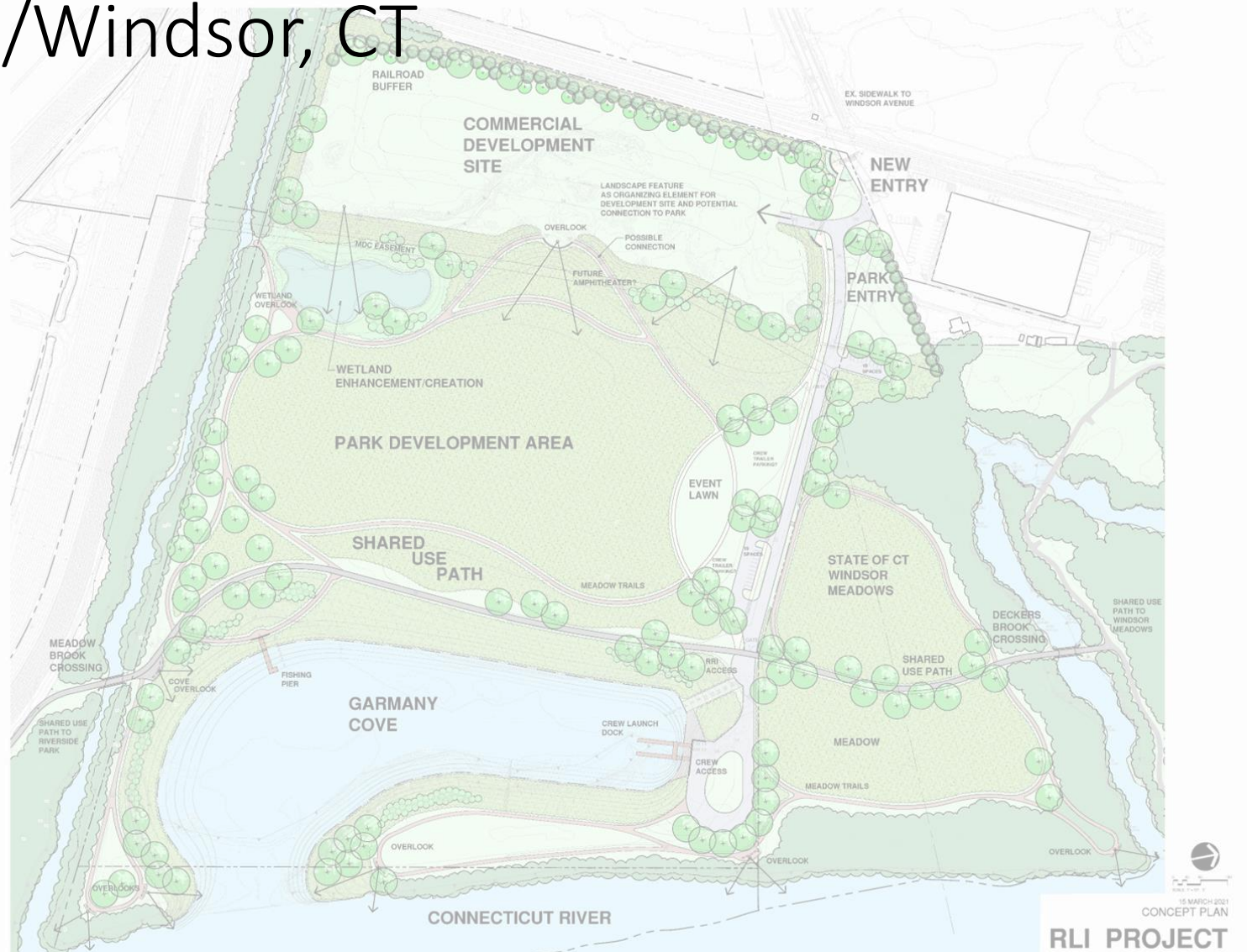


Riverfront Recapture Park Hartford/Windsor, CT



Prepared by:
GOMAN+YORK

February 16, 2023

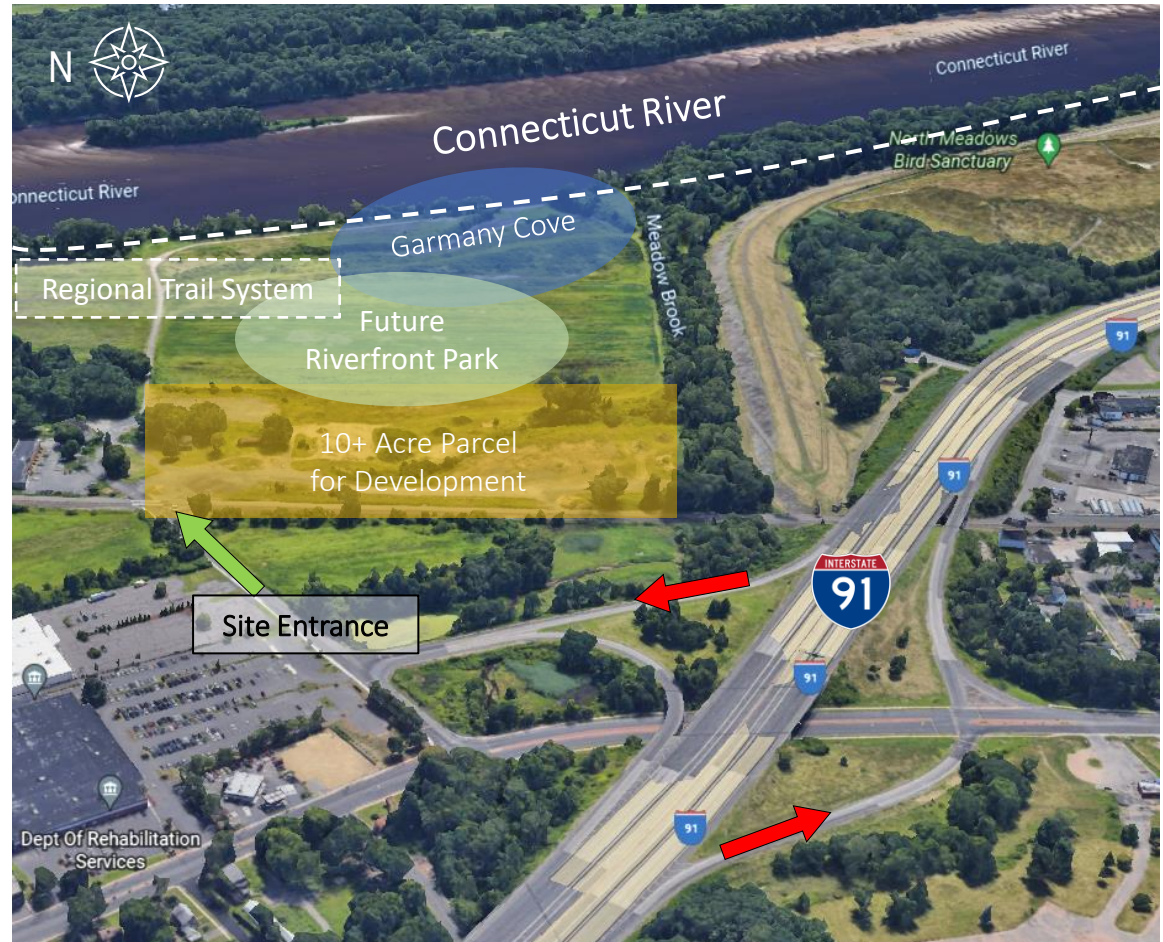
THE PARK PROJECT

- Newly constructed nine-acre **Garmany Cove** will be home to **Riverfront Recapture's paddle-sport and outdoors center**.
- Park will support **recreation, youth programs, large scale community events, and festivals**.
- **Multi-Modal trail**, part of a seven-plus mile Riverwalk system, linking South Windsor & Windsor to Hartford & East Hartford.
- Over **\$5 million in local, state, federal, and private funding has been committed** so far including a \$900,000 Federal Earmark from Congressman Larson for Park Design Process.
- **Stakeholders** include EPA, CRDA, DECD, DOT, DEEP, City of Hartford, Town of Windsor, and numerous civic & community organizations.



THE LOCATION

- Just east of I-91 and accessible from either direction via a full interchange.
- Adjacent to train tracks, a riverfront park, and a regional trail system.
- Area existing commercial and light industrial developments.
- Entrance into the site will act as a foyer, drawing the public into the residential, commercial, retail, restaurant and recreational facilities.



aerial photo of existing conditions
(looking east)



THE SITE

THE SITE – 60 ACRES

- **50 acres** which will be reserved by Riverfront Recapture for:
 - Open space
 - Man-made cove for various boating activities, wetland preservation
 - Green space including event space
 - Multi-modal ADA compliant walking paths connecting the existing Riverfront Park in Hartford up through to the Windsor Meadows State Park in Windsor.
- **10 acres** on the NW portion of the site dedicated to commercial development
 - Complimentary uses which would create a local and regional draw while supporting and enriching the park
 - Long-term revenue generation to help sustain RRI
 - Support a safe, secure and pleasant environment



COMMERCIAL DEVELOPMENT COMPONENT

Site Use Considerations

- Commercial/Retail/Restaurants
 - Food service/Brewery
 - Retail
 - Recreational equipment purchase/rental
 - Recreational activity day-rentals
 - Seasonal event/food truck space
- Multi-family
- Entertainment
- Hospitality
- Industrial
- Logistics/Last-mile Warehousing



“The considered uses for the 10-acre parcel needed to be a draw that would support community & regional enrichment, while at the same time help to support a safe and secure environment. Though industrial and warehouses uses were viable options on the site – they would not support and be in line with RRI’s mission and vision for the park.”

Mike Zaleski - RRI

DEVELOPMENT CONCEPTS

The strengths of the Riverfront park commercial development site includes easy access to the Greater Hartford employment market, the amenities of the walkable Riverfront Park system for tenants and visitors.

The target resident for any potential market rate housing development would target four specific groups:

- Recently Single
- Recently Retired
- Empty Nesters
- Dual-Income No Kids (DINKs)

These are groups representing people with significant disposable income, not looking to maintain a home & yard, and are seeking amenity rich developments. A place to Live & Play.

These types of communities typically require 200 units to support the numerous amenities desired, which Goman+York believes is achievable for this site.



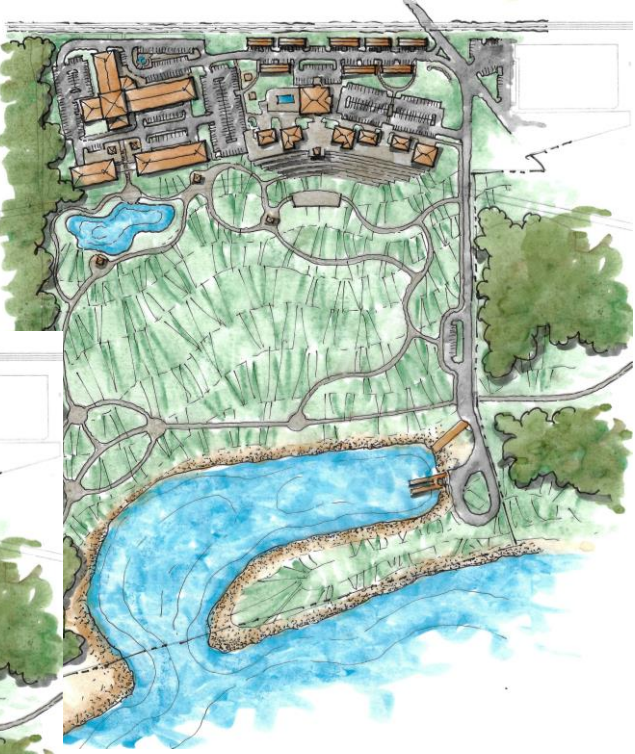
DEVELOPMENT CONCEPT LAYOUTS



CONCEPT 1



CONCEPT 2



CONCEPT 3

NEXT STEPS IN THE DEVELOPMENT PROCESS

