



Bushnell South Vision

The Bushnell South effort is a collaboration of the City of Hartford, Capital Region Development Authority (CRDA), the Bushnell, and Spinnaker Real Estate Partners to develop a shared vision and development action plan for the area just south of Bushnell Park. The plan will ensure that development projects build on each other to contribute to a thriving district greater than the sum of its parts.

FACT SHEET

Development Summary:

- Approximately 1,200 households, 1,800+ residents
- Over 63,000 SF Retail, cultural, and commercial space in key locations
- New public gathering places
- Over one mile of updated pedestrian-friendly walks and streets
- Approximately \$400+ million development construction value
- Approximately \$100+ million public investment
- Streetscape improvements, public green space, district parking

City of Hartford and CRDA are prepared to participate. Economic development benefits that justify public investment include mixed-income housing, job opportunities, park space, and more:

- Homeownership opportunities
- 20% allocation of affordable housing and contributions to workforce programs
- Arts and cultural programming
- More and better public space, including more complete streets
- Sustainable development (low energy, carbon, water impacts)

- Historic preservation and revitalization
- Increased and/or new State and City tax revenue

Next Steps:

- Finalize district financing approach
- CRDA disposition of development parcels: developer selection
- Coordination of street/public realm improvements with City
- Adopt as part of Plan of Conservation and Development, possible land use/zoning updates
- Phased development project review, approval, construction