Bushnell South: Possibilities
In 1877, Bushnell South was a neighborhood at Hartford’s core
For decades, it has been parking lots
Hartford 2035: “new, mixed-use, mid-rise neighborhood and arts and entertainment district, linking Main Street to the Capitol, and Park Street to Bushnell Park.”
Bushnell South Planning Effort

• Collaboration of the City of Hartford, CRDA, the Bushnell, and Spinnaker to develop a shared vision for the area

• Ensure that development contributes to a thriving district greater than the sum of its parts – projects that build on each other

• Significant analysis of development feasibility – with major property owners at the table, focus on ambitious and achievable vision
Bushnell South possibilities

Activate Bushnell Park as Hartford’s green heart

55 Elm: Gateway to a connected district that strengthens neighborhoods, arts & culture, and Main Street

Renovate landmarks, build new destination places to live, work, play, learn

vibrant culture

active community places

new residential opportunities
We are striving for the highest-quality development based on the drivers of economic feasibility.

- Demand is for predominantly **multi-family residential development** with **ground-floor retail and commercial spaces** in key locations.
- Need **amenities and high-quality outdoor spaces** to support residences and ground-floor uses like dining.
- Desire to support **cultural district** – look to include arts uses and connect to entertainment, dining, and culture on Main Street.
- Address **parking for the district**, including eventual second structure as surface lots are redeveloped.
- There will be a **development gap** requiring City and CRDA participation – and need to have clear expectations of the community benefit that accompanies public investment.
Buckingham at Connecticut Square possibility: Vibrant place for culture

A complete “outdoor room” shaped by cultural & architectural landmarks

Outdoor performance venue

Outdoor dining visible from streets
Capitol at Connecticut Square, today
Capitol at Connecticut Square, today
Capitol at Connecticut Square possibility: Heart of the neighborhood

- Wider sidewalks set back from traffic, activated by dining and art
- Programmable public space surrounded by food, green space, people
- Walkable neighborhood connections
Capitol at West today: Avenue of the Cars
Capitol at West possibility: Avenue of the Arts
West Street, today: Gaps
West Street possibility: New opportunities for living

- Transitional-scale infill rowhouses
- Neighborhood-oriented retail & services
- Mix of new & historic housing options

West Street greenway path linking to Bushnell Park, Downtown
West Street, today: Gaps
West Street possibility: a street that is also a place for people

- Broader sidewalks, protected bike path, slow traffic
- New housing frontage
Preliminary Development of Community Benefits Goals

- Possibility for homeownership opportunities
- Workforce housing within housing development
- Contributions to workforce programs
- Arts and cultural programming uses
- Public space and sustainability goals
- Historic preservation and revitalization

Do these feel like the most important community benefits to you?
What will make you feel welcome in the district? What will make it feel like a seamless part of the greater neighborhood?
Thank you!
BUSHNELL SOUTH MASTER PLAN

- Citywide connections
- Vibrant culture
- Active community places
- New residential opportunities