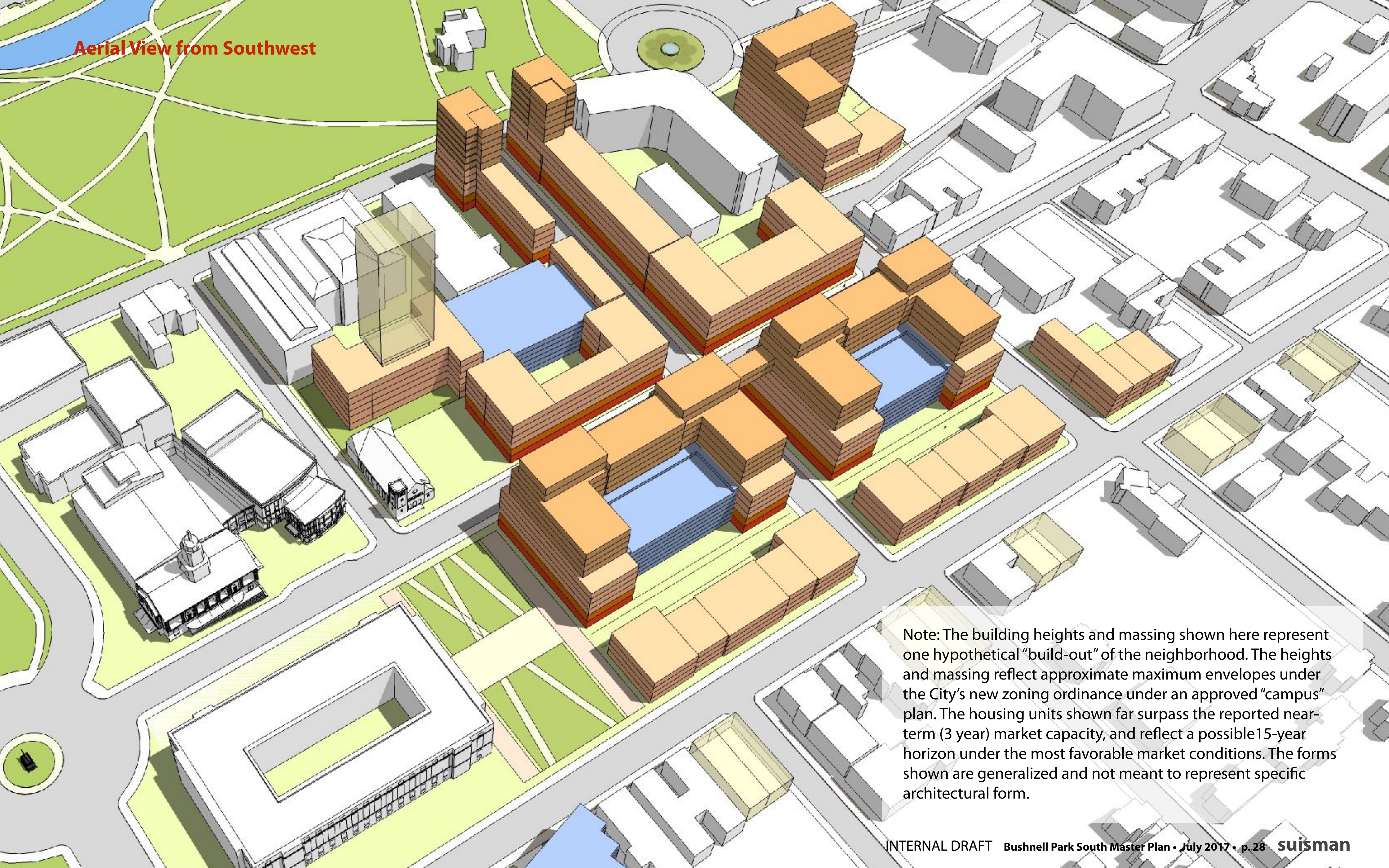
Proposed Ground Floor Retail



Proposed Second Floor Mixed Use (Institutional, Educational, Recreational, Retail)

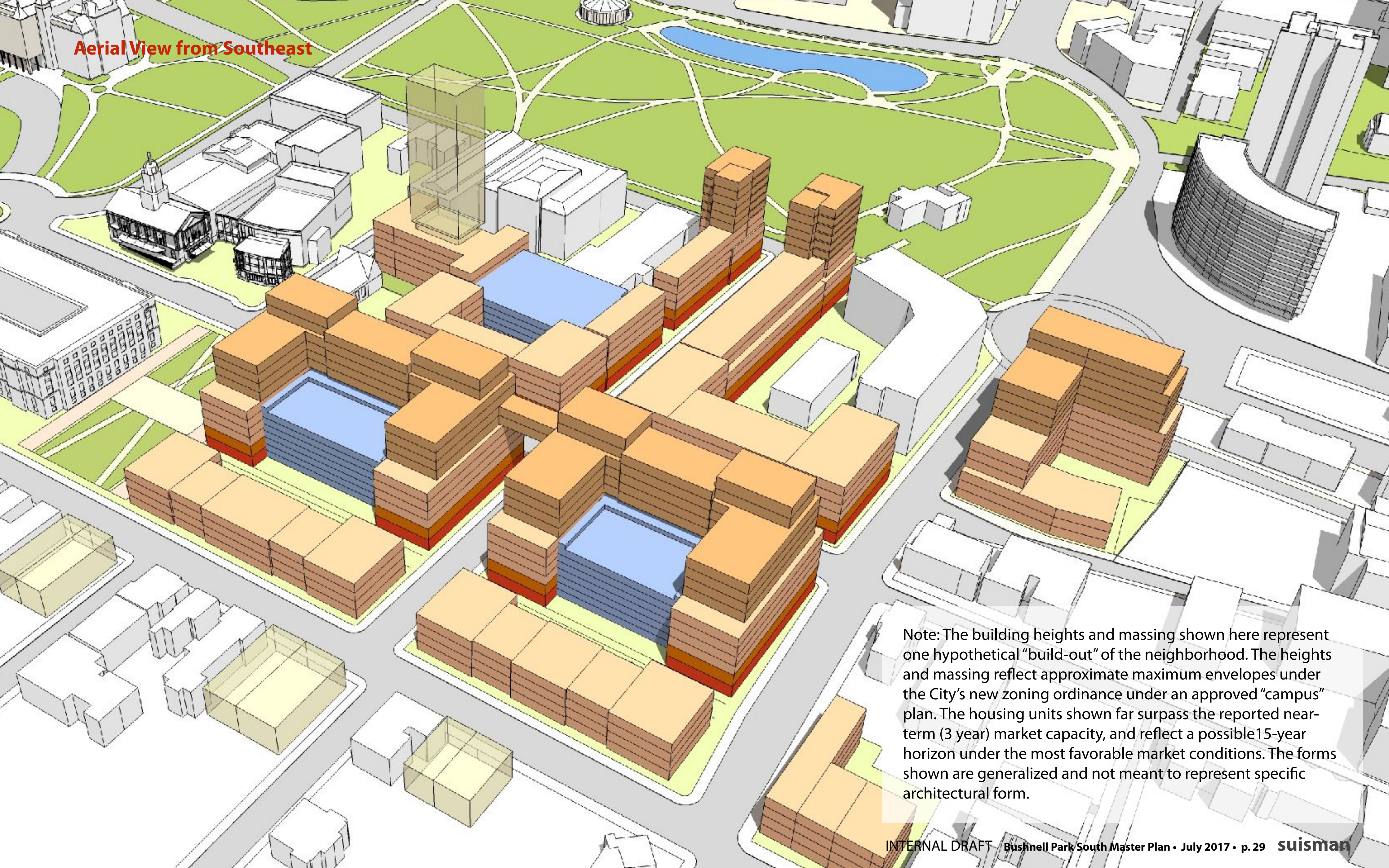


Aerial View from Southwest



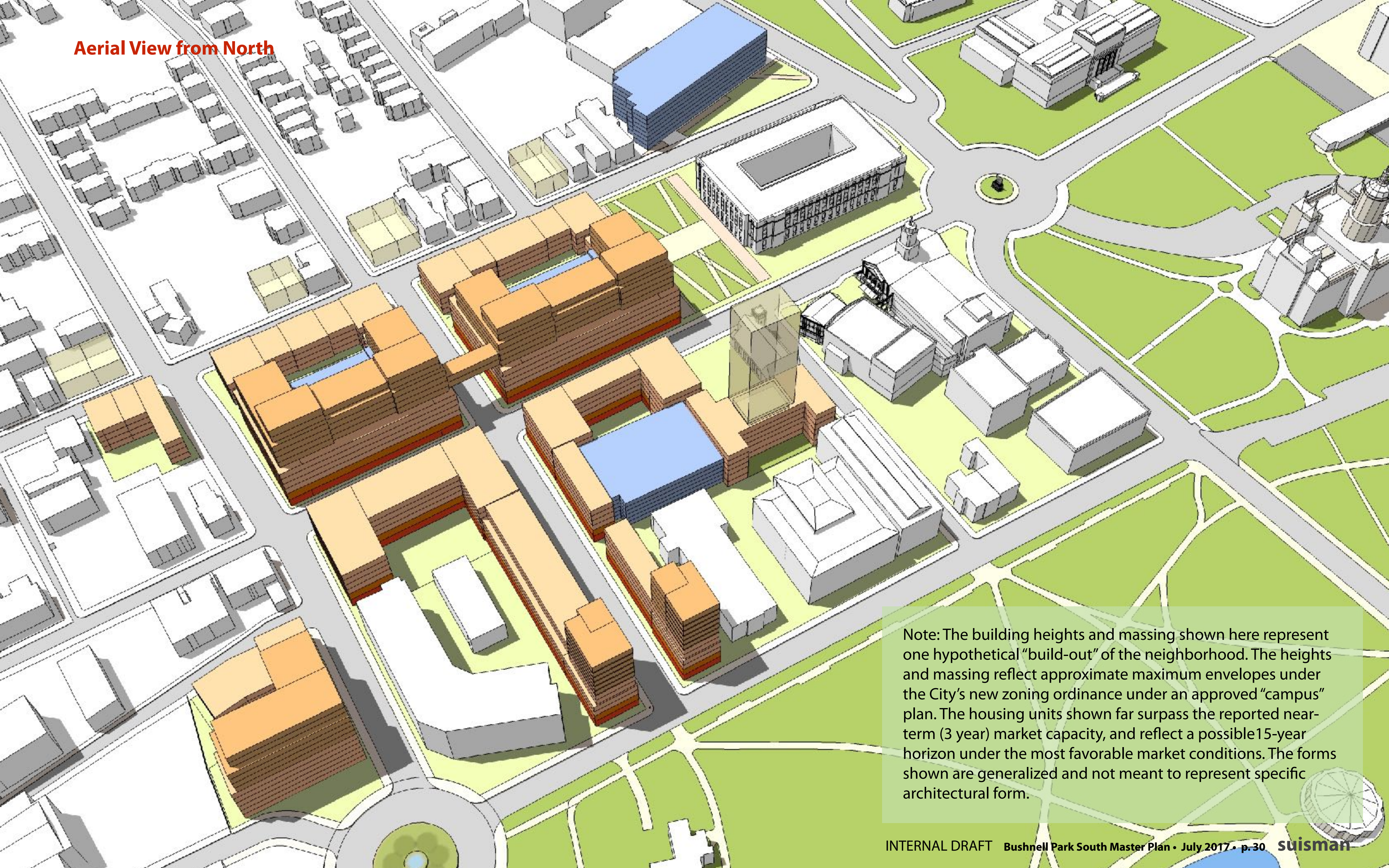
Note: The building heights and massing shown here represent one hypothetical "build-out" of the neighborhood. The heights and massing reflect approximate maximum envelopes under the City's new zoning ordinance under an approved "campus" plan. The housing units shown far surpass the reported near-term (3 year) market capacity, and reflect a possible 15-year horizon under the most favorable market conditions. The forms shown are generalized and not meant to represent specific architectural form.

Aerial View from Southeast



Note: The building heights and massing shown here represent one hypothetical "build-out" of the neighborhood. The heights and massing reflect approximate maximum envelopes under the City's new zoning ordinance under an approved "campus" plan. The housing units shown far surpass the reported near-term (3 year) market capacity, and reflect a possible 15-year horizon under the most favorable market conditions. The forms shown are generalized and not meant to represent specific architectural form.

Aerial View from North



Note: The building heights and massing shown here represent one hypothetical "build-out" of the neighborhood. The heights and massing reflect approximate maximum envelopes under the City's new zoning ordinance under an approved "campus" plan. The housing units shown far surpass the reported near-term (3 year) market capacity, and reflect a possible 15-year horizon under the most favorable market conditions. The forms shown are generalized and not meant to represent specific architectural form.